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

License No. 93 of 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Radhika Polymers, Radhika Foam Udyog, Naresh Rubber Company & Sh. Shayam Kumar S/o Raghnath Kumar C/o Clarion Properties Pvt. Ltd. 34, Babar lane, Bangli Market, New Delhi for setting up of a COMMERCIAL COLONY on the land measuring 3.4625 acres in the revenue estate of village Dhankot, Sector 102, Gurgaon Manesar Urban Complex, Gurgaon.

- The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
- 2. The License granted is subject to the following conditions:
  - a) That the Commercial Colony area is laid out to conform to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
  - c) That the development/construction cost of 24 mirs, 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 mirs, wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
  - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
  - e) That the portion of Sector/Master plan road which shall form part of the licensed 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.
  - f) That the licensee will not issue any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
  - g) That you will 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 integration service. The decision of the competent authority shall be binding in this regard.
  - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
  - 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.
  - That the developer will use only CFL fittings for internal lighting as well as campus lighting.

- That you shall convey the 'Ultimate Power Load Requirement' of the project k) to the date of grant of license to enable provision of site in your land Transformers/Switching Stations/Electric Sub Stations as per the normal prescribed by the power utility in the building plan of the project.
- That you shall make arrangement for water supply, sewerage, drainage to the satisfaction of the competent authority till the external services made available from the external infrastructure to be laid by HUDA.
- That you shall provide the fain water harvesting system as per Control Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- That you shall provide the Solar Water Heating System as per by HARRIDA and shall be made operational where applicable before applying for occupation certificate.
- That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do 0 not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- That you shall deposit the labour cess, as applicable as per Rules before p) approval of building plans.
- The license is valid up to OH/9/20/6

Dated: The Chandigath Director General, Town & Country Planning Haryana, Chandigarh Te email: tephry@gmail.com

Endsh 3/6 142-2613-JE(VA)-2012/ /8046

Dated:

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action; -

Radhika Belymers, Radhika Foam Udyog, Naresh Rubber Company & Sh. Shayam Kumar Sijo Raghinath Kumar C/o Clarion Properties Pvt. Ltd. 34, Babar lane, Bangli Market, New Delhi alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan. -Chairman Follution Control Board, Haryana, Sector 6, Panchkula.

Chief Administrator, HUDA, Panchkula.

Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.

Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula,

Addi. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HUDA, Gurgaon. Chief Engineer, HUDA, Gurgaon. 9:

10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.

Land Acquisition Officer, Gurgaon. Script Town Planner, Gurgaon alongwith zoning plan. Script Town Planner (Enforcement), Haryana, Chandigarh. ¥3.

District Town Planner, Gurgaon along with a copy of agreement & zoning plan.

Chef Accounts Officer O/o DGTCR, Harvana. Accounts Officer, O/o Director General, Town & Country Planning, Harvana. Chandigath along with a copy of agreement.

> . SINGH District Thun Planner (HQ) For Director General, Town & Country Planning Haryana Chandigarh

### To be read with Licence NO.

Detail of land owned by Radhika Polymers, 1/3 share, Radhika Foam Udyog.
 1/3 share, Naresh Rubber Company 1/3 Share, District-Gurgaon.

<u>Village</u>	Rect. No.	<u>Killa No.</u>	Area	<u>Area Taken</u>
:		•	K-M	KM
Dhankot	77	6/3	4—13	413
•	•	15/1	4—18	418
	•	15/2	3—2	<u>32</u>
	•		Total	1213

2. Detail of land owned by Shayam Kumar S/o Ragunath Kumar, District-

Village	Rect. N	o, <u>Killa No.</u>	Area	<u> Area Taken</u>
			K-M	K-M
Dhankot	77	7/2/2	3—17	3-17
		7/1/2	4-0	3-12
	** *	14	8—0	<u>7—12</u>
			Total	15-1

Grand Total 27-14 or 3.4625 acres

Town and Country Planning.



# Directorate of Town & Country Planning, Haryana SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349 Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Clarion Properties Ltd., 34, Babar Lane, Bengali Market, New Delhi-01.

dated: 5-2-19

Subject:

Renewal of Licence no. 93 of 2012 dated 05.09.2012 granted for setting up Commercial colony over an area measuring 3.4625 acres in Sector 102, GMUC - Clarion Properties Pvt. Ltd.

Please refer to your application dated 27.08.2018 on the subject cited above.

- 1. Licence No. 93 of 2012 dated 05.09.2012 granted for setting up Commercial colony over an area measuring 3.4625 acres in Sector 102, GMUC is hereby renewed up to 04.09.2020 on the same terms and conditions laid down therein.
- It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
- 3. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
- 4. You shall get the licence renewed till final completion of the colony is granted.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana Chandigarh

Endst no: LC-2613/Asstt.(AK)/2019/

action:-

Dated:

A copy is forwarded to following for information and further necessary

- 1. Chief Administrator, HSVP, Panchkula.
- 2. Chief Engineer, HSVP, Panchkula.
- 3. Chief Account officer of this Directorate.
- 4. Senior Town Planner, Gurugram.
- 5. District Town Planner, Gurugram.
- 6. Nodal Officer (website) for updation on website.

