

Directorate of Town and Country Planning, Haryana
SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcepharyana.gov.in
Phone: 0172-2549349; e-mail: tcephry@mail.com

FORM LC-V
(See Rule-12)

Licence No. 149 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 Ansal Housing and Construction Pvt. Ltd., Ajitesh Buildcon Pvt. Ltd., Purinder Buildcon Pvt. Ltd., Wrangler Builders Pvt. Ltd., Maestro Promoters Pvt. Ltd., Anjuman Buildcon Pvt. Ltd. 15, UGF, Indra Prakash, 21 Barakhamba Road, New Delhi for setting up of a Residential Plotted Colony on the land measuring 64.4062 acres in the revenue estate of Village Khra & Bhatauli, Sector- 20, Tehsil Jagadhri, District Yamuna Nagar.
2. The particulars of 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 there-under are duly complied with.
 - c. That the demarcation plan of the colony area will be submitted in the O/o District Town Planner, Yamuna Nagar within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
 - d. That area coming under the sector roads and restricted belt/green belt which forms part of the licensed area and in lieu of which benefit to the extent permissible as per policy towards plottable area is being granted shall be transferred free of cost to the Government.
 - e. That you shall maintain and upkeep all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f. That the licensee shall obtain approval/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.

A. K. Singh
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- g. That the licensee 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.
- h. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- i. That the licensee 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 the cost of 24/18 m 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 alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- k. That the licensee shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within 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.
- l. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- m. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- n. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- o. 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.
- p. 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 for meeting the cost of internal development works in the colony.
- q. That the licensee shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- r. That the licensee shall abide the policy dated 03.02.2010, 14.06.2012 and 08.07.2013 related to allotment of EWS Flats / Plots.

- s. That you shall leave right of way under 66 KV and 11KV line passes through the site and shift it underground at your own cost as and when directed by UHBVN.

4. The licence is valid up to 03/9/2019.

Dated Chandigarh
The 04/9/2014
DA/zoning plan

(Anurag Rastogi)
(Anurag Rastogi)
Director General,
Town & Country Planning,
Haryana, Chandigarh. *a*

Endst No. LC-1640 B-JE(BR)-2014/ 21350.

Dated:- 5/9/14

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

1. Ansal Housing and Construction Pvt. Ltd., Ajitesh Buildcon Pvt. Ltd., Purinder Buildcon Pvt. Ltd., Wrangler Builders Pvt. Ltd., Maestro Promoters Pvt. Ltd., Anjuman Buildcon Pvt. Ltd. 15, UGF, Indra Prakash, 21 Barakhamba Road, New Delhi for setting up of residential plotted colony on the land measuring 64.4062 acres in the revenue estate of Village Khera & Bhatauli, Sector- 20, District Yamuna Nagar, along with copy of Agreement LC-IV, 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 along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
7. Additional, Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Panchkula.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Panchkula along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Panchkula along with a copy of Agreement, Bilateral Agreement and zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 3(i) above before starting the Development Works.
13. Chief Accounts Officer along with a copy of agreement.
14. Land Acquisition Officer, Panchkula.
15. District Town Planner, Yamuna Nagar along with a copy of Agreement, Bilateral Agreement and zoning plan.

S.K. SEHRAWAT
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

TO BE READ WITH LICEANCE NO 149 OF 2014/04/9
2014

1. Detail of Land owned by AjiteshBuildcon Pvt. Ltd., Tehsil Jagadari, District Yamuna Nagar.

Village	Rect. No.	Killa No.	Area	Area taken for License
		K-M	KM	K-M
Bhatauli	30	16	5-3	5-3
		24/1	1-0	1-0
		24/2/1	2-2	2-2
Bhatauli	31	11	1-6	1-6
		20	7-17	7-17
		21/1	3-2	3-2
		Total		20-10

