

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in

Phone: 0172-2549349; e-mail: tcphry@gmail.com

FORM LC-V (See Rule-12)

Regd.

Licence No. 31 of 2012

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Kunti Cold Storage Pvt. Ltd., Parker Builders Ltd., Sobhagya Real Estate, GEOFIN Investments Pvt. Ltd., Moon Jipa Shakti Builders, Surpati Enterprises Pvt. Ltd., Sh. Chander Sharma s/o Sh. Dharmpal, Sh. Rohtas s/o Sh. Rati Ram, Smt. Krishana Devi, Sh. Om Parkash, Sh. Subhash Chander, Sh. Sanjay Kumar, Sh. Om Kanwar s/o Sh. Bhim Singh, Sh. Surender Mohan Seth s/o Sh. Shanti Sarup Seth C/o Ansal Properties and Infrastructure Ltd, for setting up of Residential Plotted Colony over an additional area measuring 20.081 acres falling in the revenue estate of village Rasoi, Sector-61, 62 & 63 of Sonipat-Kundli Multifunctional Urban Complex, Distt. Sonipat.

1. The schedule of land duly signed by the Director General, Town and Country Planning, Haryana, wherein the aforesaid Residential Plotted Colony is to be set up is hereby enclosed.
2. 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 the 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 is submitted before starting the development works in the colony and for approval of the zoning plan.
3. That you will construct all internal circulation road and service road forming part of your site at your own cost and the entire road shall be transferred free of cost to the Government.
4. That you will pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lie against HUDA till non-provision of EDC services, during next five years.
5. That you shall have 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 any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.
6. 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.
7. That you shall seek 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.
8. 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.
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 the zoning plan of the project.
11. That in compliance of Rule-27 of Rules 1976 & Section-5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number & full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the plot /flat holders for meeting the cost of internal development works in the colony.
12. That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.
13. That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA.
14. That the development/construction 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.
15. That the collaborator company / developer company namely Ansal Properties and Infrastructure Ltd. will be responsible for payment of all dues, fees and charges and also will be responsible for following all the Rules and Regulations for development of Residential Plotted Colony.
16. That you will not encroach the revenue rasta passing through the site.
17. That you will maintain the ROW along HT line passing through the site.
18. The licence is valid upto 6/4/2016.

Dated: Chandigarh

The 7/4/2012

(T.C. Gupta, I.A.S.)
Director General, Town & Country Planning
Haryana Chandigarh

Endst No. LC-411M-JE (S)-2012/ 5355

Dated:- 12/4/12

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

1. Kunti Cold Storage Pvt. Ltd., Parker Builders Ltd., Sobhagya Real Estate, GEOFIN Investments Pvt. Ltd., Moon Jipa Shakti Builders, Surpati Enterprises Pvt. Ltd., Sh. Chander Sharma s/o Sh. Dharpal, Sh. Rohtas s/o Sh. Rati Ram, Smt. Krishana Devi, Sh. Om Parkash, Sh. Subhash Chander, Sh. Sanjay Kumar, Sh. Om Kanwar s/o Sh. Bhim Singh, Sh. Surender Mohan Seth s/o Sh. Shanti Sarup Seth C/o Ansal Properties and Infrastructure Ltd, 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi-1. *along with copy of agreement & LOP.*
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, SCO No. 1-3, Sector -17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
10. Land Acquisition Officer, Rohtak.
11. Senior Town Planner, Rohtak. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 6 above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Sonipat along with a copy of agreement. *& LOP*

14. Chief Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

To be read with Licence No.....³¹ of 2012 / 7 ⁴/₂₀₁₂

(1) Detail of land owned by - Kunti Cold Storage pvt.Ltd. Distt Sonapat

Village	Rect. No.	Killa No.	Area	
			K	M
Rasoi	13	12/1/2	1	13
		12/1/1	1	16
		11/1/1/1	1	8
		11/1/1/2	1	11
	14	15/1/1/1	1	4
		15/1/1/2	0	18
Total			8	10

(2)Detail of land owned by - Parker Builders Pvt. Ltd. Distt. Sonapat

Village	Rect. No.	Killa No.	Area	
			K	M
Rasoi	6	9/2	1	9
		11/1	3	8
		11/2	3	16
		12/1	1	8
	5	15/2/1	0	11
Total			10	12

(3) Detail of land owned by- Shri Surender Mohan Seth S/o S. Shanti Sarup Seth. Distt. Sonapat

Rasoi	22	4	8	0
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(4) Detail of land owned by - M/s Sobhagya Real Estate. Distt. Sonapat

Village	Rect. No.	Killa No.	Area	
			K	M
Badkhalsa	39	3/1/2	4	3

(5) Detail of land owned by - Sh.Rohtas S/o Sh.Rati Ram Distt. Sonapat

Village	Rect. No.	Killa No.	Area	
			K	M
Rasoi	6	15/2	3	0


D.G.T.C.P. Hr.
 Rajender Singh Pathary

To be read with license No. 31/7⁴/₁₂

From prepage cont.

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(6) Detail of land owned by -Smt. Krishana Devi wd/o Bhim Singh, Om Prakash-Subhash Chander Ss/o Sh. Bhim Singh 276/534 Share , Sanjay Kumar-OmKanwar Ss/oSh. Bhim Singh.258/534 Share Distt. Sonapat

Village	Rect. No.	Killa No.	Area		
			K	M	
Rasoi	6	25/2	5	8	0.675

(7) Detail of land owned by - GEOFIN Investments Pvt.Ltd. Distt. Sonapat

Village	Rect. No.	Killa No.	Area			
			K	M		
Rasoi	7	7	0	7		
		14	7	16		
		15/1	0	14		
		16/2	0	16		
		17	8	0		
		23/2	0	19		
		24	7	11		
		11	1/1	1	14	
			10/2	0	0	
		12	4	8	0	
		5	8	0		
		6/2/1	2	12		
		6 /2/ 2	1	3		
		min north				
		7 /1/ 2	4	0		
		min north				
		12/2	6	0		
		13	8	0		
		14	8	0		
		15/1	3	12		
	16/2	0	13			
	17	7	17			
	18	8	0			
	Total		93	14	11.713	

D.G.T.C.P. Hr.
Ramesh Singh Patra

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(8) Detail of land owned by - Moon Gipa Shakti Builders 422/440 share, Surpati Enterprises (p)Ltd. 18/440 share Distt. Sonapat


Village	Rect. No.	Killa No.	Area		
			K	M	
Rasoi	12	24/2	1	6	
		25min. West	6	8	
	21	4/2	4	6	
		5	8	0	
	11	21 min East	2	0	
		Total	22	0	2.75

(9) Detail of land owned by - Sh. Chander Sharma S/o Sh. Dharam Pal Distt. Sonapat

Village	Rect. No.	Killa No.	Area		
			K	M	
Rasoi	6	16/2	3	10	
		25/1	1	8	
		26	0	8	
		Total	5	6	0.6625

G.Total = 160 K - 13 M OR 20.081 Acs.

20.081


Director General
Town & Country Planning
Haryana, Chandigarh
Refender Singh Bedher