

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

Licence No. 62 of 2012

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Robust Buildwell Pvt. Ltd. 632, Sector-21A, Faridabad for setting up of a Commercial Complex on the land measuring 8.571 acres falling in the revenue estate of Village Bhatola, Sector-79, Faridabad.

1. The particulars of land wherein the aforesaid Commercial Complex is to be set up are given in the schedule annexed hereto and duly signed by the Director General, Town and Country Planning, Haryana.
2. The license is granted subject to the following conditions:-
 - a) That the Commercial Complex 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.
3. That you shall construct the portion of service /internal circulation plan road passing through the site area at your own cost and will transfer the same free of cost to the Government.
4. That you shall derive permanent approach from the service road along the development plan road.
5. That you will not give any advertisement for sale of flats/floor area in Commercial Complex before the approval of layout plan/building plans.
6. 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.
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 you shall seek approval from the competent under PLPA-1900 or any other statute applicable at site before starting the development work, if required.
9. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
10. That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director General, within 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 your project site at the time of approval of zoning plan.
11. That you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
12. That you will have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.

13. That you will comply with the Rule-24, 26, 27 & 28 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975 and you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount realized from the buyers for meeting the cost of internal development works in the colony.
14. That you will give details of calculations per square meter / per square feet which is being demanded from the buyers, if the rates of plots do not include IDC/EDC and are to be charged separately as per the rates fixed by Government from the buyers.
15. That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates. You will pay the proportionate cost for acquisition of land, if any, along with construction cost of 24 mtr wide road/major internal road as and when finalized and demanded by the Director General, Town and Country Planning, Haryana.
16. That no construction shall be raised by you within land exchanged with HUDA as the same was acquired for road by Urban Estate Department.
17. The licence is valid upto 14/6/2016.

Dated: Chandigarh
The 15/6/2012

(T.C. Gupta, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh. *McDonald*

Endst. No.-DS(N)/LC-2390/2012/ 10614

Dated:- 19/6/12

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

1. Robust Buildwell Pvt. Ltd. 632, Sector-21A, Faridabad. *along with LC-IV 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, Haryana, Panchkula alongwith copy of agreements.
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. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Faridabad
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
11. Land Acquisition Officer, Faridabad *along with Zoning Plan*
12. Senior Town Planner, Faridabad. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Senior Town Planner (Monitoring Cell), Haryana, Chandigarh.
15. District Town Planner, Faridabad along with a copy of agreement. *& Approved Zoning Plan.*
16. Chief Accounts Officer O/o Senior Town Planner, Monitoring Cell, Chandigarh alongwith copy of agreements, original Bank Guarantees have already been sent.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

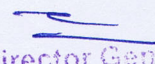
To be read with the LICENSE No. 62 of 2012 dated 15/6/2012

Detail of land owned by Robust Buildwell Pvt. Ltd. Village Bhatola, District Faridabad.

Village	Rect. No.	Killa No.	Area K-M-S
Bhatola	29	10	8-0-0
		11	5-7-0
		7	8-0-0
		8/1	2-0-0
		8/2	5-4-0
		9/1	0-12-0
		12/2	5-3-0
		13	8-0-0
		14	8-0-0
		17/1	7-15-0
		18	8-0-0
		3/2/2 min south	1-13-0
		Total	67-14-0
			Or 8.463 acres

Detail of land owned by Robust Buildwell Pvt. Ltd. (exchanged with Urban Estate Department, Haryana).

Village	Rect. No.	Killa No.	Area K-M-S
Bhatola	29	3/1/2 min North	0-1-0
		3/1/1 min South	0-16-3
		Total	0-17-3
			Or 0.108 acres
		Grand Total	68-11-3
			Or 8.571 acres


Director General
Town & Country Planning
Haryana, Chandigarh
Anand K. K.