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

License No. 41. **of 2013**

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Strong Infrabuild Pvt. Ltd., Shyoraj & Manoj Kumar Ss/o Rohtash, C/o Vatika Ltd., 7th Floor, Vatika Triangle, Block-A, Sushant Lok-I, Gurgaon-122002 for setting up of RESIDENTIAL GROUP HOUSING COLONY on the land measuring 14.30 acres in the revenue estate of village Harsaru & Hayatpur, Sector 89A, Gurgaon – Manesar Urban Complex.

1. The particulars of the 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 & Country Planning, Haryana.

2. The License granted is subject to the following conditions:

   a) That the Group Housing 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.

3. That you will construct 24 mtrs wide internal circulation road passing through your site at your own cost and the portion of road shall be transferred free of cost to the Government.

4. 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.

5. That the licensee will not issue any advertisement for sale of flats/office/floor area in colony before the approval of layout plan/building plan.

6. 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.

7. 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 and clearance from the PLPA, 1900 before starting the development works of the colony.

8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.

9. 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.

10. 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.

11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/ Haryana Government notification as applicable.

12. 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.

13. That at the time of booking of the flats in the licensed colony, if the specified rates of plots/flats do not include IDC/EDC rates and are to be charged separately as per rates fixed by the Government from the plots/flats 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.

14. That you shall abide with the policy dated 03.02.2010 & 14.06.2012 related to allotment of EWS Flats/Plots.

15. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.

16. The license is valid up to 05/6/2017.

Dated: The 06/6/2013.
Chandigarh

(ANURAG RASTOGI, IAS)
Director General, Town & Country Planning
Haryana, Chandigarh
Email: tcphry@gmail.com

Endst. No. LC-2758-JE (VA)-2013/ Dated:

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

1. Strong Infrabuilt Pvt. Ltd., Shyoraj & Manoj Kumar Ss/o Rohtash, C/o Vatika Ltd., 7th Floor, Vatika Triangle, Block-A, Sushant Lok-I, Gurgaon-122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and Zoning Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
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.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith a copy of Zoning Plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement & Zoning Plan.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(SANJAY KUMAR)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh

TO BE READ WITH LICENSE NO 41 OF 2013/66 2013

1. Detail of land owned by Strong Infrabuilt Pvt. Ltd., Distt - Gurgaon

Village	Rect No.	Killa No.	Total Area Kanal	Marla	Applied Area Kanal	Marla
Harsaru	84	3	8	0	8	0
		8	8	0	8	0
		13	8	0	8	0
		18	8	0	8	0
		23/1	4	0	4	0
		23/2	4	0	4	0
	107	1/2	3	16	3	16
		2	8	0	8	0
		3	8	0	8	0
		8	3	9	3	9
		9	7	18	7	18
		10	8	0	6	16
		11	3	2	0	13
Hayatpur	4	20/1	3	11	1	16
		21/1/2	1	5	0	12
		Total			81	0

2. Sh. Shyoraj S/o Rohtash 402/822 Share , Sh. Manoj kumar S/o Rohtash 420/822 Share. Distt. Gurgaon

Village	Rect No.	Killa No.	Area Kanal	Marla	Applied Area Kanal	Marla
Harsaru	107	1/1	4	4	4	4
	108	3	8	0	8	0
		4	8	0	8	0
		5	8	0	8	0
		6	8	0	2	7
		Total			30	11

3. Sh. Shyoraj, Sh. Manoj Kumar ss/o Rohtash, Distt. Gurgaon

Village	Rect No.	Killa No.	Area Kanal	Marla	Applied Area Kanal	Marla
Harsaru	108	8	8	0	2	17

Grand Total	114	8	or 14.30 Acres

Director General
Town and Country Planning,
Haryana, Chandigarh