

15/3/2024

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18A, Madhya Marg, Chandigarh
Web site tcp.haryana.gov.in - e-mail: tcp.haryana7@gmail.com

FORM LC-V

(See Rule 12)

LICENCE NO. 53 OF 2024

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Crown Build Estates LLP, Regd. Off. Crown Plaza, Delhi- Mathura Road, 29 KM Stone, Faridabad, Email ID: yipuguptacrown@gmail.com for development of Commercial Plotted Colony for an area measuring 10.21875 acres falling in the revenue estate of village Nizampur, Sector-40, Panipat, Haryana.

1. The particular of the land of aforesaid Commercial Plotted Colony is to be set up, is enclosed.
2. The License is granted subject to the following terms and conditions:
 - a) That the commercial plotted colony shall be laid in confirmation to the approved layout plan and development works shall be executed according to the designs and specifications shown in the approved plan.
 - 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 there under are duly complied with.
 - c) That you shall pay the External Development Charges as per terms and condition of the agreement executed with the Department.
 - d) The EDC have been charged 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 and when demanded by the Department.
 - e) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred to the Government in accordance with the provisions of Section 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from the date of approval of zoning plan.
 - f) That you shall construct the 12/18/24 m wide service road/ internal sectoral plan roads forming part of the site area at your own cost and the entire area under road shall be transferred to the Government within a period of 30 days from the date of approval of zoning plan.
 - g) That you shall pay the Infrastructure Development Charges amounting to ₹ 4,65,25,830/- @ Rs. 750/- per sq. mtr for the commercial area, in two equal installments. First installment will be due within 60 days of grant of

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- license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period
- h) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran / Faridabad Metropolitan Development Authority services as per approved service plans and as & when made available.
 - i) That you shall have no objection to the regularization of the boundaries of the license through give and take with the land, that HSVP is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
 - j) That you 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 HSVP or any other Govt. Agency.
 - k) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DTCP, Haryana.
 - l) That you shall submit NOC as required under notification dated 14.09.2006 issued by MOEF, GOI before executing development works at site.
 - m) That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - n) That you shall pay the labour cess charges as prescribed in policy parameters.
 - o) That you shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
 - p) That you shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for occupation certificate.
 - q) That you shall use only LED fittings for internal as well as for campus lighting.
 - r) That in compliance of Rule 24, 26 (2), 27 and 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit amount from the space holders for meeting the cost of internal development works in the colony.
 - s) That, against each licence, you shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(1)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

- t) Such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues of the concerned licence.
 - u) Such 10% deduction shall continue to operate till the total EDC dues get recovered from you against the said licence.
 - v) The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to you. You shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.
 - w) That at the time of booking of the commercial plots in the licenced colony, if the specified rates of commercial plots do not include SIDC/EDC rates and are to be charged separately as per rates fixed by the Government from the commercial plot owners, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottees while raising such demand of EDC.
 - x) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the SCO as and when scheme is launched.
 - y) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of SIDC/EDC.
 - z) That you shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relived of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
 - aa) That you shall obey all the directions/restrictions imposed by the Department time to time in public interest.
 - bb) That you shall abide by the terms and conditions of the access permission issued by HSVP, Panchkula.
 - cc) 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 of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
 - dd) That you shall abide by the terms and conditions of the policy dated 06.03.2018 and its amendments issued time to time.
3. The licensee shall submit the NOC from competent authority for construction of culvert over the water course between applied land and National Highway before approval of zoning plan.

4. The licensee shall demolish the unauthorized construction existing at site and submit verification report in the O/o DTP, Panipat before approval of zoning plan.

5. The license is valid up to 14/03/2029.

Dated:- 15/03/2024.
Place:- Chandigarh

(Amit Khatri, IAS)
Director, Town & Country Planning
& Haryana, Chandigarh

Endst.No.LC-4694 -PA (SK)-2024/ 9878

Dated: 15/03/2024

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

1. Crown Build Estates LLP, Regd. Off. Crown Plaza, Delhi- Mathura Road, 29 KM Stone, Faridabad, Email ID: vipuguptacrown@gmail.com, alongwith copies of agreement/ bilateral agreement, schedule of land and Layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Director Urban Estates, Haryana, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. The Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Administrator, HSVP, Panipat.
8. Senior Town Planner, Rohtak.
9. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
10. Land Acquisition Officer, Panipat.
11. District Revenue Officer, Panipat.
12. District Town Planner, Panipat.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

(S. K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
& Haryana, Chandigarh

To be read with License No.....53.....Dated 15/03 of 2024

Detail of land owned by Crown Build Estates LLP.

Village	Khasra no.	Total Area (B-B-B)	Applied Area (B-B-B)
Nizampur	50/2	1-19-0	1-19-0
	53	2-14-0	2-14-0
	46	2-2-0	2-2-0
	47	3-0-0	3-0-0
	48	3-0-0	3-0-0
	49	3-0-0	3-0-0
	54	3-15-0	3-15-0
	55	3-0-0	3-0-0
	56	1-13-0	1-13-0
	37	2-17-0	2-17-0
	38	3-0-0	3-0-0
	39	3-0-0	3-0-0
	50/1	1-1-0	1-1-0
	51	3-9-0	3-9-0
	52	1-19-0	1-19-0
26	2-14-0	2-14-0	
27	3-0-0	3-0-0	
	57min	2-8-0	
	58min	3-0-0	
	59min	2-2-0	
	Total	49-1-0	
		10.21875 Acres	

Note: - Khasra no. 27min(1B-12B-3B) for EDC and Khasra No. 38min(0-9-12), 39min(0-13-15),27min(0-8-1) total 1B-11B-8B for IDW of village Nizampur are under mortgaged.

Director
Town & Country Planning
Haryana, Chandigarh
Gurgaon (P.O. Faridkot)