

OFFICE OF THE EXECUTIVE ENGINEER HSVP DIVISION NO.IV GURUGRAM.

To,

Sh. Amar Nath & Others in collaboration with
M/s Lykehomes Pvt. Ltd
Office No. 733, Emerland Plaza,
Sector-65, Gurugram.

Memo No. 257421

Dated: 01/12/2023


Sub: Assurance for Storm Water connection of site granted Licence No. 185 of 2023 dated 11.09.2023 by Director Town & Country Planning, Chandigarh, in revenue estate of Village Farukh Nagar, Sector-3, Gurugram being developed by M/s Lykehomes Pvt Ltd.

Ref:- Your application dated 21.11.2023.

In this regard it is intimated that the storm water drainage connection in HSVP master SWD line of above said project at Village Farukh Nagar, Sector-3, Gurugram (185 of 2023 dated 11.09.2023) area measuring 8.4028 acres could be given after completion of the master SWD line in the area.

The storm water connection of your above said project for use of disposed off overflow storm water will be accorded after completion of the master SWD network.

This is for your information and further necessary action please.


Executive Engineer,
HSVP, Division No.IV,
Gurugram.

To
XEN Division -IV
HSVP

192597
01/12/2023

F.R.
D.S./S.O./HDM/RTI/Clerk/Asstt.

E.E. Div. No. IV (0)

Dated: - 21/11/2023

Subject: Assurance for Storm Water connection of site granted Licence no. 185 of 2023 dated 11.09.2023 by Director Town and Country Planning, Chandigarh, in revenue estate of village Farukhnagar, sector 3, Gurugram, being developed by M/s LYKEHOMES PVT. LTD

Sir,

On the matter mentioned in the subject it is to bring into your kind knowledge that our company i.e., M/S LYKEHOMES Pvt. Ltd. were granted Licence wide licence no.185 of 2023 dated 11.09.2023 for affordable plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 8.4028 Acre by Director, Town and Country Planning, Haryana.

It is now requested to grant us Assurance for Storm water connection.

We would request your good office to kindly acknowledge the same and take the requisite action, so that our application can be expedited.

Yours sincerely
M/s LYKEHOMES Pvt. Ltd.

Agnok Kumar
Authorised Signatory

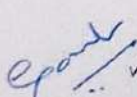
Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC - V
(See Rule 12)

License No. 185 of 2023

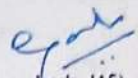
This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Sh. Arnarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer in collaboration with M/s Lykehomes Pvt. Ltd., Office no. 733, Emerland Plaza, Sector-65, Gurugram to set up an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 8.4028 acres in the revenue estate of village Badsa, Sector-3, Farukhnagar, District Gurugram.

1. The particular of the land of aforesaid Affordable Residential Plotted Colony under DDJAY is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
 - i) 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.
 - ii) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
 - iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.
 - iv) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - v) That the licensee 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 Restriction of Unregulated Development Act, 1963.
 - vi) That the licensee shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
 - vii) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
 - viii) 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.


Director General
Town & Country Planning
Haryana, Chandigarh

- ix) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- x) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiii) 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.
- xiv) 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.
- xv) 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.
- xvi) 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.
- xvii) That the licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix) That the licensee 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.
- xx) 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxi) That no further sale has taken place after submitting application for grant of license.
- xxii) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiii) 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.
- xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxv) That the licensee shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.

- xxvi) That the licensee shall execute the development works as per Environmental Clearance and company with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxvii) That the licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
- xxviii) That the licensee shall maintain horizontal clearance of ROW of 765 KV HT line and 400 KV HT line passing through the site as per HBC-2017 or get it shifted with consultation of DHBVN/UHBVN at their own cost before approval of zoning plan.
3. The licence is valid up to 10/09/2028.


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


Dated: 11/09/2023
Place: Chandigarh

Endst. No. LC-5042-JE (SK)-2023/ 30194

Dated: 12-09-2023

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

1. Sh. Amarnath, Smt. Kamla, Sh. Ashok Kumar and Sh. Tejbir urf Tejveer in collaboration with M/s Lykehomes Pvt. Ltd., Office no. 733 Emerland Plaza, Sector-65, Gurugram with copy of LC-IV, Bilateral agreement and layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (Enforcement), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
18. PM (IT) for updation on the website.


(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 185 Dated 11/09 of 2023

Detail of land owned by Smt. Kamla w/o Ramesh Kumar 3/8 share & Amar Nath s/o Sh. Chand 5/8 share:-

Village	Rect. No.	Killa No.	Area (K-M-S)
Badsa	39	19min	4-16-4

Detail of land owned by Amar Nath S/o Shri Chand:-

Village	Rect. No.	Killa No.	Area (K-M)
Badsa	39	21	8-0
		22	8-0
		23	8-0
		Total	24-0

Detail of land owned by Tejbir Urf Tejveer and Ashok Kumar both S/o Amar Nath:-

Nath:-			
Village	Rect. No.	Killa No.	Area (K-M)
Badsa	39	24	8-0
		25min	7-0
	46	1	8-0
		2	8-0
		9/3min	1-10
		10min	5-18
		Total	38-8
	Grand Total		67-4-4
			Or 8.4028 acres


Director General
Town & Country Planning
Haryana, Chandigarh



Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcp.haryana7@gmail.com

Website: <http://tcp.haryana.gov.in>

LC-III

(See Rule 10)

To

Sh. Amarnath, Smt. Kamla,
Ashok Kumar and Tejbir urf Tejveer
In collaboration with M/s Lykehomes Pvt. Ltd.,
Office no. 733 Emerland Plaza,
Sector-65, Gurugram.

