

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

License No. 28 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to KNS Nirman Pvt. Ltd. C/o Experion Developers Pvt. Ltd. (formerly known as Gold Developers Pvt. Ltd.) 3 & 4, Ground Floor, Tower -A, Unitech Business Park, Sector 41, Gurgaon for setting up of a GROUP HOUSING COLONY on the additional land measuring 1.881 acres in the revenue estate of village Chauma, Sector 112, Gurgaon.

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-Station as per the norms prescribed by the power utility in the zoning plan 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 03.02.2010 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. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official intimation & legally valid.
17. The license is valid up to 06/04/2016.

Dated: The 07/04/2012  
Chandigarh

(T.C. Gupta, IAS)  
Director General, Town & Country Planning  
Haryana, Chandigarh  
email : tcphry@gmail.com

Endst. No. LC-1488-B-JE(VA)-2012/ 5175

Dated: 10/4/12

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


1. KNS Nirman Pvt. Ltd. C/o Experion Developers Pvt. Ltd. (formerly known as Gold Developers Pvt. Ltd.) 3 & 4, Ground Floor, Tower -A, Unitech Business Park, Sector 41, Gurgaon alongwith a copy of agreement, LC-IV B & Bilateral Agreement. *& 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.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
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 License No. <sup>28</sup>..... of 2012/7 <sup>4</sup>/<sub>2012</sub>.

1. Detail of the land owned by K.N.S. Nirman Pvt. Ltd. at village Chouma, Distt. Gurgaon.

Village taken	Rect. No.	Killa No.	T. Area	Area
			K-M	K-M
Chouma	44	8/2	0-12	0-12
		9	8-0	8-0
		10/1	4-17	4-7
		16/1	6-18	1-0
		16/2	1-2	1-2
<b>Total</b>			<b>15-1</b>	<b>or 1.881 acres</b>

  
**Director General**  
Town and Country Planning,  
Haryana, Chandigarh  
*Chhota Raj*

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

Licence No. 21 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. Gold Developers Pvt Ltd (ii) M/s. K.N.S. Real Estate Developers Pvt Ltd (iii) M/s. K.N.S. Nirman Pvt Ltd 517A, Plot No. 23, Narayan, Manjil, Barakhamba Road, New Delhi for setting up of a Group Housing Colony at village Chouma, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town & 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 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 colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government along with area falling in green belt.
5. 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.
6. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. 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.
8. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.
9. The licence is valid upto 7-2-2010.

Dated: Chandigarh

The 8-2-2008

Encls. No. 3308

  
(S.S. Dhillon)

Director,

Town & Country Planning,  
Haryana, Chandigarh.

Dated: 8-2-08

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

1. M/s. Gold Developers Pvt Ltd (ii) M/s. K.N.S. Real Estate Developers Pvt Ltd (iii) M/s. K.N.S. Nirman Pvt Ltd 517A, Plot No. 23, Narayan, Manjil, Barakhamba Road, New Delhi along with a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief, Engineer HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
District Town Planner (Hq)  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

**Details of land owned by M/s. Gold Developers Pvt Ltd village Chouma, District Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M
Chouma	24	6/1	0.18
	25	1	3.17
		10	7.12
		11	7.12
		20/1	4.9
	Total:		

**Details of land owned by M/s. K.N.S. Real Estate Developers Pvt Ltd village Chouma, District Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M
Chouma	44	15	8.0
	43	1/1	1.12
		10/23	1.12
		44	6/1
	44	3/2/2	1.18
		4/1	2.7
		7/2	3.4
		8/1	7.8
		2/2	7.14
	3/2/1	4.6	
	Total:		

*[Signature]*  
 D.T.C.P.  
 Hr. CHD.  
 Contd—2

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**Details of land owned by M/s. K.N.S. Nirman Pvt Ltd village Chouma, District Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M	
Chouma	24	6/2	2-14	
		14	2-15	
		15	8-0	
		16	8-0	
		17	8-0	
		24	8-0	
		25	8-0	
		22	1-18	
		23	7-14	
		25	20/2	3-7
		44	2/1	1-8
			3/1	1-16
			4/2	5-13
			6/2	5-0
		5	8-0	
		7/1	4-16	
		14	8-0	
		17	8-0	
		16/1	5-18	
		<b>Total</b>	<b>106-19 Or 13.369 Acres</b>	

*[Signature]*

Director

Town and Country Planning,  
Haryana, Chandigarh  
Ch. 670