

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under under M/s Soni Infratech Pvt. Ltd., Sh. Bansilal S/o Sh. Lekh Ram, Rajiv Kumar s/o Sh. Dina Nath, Ankush S/o Sh. Bansilal, Sh. Bhagat Singh S/o Sh. Hira Lal C/o M/s Soni Infratech Pvt. Ltd., House No. 193, Gali No. 8, Jeevan Park, Siraspur, New Delhi-110042, for setting up of a Group Housing Colony on the land measuring 12.287 acres falling in revenue estate village Badshahpur, Sector-68, Tehsil and Distt. Gurgaon.
2. The particulars of 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, 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 thereunder are duly complied with.
 - c) That the demarcation plan of the Group Housing Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That the development/construction cost of 24 mtr 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 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana
 - e) That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road if forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f) That you shall derive permanent approach from the service road only.
 - g) That you will not give any advertisement for sale of Flats/floor area in group housing colony before the approval of layout plan/building plans.
 - h) That the portion of sector/Master plan road which shall form part of the licenced 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.
 - i) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification 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 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.
 - k) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l) That you will use only CFL fittings for internal lighting as well as campus lighting.
 - m) 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 month 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 zoning plan of the project.
 - n) The licence is valid upto 30-8-2014.

Dated: 31-8-2010
Place: Chandigarh

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

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

1. M/s Soni Infratech Pvt. Ltd., Sh. Bansi Lal S/o Sh. Lekh Ram, Rajiv Kumar s/o Sh. Dina Nath, Ankush S/o Sh. Bansi Lal, Sh. Bhagat Singh S/o Sh. Hira Lal C/o M/s Soni Infratech Pvt. Ltd., House No. 193, Gali No. 8, Jeevan Park, Siraspur, New Delhi-110042 along with copies of LC-IV and Bilateral Agreement.
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, Sector-6, 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, along with original Bank Guarantees (IDW & EDC)
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (h) 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. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar)

District Town Planner (HQ),

For Director, Town and Country Planning,
Haryana, Chandigarh.

TO BE READ WITH LICENCE NO. 67 OF 2010


1. Detail of land owned by M/s Soni Infratech Pvt. Ltd. 386/534 share Sh. Bansi Lal S/o Sh. Lekh Ram, Ravi Kumar S/o Sh. Dinanath, Ankush S/o Sh. Bansi Lal, Bhagat Singh S/o Sh. Hiralal 148/534 share village Badshahpur, District Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Badshahpur	121	17/2 min	1-7
		24	8-0
	122	25	7-12
		21	8-0
			24-19 or 3.119 acres

2. Detail of land owned by M/s Soni Infratech Pvt. Ltd. village Badshahpur, District Gurgaon.

Badshahpur	122	19/2	6-13	
		19/1	0-4	
		18/2 min	0-7	
		22/1	0-9	
		22/2/1	3-16	
		23/1 min	3-19	
		33	1-2	
		22/2/2	3-15	
		23/2	3-16	
		133	1/2	6-18
			2	8-0
			3/1	2-16
			10	8-0
			11	8-0
134	20	8-0		
	5	7-12		
			73-7 or 9.168 acres	

Grand Total 98 K- 6 M or 12.287 acres


 Director
 Town and Country Planning,
 Haryana, Chandigarh
Chandigarh