

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

Licence No. 101 of 2013

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Gawar Infra Pvt. Ltd. Regd. Office DSS-377, Sector 16-17, Hisar for setting up of Residential Plotted Colony on the land measuring 27.00 acres falling in sector 11 Ratia, in the revenue estates of village Bharpur (H.B No. 100), Hamjapur (H. B. No. 99), Ratia Gair Mustkil (H.B. No. 162). Distt. Fatehabad
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, Fatehabad 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 you shall construct 12 m wide internal circulation road forming part of your site at your own cost and same will be transferred free of cost to the Govt.
 - e) That the portion of sector/Master plan road which shall form part of the licenced 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 you 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 you shall seek prior 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 you shall use only CFL for internal lighting as well as for campus lighting in the complex.
 - i) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DG,TCP till the services are made available from external infrastructure to be laid by HUDA.
 - j) That at the time of booking of the plots/ floors in the licensed colony, if the specified rates of plots/ flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/ floors owners, you shall also provide details of calculations per Sq. Mtrs. /per Sq. Ft. to the allottee while raising such demand from the plots/ floors owners.

For Gawar Infra Pvt. Ltd

Auth. Signatory

- k) 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.
- l) That you shall either get 11 KV & 33 KV High Tension Lines shifted or provide prescribed right of way for the said HT Lines at the time of approval of demarcation plan.
- m) That you shall submit NOC from competent authority for merging 3 karam wide revenue rasta with 24 m wide internal road of the colony at the time of approval of zoning plan or maintain the revenue rasta as such for all time to come.
- n) That you shall provide the rain water harvesting system as per central ground water Authority Norms/ Haryana Govt. notification as applicable.
- o) That you shall abide with the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS Flats/ Plots.
- p) 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 months period from the date of grant of licence to enable provision of site for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility within the licenced area at the time of preparation/approval of zoning plan of the colony.
- q) The licence is valid upto 01-12-2017

Dated: Chandigarh
The 02-12-2013

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

Endst. No. LC-2941-JE(SN) - 2013/ 59625-640 Dated:- 4/12/13

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

1. Gawar Infra Pvt. Ltd. Regd. Office DSS-377, Sector 16-17, Hisar 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. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Viduyat Nagar, Hisar.
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, Hisar.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Hisar along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner (M), Haryana, Chandigarh.
13. Senior Town Planner, Hisar.
14. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
15. Land Acquisition Officer, Hisar.
- ✓ 16. District Town Planner, Fatehabad 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 obtain approval / NOC as per condition no. 3(f&g) before starting the development works.

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

For Gawar Infra Pvt. Ltd

Auth. Signatory

Detail of land owned by Gawar Infra Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M	
Bharpur (H.B No. 100)	12	20	1-12	
		21	7-18	
	26	1	7-12	
		2	7-5	
		3	2-4	
		8	9-0	
		9	8-0	
		10	7-12	
		11	7-12	
		12	7-16	
		13	2-8	
		19	2-7	
		20	7-10	
		13	7	7-10
			14	8-0
			15	3-15
			16	7-16
17	8-0			
Hamjapur (H.B No. 99)	3		11/2/1	3-2
	2		15/2	3-7
3	16/1	3-12		
	11/1	1-3		
2	20/2	1-12		
	15/1	5-5		
	16/2	4-8		
	7	3-14		
	14	8-0		
	17	8-0		
	13	5-16		
Ratia Gair Mustkil (H.B No. 162)	346	18	8-0	
		19	5-16	
	348	24/2	3-4	
		25	8-0	
		4	8-0	
		5	8-0	
		6	6-16	
349	7	2-3		
	1/1	4-0		
			216-0	

G. Total 216 kanal 0 Marla or 27.000 Acres

Director General
Town & Country Planning
Haryana, Chandigarh

Amrit Singh