(Rajesh Kaushik) District Town Planner (HQ) For: Director, Town & Country Planning Haryana, Chandigarh

#### FORM LC -V

### (See Rule 12) HARYANA GOVERNMENT TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 3/ of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Smt. Rama Kumari W/o Sh. Shyam Kumar, Sh. Shyam Kumar S/o Sh. Raghunath Kumar in collaboration with Clarion Properties Ltd., 34, Babar Lane, Bangli Market, New Delhi-110001 for setting up of a COMMERCIAL COLONY on the land measuring 2.159375 acres in the revenue estate of village Dhankot, Sector 102, Gurgaon.

- 1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
- 2. The License granted is subject to the following conditions:
  - a) That the Commercial Colony area is laid out to conform to the approved layout plan and 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 the 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.
  - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at your own cost and will transfer the same free of cost to the Government.
  - e) That the portion of Sector/Master plan road which shall form part of the licensed 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.
  - f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
  - g) That you will 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 integration of services. The decision of the competent authority shall be binding in this regard.
  - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2005 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
  - 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 developer will use only CFL fittings for internal lighting as well as campus lighting.
  - k) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of license 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 building plan of the project.

- That you shall make arrangement for water supply, sewerage, drainage etc, to 1) the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- That you shall provide the rain water harvesting system as per Central m) Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- That you shall provide the Solar Water Heating System as per by HAREDA n) and shall be made operational where applicable before applying for an occupation certificate.
- That at the time of booking of the plots/flats/commercial spaces in the 0) licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- That you shall deposit the labour cess, as applicable as per Rules before p) approval of building plans.
- That licensee shall pay differential license fee amounting to ₹ 1,51,15,625/q) with in a period of 30 days of issuance of demand notice.
- That licensee shall get extended validity of Bank Guarantee against EDC & r) IDW upto 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
- The license is valid up to 11/6/2019. s)

Dated: The 12/6/2014. Chandigarh

(Anurag Rastogi) Director General, Town & Country Planning Haryana, Chandigarh Email: tcphry@gmail.com

Endst. No. LC-2668-JE (VA)-2014/

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

Smt. Rama Kumari W/o Sh. Shyam Kumar, Sh. Shyam Kumar S/o Sh. Raghunath Kumar in collaboration with Clarion Properties Ltd., 34, Babar Lane, Bangli Market, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.

Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula. 2.

3. Chief Administrator, HUDA, Panchkula.

4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.

5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.

- 6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
- 7. Addl. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HUDA, Gurgaon.

9. Chief Engineer, HUDA, Gurgaon.

10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.

Land Acquisition Officer, Gurgaon. 11.

12. Senior Town Planner, Gurgaon alongwith zoning plan.

13. Senior Town Planner (Enforcement), Haryana, Chandigarh.

14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.

15. Chief Accounts Officer O/o DGTCP, Haryana.

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

> (SUNITA SETHI) District Town Planner (HQ) For Director General, Town & Country Planning Haryana Chandigarh

To be read with Licence No.  $\frac{3}{100}$  of  $\frac{2014}{12014}$ 

1. Detail of land owned by Smt. Rama Kumari W/o Shyam Kumar, District Gurgaon.

Village	Rect. No.	Killa No.	Total Area	Applied Area K - M
Dhankot	77	3/2/2 8/1 3/2/3 12/2 13 18/1	K- M 2-11 7-16 1-12 2-13 8-0 1-7	K - M 0 - 1.5 5 - 12 1 - 7 0 - 18 7 - 4 1 - 7
		10/1		1 <del>6 - 9</del> .5

2. Detail of land owned by Shyam Kumar, S/o Raghunath Kumar, District Gurgaon.

Village	Rect. No.	Killa No.		Applied Area
Dhankot	77	7/ 1/2	K∙M 4-0	K - M 0 8
		14	8- 0 Total	<u>0 - 8</u> 0 - 16
	1 - 1	Gr	and Total	17 - 5.5 or 2.159375 acers

Director General
Town and Country Planning,
Haryang, Chandigarh



FORM LC-VI (See Rule 13)

Dated: 06.06.2019

Director General
Town & Country Planning, Haryana
Chandigarh

Dear Sir,

We beg to apply for renewal of License No. 31 of 2014 which has expired on 12.06.2014. sector-102, Gurugram. As required, we are submitting the following

- 1. on line payment for Rs. 74,36,050/- (Rupees Seventy-Four lakh Thirty-Six Thousand Fifty Only) receipt copy attached
- 2. Report on progress (Annexure-1)
- 13 f color situal-License No. 31 of 2014 dated 12.06.2014 valid upto 11.06.2019 is enclosed for renewal
- 4. Approval of building plans BR-III
- Copy of Environmental Clearance
- 6. Copy of AAI Approvals
- 7. Copy of Compliance Report of Rule 24, 27, & 28
- 8. Copy of Approval of service plan estimates

You are kindly requested to renew the above-mentioned license at an early date please

Thanking you,

Yours fait' fully,

For Clarion Properties Ltd.

