

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

Licence No. 02. of 2014.

This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Delhi Towers & Estates Pvt. Ltd., Bal Kishan Properties Pvt. Ltd., Surpati Enterprises Pvt. Ltd., Devender Merchandise Pvt. Ltd., Sobhagya Real Estate Pvt. Ltd., DPV Investments, Sh. Gajender Singh S/o Sh. Prem Chand, Sushila W/o Hari Ram, Sh. Rajpal S/o Sube Singh, Sh. Jai Prakash S/o Hari Singh, Rita D/o Hari Singh, Mr. Jaswant Singh, Sajjan Singh, Narain Singh, and Rajbir Ss/o Shri Hukam Chand, Mr. Mahabir Singh S/o Shri Kishan Chand, Subhash Chandra, Satish Kumar, Pramjeet Ss/o Shri Mahabir, Rajender Singh S/o Hoshiyar Singh, Smt. Krishan Devi W/o Naresh Kumar, Balbir Singh S/o Mangre Ram, Smt. Sumitra wd/o & Smt. Manisha D/o Shri Ashwani Kumar, Vikas S/o Late Sh. Ram Kanwar, Sh. Mahender Singh S/o Jagat Singh, Smt. Nirmala Devi D/o Sh. Omparkash. Through Developer Company Ansal Properties & Infrastructure Ltd. 115, Ansal Bhawan, 16 KG. Marg, New Delhi-110001 for setting up of a Residential Plotted Colony on the additional land measuring 26.743 acres falling in the revenue estate of village Rasoi and Nangal Kalan, Sector-61, 62 & 63, Distt. Sonapat.

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, Sonapat 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 the licensee shall construct 12 m wide service road and 18 m wide internal circulation road forming part of your site at your own cost and same will be transfer free of cost to the Govt.
- e. That the portion of sector/Master plan road which shall form part of the licensed 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 the licensee 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 the licensee 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.
- h. That the licensee will use only CFL fittings 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 DGTCP till the services are made available from external infrastructure to be laid by HUDA.

- j. 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.
- k. That the licensee 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-Station as per the norms prescribed by the power utility in the zoning plan of the project.
- l. That you shall deposit the difference of licence fee and Infrastructure Development Charges as per new rates as and when demanded by Director General, since the same is applicable in this case, as per principal approval of the Government for revision in the rates of licence fee and Infrastructure Development Charges stands received.
- m. That the licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- n. That the licensee shall have no objection to the regularization of the boundaries of the license through give and take with the land, that HUDA is finally able to acquire in the interest of planned development and integrated services. The decision of the competent authority shall be binding in this regard.
- o. That the licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- p. That the licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- q. That the licensee shall make the provision of solar water heating system as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- r. That in compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot for meeting the cost of internal development works in the colony.
- s. That the licensee shall specify the detail of calculations per sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

4. The licence is valid upto 02/01/2018.

Dated: Chandigarh
The 03/01/2014.


(Anurag Rastogi)
Director General,
Town & Country Planning
Haryana, Chandigarh

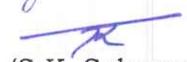
Endst. No. LC-1647 B-JE(BR) - 2014/648-662

Dated:- 8/1/14

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

1. ✓ Delhi Towers & Estates Pvt. Ltd., Bal Kishan Properties Pvt. Ltd., Surpati Enterprises Pvt. Ltd., Devender Merchandise Pvt. Ltd., Sobhagya Real Estate Pvt. Ltd., DPV Investments, Sh. Gajender Singh S/o Sh. Prem Chand, Sushila W/o Hari Ram, Sh. Rajpal S/o Sube Singh, Sh. Jai Prakash S/o Hari Singh, Rita D/o Hari Singh, Mr. Jaswant Singh, Sajjan Singh, Narain Singh, and Rajbir Ss/o Shri Hukam Chand, Mr. Mahabir Singh S/o Shri Kishan Chand, Subhash Chandra, Satish Kumar, Pramjeet Ss/o Shri Mahabir, Rajender Singh S/o Hoshiyar Singh, Smt. Krishan Devi W/o Naresh Kumar, Balbir Singh S/o Mangre Ram, Smt. Sumitra wd/o & Smt. Manisha D/o Shri Ashwani Kumar, Vikas S/o Late Sh. Ram Kanwar, Sh. Mahender Singh S/o Jagat Singh, Smt. Nirmala Devi D/o Sh. Omparkash. Through Developer Company Ansal Properties & Infrastructure Ltd. 115, Ansal Bhawan, 16 KG. Marg, New Delhi-110001 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, Shakti Bhawan, Sector-6, Panchkula.
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, Rohtak.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Rohtak along with a copy of agreement.
11. Senior Town Planner (Enforcement), Haryana, Chandigarh.
12. Senior Town Planner, Rohtak.
13. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh along with a copy of agreement.
14. Land Acquisition Officer, Rohtak.
15. District Town Planner, Sonapat 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 obtained approval / NOC as per condition no. 3(f&g) before starting the development works. *along with the copy of layout plan.*



(S.K. Sehwat)

District Town Planner (HQ)

For Director General, Town and Country Planning,
Haryana, Chandigarh.

