


FORM LC-V
(SEE RULE 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 63.....of 2008

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to (i) Sh. Anumod Sharma s/o Vishnu Dutt Sharma (ii) Vandana d/o Sh. Vishnu Dutt Sharma (iii) Sh. Anubhav Sharma s/o Sh. Vishnu Dutt Sharma (iv) M/s Apra Automobiles Pvt. Ltd., M/s Apra Metals for setting up of a Commercial Complex at village Silokhera, Tehsil and 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 and country Planning, Haryana.
3. The licence is granted subject to the following conditions:
 - a) That the Commercial Complex 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 Area Act, 1975 and Rules 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the commercial area is submitted before starting the development works in the area 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 the 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 of 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 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.
7. That the licensee will not give any advertisement for sale of shops/office/floor area in commercial colony before the approval of layout plan/building plans.
8. That the developer will use only CFL fittings for internal lighting as well as for campus lights in the commercial complex.
9. That the construction raised at site within 50 mtr of green belt of NH-8 will have to be removed before the approval of Zoning Plan. The construction which will not be a part of commercial colony will also to be demolished before approval of zoning plan & rest of the construction you will get compounded at the time of approval of building plan.
10. The licence is valid upto 19-03-2010


(S. S. Dhillon)
Director,
Town & Country Planning,
Haryana, Chandigarh

Dated: Chandigarh
The 20-03-2008

Endst No.DS-08/ 537

Dated: 20-3-08

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

1. ✓ Sh. Anumod Sharma s/o Vishnu Dutt Sharma (ii) Vandana d/o Sh. Vishnu Dutt Sharma (iii) Sh. Anubhav Sharma s/o Sh. Vishnu Dutt Sharma (iv) M/s Apra Automobiles Pvt. Ltd., M/s Apra Metals Village Silokhera, Distt. Gurgaon C/o Unitech Limited, Unitech House, South City-1, Gurgaon-122001, Haryana 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. Superintendent 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 and Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

16. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
17. That you 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 license 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 the zoning plan of the project.
18. The license is valid upto 29.10.2014 subject to submission of valid bank guarantees within 60 days of issuance of this license.

Dated: Chandigarh
The 30.10.2010.

(T.C.GUPTA, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.
Email:-tcphry@gmail.com

Endst No. LC-469 & LC-451-JE (AK) - 2010/ 15636

Dated:- 2-11-10

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

1. Sh. Anubhav & Sh. Anumod Ss/o & Ms. Vandna D/o Late Sh. Vishnu Dutt Sharma C/o M/s Unitech Ltd., Unitech House, South City-I, Gurgaon (Hr.)-122001 along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhawan, Sec. - 2 Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 10 above before starting the Development Works.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
16. CA, HOUSTING ROAD, HARYANA, SECT-6, PANCHKULA along with copy of agreement.
17. CAO % BTP (M) CELL HR, RHD, along with Original B/L's (TDW/EDC) & copy of agreements.

H. Sharma
(Hitesh Sharma)

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

TO BE READ WITH LICENCE NO : 63 OF 2008.

1. Detail of land owned by Sh Anumod Sharma S/o Sh Vishnu Dutt Sharma Village Silokhera Distt. Gurgaon.

<u>Village</u>	<u>Rectangle No.</u>	<u>Killa No.</u>	<u>Area</u> K.M
Silokhera	30	6/1	3-1 or <u>0.3813</u> Acres

2. Detail of land owned by Vandana D/o Sh Vishnu Dutt Sharma Village Silokhera Distt. Gurgaon.

<u>Village</u>	<u>Rectangle No.</u>	<u>Killa No.</u>	<u>Area</u> K.M
Silokhera	30	7/1	6-9 or <u>0.8063</u> Acres

3. Detail of land owned by Sh. Anubhav Sharma S/o Sh. Vishnu Dutt Sharma Village Silokhera Distt. Gurgaon.

<u>Village</u>	<u>Rectangle No.</u>	<u>Killa No.</u>	<u>Area</u> K.M
Silokhera	30	6/2	3-0
		8/2/1	2-18
		14/3	1-16
		14/2	3-1
		7/3	0-3
		7/4	<u>0-5</u>
			11-3 or <u>1.3937</u> Acres

4. Detail of land owned by Sh. Anubhav Sharma S/o Sh. Vishnu Dutt Sharma 75 Share, Anumod Sharma S/O Sh. Vishnu Dutt Sharma, 19 Share Smt. Vandana D/o Sh. Vishnu Dutt Sharma Village Silokhera Distt. Gurgaon.

