

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

License No. 64. of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Smt. Ajit Kaur D/o Pritpal Singh, Mohinderpal Singh S/o Pritpal Singh, Gurmeet Kaur Wd/o Surenderpal Singh, Jasleen Kaur D/o Surenderpal Singh C/o Raheja Developers Pvt. Ltd. 215-216, 2nd Floor, Rectangle-1, D-4, District Center, Saket, New Delhi for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 10.10625 acres in the revenue estate of village Gopalpur & Dhankot, Sector 99 A, Gurgaon - 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 License granted is subject to the following conditions:
  - a) That the Group Housing 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.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. 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.
5. That the licensee will not issue any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. 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.
7. 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 and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. 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 license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the building plan of the project.



10. 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.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
12. 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.
13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats 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.
14. That you shall abide with the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That the grant of present license is apropos the indemnity bond furnished by you dated 15.07.2013 and is subject to the outcome of final decision any legal pronouncement by any court of law.
17. The license is valid up to 19/7/2017

Dated: The 20/7/2013.  
Chandigarh

*Anurag Rastogi*  
(ANURAG RASTOGI, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
Email: tcephry@gmail.com  
Dated: 20/7/13.

Endst. No. LC-2760-JE (VA)-2013/46636

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

1. ✓ Smt. Ajit Kaur D/o Pritpal Singh, Mohinderpal Singh S/o Pritpal Singh, Gurmeet Kaur Wd/o Surenderpal Singh, Jasleen Kaur D/o Surenderpal Singh C/o Raheja Developers Pvt. Ltd. 215-216, 2nd Floor, Rectangle-1, D-4, District Center, Saket, New Delhi alongwith a copy of agreement, LC-IV B & Bilateral Agreement and 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*  
(P.P. SINGH)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

To be read with License No. <sup>64</sup>.....of 2013/20

1. Detail of the land owned by Smt. Ajit Kaur D/o Pritpal Singh Distt. Gurgaon.

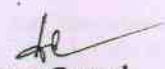
Village	Rect No.	Killa No.	Area K-M
Gopalpur	45	11/2	4-4
		12	8-0
		20/1	4-18
		1	8-0
		2	8-0
		9	8-0
		10	8-0
	<b>Total</b>	<b>49-2</b>	

2. Detail of the land owned by Mohinderpal Singh S/o Pritpal Singh, Ajit Kaur D/o Pritpal Singh 2/3 share, Smt. Gurmeet Kaur Wd/o Surenderpal Singh, Jasleen Kaur D/o Surenderpal Singh 1/3 share Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Gopalpur	43	23/2	9-0
	45	3	8-0
	<b>Total</b>		<b>17-0</b>

3. Detail of the land owned by Smt. Gurmeet Kaur Wd/o Surenderpal Singh, Jasleen Kaur D/o Surenderpal Singh 1/2 share, Mohinderpal Singh S/o Pritpal Singh 1/2 Share Distt. Gurgaon.

Village	Rect No.	Killa No.	T.Area K-M	Applied Area K-M
Dhankot	111	13	8-0	5-13
		18	8-10	8-6
		17	8-0	0-9
		14	8-0	0-7
	<b>Total</b>		<b>14-15</b>	
	<b>G.Total</b>		<b>80-17 or 10.10625 Acs</b>	

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
*Chhatri*



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

License No. 72 of 2014

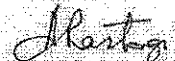
This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Smt. Gurmeet Kaur Wd/o Surinderpal Singh, Jaslin Kaur D/o Surinderpal Singh, Mahinderpal Singh S/o Pritpal Singh, Ajeet Kaur D/o Pritpal Singh C/o Raheja Developer Ltd. W4D, 204/5, Keshav Kunj, Carippa Marg, Western Avenue, Sainik Farms, New Delhi-110062 for setting up of a Group Housing Colony on the additional land measuring 2.3805 acres in the revenue estate of village Dhankot & Gopalpur, Sector 99A, Gurgaon- Manesar Urban Complex after freezing the already licensed land (license no. 64 of 2013) qua Khasra no. 45//11/2 land measuring 4K-4M falling in village Gopalpur, Distt. Gurgaon.

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto 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 site plan and the 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 thereunder 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 shall 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 your own cost and will transfer the same free of cost to the Government.
  - e) That you shall not pre-launch / sale of flats before the approval of building plans.
  - f) That you shall 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 of services. The decision of the competent authority shall be binding in this regard.

- g) 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.
- h) 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.
- i) That you shall use only CFL fittings for internal lighting as well as campus lighting.
- j) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within in two months period from the date of grant of license to enable provision of site in your license land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the building plan of the project.
- k) 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.
- l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- m) That you shall provide the Solar Water Heating System as specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- n) That at the time of booking of the flats/commercial spaces in the licensed colony, if the specified rates of flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the 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 flats owners.
- o) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
- p) That the grant of present license shall remain subject to the outcome of final decision of the Hon'ble High Court in CWP No. 8157 of 2014, as the status quo has already been granted by the Hon'ble High Court in already licensed land (license no. 64 of 2013) in Khasra no. 45//11/2 falling in village Gopalpur, Distt. Gurgaon.

The license is valid up to 31-07-2019

Dated: The 01-08-2014  
Chandigarh

  
(Anurag Rastogi)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
Email: tcphry@gmail.com

Endst. No. LC-2760-B-JE (VA)-2014/ 16956-71 Dated: 1-8-14

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

- ✓ 1. Smt. Gurmeet Kaur Wd/o Surinderpal Singh, Jaslin Kaur D/o Surinderpal Singh, Mahinderpal Singh S/o Pritpal Singh, Ajeet Kaur D/o Pritpal Singh C/o Raheja Developer Ltd. W4D, 204/5, Keshav Kunj, Carippa Marg, Western Avenue, Sainik Farms, New Delhi-110062 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 zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
1. Accounts Officer, O/o Director General, Town & County Planning, Haryana, Chandigarh along with a copy of agreement.



(SUNITA SETHI)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana Chandigarh

LC-2760-B

To be read with License No. 72 of 2014 dt 01-08-2014


- 1 Detail of land owned by Gurmeet Kaur Wd/o Surinderpal Singh, Jaslin Kaur D/o Surinderpal Singh, 1/2 Share, Mahinderpal Singh S/o Pritpal Singh 1/2 Share, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area	Applied area
			K-M	(K - M - S)
Dhankot	111	7	8-0	3 - 13 - 0
		14	8-0	7 - 13 - 0
		17	8-0	4 - 19 - 8
		Total	16 - 5 - 8	

- 2 Detail of Land owned by Ajeet Kaur D/o Pritpal Singh, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area	Applied area
			K-M	(K - M - S)
Gopalpur	45	11/1/2	2-15	2 - 15 - 0

Grand Total 19 - 0 - 8 or 2.3805 Acres

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
211351