

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Alpha Corp Development Pvt. Ltd.
Golf View Corporate Towers, Tower A,
Sector 42, Golf Course Road,
Gurugram-122002.

Memo. No. LC-3155/JE(AK)/2023/ 39946 Dated: 20-11-2023

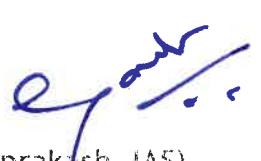
Subject: Request for renewal of Licence No. 12 of 2018 dated 09.02.2018 granted for development of Residential Group Housing Colony over an area measuring 2.3828 acres falling in Sector-15, Part-II, GMUC being developed by Alpha Crop Development Pvt. Ltd.

Reference: Your application dated 18.10.2023 on the subject cited above.

Your request for renewal of Licence No. 12 of 2018 dated 09.02.2018 granted for development of Residential Group Housing Colony over an area measuring 2.3828 acres falling in Sector-15, Part-II, GMUC has been examined and it has been decided to renew the licence upto 08.02.2028 subject to fulfilments of terms and conditions laid down in the licence and the following conditions: -

1. Licence No. 12 of 2018 dated 09.02.2018 granted for development of Residential Group Housing Colony over an area measuring 2.3828 acres falling in Sector-15, Part-II, GMUC is hereby renewed up to 08.02.2028 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall submit the Form-AC regularly within the prescribed time period and maintain the IDW account as well as expenditure incurred from account strictly as per Act/Rule.
4. You shall get the licence renewed till final completion of the colony is granted.
5. You shall submit gift deed regarding transfer the land falling under sector roads/service roads, green belt, 24.00/18.00 mtr. wide roads free of cost to the Government in compliance of condition no. 2(i) of the license, if any
6. You shall submit the ultimate power load requirement within two months period from the grant of renewal.

The renewal of licence will be void-ab-initio. if any of the conditions mentioned above are not complied with.


(T. L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana Chandigarh

4

Endst. No. LC-3155/JE(AK)/2023/

Dated:

A copy is forwarded to following for information and further necessary action: -

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (Website) for updation on website.

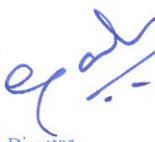
(Savita Jindal)
District Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana Chandigarh

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 12 of 2018

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to PAX Properties Pvt. Ltd. in collaboration with Alpha Corp Development Pvt. Ltd. (formerly known as Alpha G: Corp Development Pvt. Ltd.), Golf View Corporate Towers – Wing A, DLF Golf Course Road, Sector 42, Gurugram-122002 for setting up of group housing colony over an area measuring 2.3828 acres under left over pocket policy dated 14.06.2012 in the revenue estate of village Gurugram, Sector 15, Part-II, Gurugram Manesar Urban Complex.


1. The particulars of the land, wherein the aforesaid group housing colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the group housing 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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
 - b. 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.
 - c. That the company shall maintain and upkeep 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.
 - d. That the company shall deposit the Infrastructure Development Charges @ Rs. 625/- per sqm for group housing component and @ Rs. 1000/- per sq. mtr for commercial component in two installments, first within 60 days from issuance of license and second within six months. Any default in this regard will attract interest @ 18% per annum for the delayed period. The said IDC will be applicable on the permitted covered area on all floors.
 - e. That EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will required to be deposited as per demand.
 - f. That bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.
 - g. That the company shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - h. That the company have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.


Director
Town & Country Planning
Haryana, Chandigarh

- i. That the company understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- j. That the company shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- k. That the company shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- l. That the company shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- m. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- n. 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.
- o. That the company shall use only LED fitting for internal lighting as well as campus lighting.
- p. That the company 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.
- q. That the company 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 floor/space holders for meeting the cost of Internal Development Works in the colony.
- r. That it will be made clear at the time of booking of flats 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 flat owners.
- s. That the company shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- t. That the company 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.
- u. That the company shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the site plan and development works in accordance with the license granted.
- v. That the company shall obey all the directions/restrictions imposed by the department from time to time in public interest.
- w. That the company will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

- x. That no third party rights shall be created on the licensed land before approval of building plans.
3. The licence is valid up to 08/02/2023.

Place : Chandigarh
Dated: 09/02/2018



(T.L. Satyaprakash, IAS)
Director
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-3155-PA (B)-2018/ 5426-37

Dated: 09-02-2018

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

1. PAX Properties Pvt. Ltd. in collaboration with Alpha Corp Development Pvt. Ltd. (formerly known as Alpha G: Corp Development Pvt. Ltd.), Golf View Corporate Towers – Wing A, DLF Golf Course Road, Sector 42, Gurugram-122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana – Cum-Secretary, SEAC, Paryavaran Bhawan, Sector - 2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram along with a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.


(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. ...12..... dated 09.02,.....of 2018

Detail of land owned by PAX Properties Pvt. Ltd.

Village	Khasra No	Area (B-B-B)
Gurugram	3838/1773/1/2	3-16-5

OR 2.3828125 Acres


Director,
Town & Country Planning
Haryana


(Signature)