<u>Village</u>	<u>Rectangle No.</u>	<u>Killa No.</u>	<u>Area</u> K.M	<u>Area</u> K.M
Silokhera	30	8/2/2	0-18	0-18
		6/3	0-18	0-18
		10/2/2/1/1	0-12	<u>0-2</u>
				1-18 or <u>0.2375</u> Acres

5. Detail of land owned by Apra Automobiles (P) Ltd. 161 Share, M/S Apra Matels 202 Share Village Silokhera Distt. Gurgaon.

<u>Village</u>	<u>Rectangle No.</u>	<u>Killa No.</u>	<u>Area</u> K.M	<u>Area</u> K.M
Silokhera	30	17/1	4-0	2-9
		16/2/1	3-1	0-3
		15/1/1/2	3-0	1-4
		6/4	0-13	0-12
		15/1/1/1	4-16	<u>3-15</u>
				8-3 or <u>1.0187</u> Acres

Grand Total = 30-14 or 3.8375 Acres

[Signature]
Director

Town and Country Planning,
Haryana, Chandigarh

Haryana Government
Town and Country Planning Department

License No. 92 of 2010

1. This license has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Anubhav & Sh. Anumod Ss/o & Ms. Vandna D/o Late Sh. Vishnu Dutt Sharma C/o M/s Unitech Ltd., Unitech House, South City-I, Gurgaon (Hr.)-122001 to develop a Commercial colony on the land measuring 0.1125 acres in revenue estate of Village Silokhara, Sector 15, Distt. Gurgaon.
2. The particulars of land wherein the aforesaid Commercial Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The license is granted subject to the following conditions:-
 - a) That the Commercial 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 thereunder are duly complied with.
 - c) That the demarcation plan of the Commercial Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
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 you shall construct the portion of 12 mtrs. wide service road/internal circulation plan road forming part of licensed area at your own cost and will transfer the same free of cost to the Government.
6. That you shall derive permanent approach from the 12 mtrs. wide service road only.
7. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
8. That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per sq. mtr. for licensed area in two equal installments. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
9. 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.
10. That you will not give any advertisement for sale of shops in commercial colony before the approval of layout plan/building plans.
11. That the development/construction cost of 24 mtrs. wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with construction cost of 24 mtrs. wide road/major internal road as when finalized and demanded by the Director, Town and Country Planning, Haryana.
12. 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.
13. That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
14. That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
15. That the license 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.

16. That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
17. That you 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 license 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 the zoning plan of the project.
18. The license is valid upto 29.10.2014 subject to submission of valid bank guarantees within 60 days of issuance of this license.

Dated: Chandigarh
The 30.10.2010.

(T.C.GUPTA, IAS)

Director,
Town & Country Planning,
Haryana, Chandigarh.
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2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhawan, Sec. - 2 Panchkula.
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11. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 10 above before starting the Development Works.
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17. CAO % BTP (M) CELL HR, RHD, along with Original R/s (FDW/EDC) & copy of agreements.

H. Sharma
(Hitesh Sharma)

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


TO BE READ WITH LICENCE NO. 92 OF 2010

1. Detail of land owned by Sh. Anubhav S/o Sh. Vishnu Dutt 75/119 share, Sh. Anumod S/o Sh. Vishnu Dutt 19/119 share and Vandana D/o Sh. Vishnu Dutt 25/119 share at village Silokhera , Tehsil and District Gurgaon.

Village	Rect No.	Killa No.	Area (K-M)
Silokhera	30	7/2/1	0-4 Or 0.025 Acre

2. Detail of land owned by Sh. Anubhav S/o Sh. Vishnu Dutt at village Silokhera, Tehsil and District Gurgaon.

Village	Rect No.	Killa No.	Area (K-M)
Silokhera	30	7/2/2	0-14 Or 0.0875 Acre
Grand Total			0- 18 Or 0.1125 Acre


Director
Town and Country Planning,
Haryana, Chandigarh
Ch. S. D. Singh