

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

LICENCE NO. 80 OF 2017

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Satluj Real Estate Pvt. Ltd., Kanchan Junga Realtors Pvt. Ltd., C/o Ansal Properties and Infrastructure Pvt. Ltd., 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 for development of Residential Plotted Colony (after migration of area from Licence No. 1266-67 of 2006 under the migration policy dated 18.02.2016) on the additional land measuring 22.63 acres in Sector-19, Panipat.

2. The particulars of the land, wherein the aforesaid Residential Plotted Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.

3. The Licence is granted subject to the following conditions:-

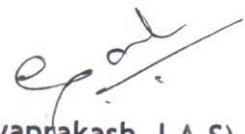
- i. That the Residential Plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
- ii. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
- iii. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- iv. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
That you shall construct at its own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within a period of four years from date of grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing, failing which the land shall vest with the Govt. after such specified period, free of cost, in which case the Govt. shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.
- vi. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- vii. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas


D.T.C.P. (Hr.)

Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

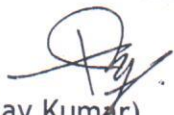
- viii. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
 - ix. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
 - x. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
 - xi. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - xii. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - xiii. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
 - xiv. That you shall use only LED fitting for internal lighting as well as campus lighting.
 - xv. That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/ Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - xvi. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the floor/space holders for meeting the cost of Internal Development Works in the colony.
 - xvii. That no further sale has taken place after submitting application for grant of license.
 - xviii. That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
4. The licence is valid up to 05/10/2022.

Place: Chandigarh
Dated: 06/10/2017.


(T.L. Satyaprakash, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

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

1. Satluj Real Estate Pvt. Ltd., Kanchan Junga Realtors Pvt. Ltd., C/o Ansal Properties and Infrastructure Pvt. Ltd., 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 alongwith copies of agreement/bilateral agreement and schedule of land.
2. Chief Administrator, HUDA, Panchkula alongwith a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula alongwith a copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Rohtak.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA Panchkula, along with a copy of agreement.
10. Senior Town Planner (E & V) Haryana, Chandigarh.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak alongwith copy of agreement and the layout plan.
13. District Town Planner, Panipat along with a copy of agreement and the layout plan.
14. Chief Accounts Officer of this Directorate.
15. Website Administrator to update the status on the website of the Deptt.


(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

To be read with License No.....80.....dated 06/10 of 2017


Detail of land owned by Satluj Real Estate Pvt.Ltd;

Village	Rect No	Killa No	Area (K-M)	
Ajjulpur (Panipat)	15	21	8-0	
		23/2	3-0	
		29	1-4	
		16	16	7-18
			25	8-0
		19	5	8-0
			6	8-0
		20	8	8-0
			12	7-12
			13	8-0
			19	7-12
			20	8-0
			Total	83-6

Detail of land owned by Kanchan Junga Realtors Pvt.Ltd;

Village	Rect No	Killa No	Area (K-M)	
Ajjulpur (Panipat)	20	10	8-0	
		14/1	6-4	
		17/2	5-8	
		18	8-0	
		15	19	4-16
			20	6-7
			22	6-12
		19	4	6-16
			7	7-8
		20	2	7-12
			3	8-0
			7	7-0
			9	7-12
			11	8-0
	Total	97-15		

Grand Total 181 Kanal -1 Marla OR 22.63 Acres


Director,
Town & Country Planning
Haryana
Jeevan
(JEEVAN PATWARI)