

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

Licence No. 50 of 2013

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sunshine colonizer Pvt Ltd through Ansal Projects and Developers Ltd., 115 Ansal Bhawan, 16 K.G. Marg, New Delhi-110001, for setting up of Commercial Colony on land measuring 2.106 acres in the revenue estate of Village Nangal Kalan, Sector- 63, District Sonapat.
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 General, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - (a) That the Commercial Colony will be 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 the building plans of the Commercial colony shall be submitted before starting the development/ construction works in accordance with the zoning plan.
 - (d) That you shall not give any advertisement for sale of Commercial area in Commercial Colony before the approval of layout plan/building plans of the same.
 - (e) That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - (f) That you shall pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lying against competent authority till non provision of EDC services, during next five years.
 - (g) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to get acquire any land in the interest of planned development and integration services. The decision of the Competent Authority shall be binding upon you.


DG, TCP (HR)

- (h) 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, if required.
- (i) 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.
- (j) That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
- (k) That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- (l) That you shall comply with the Rule 24, 26, 27 & 28 of Haryana Development and Regulation of Urban Areas Act, 1976.
- (m) That in compliance of Rule 27 of Rules, 1976 and Section 5 of The 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 30% of the amount received from the purchaser of commercial area for meeting the cost of Internal Development Works in the colony.
- (n) That you shall deposit the difference of licence fee as per new rates as and when demanded by Director General, since the same is applicable in this case, as per Draft notification dated 4.4.2013.
- (o) That you shall use only CFL fittings for internal lighting as well as for campus lighting in the complex.
- (p) That you shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG, TCP till the services are made available from external infrastructure to be laid by competent authority.
- (q) That the cost of 24/18 m wide road/major internal road is not included in the EDC rates and you shall 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.
- (r) 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 building plan of the project.

- (s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the commercial area as and when scheme is launched.
- (t) That you shall specify the detail of calculations per sqm/per sq ft, which is being demanded from owners on account of IDC/EDC, if being charged separately as per rates fixed by Government.

4.The licence is valid up to 16/6/2017.

Dated: Chandigarh

The 17/6/2013.


DA/zoning plan


(Anurag Rastogi, I.A.S)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst No. LC-2586-jE(BR)-2013/ Dated:- 43488 dt: 21/6/13.

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


1. Sunshine Colonzier Pvt Ltd through Ansal Properties & Infrastructure Ltd. 115 Ansal Bhawan, 16 K.G. Marg, New Delhi-110001, 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. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
6. Additional, Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Panchkula.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. Senior Town Planner, Rohtak 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(h) above before starting the Development Works.
12. Chief Accounts Officer along with a copy of Agreement and Bilateral Agreement.
13. Land Acquisition Officer, Rohtak.
14. District Town Planner, Sonapat along with a copy of Agreement, Bilateral Agreement and zoning plan.


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

To be read with Licence No. 50 of 2013 Dated 17/6/2013

(1) Detail of Land owned by Sunshine colonizers (P) Ltd.

<u>Village</u>	<u>Rect. No.</u>	<u>Kila No.</u>	<u>Area</u>		<u>Area applied</u>	
			<u>K</u>	<u>M</u>	<u>K</u>	<u>M</u>
Nangal Kalan	14	3/2	2	6	2	6
		8	8	0	2	13
		3/1	4	16	4	16
		2	7	2	7	2
Total					16 K-17 M	2.106 Acs


Director General
Town & Country Planning
Haryana, Chandigarh
Soham Lal Patwari