

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

LICENCE NO. 159 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Smt. Azadwati Wd/o, S/Sh. Nempal, Vedpal, Sunder, Devender Ss/o, Smt. Ladho D/o Sh. Rajender Kumar, Sh. Budh Singh S/o Sh. Anant Ram in collaboration with S3 InfraReality Pvt. Ltd., C-1/85, West Enclave, Pitampura, New Delhi-34 for development of a affordable group housing colony over an area measuring 5.00 acres in the revenue estate of village Bhatola, Sector 82, Faridabad.

1. The particulars of the land, wherein the aforesaid affordable 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 affordable group housing colony will be laid out in confirmation to the approved site/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 thereunder are duly complied with.
 - c. That all roads, open spaces, public park and public health services shall be maintained and up-kept for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, 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 portion of internal circulation road, forming the part of site area at its own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e. That permanent access shall be taken from internal circulation road of the sector.
 - f. That all the services shall be integrated with Haryana Urban Development Authority services as and when made available.
 - g. That the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and licensee shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
 - h. That NOC/Clearance shall be obtained as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
 - i. That arrangements for water supply, sewerage, drainage etc. shall be made to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
 - j. That clearance from competent authority shall be obtained, if required under Punjab Land Preservation Act, 1900 or under any other law.
 - k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - l. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.

- m. That only compact fluorescent lamps fitting shall be used for internal lighting as well as campus lighting.
 - n. That 'Ultimate Power Load Requirement' of the project will be conveyed to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - o. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number alongwith full particulars of the scheduled bank wherein thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be intimated.
 - p. That bank guarantee against total realization from the project at the rate of 15% within 90 days from the commencement of the project shall be furnished as per policy dated 19.08.2013.
 - q. That you shall abide by the terms and conditions of the policy dated 19.08.2013.
 - r. That the labour cess will be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
 - s. That the building plans of the licensed land shall be submitted for approval within three months from issuance of the license.
3. The license is valid up to 10/9/2019.

Place : Chandigarh

Dated: 11/9/2014

Endst.No.LC-3153-PA(B)-2014/ 22214-229

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

Dated: 11/9/14

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

1. Smt. Azadwati Wd/o, S/Sh. Nempal, Vedpal, Sunder, Devender Ss/o, Smt. Ladho D/o Sh. Rajender Kumar, Sh. Budh Singh S/o Sh. Anant Ram in collaboration with S3 Infrareality Pvt. Ltd., C-1/85, West Enclave, Pitampura, New Delhi-34 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, Faridabad.
8. Engineer-in-Chief, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner (Enforcement) Haryana, Chandigarh.
12. Senior Town Planner, Faridabad. *alongwith Zoning Plan*
13. District Town Planner, Faridabad along with a copy of agreement. *& Zoning plan.*
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.

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

1. Detail of land owned by Azadwati Wd/o Rajender Kumar - Nempal - Vedpal - Sunder - Devender Ss/o Rajender Kumar - Ladho D/o Rajender Kumar (equal share) District Faridabad.

Village	Rect No.	Killa No.	T. Area K-M
Bhatola	13	8	8-0 ✓
		9	8-0 ✓
		12/1	3-4 ✓
		13	8-0 ✓
		Total	27-4 ✓

2. Detail of land owned by Azadwati Wd/o Rajender Kumar (7/12 share) - Nempal - Vedpal - Sunder - Devender Ss/o Rajender Kumar - Ladho D/o Rajender Kumar (5/12 share) District Faridabad.

Village	Rect No.	Killa No.	T. Area K-M ✓
Bhatola	13	12/2	4-16
		Total	4-16 ✓

3. Detail of land owned by Budh singh S/o Sh. Anant Ram District Faridabad.

Village	Rect No.	Killa No.	T. Area K-M
Bhatola	13	17/2	7-0 ✓
		18/1	1-0 ✓
		Total	8-0 ✓
		Grand Total	40-00 ✓
		or	5.00 Acres

Director General
Town and Country Planning
Haryana, Chandigarh

Singhania