

① GW
31

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

Licence No. 103 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under M/s Dial Soft Tech Pvt. Ltd. Sh. Tak Ram Yadav S/o Kundan Lal Yadav Smt. Saroj Singhal W/o Sh. Pardeep Singhal, Smt Laxmi Devi W/o Sh. Sujan Singh, Smt Sunhera Devi W/o Sh. Tek Chand in collaboration with M/s Santur Infrastructure Pvt. Ltd., E-6, Grater Kailash, Part-1, New Delhi, to setting up of a Group Housing Colony on the land measuring 10.9687 acres falling in revenue estate village Badshahpur, Sector-70, 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 there under 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 licensed 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 licensed 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.

The licence is valid upto 29.11.2014 subject to submission of valid Bank Guarantees of EDC/IDW on or before 21.02.2012.

Dated: 30.11.2010.

Place: Chandigarh


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

Endst No. LC-1228/ DS(R)-2010 / 16869

Dated:- 2-12-10

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

1. M/s Dial Soft Tech Pvt. Ltd. Sh. Tak Ram Yadav S/o Kundan Lal Yadav Smt. Saroj Singhal W/o Sh. Pardeep Singhal, Smt Laxmi Devi W/o Sh. Sujan Singh, Smt Sunhera Devi W/o Sh. Tek Chand in collaboration with M/s Santur Infrastructure Pvt. Ltd., E-6, Grater Kailash, Part-1, New Delhi, 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, SEAC, Pryatan 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 (Monitoring Cell) Haryana, Chandigarh, along with original Bank Guarantees (IDW & EDC).
11A: The EAO % DTCP Haryana
- 12 Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i&j) 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.

1. Detail of land owned by M/s Dialsoft Tech Pvt.Ltd 800/1446 Share ,Tek Ram S/o Kundal Lal 120/1446 share, Smt Suroj Single W/o Sh.Pardeep Single 169/1446 Share ,Smt Lexni W/o Sujjen Singh 151/1446 Share *Dist. Gurgaon*

30

Village	Rect.No.	Killa No.	Area K.M
Badshapur	81	2	8-0
		3	8-0
		8	8-0
		9/2	7-17
		10	8-0
		11	8-0
		12	8-0
		19/1	0-9
		20	8-0
		13	8-0
			72-6 or 9.0375 Acre

2. Detail of land owned by Sh.Tek Ram S/o Sh.Kunden Lal 1/2 Share Smt.Sunera W/o Teck Chand S/o Uday Singh 1/2 share

Village	Rect.No	Killa No.	Area K.M
Badshapur	82	6/2	7-9
		15/1	7-9
			14-18 or 1.8625 Acre

3. Detail of land owned by Smt.Surera W/o Sh.Tack Chand

Village	Rect.No	Killa No	Area K.M
Badshapur	82	6/1	0-11
			0-11 or 0.0687 Acre

Grand Total 87 Kanal 15 Marla or 10.9687 Acre.

Director
Town and County Planning,
Haryana, Chandigarh
Chhoti