


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

License No. 18 of 2018

This License is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sh. Narinder Singh Dhingra S/o Sh. Iqbal Singh, PMW Estate LLP in collaboration with Maya High Rise Pvt. Ltd., 13, Feroze Gandhi Road, Lajpat Nagar-III, New Delhi-24 for the development of group housing colony (under Left Over Pocket Policy dated 14.06.2012) over an area measuring 7.46875 acres in the revenue estate of village Gurugram, Sector 3, Gurugram Manesar Urban Complex.

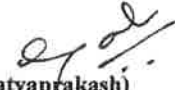
1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a. That the Group Housing 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, which will be submitted for approval within three months from issuance of the license in the office of competent authority.
 - 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 thereunder are duly complied with.
 - c. That the company shall deposit the Infrastructural Development Charges @ Rs. 625/- per sqm for group housing component and Rs. 1000/- per sqm for commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid. The said charges will be applicable on the permitted covered area on all floors.
 - d. 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.
 - e. That EDC have been calculated 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 per demand.
 - f. That bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/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.
 - g. That the company 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.
 - h. That the company 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.
 - i. That the company shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.


Director General
Town & Country Planning
Haryana, Chandigarh

- j. That no construction / development at site shall be undertaken without getting approved building plans from the competent authority.
- k. That the company shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director General for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- l. That the company shall integrate the services with Haryana Urban Development Authority services as and when made available.
- m. That cost of development/construction of 24 m/18 m major internal roads is not included in the EDC rates and company 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.
- n. That the company 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.
- o. That the company shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
- p. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- q. 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.
- r. That the company shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
- s. That the company 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.
- t. That the company 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 from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- u. That the company 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.
- v. That the company shall not give any advertisement for sale of commercial area and flat in Group Housing area before the approval of layout plan / building plans of the same.
- w. That the company 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.
- x. That the company shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- y. That the company shall not give any marketing/selling rights to any other company other than collaborator company.

- z. That it will be specified at the time of booking of flats that the rates do not include IDC/EDC and are to be charged separately from the flat holders as per rates fixed by the Govt. The company shall also provide detail of calculation thereof per sqm/per sft to the allottee, by raising such demand from the allottees.
- aa. That all the existing construction raised at site shall be demolished before getting building plans approved.
- ab. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.
- ac. That proportionate FAR shall be achieved only on the non-mortgaged land. No construction on the mortgaged land measuring 1.8625 acres bearing Khasra No. 364 (2-15), 3317/365/1 min north (0-2-6), 3318/365/2 min north (0-2-6) shall be raised.
3. The licence is valid up to 25/2/2023.

Place: Chandigarh
Dated: 26/2/2018



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

Endst. No. LC-3206-PA (B)-2018/ 7659-70

Dated: 05-03-2018

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

1. Sh. Narinder Singh Dhingra S/o Sh. Iqbal Singh, PMW Estate LLP in collaboration with Maya High Rise Pvt. Ltd., 13, Feroze Gandhi Road, Lajpat Nagar-III, New Delhi-24 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram along with a copy of agreement.
12. Chief Accounts Officer, O/o DGTCP, Haryana, Chandigarh.


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

To be read with License No. 18 dated 26/2 of 2018

Detail of Land Owned by Narender Singh Dhingra S/o Sh. Iqbal Singh

Village	Khasra No	Area (B-B-B)
Gurugram	364	2-15-0
	3317/365	1-8-0
	3318/365	1-10-0
	Total	5-13-0

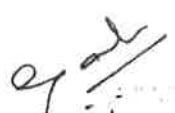
Detail of Land Owned by PMW Estate LLP

Village	Khasra No	Area (B-B-B)
Gurugram	4103/368	0-11-0
	7784/369	0-7-0
	5486/2905/2	2-0-0
	4104/368	0-11-0
	367	1-10-0
	378/2	1-7-0
	Total	6-6-0

Grand Total 11B-19B-0B

OR 7.46875 Acres

Note:- Khasra NO 364(2-15-0),3317/365Min (0-2-6) and 3318/365 (0-2-6) total (2B-19B-12B) or 1.8625 Acres has been mortgaged.


Director General
Town and Country Planning
Haryana.
Dr. L. K. Singh