

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

Licence No. 100. of 2014

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Alaska Constructions Pvt. Ltd., Vatika Ltd., 7th Floor, Vatika Triangle, Block A, Sushant Lok-I, MG Road, Gurgaon-122002 on the additional land measuring 22.069 acres falling in the revenue estate of village Sarai Mahdood, Sonda, Kanwali, District Ambala in Sector-21, 22, 23 & 25 of Draft Development Plan-2025 AD of Ambala.

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:-

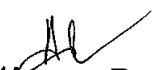
- a. That the Residential Plotted Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
- b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
- c. That the demarcation plan of the colony area will be submitted in the O/o District Town Planner, Ambala within two months from the date of issuance of this licence before starting the development works in the colony and for approval of the zoning plan.
- d. That the licensee shall construct 12 m and 24 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
- e. That the portion of sector/Master plan road which shall form part of the licensed 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.
- f. That the licensee 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.
- g. That the licensee 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.
- h. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

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- i. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DGTCP 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 the licensee 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 Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- l. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- m. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- n. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- o. 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.
- p. 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 for meeting the cost of internal development works in the colony.
- q. That the licensee 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.
- r. That the licensee shall abide the policy dated 03.02.2010 and 01.05.2011 related to allotment of EWS Flats / Plots.
- s. An irrigation canal divides the entire colony into two parts and the licensee shall ensure implementation of all steps as suggested by Irrigation Department for ensuring safety and security of the residents of the colony.
- t. That the licensee shall get the HT lines (upto 66 KV capacity) shifted and get them underground after ascertaining feasibility in consultation with HVPNL.

4. The licence is valid upto 12/8/2019.

Dated: Chandigarh
The 13/8/2014.


(Anurag Rastogi)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1269 B-JE (BR) - 2014/18511-526. Dated:- 14/8/14

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

1. Alaska Constructions Pvt. Ltd., Vatika Ltd., 7th Floor, Vatika Triangle, Block A, Sushant Lok-I, MG Road, Gurgaon-122002, 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. Engineer in Chief, Irrigation Department Haryana, Panchkula with the request to suggest the measures to be undertaken for safety and security of the residents of the licensed colony. Licensee will implement all the safety measures suggested by your Department.
10. Chief Engineer, HUDA, Panchkula.
11. Superintending Engineer, HUDA, Panchkula along with a copy of agreement.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Panchkula.
14. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Panchkula.
16. District Town Planner, Ambala along with a copy of agreement with request to send his comments on priority after receipt of the Demarcation Plan from the colonizer as per condition no. 3(c). He will also ensure that colonizer shall obtained approval / NOC as per condition no. 3(f&g) before starting the development works.

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

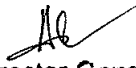
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To be read with License No. ¹⁰⁰..... of 2014/13⁸/₂₀₁₄

1) Detail of land owned by Alaska Constructions Pvt. Ltd. District Ambala.

Village	Rect No.	Killa No.	Area K-M		
Sarai Mahdood	3 4	10/1	2-13		
		4	3-13		
		5/1	4-0		
		7	7-18		
		8	2-6		
		Sonda	42	1	7-19
				10/1	4-13
				10/3	1-12
				11/1	3-16
				20/2	3-8
				18	7-2
				8/2	1-3
				9/1	3-7
10/2	1-15				
11/2	4-4				
12	8-0				
Kanwali	41	13/1	2-16		
		19	7-2		
		20/1	3-15		
		7/1	2-9		
		13/2	5-16		
		17	8-9		
		18	9-7		
		3	8-0		
		4	8-0		
		6/1	5-11		
		7/2	5-11		
		8	8-0		
		13/1	2-4		
14	8-0				
Kanwali	10	7/2 min	0-8		
		4 min	0-8		
		5	25 min	2-8	
		6	11/2 min	0-9	
		12 min	7-12		
		20 min	5-5		
Kanwali	10	5 min	7-12		
		Total	176-11		

Or
22.069 Acres


Director General
Town and Country Planning
Haryana, Chandigarh

