

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

Licence No. 9 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Indica Estate Pvt.Ltd., (formerly known as M/s Vipul SEZ Developers Ltd).and M/s PKBK Buildwell Pvt. Ltd., C/o M/s Vipul Ltd, Vipul Tech Square, Golf Course Road, Sector- 43 Gurgaon to develop a Group Housing Colony 22.50 acres in village Fazilpur Jharsa, sector-71 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 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 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 is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d) That you shall construct the 12 mtr wide service and 24 m wide Internal Circulation road forming part of site area at their own cost and will transfer the same free of cost to the Government.
 - e) That you shall derive permanent approach from the service road along the development plan road.
 - f) That you will not give any advertisement for sale of flats/floor area in Group Housing Colony before the approval of layout plan/building plans.
 - g) 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.
 - h) 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.
 - i) 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.
 - j) 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.
 - k) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
 - l) 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 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.
 - m) The licence is valid upto 22-12-2014 subject to condition that you shall submit the valid bank guarantee on account of IDW/EDC before 22.12.2011.

Dated: Chandigarh

The 23-1-2010


(T.C. Gupta, IAS)
Director

Endst No. LC-1100-5DP (iii)- 2010/ 953

Dated:- 25-1-10

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

1. ✓ M/s Indica Estate Pvt.Ltd., (formerly known as M/s Vipul SEZ Developers Ltd).and M/s PKBK Buildwell Pvt. Ltd., C/o M/s Vipul Ltd, Vipul Tech Square, Golf Course Road, Sector- 43 Gurgaon, 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, SCO No. 1-3, Sector -17D Chandigarh
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, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
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.

(Devendra Nimbokar)

District Town Planner (HQ)

For Director, Town and Country Planning,
Haryana, Chandigarh

1. Detail of land owned by M/s Indica Estates Pvt. Ltd. village Fazilpur Jharsa District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Fazilpur Jharsa	11	2/2	3 – 11
		9	8 – 0
		11	8 – 0
		12	8 – 0
		18	8 – 0
		19	8 – 0
		20 min	7 – 18
		21 min	7 – 8
		22	8 – 0
		23	8 – 0
	23	24	8 – 0
		1	8 – 0
		2	8 – 0
		3	8 – 0
		4	8 – 0
		8/2	3 – 0
		9	8 – 0
		10	8 – 0
		7	8 – 0
		8/1	<u>5 – 0</u>
Total		146-17 or 18.356 Acres	

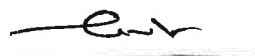
2. Detail of land owned by M/s P.K.B.K Buildwell Pvt. Ltd. village Fazilpur Jharsa District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Fazilpur Jharsa	10	14	9 - 10
		15/1	2 - 4
		16 min	<u>5 - 9</u>
		Total	17- 3 or 2.144 Acres

3. Detail of land owned by M/s Vipul SEz Developers Pvt. Ltd. village Fazilpur Jharsa District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Fazilpur Jharsa	23	11	8 - 0
		20	<u>8 - 0</u>
		Total	16 - 0 or 2.0 Acres

G. Total 180K-0M or 22.5 Acres


Director