

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

Licence No. 123 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Lekh Buildtech Pvt. Ltd., Cabin No. 4, Office No. 1221 A, Devika Tower, 12<sup>th</sup> Floor, 6, Nehru Place, New Delhi- 110019 for setting up of Plotted Commercial Colony (in commercial belt) on an area measuring 8.526 acres in the revenue estate of village Chauma, Sector-113, Distt. Gurugram.


1. The particulars of the land, wherein the aforesaid Plotted Commercial 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:
  - i. You will pay the Infrastructure Development Charges amounting to Rs. 5,17,57,083/- @ Rs. 1,000/- per sq. mtr for the commercial area (150 FAR), in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. 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.
  - iii. 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.
  - iv. You shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - v. You shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
  - vi. You shall integrate the services with Haryana Shehri Vikas Pradhikaran (HSVP)/ GMDA or any other agency specified by the Government as and when made available.
  - vii. The development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant firm 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.

  
Director  
Town & Country Planning  
Haryana, Chandigarh

- viii. You 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.
- ix. 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 Haryana Shehri Vikas Pradhikaran (HSVP)/ GMDA or any other agency specified by the Government.
- x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xi. You shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xii. You shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. 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 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. 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 applicant firm have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xv. You shall permit the Director or any other office 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 layout and development works in accordance with the license granted.
- xvi. You shall 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.
- xvii. You shall keep pace of construction of the development works in accordance with sale agreement executed with the buyers of the plot as and when scheme is launched.
- xviii. You shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xix. You shall specify the detail of calculations per Sqm/per sq ft as per rates fixed by Govt. which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately.

- xx. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxi. The standard design of the shop-cum-office (SCO) shall be approved only after de-mortgage of the land.
- xxii. You shall not make any advertisement for sale of this project and will not create any third party rights without getting the land de-mortgaged from the Lakshmi Vilas Bank, New Delhi Branch.
- xxiii. The licence will be void-ab-initio, if the license land is not de-mortgaged within 60 days.
3. The licence is valid up to 16.09.2024.


Dated: The 17.09.2019,  
Chandigarh

  
(K. Makrand Pandurang, I.A.S.)  
Director, Town & Country Planning  
Haryana, Chandigarh  
Email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Endst. No. LC-4110/Asstt.(AK)/2019/ 23519-535 Dated: 18-09-2019

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



1. Lekh Buildtech Pvt. Ltd., Cabin No. 4, Office No. 1221 A, Devika Tower, 12<sup>th</sup> Floor, 6, Nehru Place, New Delhi- 110019 alongwith a copy of agreement, LC-IV B, Bilateral agreement and layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.
17. The Lakshmi Vilas Bank Ltd., Commercial Banking Branch, 4-C/2, New Rohtak Road, Opposite Liberty Cinema, Karol Bagh, New Delhi-110005 with reference to your office memo no. LVB/989/GEN/2019-20 Dated 11.09.2019.

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

To be read with Licence No. 123 Dated 17.09.2019

1. Details of land owned by Lekh Buildtech Pvt. Ltd.

Village	Rect No.	Killa No.	Area Applied
			K-M-S
Chauma	22	2/1	2-11-0
		2/2	2-2-0
		8/2min	5-1-0
		9/1/1	3-18-0
		3/1 min	2-19-0
		10/2	0-16-0
		9/3/2	0-8-0
		10/1/1	2-0-0
		9/3/3	0-8-0
		10/3	0-16-0
		11/1	0-4-0
		10/4	0-13-0
		9/3/4	0-6-0
		11/2/1	3-16-0
		11/2/2	4-0-0
		12	8-0-0
		13/1 min	6-12-0
		18/1/2 min	4-15-0
		18/2/2	0-7-0
	23/1	0-14-0	
23	15/2/2	0-1-0	
	15/1/2/2	2-19-6	

  
D.T.C.P (HR)  


L.No-123 of 2019

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## 2. Details of land owned by Lekh Buildtech Pvt. Ltd.

Village	Rect No.	Killa No.	Area Applied	
			<b>K-M-S</b>	
Chauma	9	18/2 min	0-5-0	
		22/1	0-1-0	
	9	22/2	1-2-0	
		22/3	1-7-0	
		22/4	1-11-0	
	22	9/2	0-10-0	
		9/3/1	2-6-0	
		2/3/1	0-12-6	
		2/3/2	3-3-3	
		19/1/2	1-8-0	
		22/1/2 min	0-5-0	
	9	22/2/1 min	0-15-0	
		22/3/1 min	0-13-0	
		23/2/1 min	0-2-4 ½	
		23/3/1 min	0-7-0	
		23/4/1min	0-9-0	
	<b>Total</b>			<b>68- 4-1½ or 8.526 acres</b>

Director,  
Town & Country Planning  
Haryana

*[Handwritten Signature]*