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

FORM LC -V
(See Rule 12)

License No. 155 **of 2023**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Pyramid Infratech Pvt. Ltd., H-38, Ground Floor, M2K White House, Sector- 57, Gurugram-122002 to set up Group Housing Colony under TOD policy over an area measuring 4.525 acres in the revenue estate of village Begampur Khatola, Sector 71, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the schedule of land 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 you shall pay the Infrastructure Development Charges amounting to Rs.3,95,62,671/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.

   b) That you shall deposit the balance amount of licence fee, conversion charges and IAC in accordance with option-2 of TOD policy availed by you.

   c) That you shall pay proportionate EDC as per schedule prescribed by the Director.

   d) That 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, you will be required to furnish an additional bank guarantee within 30 days from date of demand. It is made clear that bank guarantee of State Internal Development Works/EDC has been worked out on the interim rates.

   e) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate, unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   f) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, failing which action as per the Act/Rules shall be initiated. 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

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Haryana, Chandigarh

any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

g) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.

h) That you shall arrange electric connection from HVPNL/DHBVN for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPNL/DHBVN Haryana and complete the same before obtaining completion certificate for the colony.

i) That you shall permit the Director or any other officer authorised 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 licence granted.

j) That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.

k) That you shall construct and allot EWS category flats as per policy dated 08.07.2013, or as amended from time to time.

l) That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.

m) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of Director General, Town & Country Planning, Haryana till these services are made available from external infrastructure to be laid by Haryana Shehri Vikas Pradhikaran.

n) That 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 licence to enable provision of sites land in your colony for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.

o) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

p) That the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and therefore you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director/ Director General, Town & Country Planning, Haryana.

q) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational, wherever applicable, before applying for the occupation certificate.

r) That 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 you have to deposit thirty percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

s) That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

t) That 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.

u) That you shall not pre-launch/sale of flats/Comm. units before approval of the building plans.

v) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.

w) That you shall obey all the directions/restrictions issued by the Department from time to time in public interest.

x) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

y) That you shall not give any marketing and selling rights to any other company other than the collaborator company.

z) That you shall submit the NOC from the concerned Divisional Forest Officer regarding applicability any Forest law/ notification on the applied site before the approval of building plans.

aa) 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.

bb) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

cc) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

dd) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

ee) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.

ff) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

3. The licence is valid up to 02/08/2028.

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

Dated: 03/08/2023.
Place: Chandigarh

Endst. No. LC-4786/JE(DS)/2023/ 25397 Dated: 03-08-2023

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

1. Pyramid Infratech Pvt. Ltd., H-38, Ground Floor, M2K White House, Sector- 57, Gurugram-122002 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPNL (Planning), Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment, Haryana - Cum-Secretary, SEIAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director, Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. PM (IT) for updation on the website.

(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. 155 Dated 03/08 of 2023

Detail of land owned by Pyramid Infratech Pvt. Ltd.

Village	Rect.No.	Killa No	Area (K-M)
Begampur Khatola	37	21	2-10
	38	16/2	4-16
		17/1/1	1-10
		24/2/2	3-18
		25	8-0
	51	4/2/2	6-4
		5	8-0
	52	1	1-6
		Total	**36-4**
			OR 4.525 acres

Director General
Town & Country Planning
Haryana, Chandigarh