Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC –V
(See Rule 12)

License No. 170 **of 2026**

This license is being granted under the provision of Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976, framed thereunder to Gyantech Services India Pvt. Ltd., Address: 19, Community Centre, 2nd Floor, East of Kailash, New Delhi-110065 for setting up of Residential Plotted Colony over an area measuring 20.09375 acres falling in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad.

1. The particulars of the land, wherein the aforesaid 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:-
   i. That the residential 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.
   ii. That the conditions of the agreements executed with Director shall duly be fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 shall duly be complied with.
   iii. That licencee 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. That licencee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
   v. That licencee shall construct all the community buildings within a period of five years from the date of grant of licence or in the extended period as allowed by the Director as per the amendment in rule 11 & 15 of Rules 1976 issued vide notification dated 05.02.2020.
   vi. That the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and licencee 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

vii. That NOC/Clearance as per provisions of notification dated 14.09.2006 shall be obtained from Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

viii. That licencee shall make its 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 Shehri Vikas Pradhikaran or any other execution agency.

ix. That licencee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.

x. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

xi. 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.

xii. That licencee shall use only LED fitting for internal lighting as well as campus lighting.

xiii. That the 'Ultimate Power Load requirement' for the project shall be conveyed 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. licencee 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 pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

xvi. That licencee 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 licencee 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 labour cess shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 amended from time to time.

xviii. That licencee shall made 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 thirty percentum of the amount received from the plot holders will be deposited to meet the cost of Internal Development Works in the colony.

xix. That licencee 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, you 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 has been worked out on the interim rates.

xx. That licencee shall specify the detail of calculations per Sqm/per Saft., which is being demanded from the plot owners on account of SIDC/EDC, if being charged separately as per rates fixed by Govt.

xxi. That licencee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the 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.

xxii. That licencee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder in letter and spirit.

xxiii. That the revenue rasta/ water course passing through the site, if any shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

xxiv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said residential plotted colony after making provisions of the statutory taxes. In case, the profit is beyond maximum limit of 15% of the total project cost, and the coloniser shall have the option either to deposit the infrastructure augmentation charges as applicable from time to time at any stage before the grant of such completion certificate and get the exemption of the restriction of net profit beyond 15% or deposit the amount as per terms of the agreement.

xxv. That licencee 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, licencee shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

xxvi. That licencee abide with policy dated 08.07.2013 and 26.02.2021 as amended from time to time for allotment of EWS plots.

xxvii. That licencee shall get rates of Plots falling under the category of "No Profit No Loss" fixed from the Department before initiating sale of such plots as per procedure laid down in bilateral agreement.

xxviii. That licencee shall abide by with the Act/Rules and the policies notified by the Department for development of residential plotted colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulation of Urban Areas Act 1975.

xxix. That the Government has accorded in-principle approval for revision of rates of Licence Fees, Conversion Charges and Infrastructure Development charges (IDC). Licencee shall liable to pay the differential amount of the aforesaid charges as per the revised rates, as and when demanded by the Department.

3. The licencee shall submit the final NOC alongwith the drawing / layout plan showing the ROW of the gas pipe line passing through the site before approval of demarcation-cum-zoning plan.

4. The licence is valid up to 25/08/2031.

Dated: 26/08/2026.
Place: Chandigarh

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

Endst. No. LC-5830-PA (SK)-2026/ 30776 Dated: 26-08-2026

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

1. Gyantech Services India Pvt. Ltd., Address: 19, Community Centre, 2nd Floor, East of Kailash, New Delhi-110065 alongwith copy of agreement / Bilateral agreement, schedule of land & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, 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. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Faridabad.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Faridabad.
10. Senior Town Planner, Faridabad.
11. District Revenue Officer, Faridabad.
12. District Town Planner, Faridabad.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

(Rakesh Bansal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.170.....Dated.26/08/2026

Detail of land owned by Gyantech Services India Pvt. Ltd.: -

Village	Rect.No	Killa No	Area (K-M)
Dayalpur	29	13/2	6-8
		18/1	1-12
	29	18/2	6-8
		19/2	2-2
		19/3	3-10
		20/1	5-3
		20/2	2-17
		23/1	1-1
		23/2	6-19
		24	3-10
	32	2	8-0
		3	8-0
		4	3-14
		6	0-13
		7	7-11
		8	8-0
		13	8-0
		14	8-0
		17	8-0
		18/1	2-0
		23	8-0
		24	8-0
	43	4/1/1	1-18
		7/2/1/2	1-12
		14/1/2/1	0-11
		Total	**121-9**
Junhera	15	16/2	4-0
		17	1-8
		24	4-10
		25/1	0-7
		25/2	7-13
	16	4	4-6
		5/1/1	0-11
		5/1/2	1-4
		5/2	6-5
		6/1	6-1
		6/2	0-14
		6/3	0-13
		7	0-9
		15/1	1-5
		Total	**39-6**
		Grand Total	**160-15**
			Or 20.09375 acres

Director
Town & Country Planning
Haryana, Chandigarh