Memo No. LC-5042/JE(DS)/2023/ 16848

Dated: 02/06/2023

Subject: Letter of Intent: Request for grant of license for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 8.4028 acres in the revenue estate of village Farukhnagar, Sector-3, Farukhnagar, Gurugram-Lyke Homes Pvt. Ltd.

Please refer your application dated 30.01.2023 on the subject cited matter.

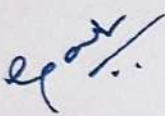
Your request for grant of license for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 8.4028 acres in the revenue estate of village Farukhnagar, Sector-3, Farukhnagar, Gurugram has been considered and it is proposed to grant a licence for setting up of aforesaid colony. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issue of this letter, failing which request for grant of licence shall be refused.

1. To furnish the bank guarantee of ₹ 44.5325 lacs (valid for 5 years) on account of Internal Development works. It is made clear that the Bank Guarantee of Internal Development Works has been worked out on the interim rates and you have to submit the additional Bank Guarantee if any, required at the time of approval of Service Plan/Estimate according to the approved building plan. With an increase in the cost of construction and an increase in the number of facilities in the building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. In the event of increase of rates of external development charges, you will have to pay the enhanced rates of external development charges as finally determined and as and when demanded by the DGTCP, Haryana and furnish additional bank guarantee.
2. That you shall deposit an amount of Rs. 1,22,44,550/- on account of External Development Charges to be deposited online at website i.e. www.tcp.haryana.gov.in.
3. To execute two agreements i.e. LC-IV & Bilateral Agreement on Non-Judicial Stamp Paper of 100/-. Further, following additional clauses shall be added in LC-IV agreement as per Government instruction dated 14.08.2020.


Director General
Town & Country Planning
Haryana, Chandigarh

- I. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- II. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- III. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- IV. The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment get paid as per the prescribed schedule.

4. To furnish an undertaking on non-judicial stamp paper to the following effect:-

- 
- i) That you 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.
 - ii) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - iv) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - v) That you have not submitted any other application for grant of licence 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 Restriction of Unregulated Development Act, 1963.
 - vi) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities or develop such area on its own in clause 4(j) of policy dated 08.02.2016 amended vide policy dated 25.08.2022.
 - vii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.

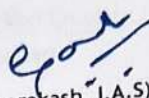
- viii) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- ix) That you shall make their own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- x) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xiii) That you 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 licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xiv) 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.
- xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xvi) That you 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.
- xvii) That you shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xix) That you 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.
- xx) That you 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 seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- xxi) That no further sale has taken place after submitting application for grant of licence.
- xxii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiii) That you 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.
- xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxv) - That you shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxvi) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxvii) That the aforesaid LOI is being granted by considering the commercial component with FAR of 1.5. In case, you want to avail additional FAR of 1.75 for commercial component, you shall deposit the additional amount of fee and charges.
- xxviii) That you shall maintain ROW of 765 KV HT line and 400 KV HT line passing through the site
5. That you shall intimate their official Email ID and the correspondence made to this email ID by the Department shall be treated legal.
6. That you shall submit the NOC from District Forest Officer Gurugram regarding applicability of any Forest Law/notifications.
7. That certificate from DRO/Deputy Commissioner, Gurugram will be submitted certifying that the applied land is still under ownership of applicant.
8. That you shall undertake to indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation and the land owning / developer company will be responsible for the same in respect of applied land.
9. To submit an affidavit duly attested by 1st Class Magistrate, to the effect that you 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 Schedule Roads and Controlled Areas restrictions of Unregulated Development Act, 1963 or have not applied for license/permission under any other law for the time being in force.
10. That you shall submit rectified layout plan before grant of final permission.
11. That you shall submit an undertaking that execution of External Development Works involves long gestation period as the same are town level facilities and

you shall not, at any point of time, claim any damages against the Department for non completion of the external development works.

12. That you shall submit an indemnity bond indemnifying the department against any loss due to false information submitted in the application, concealment of facts, discrepancy with respect to revenue documents, delay in provision of External Development works to be executed by Government agency.
13. That the present LOI is subject to approval of proposed amendment in the Sectoral Plan of Sector-3 Farukhnagar and the final permission shall be issued only after finalization of sectoral plan.

DA/As above.

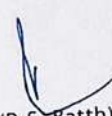

(T.L. Satyaprakash, I.A.S)
Director General,
Town & Country Planning
Haryana, Chandigarh

Dated:

Endst. No LC-5042-JE(DS)-2023/

A copy is forwarded to the followings for information and necessary action:-

1. The Deputy Commissioner, Gurugram.
2. The Additional Director, Urban Estate, Haryana, Sector-6 Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.


(R.S. Batth)
District Town Planner
For: Director General, Town and Country Planning,
Haryana, Chandigarh

To be read with LOI Memo No. 16848 Dated 02/04/2023 of 2023

Detail of land owned by Smt. Kamla w/o Ramesh Kumar 3/8 share & Amar Nath s/o Sh. Chand 5/8 share:-

Village	Rect. No.	Killa No.	Area
Badsa	39	19 MIN	(K-M-5) 4-16-4

Detail of land owned by Amar Nath S/o Shri Chand:-

Village	Rect. No.	Killa No.	Area
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		23	8-0
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Detail of land owned by Tejbir Urf Tejveer and Ashok Kumar both S/o Amar Nath:-

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		9/3min	1-10
		10min	5-18
		Total	38-8
		Grand Total	67-4-4

Or 8.4028 acres

Director General
Town & Country Planning
Haryana, Chandigarh

