

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

Regd.

FORM LC -V
(See Rule 12)

License No. 140 of 2026

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Sh. Amit Chauhan S/o Sh. Mukesh Chauhan, Sh. Yatin Singla S/o Sh. Anil Singla, Sh. Sharvan Chauhan-Rohit Chauhan S/o Sh. Rajkumar, Sh. Krishan Pal S/o Sh. Sishram & SKYA Realtech LLP in collaboration with SKYA Realtech LLP Corr. Add. 4th Floor, Tower-A, Vatika Mindscapes, Sector-27D, Faridabad-121003, for setting up of an Industrial Plotted Colony over an area measuring 20.0 acres in the revenue estate of Village Piyala, Sector-144, Faridabad

1. The particulars of the land, wherein the aforesaid affordable 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:-
 - a) That the licensee shall deposit an amount of **Rs. 1,23,68,239/-** on account of Infrastructural Development Charges in two equal installments. First within 60 days from issuance of license and second within six months online at www.tcpharyana.gov.in. In failure of which, an interest @ 18% per annum for delay period shall be paid.
 - b) That the Industrial 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.
 - c) 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.
 - d) 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.
 - e) That the licensee shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - f) 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.
 - g) That the licensee 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 or any other execution agency.

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Town & Country Planning
Haryana, Chandigarh

- h) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- i) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- j) 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.
- k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) 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.
- m) 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.
- n) 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.
- o) 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.
- p) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government.
- q) 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 thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- r) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- s) That you shall comply with the terms and conditions of policy dated 01.10.2015 as amended from time to time and other direction given by the Director time to time to execute the project.
- t) 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.

- u) That the licensee shall get the NOC from competent authority of DISCOM before grant of Completion Certificate.
 - v) That the concession in EDC rates of Industrial Use shall be availed only once i.e. at the time of grant of licence, by the licensee and not by individual allottee as mentioned in the policy dated 01.10.2015.
 - w) That the licensee shall pay the differential amount of Fees and charges due to revision in the rates, if applicable, within the period of 30 days from the date of issuance of notification.
3. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same within 60 days from grant of license.
4. The licence is valid up to 09-07-2031.

Dated: 10-07-2026,
Place:

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

Endst. No. LC-5883/PA(SK)/2026/ 24655

Dated: 13-07-2026

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

1. Sh. Amit Chauhan S/o Sh. Mukesh Chauhan, Sh. Yatin Singla S/o Sh. Anil Singla, Sh. Sharvan Chauhan-Rohit Chauhan S/o Sh. Rajkumar, Sh. Krishan Pal S/o Sh. Sishram & SKYA Realtech LLP in collaboration with SKYA Realtech LLP Corr. Add. 4th Floor, Tower-A, Vatika Mindscapes, Sector-27D, Faridabad-121003 alongwith a copy of agreement, LC-IV, Bilateral agreement & zoning 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, Palwal.
12. District Town Planner, Palwal.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) for updation on the website.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No.....140.....Dated..10/07../2026

1. Detail of land owned by Amit Chauhan S/o Mukesh Chauhan 1/5 share, Yatin Singla S/o Anil Singla 257/1240 share, Sharvan Chauhan S/o Rajkumar 5/24 share, Rohit Chauhan S/o Rajkumar 343/1860 share, Krishan Pal S/o Sishram 1/5 share:-

Village	Rect.No	Killa No	Area (K-M)
Piyala, Faridabad	11	24	5-18
		25/1	5-7
	20	3	1-0
		4	7-18
		6	8-0
		7	8-0
		8/1	3-2
		8/2	2-12
		9 min	0-13
		12 min	1-13
		13/1	6-8
		13/2	0-17
		14	7-18
		15	8-0
		16	8-0
		17/1	5-18
		17/2	1-6
		18	8-0
		19 min	1-13
		23/1	0-11
		24/1	4-0
		24/2	3-3
		Total	99-17

2. Detail of land owned by Sharvan Chauhan S/o Rajkumar:-

Village	Rect.No	Killa No	Area (K-M)
Piyala, Faridabad	20	25/2	1-2
	23	4/2	0-12
		5/2/1	5-13
		Total	7-7

D.T.C.P (HR)
Suman (Rajkumar)

3. Detail of land owned by Sharvan Chauhan S/o Rajkumar 53069/341712 share, Krishan Pal S/o Sishram 266269/1708560 share, Rohit Chauhan S/o Rajkumar 1/4 share, Yatin Singla S/o Anil Singla 129073/935640 share, SKYA Realtech LLP 1478059/4912110 share:-

Village	Rect.No	Killa No	Area (K-M)
Piyala	20	22/2	1-13
		23/2	3-2
		23/3	4-7
	23	3	8-0
		8	8-0
		13/1	2-13
		14/1	1-17
		15/1	4-7
		16/2	7-1
		17	8-0
		24/1	3-15
	24	20/2	0-1
		Total	52-16
		Grand Total	160-0
			Or 20.0 acres

Note:-Khasra No.23//24/1 min (1-17), 17 min (2-16), 5/2/1 min (2-11), 11//25/1 min (2-14), 23//8 min (0-13) total 10K-11M mortgaged for IDW and Khasra No.23//24/1 min (1-17), 17 min (2-16), 5/2/1 min (1-10), 20//25/2min (1-1), 11//25/1 min (2-14), 23//8 min (0-13) total 10K-11M mortgaged for EDC of village Piyala, Faridabad.

Director
Town & Country Planning
Haryana, Chandigarh
German (Patwari)