

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

Licence No. 112. 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 M/s RAS Development Pvt. Ltd. 1002, Chiranjeev Tower, 43, Nehru Place, New Delhi - 110019 for setting up of Group Housing Colony on the additional land measuring 3.833 acres falling in the revenue estate of village Kasba Karnal, Sector-35, Distt. Karnal.
2. The particulars of land wherein the aforesaid residential 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 Group Housing Colony is laid out to conform to the approved building 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 you shall construct service road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
 - d) That you shall derive permanent approach from the service road along the development plan road.
 - e) That you will not give any advertisement for sale of Commercial area and flat in group housing area before the approval of layout plan/building plans of the same.
 - f) That the portion of sector/Master plan road which shall form part of the licenced area, if any, 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.
 - g) That you 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.
 - h) 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.
 - i) 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.
 - 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 in compliance of Rule -24,26,27 & 28 of Rules 1976 & Section -5 of The Haryana Development and Regulation of Urban Areas, Act, 1975, you shall inform account numbers & full particulars of the scheduled bank, wherein you have to deposit thirty percentum of the amount from buyers for meeting the cost of internal development works in the colony.
- l) That you shall convey ultimate power load requirement of your power utility to enable provision of project to the concerned site for transformers/switching station/ electric sub-station as per the norms prescribed by the power utility in your project site at the time of approval of building plans.
- m) Approved zoning plan is attached herewith.
- n) The licence is valid upto 16/12/2015.

Dated: 17/12/2011.

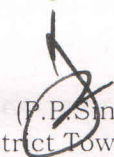
The Chandigarh


(T.C. Gupta, I.A.S)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1157-JE(BR) - 2011/ 19148-162 Dated:- 26/12/11

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

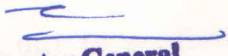
1. M/s RAS Development Pvt. Ltd. 1002, Chiranjeev Tower, 43, Nehru Place, New Delhi - 110019 along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, 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 copy of the approved zoning plan. He will ensure that the colonizer shall obtain approval/NOC as per condition No.3(e) above before starting the Development Works.
13. Land Acquisition Officer, Panchkula.
14. District Town Planner, Karnal along with a copy of agreements and copy of approved zoning plan.
15. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement and original bank guarantees.


(P.P. Singh)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

1. Detail of land owned by M/s RAS Development Pvt. Ltd., Village Kasba Karnal, District Karnal.

Village	Rect. No.	Killa No. Kh. No.	Total Area B-B-B
Kasba Karnal		8500/1	4-3-0
		8501/1	3-7-0
		8502	3-5-0
		8503	5-17-0
		8535/2	1-16-0
		Total	18-8-0

or 3.833 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
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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