

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

LICENCE NO. 38 OF 2012

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 for development of residential housing colony over an area measuring 16.369 acres falling in the revenue estate of village Naurangpur, Sector 78-79, Gurgaon - Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid residential group housing 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 is granted subject to the following conditions:
 - a. That the residential group housing colony will be laid out in confirmation 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 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.
 - d. That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
 - f. That you shall take permanent access from service road proposed along the development plan road.
 - g. That licensee shall deposit the Infrastructural Development Charges @ ₹ 1000/- per sq m for commercial component, @ ₹ 625/- per sqm for group housing component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.
 - h. That the licensee will integrate the services with HUDA services as per approved service plans and as & when made available.
 - i. That licensee 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 integrated services. The decision of the competent authority shall be binding in this regard.
 - j. 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 HUDA/HSIIDC.
 - k. That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of the same as and when finalized and demanded by DGTC, Haryana.
 - l. That the licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
 - m. That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
 - n. That you shall pay the labour cess charges as per policy dated 4.5.2010.
 - o. That you shall abide by the policy dated 3.2.2010 regarding allotment of EWS flats.
 - p. That 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 the developer will use only CFL fittings for internal as well as for campus lighting.

- s. That licensee shall convey the ultimate power load requirement of the project to the concerned Power Authority, with a copy to the Director with in a period of two month from date of grant of license, to enable provision for Transformers/Switching Stations/Electric Sub-stations at site of licensed land as per the norms prescribed by the power Authority, in the zoning plan of the project.
 - t. That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats as and when scheme is launched.
 - u. That you shall submit certificate issued by District Revenue Officer stating that there is no further sale of land applied for license till date and applicant companies are owner of land within 15 days from issuance of this license.
 - v. That you 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.
 - w. That you will intimate your official Email ID and the correspondence to this ID by the Deptt. will be treated as legal.
3. The license is valid up to 21/4/2016.

Place : Chandigarh
Dated: 22/4/2012

Endst.No.LC-2438-JE(B)-2012/ 6061

(T.C. GUPTA, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Dated: 25/4/12.

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

1. Mapsko Builders Pvt. Ltd., 52, North Avenue Road, Punjabi Bagh West, New Delhi-26 alongwith copies of agreement/bilateral agreement and zoning plan.
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, Gurgaon
8. Engineer-in-Chief, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
14. Chief Account Officer, O/o Senior Town Planner (Monitoring), Chandigarh.
15. Accounts Officer O/o Director General, Town & Country Planning, Haryana, Chandigarh alongwith a copy of agreement.

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

To be read with License No. 38 of 2012/22/1

1. Detail of land owned by Mapsko Builders Pvt. Ltd Village Naurangpur, Distt Gurgaon.

<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area K-M</u>	<u>Area Taken K-M</u>
Naurangpur	37	7	8-0	7-6
		8/1/1	0-16	0-16
		8/2	5-2	5-2
		11	7-16	1-7
		12	7-16	4-1
		13/1	6-16	6-16
		13/2	0-16	0-16
		14/1	5-8	5-8
		18	7-4	7-4
		19	7-11	7-11
		20/1	3-16	3-16
		21/2	4-0	4-0
		22	8-0	8-0
		23/1	6-7	6-7
		23/2	1-5	1-5
		27	0-9	0-9
	48	1/1	6-3	6-3
		1/2	1-5	1-5
		1/3	0-12	0-12
		2	6-16	6-16
		3/1	0-17	0-17
		3/2	6-15	6-15
		8	7-12	7-12
		9	7-12	7-12
		10/1	5-12	5-12
		10/2	2-8	2-8
		11	7-11	7-11
		13	7-12	7-12
		Total	130-19	

Or 16.369 Acres

Director General
Town & Country Planning
Haryana, Chandigarh
Anagil Hays