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FORM LC-V  
(See Rule-12)  
Haryana Government  
Town and Country Planning Department

Licence No. 119 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Propromoters Ltd., M/s Excellent Inframart Pvt. Ltd., M/s North South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi for setting up of a Residential Plotted Colony on the land measuring 100.262 acres falling in the revenue estate of village Kadarapur, Maidawas & Ullawas, Sector-63A, Gurgaon-Manesar Urban Complex.
2. The particulars of the land wherein the aforesaid Residential Plotted Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Residential Plotted Colony is laid out to conform to the approved layout 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 Rules, 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the Residential Plotted Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) 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.
  - e) That licensee shall construct the 12/18/24 m service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - f) That you shall submit the Layout Plan/Zoning Plan of the site as per approved circulation plan of the sector.
  - g) That you shall take permanent access from service road proposed along the development plan road.
  - h) That licensee shall deposit the Infrastructural Development Charges @ Rs 1000/- per sq m for commercial component and @ Rs. 500/- per sq m for plotted component in two equal installments i.e. 1<sup>st</sup> installment will be deposited within 60 days from grant of license and 2<sup>nd</sup> installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
  - i) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - j) That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
  - k) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of "Director" till these services are made available from External Infrastructure to be laid by HUDA.
  - l) That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
  - m) That the licensee will not give any advertisement for sale of Commercial component before the approval of zoning plan/building plan.
  - n) That the licensee shall obtain clearance as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
  - o) That you shall obtain clearance from competent authority, if required, under PLPA 1900 and any other clearance required under any other law.
  - p) That you shall abide by the policy dated 02.03.2010 pertaining to allotment of EWS plots.

- q) That you shall pay the labour cess charges as per policy dated 4.5.2010.
- r) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- s) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- t) That the developer will use only CFL fittings for internal as well as for campus lighting.
- u) That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director within a period of two month from date of grant of license, to enable provision in the zoning plan of the project for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority.
- v) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- w) That you will intimate your office Email ID and the correspondence to this ID by the Department will be treated as legal.
- x) The licence is valid upto 27-12-2015.  
Dated: 28-12-2011.  
Place: Chandigarh

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

Endst No. LC-2543/ DS(R)-2011/ 1976/

Dated:- 28/12/11

A copy is forwarded to the following for information and necessary action:-

1. M/s Rose Realty Pvt. Ltd., M/s Anantraj Industries Ltd., M/s Glaze Properties Pvt. Ltd., M/s Hamara Realty Pvt. Ltd., M/s Four Construction Pvt. Ltd., M/s Sartaj Developers and Propromoters Ltd., M/s Excellent Inframart Pvt. Ltd., M/s North South Properties Pvt. Ltd., M/s Sovereign Buildwell Pvt. Ltd., Mrs. Alka Gupta w/o Ranjan Gupta, Tarachand S/o Chhotey Lal, Smt. Usha Gehlot w/o Sh. Chander Prakash, C/o M/s Anant Raj Industries Ltd., A.R.A Centre, E-2, Jhandewalan Extension, New Delhi along with copies of LC-IV and Bilateral Agreement & copy of Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Prayatan Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (n) Above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Jitender Sihag)  
Senior Town Planner (E & V)  
For Director General, Town and Country Planning  
Haryana, Chandigarh

PVT. LTD.

ULLHAWAS	38	17/2	1	4
	42	4/3	3	3
		4/4	1	9
		5	5	12
		6	1	16
	38	25/1	2	13
		25/2	4	15
		24/1	0	16
	38	18/1 min east	3	2
		TOTAL	24	10

27 Details of Land owned by M/S FOUR CONSTRUCTION PVT. LTD.

ULLHAWAS	40	20	6	18
		21/1	2	2
		TOTAL	9	0

28 Details of Land owned by M/S GLAZE PROPERTIES PVT. LTD.

ULLHAWAS	42	10/2	3	7
		11/1	3	11
	43	24	8	0
	46	4/1/2	5	16
		TOTAL	20	14

29 Details of Land owned by M/S NORTH SOUTH PROPERTIES PVT. LTD.

ULLHAWAS	38	24/2	7	4
	43	14/2/2	5	2
		15/1	2	16
		15/2	5	4
		16/1	2	16
		17/1	5	2
		TOTAL	28	4

30 Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.

ULLHAWAS	39	24/2	2	12
		25	8	0
	40	21/1/1	0	8
	42	4/3/1	0	18
		TOTAL	11	18

30A Land owned by M/S EXCELLENT INFRAMART PVT. LTD.

ULLHAWAS	38	13/2	2	19
		TOTAL	2	19

TOTAL 28 4

30 Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD.

ULLHAWAS	39	24/2	2	12
		25	8	0
	40	21/1/1	0	8
	42	4/3/1	0	18
			TOTAL	11 18

30A Land owned by M/S EXCELLENT INFRAMART PVT. LTD.

ULLHAWAS	38	13/2	2	19
			TOTAL	2 19

31 Details of Land owned by M/S SARTAJ DEVELOPERS AND PROMOTERS PVT. LTD. (1/3rd.SHARE) M/S GLAZE PROPERTIES PVT. LTD. (2/3rd. SHARE)

ULLHAWAS	39	14	8	0
			TOTAL	8 0

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D.G.T.C.P. (Hr.)  
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