Authorized Signatory

Encl: As above

Ru (0) 70679

REGISTERED OFFICE: 34, BABAR LANE BENGALI MARKET NEW DELHI 110001 INDIA

Telefax: 91 - 11 - 2371 7553 Email: info@clarionpropertiesltd.com C!N - U72900DL1996PLC079383 CORPORATI PLOT NO.8 S GURGAGIN (Haryang) Tel.: 4 9;1

#### FORM LC -V

## (See Rule 12) HARYANA GOVERNMENT TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 30. of 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Clarion Properties Ltd., 34, Barbar Lane, Bangali Market, New Delhi-110001 for setting up of a COMMERCIAL COLONY on the land measuring 0.225 acres in the revenue estate of village Dhankot, Sector 102, Gurgaon.

- 1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
- 2. The License granted is subject to the following conditions:
  - a) That the Commercial Colony area is laid out to conform to the approved layout plan and 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 the 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.
  - d) That you shall construct the portion of 12 mtrs. wide service road and 24 mtrs wide internal circulation road forming part of licensed area at your own cost and will transfer the same free of cost to the Government.
  - e) That the portion of Sector/Master plan road which shall form part of the licensed 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.
  - f) That the licensee will not give any advertisement for sale of floor area in Commercial Colony before the approval of layout plan/building plan.
  - g) That you will 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 integration of services. The decision of the competent authority shall be binding in this regard.
  - h) That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of 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.
  - That the developer will use only CFL fittings for internal lighting as well as campus lighting.
  - k) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, with in two months period from the date of grant of license 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 building plan of the project.

- That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
- m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Govt. notification as applicable.
- n) 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.
- o) That at the time of booking of the plots/flats/commercial spaces in the licensed colony, if the specified rates of plots/flats/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per sq. mtrs./per. sq. ft. to the allottee while raising such demand from the plots/flats owners.
- p) That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
- q) That licensee shall pay differential license fee amounting to ₹ 15,75,000/with in a period of 30 days of issuance of demand notice.
- r) That licensee shall get extended validity of Bank Guarantee against EDC & IDW upto 5 years (from the date of grant of license) and submit the same within 30 days of grant of license.
- s) The license is valid up to 11/6/20/9.

Dated: The 12/6/2014. Chandigarh

(Anurag Rastogi)

Director General, Town & Country Planning

Haryana, Chandigarh

Email: tcphry@gmail.com

Endst. No. LC-2613-B-JE (VA)-2014/ 138.

Dated: 16/6/19

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

Clarion Properties Ltd., 34, Barbar Lane, Bangali Market, New Delhi-110001 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.

Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.

Chief Administrator, HUDA, Panchkula.

4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.

- Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
- 6. Joint Director, Environment Haryana Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
- 7. Addl. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HUDA, Gurgaon.

- 9. Chief Engineer, HUDA, Gurgaon.
- 10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.

11. Land Acquisition Officer, Gurgaon.

12. Senior Town Planner, Gurgaon alongwith zoning plan.

13. Senior Town Planner (Enforcement), Haryana, Chandigarh.

14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.

15. Chief Accounts Officer O/o DGTCP, Haryana.

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

8

(SUNITA SETHI)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

To be read with Licence No.  $30 \text{ a}_{2014}/12 \frac{6}{2014}$ 

1. Detail of land owned by Clarion Properties Ltd., District Gurgaon.

 Village
 Rect. No.
 Killa No.
 Area K - M

 Dhankot
 78
 11/1
 1 - 16 or 0.225 acre

Director General
Town and Country Planning,
Haryana, Chandigarh



FORM LC-VI (See Rule 13)

Dated: 06.06.2019

Director General Town & Country Planning, Haryana Chandigarh

Dear Sir,

We beg to apply for renewal of License No. 30 of 2014 which has expired on 12.06.2014. sector-102, Gurugram. As required, we are submitting the following

1. on line payment for Rs. 7,74,850/- (Rupees Seven lakh Seventy-Four Thousand Eighty Hundred Fifty Only) receipt copy attached

Report on progress – (Annexure-1)

Photo<sup>3</sup> Cody (Colored License No. 30 of 2014 dated 12.06.2014 valid upto 11.06.2019 is enclosed for renewal up to 11.06.2021

A poly of Approval of building plans BR-III

- 5. Copy of Environmental Clearance
- 6. Copy of AAI Approvals
- 7. Copy of Compliance Report of Rule 24, 27, & 28
- 8. Copy of Approval of service plan estimates

You are kindly requested to renew the above-mentioned license at an early date please

Thanking you,

Yours faithfully,

For Clarion Properties Ltd.

Authorized Signatory

Encl: As above

Rus 05-06-79

REGISTERED OFFICE: 129, MUNISH PLAZA, 20, ANSARI ROAD, DARYA GANJ, NEW DELHI ~ 110002 INDIA Telefax: 91 - 11 · 2371 7553 Email: info@clarionpropertiesltd.com C!N - U72900DL1996PLC079383

PLOT NO.8, SECTOR:44 GURGAON: 122002

(Haryana) Tal : ±03

Tel.: +91-124-4989300 Fax: +91-124-4989366