

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department **Licence No. 11 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 Sh.Mukesh s/o Ratna, Vijan-Punam Ds/o Ratna, Kalawati wd/o Ratna, Jaichand-Rati Ram- Dharambir Ss/o Roshan, Rohtash-Rajbir Ss/o Rampat, Dharamwati wd/o Rampat, Rampal- Vedpal Ss/o Birbal & M/s Martial Buildcon Private Limited Office No.2, 2nd Floor, L-373, Mahipalpur Exten., New Delhi -110073 for setting up of a commercial colony on area measuring 2.81875 acres at Village Maidawas & Badshahpur in Sector-67, 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 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 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 thereunder are duly complied with.
 - c). That the Demarcation Plan of the Commercial 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 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 floor area in Commercial 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 you will use only CFL fittings for internal lighting as well as for campus lighting.
 - l). 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.
 - 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). That you shall pay labour-cess charges as per policy dated 04.05.2010.
 - o). The licence is valid upto 27-1-2015.

Dated: 28-1-2011.
The, Chandigarh

(T.C.GUPTA, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.
Email: -tcephry@gmail.com

Endst No. DS(R)-LC-2478/2011/ 1347

Dated:- 31-1-11

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

1. ✓ Sh. Mukesh S/o Ratna, Vijan-Punam Ds/o Ratna, Kalawati wd/o Ratna, Jaichand-Rati Ram-Dharambir Ss/o Roshan, Rohtash-Rajbir Ss/o Rampat, Dharamwati wd/o Rampat, Rampal- Vedpal Ss/o Birbal & M/s Martial Buildcon Private Limited Office No.2, 2nd Floor, L-373, Mahipalpur Exten. New Delhi -110073 along with copy of agreement 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, 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 (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) 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)

District Town Planner (HQ)

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

To be read with Licence no. //.....of 2011

1. Details of land owned by Martial Buildcon Pvt. Ltd. in village Maidawas and Badshahpur, District, Gurgaon.

Village	Rect No.	Kila No.	Total Area	Area Taken
			K-M	K-M
Maidawas	57	2/1	0-11	0-4
		3/1	3-10	0-8
		8/2	3-10	1-13
		9/1	0-14	0-9
Badshahpur	100	11	2-0	1-2
		19	7-4	4-10
		20	8-0	4-8
		23/1	1-18	1-18

14-12 or 1.825 acres

2. Details of land owned by Mukesh S/o Ratna, Vijan- Punam Ds/o Ratna, Kalawati wd/o Ratna equal share.

Village	Rect No.	Kila No.	Total Area	Area Taken
			K-M	K-M
Badshahpur	100	23/2/1	0-19	0-19

0-19 or 0.11875 acres

3. Details of land owned by Jaichand- Ratiram- Dharambir Ss/o Roshan equal share.

Village	Rect No.	Kila No.	Total Area	Area Taken
			K-M	K-M
Badshahpur	100	23/2/2	2-1	2-0

2-0 or 0.25 acre


4. Details of land owned by Jaichand- Ratiram- Dharambir Ss/o Roshan all three equal share in 1/2 share, Rohtash- Rajbir Ss/o Rampat both equal share in 7/48 share, Dharamwati wd/o Rampat 1/48 share, Rampal- Vedpal Ss/o Birbal both equal share in 1/3 share.

Village	Rect No.	Kila No.	Total Area	Area Taken
			K-M	K-M
Badshahpur	100	23/3	3-8	1-10
		22/2	5-16	3-10

5-0 or 0.625 acres

Grand Total

22K-11M or 2.81875 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
Ch. 11.06.12/125