

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department
Licence No. -----18-----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 Sh. Birpal, Brahampal Ss/o Ved Parkash, Kiran, Des Raj Ss/o Parmal, Mahinder S/o Hari Chand, Sanjay, Naresh, Sarjit Ss/o Dharam Singh, Smt. Poonam D/o Dharam Singh, Smt. Natho Devi Wd/o Dharam Singh, Daya Ram, Raja Ram Ss/o Gopi Ram, C/o AVL Infrastructure Pvt. Ltd., Plot No. 01, Green Park Main, New Delhi-110016, to develop a Group Housing Colony under the Affordable Housing Policy, 2013 over an area of 5.00 acres in the revenue estate of village Sihi, sector 36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing 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 Group Housing 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 you shall derive permanent approach from the Service Road only.
 - f) 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.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) 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.
 - i) 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.
 - j) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l) 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.
 - m) 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.

- n) 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.
- o) 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.
- p) That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
- q) 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)
(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com

Endst No. LC-3036/DS(R)/2014/ 12515. Dated:- 11/6/14

- ✓ A copy is forwarded to the following for information and necessary action:-
1. Sh. Birpal, Brahampal Ss/o Ved Parkash & others, C/o AVL Infrastructure Pvt. Ltd., Plot No. 01, Green Park Main, New Delhi-110016, 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, Pryatan Bhavan, 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. (h) 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

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

Licence No. 74 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 Sh. Birpal, Brahampal Ss/o Ved Parkash, Kiran, Des Raj Ss/o Parmal, Mahinder S/o Hari Chand, Sanjay, Naresh, Sarjit Ss/o Dharam Singh, Smt. Poonam D/o Dharam Singh, Smt. Natho Devi Wd/o Dharam Singh, Daya Ram, Raja Ram Ss/o Gopi Ram, C/o AVL Infrastructure Pvt. Ltd., Plot No. 01, Green Park Main, New Delhi-110016, to develop a Group Housing Colony under the Affordable Housing Policy, 2013 over an area 4.06875 acres in addition to 5.00 acres, in the revenue estate of village Sihi, sector 36A, Gurgaon-Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Group Housing 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 Affordable Group Housing 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 you shall derive permanent approach from the Service Road only.
 - f) 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.
 - g) That you shall not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) 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.
 - i) 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.
 - j) That you shall use only CFL fittings for internal lighting as well as in campus lighting.
 - k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l) 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.
 - m) 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.
 - n) That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in 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.
 - o) That you shall not create third party rights, before approval of building plans.

- p) That you shall obey all the directions/restriction given by this Department time to time in public interest.
- q) That provision of External Development Facilities may take long time by HUDA, you shall not claim any damages against the Department for loss occurred if any.
- r) 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.
- s) That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats.
- t) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.

The licence is valid upto 31/7/2019.

Dated: 01/8/2014
Place: Chandigarh



(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.
E-mail-tcphry@gmail.com *He*

Endst No. LC-3036/DS(R)/2014/ 17027

Dated:- 1-8-14

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


1. Sh. Birpal, Brahampal Ss/o Ved Parkash & others, C/o AVL Infrastructure Pvt. Ltd., Plot No. 01, Green Park Main, New Delhi-110016, 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, Pryatan Bhavan, 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. (h) 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. 18 of 2014 dt 10⁰⁶/₂₀₁₄

1. Detail of land owned by Birpal, Braham Pal Ss/o Ved Parkash, 1/4 share, Kiran, Des Raj Ss/o Parmal 1/4 share, Mahinder S/o Hari Chand, 1/8 share, Sanjay, Naresh, Sarjit Ss/o Dharam Singh, Smt. Poonam D/o Dharam Singh, Smt. Natho Devi Wd/o Dharam Singh 1/8 share, Daya Ram, Raja Ram Ss/o Gopi Ram 1/4 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>	
Sihi	16	6/2	4-0	4-0	
		7/2	3-11	3-11	
		14	8-0	8-0	
		15/2	7-17	7-17	
		17/1	4-0	4-0	
	17	11	8-0	8-0	
		10/1	6-0	4-6	
		10/2	2-0	0-6	
		Total		40-0	40-0
					Or 5.0 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chandigarh

To be read with Licence No. 74 of 2014/1/8/2014.

1. Detail of land owned by Birpal, Braham Pal Ss/o Ved Parkash, 1/4 share, Kiran, Des Raj Ss/o Parmal 1/4 share, Mahinder S/o Hari Chand, 1/8 share, Sanjay, Naresh, Sarjit Ss/o Dharam Singh, Smt. Poonam D/o Dharam Singh, Smt. Natho Devi Wd/o Dharam Singh 1/8 share, Daya Ram, Raja Ram Ss/o Gopi Ram 1/4 share, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Area Taken</u> <u>K-M</u>
Sihi	16	5	8-0	8-0
		6/1	4-0	4-0
	17	1/1	4-0	4-0
		1/2	4-0	4-0
		10/1	6-0	1-14
		10/2	2-0	1-14
	5	19	1-2	1-2
		20/2	1-9	1-9
		21/2	2-12	2-12
		22/1	4-0	4-0
			Total	32-11 Or 4.06875 Acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Chudh

