

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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Regd.

FORM LC -V
(See Rule 12)


License No. 72 of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Pyramid Buildtech Pvt. Ltd., SRC Realtech Pvt. Ltd. & SRC Buildtech Pvt. Ltd. in collaboration with SRC Buildtech Pvt. Ltd., Regd. Off. SCF-24, DLF Market, Sector-11, Faridabad, Haryana for setting up of Industrial plotted Colony under Enterprises Promotion Policy - 2015 over an area measuring 41.84375 acres (after migration part of licence no 106 of 2011) in sector- 4A, District-Palwal.

1. The particulars of the land, wherein the aforesaid affordable residential plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That licensee shall deposit an amount of Rs. 66,49,003/- on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpaharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) That the Industrial Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - c) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - d) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - f) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - g) That the licensee shall transfer the part of licensed land falling in sector road/green belt free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - h) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DITCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority or any other execution agency.
 - i) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

- k) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- l) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- m) That the licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- o) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- p) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- q) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- r) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- s) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- t) That the licensee shall abide by the terms and conditions of Enterprises Promotion Policy - 2015, its subsequent amendments, policies issued under Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 and other direction given by the Director time to time to execute the project.
- u) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
3. The licence is valid up to 28/10/2023.

Dated: 29/10/2018
Place: Chandigarh


(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh


Endst. No. LC-3796-ATP (SS)-2018/ 30678

Dated: 30-10-2018

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action:-

1. SRC Buildtech Pvt. Ltd., SRC Realtech Pvt. Ltd., Pyramid Buildtech Pvt. Ltd., In collaboration with SRC Buildtech Pvt. Ltd. Regd. Office: SCF-24, DLF Market, Sector-11, Faridabad, Haryana. Email id srcrealtech@gmail.com

2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Director General, Urban Estates, Haryana, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector - 2, Panchkula.
7. Administrator, HSVP, Faridabad.
8. Superintending Engineer, HSVP, Faridabad along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad along with a copy of agreement.
11. District Revenue Officer, Palwal.
12. District Town Planner, Palwal along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) with a request to host this licence on website.


(Vijender Singh)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

72. 29/10
To be Read with License no..... Dated..... Of 2018

1. Detail of land owned by Pyramid Buildtech Pvt. Ltd;

Village	Rect No	Killa No	Area (K-M)
Dhudola	29	5/1/2	1-15
		24	8-0
	44	1/2/2	5-2
		2/1	3-3
	27	21	8-0
	43	5/2	3-13
	44	1/1	2-17
	43	5/1	4-0
		Total	36-10

2. Detail of land owned by SRC Realtech Pvt. Ltd, Distt. Palwal

Village	Rect No	Killa No	Area (K-M)
Dhudola	43	14	7-17
	46	3	7-17
	43	23/1	3-18
		16/2	4-0
		17	7-17
		8	7-3
		25	8-0
	46	4	7-17
	43	13/2	3-10
		18/1	5-10
		18/2	2-7
	42	7/2	4-16
	43	19/2	4-0
		20	8-0
		21	8-0
	22	8-0	
	Total	98-12	



D.T.C.P (HR)

3. Detail of land owned by SRC Buildtech Pvt. Ltd., Distt. Palwal

Village	Rect No	Killa No	Area (K-M)
Dudhola	42	25/2	5-12
	46	1	8-0
	47	5	8-0
		6/1	7-4
	42	16/2	0-7
		25/3	0-3
		15/2	6-0
		16/1	7-13
		17	8-0
		25/1	2-6
43		11/1/1	4-13
		10/2	6-8
		11/1/2	2-3
		11/2	0-16
		12	8-0
		19/1	4-0
	42	3/1/1	3-17
		8/2	3-12
		6/2	2-19
		5/1	4-17
28	24	8-0	
43	4/1	1-1	
42	4/2	6-19	
	5/2	2-17	
	6/1	4-4	
43	1	8-0	
	10/1	1-1	
	Total	126-12	

4. Detail of land owned by SRC Buildtech Pvt. Ltd. 76/479 Share, Detail of land owned by SRC Realtech Pvt. Ltd. 403/479 Share,

Village	Rect No	Killa No	Area (K-M)
Dudhola	43	7/2	1-18
		13/1	4-7
		23/2	3-19
		24	7-17
		5/1	5-18
		Total	23-19

Handwritten signature/initials

5. Detail of land owned by SRC Buildtech Pvt. Ltd. 1/2 Share,

Detail of land owned by Pyramid Buildtech Pvt. Ltd. 1/2 Share,

Village	Rect No	Killa No	Area (K-M)
Dudhola	42	3/1/2	2-3
		3/2	1-13
		4/2	2-0
		7/1	2-13
		8/1	3-12
		Total	12-1

6. Detail of land owned by SRC Buildtech Pvt. Ltd. 1/6 Share,

Detail of land owned by Pyramid Buildtech Pvt. Ltd. 1/2 Share,

Detail of land owned by SRC Reatech Pvt. Ltd. 1/3 Share,

Village	Rect No	Killa No	Area (K-M)
Dudhola	29	4/2	6-12
		5/1/1	0-9
		7	8-0
		14/1	5-7
		14/2	2-13
		17	8-0
	42	4/1/1	6-0
		Total	37-1
		G.Total	334-15

OR 41.84375 Acres



Director,
Town & Country Planning
Haryana
Pawan Kauri