

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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FORM LC-V

(See Rule 12)

LICENCE NO. 75 OF 2014

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Arete India Projects Pvt. Ltd., C/o 14A/36, W.E.A. Karol Bagh, New Delhi-110005 for development of Affordable Group Housing Colony over an area measuring **6.00625 acres** in the revenue estate of village Sohna, Sector-6, Sohna, District Gurgaon.

2. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the Schedule (duly signed) annexed hereto.
3. The License is granted subject to the following conditions:-
 - a) That licensee shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 issued for Affordable Group Housing Colony.
 - b) That Affordable Group Housing Colony shall be laid out in confirmation to the approved layout/Building plan and development works are executed according to the designs and specifications shown in the approved plans.
 - c) That conditions of the agreement 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.
 - d) That licensee shall maintain and upkeep all roads, open spaces, public parks and public health services 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 Rules, 1976.
 - e) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
 - f) That licensee shall construct their own cost, or get constructed by any other institution or individual at its costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
 - g) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA/HSIIDC.
 - h) That licensee understand that development/construction cost of 24/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.
 - i) That licensee shall submit NOC as required under notification dated 14.09.06 issued by Ministry of Environment and Forest, Govt. of India before actual execution of development works at site.
 - j) That licensee shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.

10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon alongwith copy of zoning plan.
13. District Town Planner, Gurgaon along with a copy of agreement. *& Zoning Plan.*
14. Chief Accounts Officer of this Directorate.




(Karmveer Singh)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Licence No. 75 of 2014 / 28 / 2014

1. Detail of land owned by Arete India Projects Pvt. Ltd., Sohna, District Gurgaon.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>	
Sohna	144	10/2	7-15	
	145	6/2	6-0	
	144	7/2/1	1-16	
		1/2	3-13	
	145	10/1	0-5	
		4/2	4-1	
		5/2	4-0	
		6/1	2-0	
		7/1	2-0	
		8/1/1	0-6	
		4/1	3-7	
		5/1	4-0	
		144	1/1	4-7
		130	24/2/2	1-9
	131	25/2	2-0	
		21/2/2	1-2	
		Total 48-1 or 6.00625 Acres		


Director General
Town and Country Planning
Haryana, Chandigarh
Jasprender Singh

- k) That licensee shall pay the labour cess charges as per policy dated 4.5.2010.
- l) That licensee shall provide rain water harvesting system at site as per guidelines/ notification/norms of Central Ground Water Authority norms/Haryana Govt., as applicable.
- m) That 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.
- n) That licensee shall use only CFL fittings for internal as well as for campus lighting.
- o) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, licensee shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit thirty percentum of the amount from the flat holders for meeting the cost of internal development works in the colony.
- p) That at the time of booking of the residential/commercial spaces in the licenced colony, if the specified rates of residential/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, licensee shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- q) That licensee shall keep pace of construction atleast in accordance with their (licensee) sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- r) That licensee shall shift the 66 KV HT line underground at their cost in consultation with HVPNL.
- s) That licensee shall not create third party rights/pre launch before approval of building plans.
- t) That licensee shall obey all the directions/restriction given by this Department from time to time in public interest.
- u) That provision of External Development Facilities may take long time by HUDA, the Applicant Company shall not claim any damages against the Department for loss occurred if any.
4. The license is valid up to 01/8/2019.

Place: Chandigarh

Dated: 02/8/2014.

Endst.No.LC-3056-JE (S)-2014/

17135.

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

Dated: 4/8/14.

A copy is forwarded to the following for information and necessary action:-

Regd.

1. Arete India Projects Pvt. Ltd., 14A/36, W.E.A. Karol Bagh, New Delhi-110005 alongwith copies of agreement/bilateral agreement, schedule of land and zoning plan alongwith copy of 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, Uwrban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.