


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

Licence No. 101 of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to, Sh. Braham Prakash S/o Sh. Ram Singh, Smt. Basanti Devi w/o Chhalu Ram C/o M/s Celestial Estates Pvt. Ltd., D-62, Defence Colony, New Delhi-110048, for setting up of a commercial colony on area measuring 3.409 acres at Village Badshahpur in Sector-71, Gurgaon-Manesar Urban Complex.
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 General, Town and Country Planning, Haryana.
3. The licence 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 there under are duly complied with.
 - c). 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 24 mtrs. Wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e). That you shall derive permanent approach from the service road only.
 - g). That you will not give any advertisement for sale of floor area in Commercial colony before the approval of layout plan/building plans.
 - h). 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.
 - i). That you shall submit environmental clearance 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.
 - j). That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development Regulation of Urban Area Act, 1975, you shall inform within 30 days account number & full particular of the scheduled bank wherein you have to deposit thirty percent of the amount from the buyers for meeting the cost of Internal Development Works in the colony.
 - k). That you will use only CFL fittings for internal lighting as well as for campus lighting.
 - l). 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.
 - m). That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, 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 the zoning plan of the project.

The licence is valid upto 28/11/2015.

Dated: 29/11/2011.
The Chandigarh


(T.C. GUPTA, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh
email:-tcphry@gmail.com

Endst. No. DS(R)-LC-2426/2011/17845

Dated:- 30/11/11

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

1. Sh. Braham Prakash S/o Sh. Ram Singh, Smt. Basanti Devi w/o Chhalu Ram C/o M/s Celestial Estates Pvt. Ltd., D-62, Defence Colony, New Delhi-110048, along with copy of Agreement LC-IV and Bilateral Agreement and Zoning Plan. amb@ambgroups.in.
2. Chairman, Pollution Control Board, Haryana, 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, Setor-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Pryatan Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, and Gurgaon along with a copy of agreement.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) Above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Land Acquisition Officer, Gurgaon.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer (Monitoring Cell) alongwith copy of Agreements and original BG (EDC/IDW).
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, and Chandigarh along with a copy of agreement.

(P.P. Singh)

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

To be read with Licence No. 101 of 2011/29 ¹¹/₂₀₁₁

1. Detail of land owned by Sh. Barham Parkash S/o Sh. Ram Singh, Village Fazilpur Jharsa, District- Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M	<u>Area Taken</u> K—M
Fazilpur	22	13/2	7—11 ✓	7—11
Jharsa		14/1	7—15	2—0 ✓
Total			9—11 or 1.194 acres	

2. Detail of land owned by Smt. Basanti W/o Chhalu Ram, Village Fazilpur Jharsa, District- Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area</u> K—M	<u>Area Taken</u> K—M
Fazilpur	22	13/3	0—4	0—4 ✓
Jharsa		14/2	0—4	0—1 ½ ✓
		17	8—0	3—18 ✓
		18	8—0	8—0 ✓
		23	3—16	3—16 ✓
		24/1	2—9	1—15 ✓
Total			17—14 ½ or 2.215 acres	
Grand Total			27—5 ½ or 3.409 acres	

Director General
Town and Country Planning,
Haryana, Chandigarh
Chhotu Raj