

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

License No. 40 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to T.S. Realtech Pvt. Ltd. A-28, Westend Colony, New Delhi for setting up of a COMMERCIAL COLONY on the land measuring 2.8 acres in the revenue estate of village Badha, Sector 85-86, Gurgaon Manesar Urban Complex, Gurgaon.

1. The particulars of the land wherein the aforesaid 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 License granted is subject to the following conditions:
 - a) That the Commercial Colony area is laid out to conform to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
 - 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 there under are duly complied with.
 - c) That the development/construction cost of 24 mtrs. wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
 - e) That the portion of Sector/Master plan road which shall form part of the licensed area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
 - g) That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
 - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
 - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
 - j) That the developer will use only CFL fittings for internal lighting as well as campus lighting.

- k) That you shall convey the 'Ultimate Power Load Requirement' of the project to the date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- l) That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- n) That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
- q) The license is valid up to 21/4/2016.

Dated: The 22/4/2012.
Chandigarh

(T.C. Gupta, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
email : tcphry@gmail.com

Endst. No. LC-2628-JE(VA)-2012/ 6083

Dated: 25/4/12.

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

1. T.S. Realtech Pvt. Ltd. A-28, Westend Colony, New Delhi alongwith a copy of agreement, LC-IV B, Bilateral agreement & Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(P.P. SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with License No.⁴⁰ of 2012/22⁴/₂₀₁₂

Detail of land owned by T. S. Realtech Pvt. Ltd., village Badha, District Gurgaon.

Village	Rect. No.	Killa No.	Area K - M
<u>Badha</u>	31	13/2/2/2/2	1 - 12
		18/1	2 - 18
		22/1	3 - 6
		3/2/2	1 - 0
		3/2/3	1 - 0
		7	2 - 6
		8/1	7 - 17
		13/1/1/2	2 - 9
		Total	22 - 8 or 2.8 acres

Director General
Town and Country Planning,
Haryana, Chandigarh.
 24/5/12

Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

To

T.S. Realtech Pvt. Ltd.
E-26, L.G.F, Panchshila Park,
New Delhi-110017.

Memo No:-LC-2628-ATP(SN)-2018/ 20146

Dated: 10-07-18

Subject: Renewal of Licence No. 40 of 2012 dated 22.04.2012 granted for setting up Commercial Colony over an area measuring 2.8 acres in Sector 85 & 86, Gurugram-Manesar Urban Complex- T.S Realtech Pvt. Ltd.

Reference: Your application dated 06.06.2018 on the subject cited above.

1. License no. 40 of 2012 dated 22.04.2012 granted for setting up Commercial Colony over an area measuring 2.8 acres in Sector 85 & 86, Gurugram-Manesar Urban Complex is hereby renewed up to 21.04.2020 on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
3. You shall get approved the Service Plan/Estimates within the current validity period of licence.
4. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2628/ATP(SN)/2018/

Dated:

- A copy is forwarded to following for information and further necessary action.
1. Chief Administrator, HUDA, Panchkula.
 2. Chief Engineer, HUDA, Panchkula.
 3. Chief Account officer of this Directorate.
 4. Senior Town Planner, Gurugram.
 5. District Town Planner, Gurugram.
 6. Nodal Officer (website) for updation on website.

(Sanjay Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh