

## Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

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### FORM LC-V

(See Rule 12)

LICENCE NO. 81 OF 2013


This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Lord Krishna Infra Projects Ltd, Niketan Real Estate Pvt. Ltd., Ansal SEZ Projects Ltd. (Ansal SEZ Project Pvt. Ltd. is now known as Ansal SEZ Project Ltd.), Effulgent Realtors Pvt. Ltd., Dream Infracon Pvt. Ltd., Mangal Murti Realtors Pvt. Ltd., Einstein Realtors Pvt. Ltd., Sarswati Buildwell Pvt. Ltd., Ansal Township Infrastructure Pvt. Ltd., Sukh Dham Colonizers Pvt. Ltd., Hari Dham Colonizer Pvt. Ltd., Mannat Infrastructure Pvt. Ltd., C/o Ansal Properties and Infrastructure Ltd., 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-110001 for development of Residential Plotted Colony over an additional area measuring **38.262** acres in the revenue estate of village Badshahpur, Sector 67-A & 67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.

1. The particulars of the land, wherein the aforesaid Residential Plotted 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 is granted subject to the following conditions:
  - i) That the Residential Plotted Colony will be laid out in confirmation to the approved layout plan and development works are executed according to the designs and specifications shown in the approved plan.
  - ii) 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.
  - iii) 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.
  - iv) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
  - v) That you shall take permanent access from service road proposed along the development plan road.
  - vi) That licensee shall deposit the Infrastructural Development Charges @ Rs. 500/- per Sqm for plotted component and @ Rs. 1000/- per Sqm for commercial component for 175 % FAR, in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
  - vii) That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
  - viii) That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard



- ix) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/any other Govt. agency.
- x) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
- xi) That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- xii) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- xiii) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- xiv) That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- xv) That the developer will use only CFL fittings for internal as well as for campus lighting.
- xvi) The new rates of licence fee stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.
- xvii) That in compliance of Rule 27 of Rules 1976 & Section 5 of 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 thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- xviii) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- xix) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- xx) That you shall abide with the policy dated 14.06.2012/ instructions issued by Department from time to time, related to allotment of EWS Plots.
- xxi) That the provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
- xxii) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

3. The license is valid up to 18-09-2017.

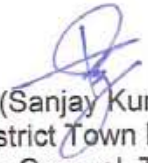
  
 (Anurag Rastogi, I.A.S.)  
 Director General, Town & Country Planning  
 Haryana, Chandigarh

Place: Chandigarh

Dated: 19-09-2013

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

- Regd 1. Lord Krishna Infra Projects Ltd, Niketan Real Estate Pvt. Ltd., Ansal SEZ Projects Ltd., Effulgent Realtors Pvt. Ltd., Dream Infracon Pvt. Ltd., Mangal Murthi Realtors Pvt. Ltd., Einstein Realtors Pvt. Ltd., Sarwati Buildwell Pvt. Ltd., Ansal Township Infrastructure Pvt. Ltd., Sukh Dham Colonizers Pvt. Ltd., Hari Dham Colonizer Pvt. Ltd., Mannat Infrastructure Pvt. Ltd., C/o Ansal Properties and Infrastructure Ltd., 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-110001, alongwith copy of agreement/bilateral agreement, schedule of land and zoning plan.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
  3. Chief Administrator, Haryana Housing Board, Panchkula, alongwith copy of agreement.
  4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
  5. MD, Haryana State Pollution Control Board, Panchkula.
  6. Addl. Director, Urban Estates, Haryana, Panchkula.
  7. Administrator, HUDA, Gurgaon
  8. Engineer-in-Chief, HUDA, Panchkula
  9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
  10. Land Acquisition Officer, Gurgaon.
  11. Senior Town Planner (E & V) Haryana, Chandigarh.
  12. Senior Town Planner, Gurgaon along with a copy of layout plan.
  13. District Town Planner, Gurgaon along with a copy of agreement & layout plan.
  14. Chief Accounts Officer of this Directorate, along with copy of agreement.

