

**FORM LC-V
(See Rule-12)**

Haryana Government

Town and Country Planning Department

Licence No.14.....of 2014

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to V S Realprojects Pvt. Ltd., W-12, Ground Floor, Greater Kailash Part-II, New Delhi-110048, to develop a commercial colony on the land measuring 3.775 acres in the revenue estate of village Harsaru, Sector-37D, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Commercial Colony is to be set up are given in the schedule annexed here to 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 Commercial 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 there under are duly complied with.
 - c) That the cost of 24/18 mtrs wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any, along with 24/18 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning, Haryana.
 - d) That the portion of sector/master plan road, service/internal circulation road which shall form part of the licenced area if any shall be transferred free of cost to the Govt. in accordance with the provisions of section 3 (3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e) That the space of construction should be atleast in accordance with your sale agreement, with the buyers of the flats/shops as and when scheme is launched after approval of building plans.
 - f) You shall specify the detail of calculations per Sqm/per sq.ft which is being demanded from the flats/floor holders on account of IDC/EDC. If being charged separately as per rates fixed by Govt.
 - g) That you shall derive permanent approach from the Service Road only.
 - 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 obtain clearance/NOC from the Competent Authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - j) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till the services are made available from external infrastructure to be laid by HUDA.
 - k) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - 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 per the norms/instructions issued by HAREDA time to time and shall be made operational where applicable before applying for an occupation/part completion certificate.
 - n) 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 & full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the buyers for meeting the cost of internal development works in the colony.

- o) You shall pay the Enhanced Licence fee, as and when demanded by Department as per undertaking submitted by you.
- p) That you shall convey '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 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.
- q) That at the time of booking of the commercial spaces in the licensed colony, if the specified rates of 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.
- r) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.

The licence is valid upto 09-06-2019

Dated: 10-06-2014
Place: Chandigarh


(Anurag Rastogi, IAS)
Director General,

Town and Country Planning,
Haryana, Chandigarh.

E-mail-tcphry@gmail.com

Endst No. LC-2950/DS(R)/2014/ 12351

Dated:- 10/6/14

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

1. V S Realprojects Pvt. Ltd., W-12, Ground Floor, Greater Kailash Part-II, New Delhi-110048, along with copy of Agreement LC-IV, Bilateral Agreement, Land Schedule & Zoning 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, Setor-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Pratan 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, Gurgaon alongwith a copy of zoning plan. He will ensure that the colonizer shall obtain clearance/NOC as per condition No. (i) above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring Cell) original Bank Guarantees (IDW & EDC) already sent to Accounts Branch.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Sanjay Kumar)

District Town Planner (HQ)

For Director General, Town and Country Planning
Haryana, Chandigarh

To be read with Licence No. 14 of 2014 *alt 10⁰⁵ 28/14*

1. Detail of land owned by V S Realprojects Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Harsaru	13	6/1/1	1-8
	14	10	5-3
		11	8-0
		12	2-3
		19	5-10
		20	8-0
Total			30-4

Or 3.775 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh