

(4)

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

LICENCE NO. 13 OF 2013

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to S.K.G. Buildcon Pvt Ltd & Ambition Colonizer Pvt Ltd, 707, Gopal Heights, D-9, Netaji Subhash Place, Pitampura, Delhi-110034 to develop a Group Housing Colony on the land measuring 13.237 acres falling on the revenue estates of village Maheshwari, Sector-22, Dheruhera, District Rewari.
2. The particular 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.
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 the Rules 1976 made there under are duly complied with.
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.
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 licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/floor/flats in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential colony.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director within two month period from date of grant of license to enable provision of site in license land for Transformers/Switching Stations/Electric Sub-stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. 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.
12. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.
13. 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.
14. That you shall abide with the policy dated 03.02.2010 & 14.06.2012 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 development /construction cost of 24m/18m/15m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land along with the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.
17. That if the rates of plots/ Flats do not include IDC/EDC and are to be charged separately as per rates fixed by the Government from the plots/flats owners, the licensee must give details of calculations per Sq. Mtr. / per Sq. Ft which is being demanded from the plots / Flats owners.
18. The licence is valid up to 17-03-2017

Chandigarh the Dated: 18-03-2013

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

Endst.No.SDP-V-2013/LC-1325/ 34008

Dated: 19/3/13

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

1. S.K.G. Buildcon Pvt Ltd & Ambition Colonizer Pvt Ltd, 707, Gopal Heights, D-9, Netaji Subhash Place, Pitampura, Delhi-110034 along with a copy of agreement LC-IV, Bilateral agreement & zoning plan.
2. Chairman, Haryana State Pollution Control Board, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector 6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Prayatan Bhawan, Sector-2, Panchkula.
7. Addl. Director, Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh along with a copy of agreements.
12. Senior Town Planner (Enforcement) Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon along with approved zoning plan. He will ensure that the colonizer shall obtain approved/NOC as per condition No. 8 above before starting the Development works.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Rewari along with a copy of agreement & approved zoning plan.
16. Chief Accounts Officer, Monitoring Cell, along with a copy of agreements.
17. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

S. C.
(Sunita Sethi)
District Town Planner (HQ)
O/o Director General, Town and Country Planning,
Haryana Chandigarh.

To be read with License No 13 Dated. 18-03-2012

1. Detail of the land owned by Ambition Colonizer (P) Ltd. Distt. Rewari.

Village	Rect No.	Killa No.	Area K-M
Maheshwari	34	17/1	6-4
		16/1/2	1-14
		16/2/1	0-2
		12	8-0
		13	8-0
		18	8-0
		23	8-0
		22/2	3-18
		21/1	3-16
		21/2	4-4
	Total	51-18	

