

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT


License No. 85. of 2013

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Oasis Buildhome Pvt. Ltd., 19, Maulana Azad Society, Parwana Road, Pritampura, New Delhi for setting up of GROUP HOUSING COLONY on the land measuring 13.759 acres in the revenue estate of village Harsaru, Sector 88A & 89A, Gurgaon - Manesar Urban Complex.

1. The particulars of the 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 General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
4. 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.
5. That the licensee will not give any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India and clearance from the PLPA, 1900 before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility at the time of approval of building plans of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

12. 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.
13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats owners, you shall also provide details of calculations per sq. mtrs. /per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
14. That you shall abide with the policy dated 08.07.2013 related to allotment of EWS Flats/Plots.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. The license is valid up to 09/10/2017.


Dated: The 10/10/2013
Chandigarh


(Anurag Rastogi, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
W Email: tcphry@gmail.com

Endst. No. LC-2751-JE (VA)-2013/ 54140 Dated: 14/10/13

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -


- ✓ 1. Oasis Buildhome Pvt. Ltd., 19, Maulana Azad Society, Parwana Road, Pritampura, New Delhi alongwith a copy of agreement, LC-IV B & 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 alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with Licence-No. 85 of 2013/10/10
2013.

1. Detail of land owned by Oasis Buildhome Pvt. Ltd. district Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Harsaru	86	3	8-0	
	73	23/2	6-4.5	
		24/2	6-4.5	
		25/2	6-4.5	
		86	4	8-0
	73	15/1	3-12	
		16/2	3-16	
		12	6-19	
		13	7-11	
		14	7-11	
		17	8-0	
		18	8-0	
		7/1	4-0	
		86	1/1	5-7
			1/3	0-3
	73	22/2	6-4.5	
	86	2	8-0	
	73	21/1/2	2-0.5	
		21/2	4-4	
			Total 110-1.5 or 13.759 acres	


Director General
Town & Country Planning
Haryana, Chandigarh
Amrith K
10/10

Scan

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 151. of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Oasis Buildhome Pvt. Ltd. 19, Lotus Enclave, Parwana Road, Pitampura Delhi-110034 for setting up of GROUP HOUSING COLONY on the additional land measuring 0.925 acres (schedule of land enclosed) in the revenue estate of village Harsaru, Sector 88A, Gurgaon.


1. The License is granted subject to the following conditions:
 - a) That Group Housing Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
 - b) That conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
 - d) That you shall transfer the area coming under the sector roads and restricted belt/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards plotable area /FAR is being granted, shall be transferred free of cost to the Government.
 - e) That you shall construct 24 mtrs wide service road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.
 - f) That you have understood that the development/construction cost of 24/30 m major internal roads 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 24/30 m wide major internal roads as and when finalized and demanded by the Department.
 - g) That you shall arrange electric connection from HVPN/DHBNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan / estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBNL and complete the same before obtaining completion certificate for the colony.
 - h) That you shall deposit an amount of ₹ 41,02,647/- on account of Infrastructural Development Charges @ ₹ 625/- per Sqm (175 FAR) of group housing component and @ ₹ 1000/- per Sqm (150 FAR) of commercial component in two equal installments, first within 60 days and second within six months of issuance of license through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.


D.G.T.C.P. (Hr.)

- v) That you shall not create Third Party Right/ pre launch against the licensed land, before approval of building plans.
- w) That provision of External Development Facilities may take long time by HUDA, the licensee shall not claim any damages against the Department for loss occurred, if any.
- x) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- y) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposes is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- z) That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- aa) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

2. The license is valid up to 04/9/2019.

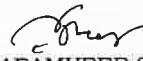
Dated: 05/9/2014
Chandigarh


(Anurag Rastogi)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphrv@gmail.com

Endst. No. LC-2751-B-JE (VA)-2014 21428-443 Dated: 5/9/14.

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. Oasis Buildhome Pvt. Ltd. 19, Lotus Enclave, Parwana Road, Pitampura Delhi-110034 alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


(KARAMVEER SINGH)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 151 of 2014/ 5¹/2014

1. Detail of land owned by Oasis Buildhome Pvt. Ltd. District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Total Area</u> <u>K-M</u>	<u>Applied Area</u> <u>K-M</u>
Harsaru	73	7/2 4	4-0 8-0	2-8 5-0
Total				7-8 Or 0.925 Acres

AL
Director General
Town and Country Planning,
Haryana, Chandigarh
24.11.13