To be read with Licence No. 02 of 2014 dated 03/2/2014

LAND SCHEDULE OF VILLAGE RASOI & NANGAL KALAN SONEPAT

(1) Detail of Land owned by - Delhi Towers & Estate (P) Ltd.

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	25	20	8	0
		21	8	0
	26	25/2	6	0
		Total	22	0

(2) Detail of Land owned by - Bal kishan Properties (P)Ltd.

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	22	20/2	5	0
		29/2	0	7
	Total	5	7	

(3) Detail of Land owned by -Sh. Gajender Singh S/o Sh. Prem Chand

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	21	25/2	7	16

(4) Detail of Land owned by - Smt. Sushila W/o Hari Ram

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	22	20/3/1	0	6
		16	7	2
	21	25/1	0	4
		27/1	0	9
		Total	8	1


D G.T.C.P(Hr)


(5) Detail of Land owned by - Sh. Rajpal S/o Sh. Sube Singh S/o Gulab

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	21	24	8	0
	26	4	8	0
		Total	16	0

(6) Detail of Land owned by - Sh. Jai Prakash S/o Hari Singh (173/244 share) ,Rita D/o Hari Singh (71/244 share)

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	22	21	8	0
	25	1/1/2	4	4
		Total	12	4

(7) Detail of Land owned by - Mr.Jaswant Singh(20/364 share),Sajjan Singh(80/364 share),Narain Singh(132/364 share) and Rajbir (132/364 share) sons of Shri Hukam Chand

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	26	15/2/1	2	4
	25	10	8	0
		11	8	0
		Total	18	4

(8) Detail of Land owned by - Mr.Mahabir Singh S/o Shri Kishan Chand(equal 1/6 share),Subhash Chandra,Satish Kumar,Pramjeet sons of Shri Mahabir(equal 1/3 share), Nirman overseas (p)Ltd. 1/3 share & Bal Kishan Properties(P)Ltd. 1/6 share

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	25	17	8	0
		24	8	0
		Total	16	0


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



(9) Detail of land owned by -Rajendra Singh S/o Hoshiyar Singh S/o Mange Ram 1/3 share, Smt. Krishna Devi w/o Naresh kumar 2/3 share

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	24	20/1/2	4	18

(10) Detail of land owned by -Smt. Krishna Devi w/o Naresh kumar

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	24	27	0	8

(11) Detail of land owned by -Balbir Singh S/o Mange Ram

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	10	3/2	3	2
		4/2	1	8
		13	8	0
		14	2	14
	23	21/1	4	0
	22	18	6	12
		27	0	9
	22	14	8	0
		17	8	0
	23	3	8	0
		4	2	12
	24	11	8	0
		Total	60	17

(12) Detail of land owned by -Balbir Singh S/o Mange Ram (1/3 share), Surpati Enterprises (p)Ltd.(1/3 share) & Devendra Merchandise (p)Ltd.(1/3 share)

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	23	11/1	2	18
		11/2/1	3	1
		Total	5	19

D G. T. C. P (Hr)

(13) Detail of land owned by -Raj Singh S/o Sh. Sube Singh S/o Gulab Singh

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	7	23/1/2	0	11

(14) Detail of land owned by - DPV Investments

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	11	24/2	7	4

(15) Detail of land owned by - Smt. Sumitra wd/o , Smt.Manisha d/o Shri Ashwani Kumar - Vikas s/o Late Shri Ram Kanwar equal share

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	22	19	7	11
		20/1	0	5
		29/1	0	2
		Total	7	18

(16) Detail of land owned by - Sh.Mahender Singh S/o Jagat Singh

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	34	1/1/2	0	13
		1/2/2	0	13
		2/2	0	3
		Total	1	9

(17) Detail of land owned by - Smt. Nirmala Devi D/o Sh. Omparkash

Village	Rect. No.	Killa No.	Total Area	
			K	M
Rasoi	7	21/2	1	12
		12	8	0
		10/1	4	0
		Total	13	12

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

Raj Singh

(18) Detail of land owned by -Sobhagya Real Estate(P) Ltd.

Village	Rect. No.	Killa No.	Total Area	
			K	M
Nangal Kalan	30	3/2	4	0
		8/1/1	1	11
		Total	5	11
		G.Total	213 K	19 M

26.743 Acs.


Director General
Town and Country Planning
Haryana, Chandigarh