  
(Sanjay Kumar)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh  
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## 1. Detail of land owned by - Lord Krishna Infra Projects Ltd. , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	140	14/2	4	0
		15	8	0
		Total	12	0

## 2. Detail of land owned by - Ansal SEZ Projects (P) Ltd., Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area		Area Taken	
			K	M	K	M
Badshapur	130	24	7	11	0	19
		25	7	0	4	4
		Total			5	3

## 3. Detail of land owned by - Ansal SEZ Projects (P) Ltd. 80/140 share Ansal SEZ Projects Ltd.60/140 share, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	15	7	0

## 4. Detail of land owned by - Effulgent Realtors (P)Ltd. 1/12 share , Dream Infracon (P) Ltd. 1/4 share , Ansal SEZ Projects Ltd. 2/3 share , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	9/1	3	0

## 5. Detail of land owned by - Mangal Murthi Realtors(P )Ltd 710/2097 Share , Einstein Realtors(p)Ltd. 238/2097 Share , Saraswati Buildwell (P)Ltd . 401/2097 Share, Dream Infracon (P) Ltd . 89/2097 share , Ansal SEZ Projects Ltd 456/2097 Share, Ansal SEZ Projects (P)Ltd (203/2097 Share) , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	4	8	0
		5	7	8
		148	10/1	2
		Total	17	17

## 6. Detail of land owned by - MangalMurthi Realtors(P )Ltd 710 /2097 Share , Einstein Realtors(P)Ltd. 238/2097 Share , Saraswati Buildwell (P)Ltd. 401/2097 Share , Dream Infracon (P) Ltd. 89/2097 share, Ansal SEZ Projects Ltd 308/2097 Share, Ansal SEZ Projects (P)Ltd 203/2097 Share , Ansal Township Infrastructure Ltd (148/2097 share), Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	2/2	3	0

## 7. Detail of land owned by - Mangal Murthi Realtors (P )Ltd. 710/2097 Share, M/S Einstein Realtors(p)Ltd. 238/2097 Share , Saraswati Buildwell(p)Ltd. 401/2097 Share, Dream Infracon (P) Ltd . 89/2097 share, Ansal SEZ Projects Ltd 380/2097 Share , Ansal SEZ Projects (P)Ltd . 203/2097 Share, Ansal Township Infrastructure Ltd. 76/2097 share), Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	3	8	0

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*To be read with License No 81 of 2013*

## 8. Detail of land owned by - Effulgent Realtors (P) Ltd, Distt. Gurgaon.

Village	Rect. No	Killa No	Area	
			K	M
Badshapur	141	2/1	5	0

## 9. Detail of land owned by - Effulgent Realtors(P) Ltd. 214/640 share , Sukh Dham Coloniser(P) Ltd 106 1/2 /640 share, Ansal SEZ Projects Ltd. 319 1/2 /640 Share) , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	1	6	4
		7	8	0
		8	8	0
		9/2	5	0
		Total	27	4

## 10. Detail of land owned by - Sukh Dham Coloniser(P) Ltd, Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	142	9	8	0
		10	8	0
		Total	16	0

## 11. Detail of land owned by - Sukh Dham Coloniser(P) Ltd. 5/96 share , Ansal SEZ Projects (P)Ltd. 7/12 Share , Ansal SEZ Projects Ltd 5/48 share, Niketan Real Estates (P)Ltd. 25/96 share , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	14/2	6	1
		16	7	8
		17/2	7	2
		18	8	0
		19	8	0
		22	8	0
		23	8	0
		24	8	0
		25	7	8
		Total	67	19

## 12. Detail of land owned by - Hari Dham Coloniser(P) Ltd , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	148	3	7	11
		8/2	7	0
		9/1	1	0
		13/1	4	0
		14	8	0
		16/1	6	9
		20	8	0
		17	8	0
		2	8	0
		9/2	7	0
		10/2	5	11
		11	8	0
		Total	78	11

## 13. Detail of land owned by - Effulgent Realtors (P) Ltd. 2/5 share , Dream Infracon (P)Ltd. 3/5 Share , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	141	6	7	8

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## 14. Detail of land owned by - Mannat Infrastructure Pvt. Ltd. , Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	142	1	8	0
		2	8	0
		3	8	0
		4	8	0
		8	8	0
		13	8	0
		Total	48	0
G. Total =			306	2

or 38.262 Acs

Note:- Ansal SEZ Projects (P) Ltd. [New name "Ansal SEZ Projects Ltd."]

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