

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

Licence No//7 of 2014


This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made thereunder to Ajay Enterprises Pvt. Ltd., 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 for setting up of a Group Housing Colony on the additional land measuring 2.662 acres at Village Lakkarpur, in the Sector-39 of Faridabad-Ballabgarh Complex.

1. The particulars of land wherein the aforesaid Group Housing 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.
2. 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.
3. That you shall construct the portion of service /internal circulation plan road passing through the site area at your own cost and will transfer the same free of cost to the Government.
4. That you shall derive permanent approach from the service road along the development plan road.
5. 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.
6. 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.
7. 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.
8. That you shall seek approval from the competent authority under PLPA-1900 or any other statute applicable at site before starting the development works, if required.
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 months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Stations/ Electric Sub-Stations as per the norms prescribed by the power utility in your project site.

Alastagi
[DGTCF (H)]

11. That you will make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HUDA.
12. That you will provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Government notification as applicable.
13. That you shall provide the Solar Water Heating System as per the HRAEDA norms/guide lines and shall be made operational where applicable before applying for occupation certificate.
14. That you shall abide by the policy dated 08.07.2013/ instructions issued by the Department from time to time related to construction/ allotment of EWS flats.
15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
16. That you shall have no objection to the regularization of the boundaries of the licensed area through give and take with HUDA if required for integration of services and for planned development and will abide by the decision of the competent authority.
17. That you shall integrate the services with the HUDA services as per the approved service plans as and when made available.
18. That you will comply with the Rule 24, 26, 27 & 28 of the Haryana Development & Regulation of Urban Areas Rules, 1976.
19. That if the rates of flats do not include IDC/EDC and are to be in variance to the rates fixed by the Government from the allottees, then you will give break-up of calculation per.sq.mtr. which is demanded from the allottees while conveying the booking rate to all such allottees.
20. That you shall comply with all terms/conditions imposed in the clarification of DFO given vide letter no. 2921 dated 25.10.2013 to you and further obtain necessary NOC from Forest Department before starting the development works.
21. That the development/construction cost of 18/24 mtr wide roads/major internal roads is not included in the EDC rates. You will pay the proportionate cost for acquisition of land, if any, along with construction cost of the same as and when finalized and demanded by the Director General, Town and Country Planning, Haryana.
22. The licence is valid upto 19/8/2019.

Dated: Chandigarh
The 20/8/2014.


(Anurag Rastogi, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No.-LC-2207/2014/ 19329.

Dated:- 21/8/14

- A copy is forwarded to the following for information and necessary action:-
1. ✓ Ajay Enterprises Pvt Ltd, 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019. along with LC IIA, IIB & Zoning Plan.
 2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
 3. Chief Administrator, HUDA, Panchkula.

4. Chief Administrator, Housing Board, Haryana, Panchkula alongwith copy of agreements.
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. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Faridabad
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
11. Land Acquisition Officer, Faridabad *alongwith zoning plan.*
12. Senior Town Planner, Faridabad. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 7 above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
15. District Town Planner, Faridabad along with a copy of agreement. *& Zoning plan*
16. Chief Accounts Officer O/o Senior Town Planner, Monitoring Cell, Chandigarh alongwith copy of agreements, original Bank Guarantees have already been sent.
17. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

DM..


(Rajender T. Sharma)
District Town Planner (Hq)
For Director General, Town and Country Planning,
Haryana, Chandigarh

To be read with License No. ¹¹⁷..... of 2014

Detail of land owned by Ajay Enterprises Ltd. Village Lakkarpur, Sector-39, Faridabad.

Village	Rect No.	Killa No.	Area K-M
Lakkarpur	17	21	6-7
	28	1/2	5-3
		10/1/1	2-14
	17	19/1	0-15
		22/1	<u>6-7</u>
		Total	<u>21-6</u>

or 2.662 Acres


Director General
Town and Country Planning
Haryana, Chandigarh
Amaljit Singh