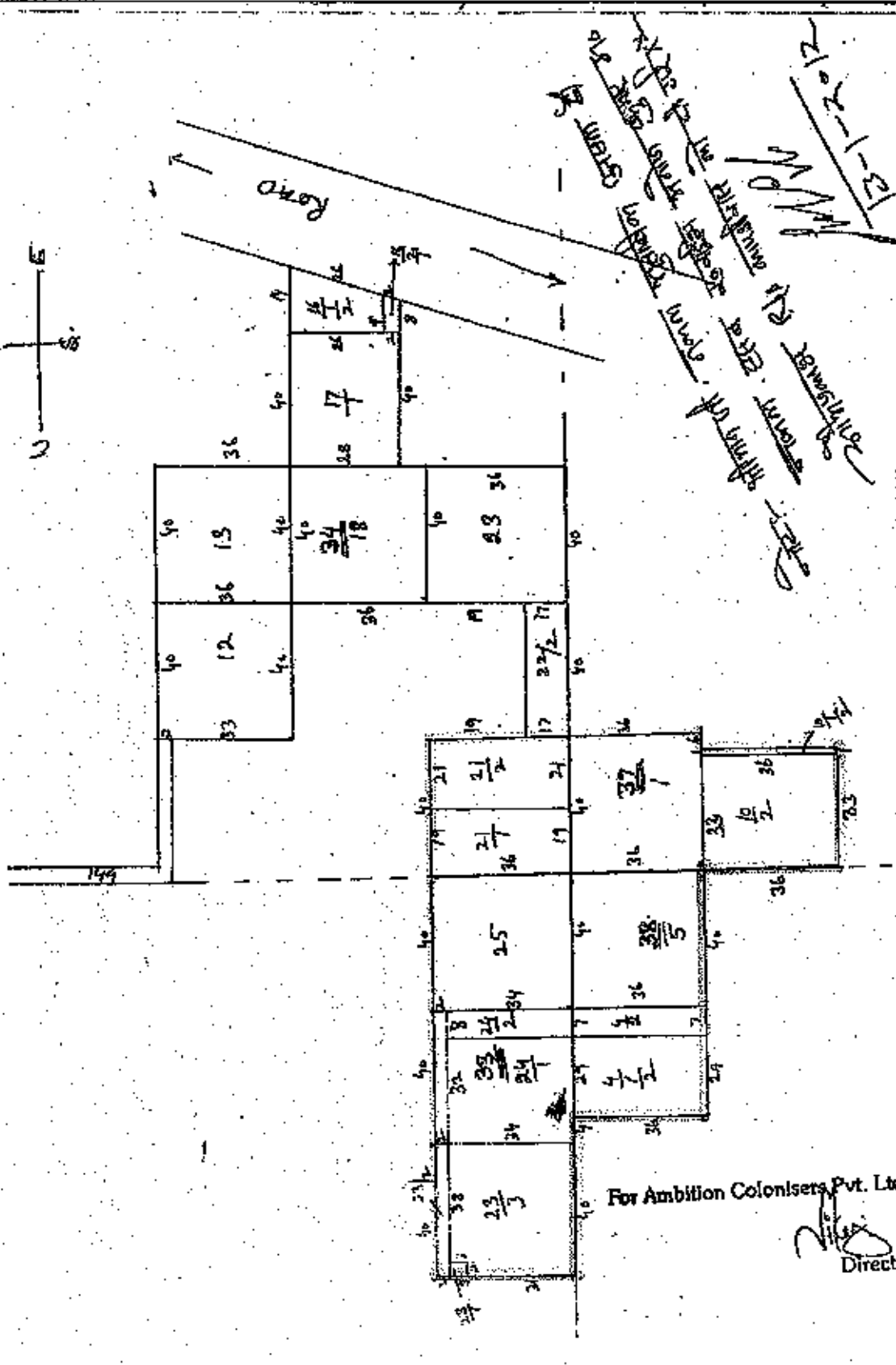
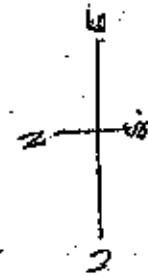
2. Detail of the land owned by S.K.G. Buildcon (P) Ltd. Distt. Rewari.

Village	Rect No.	Killa No.	Area K-M	
Maheshwari	37	1	8-0	
		10/1/2	0-4	
		10/2	6-12	
	38	38	4/1/2	5-16
			4/2	1-8
			5	8-0
	33	33	23/1	0-2
			23/2	0-8
			23/3	7-10
			24/1	6-3
			24/2	1-10
			25	8-0
			24/3	0-7
	Total	54-0		
	G. Total	105-18 or 13.237 Acres		

Shastri
Director General
Town & Country Planning
Haryana, Chandigarh
Dr. Singh

Point 2 (vii) & (xiii)

प्लान नमूना शक्या भिला बन्दी मीन महेदारी ता० भिला - रवाडी



Handwritten notes in Marathi:
13-1-1-12
गणेश मीन महेदारी
भिला बन्दी मीन महेदारी
प्लान नमूना शक्या

For Ambition Colonisers Pvt. Ltd.
Director.

For S.K.G. Bulldozer (P) Ltd.