2. Details of land owned by PurinderBuildcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area	Area taken for License
		K-M	KM	K-M
Bhatauli	31	19	4-7	4-7
		21/2	4-18	4-18
		22	8-0	8-0
Bhatauli	39	1	8-0	8-0
		2	8-0	8-0
		9	8-0	8-0
		10	6-14	6-14
		12	1-2	1-2
Bhatauli	40	4	4-7	4-7
		5	8-0	8-0
		6	2-2	2-2
		Total		63-10

Total Area Village Bhatauli 84-0

OR 10.50 Acres

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To be read with licence No. 149/H⁹/₂₀₁₄

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3 Detail of land owned by Ansal Housing & Construction Ltd.

Village	Khasra No.	Area B-B	Area Taken B-B-B
Khera	1354/1	4-16	4-16-0
	1366	10-19	10-19-0
	1367	5-13	5-13-0
	1368	9-13	9-13-0
	1369	9-13	9-13-0
	1370/1	4-19	3-12-17
	1370/2	4-14	4-14-0
	1379	9-13	9-13-0
	1380/2/1	5-1	5-1-0
	1385/1	4-7	4-7-0
	1398	4-17	4-17-0
	1405/1	4-17	4-17-0
		Total	77-15-17

2/ Details of land owned by Wrangler Builders Pvt. Ltd.

Village	Khasra No.	Area B-B	Area Taken B-B-B
Khera	1357	25-0	25-0-0
	1358	0-5	0-5-0
		Total	25-5

5. Details of land owned by Maestro Promoters Pvt. Ltd.

Village	Khasra No.	Area B-B	Area Taken B-B-B
Khera	1349	6-11	6-11-0
	1350	9-13	7-8-12
	1422	8-6	8-6-0
	1423	9-4	3-4-0
	1425	9-13	5-12-0
	1426	3-4	3-4-0
	1429	8-17	2-0-0
		Total	36-5-12

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To be read with L.No. 149/14⁹ 2014

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6. Details of Land owned by AnjumanBuildcon Pvt. Ltd.

Village	Khasra No.	Area B-B	Area Taken B-B-B
Khera	1361/2	4-16	4-16-0
	1365	9-13	9-7-15
	1373	9-0	9-0-0
	1374	0-6	0-6-0
	1394	9-13	9-13-0
	1395	9-13	9-13-0
		Total	

7. Details of land owned by Wrangler Builders Pvt. Ltd. ½ share
AnjumanBuildcon Pvt. Ltd. ½ share

Village	Khasra No.	Area B-B	Area Taken B-B-B	
Khera	1427	7-13	7-13-0	
	1434	2-7	2-7-0	
	1435	2-5	1-0-0	
	1436	6-7	6-7-0	
	1455	9-1	0-15-0	
	1327	9-1	9-1-0	
	1337	9-1	9-1-0	
	1338	9-1	9-1-0	
	1339	9-1	9-1-0	
	1340	1-19	0-18-17	
		Total		55-4-17

8. Details of land owned by Wrangler Builders Pvt. Ltd. ½ share Maestro
Promoters Pvt. Ltd. ½ share


Village	Khasra No.	Area B-B	Area Taken B-B-B
Khera	1428	0-16	0-16-0
	1432	9-13	1-18-0
	1433	9-13	9-13-0
	1454	9-1	9-1-0
		Total	

Total Area Village Khera 258-15-1
OR 53.906 Acre
GRAND TOTAL (10.50 + 53.906) = 64.406 ACRES

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR HAVE SIGNED THIS DEED ON THE DATE, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

Witnesses:- *Deedh Raman*


- 1) DSSPAK KAPOOR
S/o Late Sh. R.L. KAPOOR
H.No 2259, Sector 45-C
Chandigarh


(Authorized Signatory)

DIRECTOR GENERAL
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH
FOR AND ON BEHALF OF THE
GOVERNOR OF HARYANA


Deedh Raman
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2)


Director General
Town & Country Planning,
Haryana, Chandigarh

