

To be read with Licence No. 146 of 2014/01 <sup>9</sup>/<sub>2014</sub>

1. Detail of land owned by S R S Retreat Services Ltd., District Faridabad.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M-S</u>	
Baselwa	28	4/1/1/1	1-7-0	
		17/2/2	5-8-0	
		17/2/1/2	0-15-8	
		24/1	6-9-6	
	33	4/1	6-13-5	
		7/1/1	0-13-0	
		7/3/1	5-2-0	
		8/1/1	0-18-0	
		Total		27-7-1

2. Detail of land owned by Hightech Construction Company Pvt. Ltd., District Faridabad.

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> <u>K-M</u>
Baselwa	28	3/1/4/2	1-0 ✓
		8/1/1	1-0 ✓
		13/2/2	1-2 ✓
		14/1	5-10 ✓
		18/1/1	1-5 ✓
		23/2/2	0-5 ✓
		23/3/1	0-5 ✓
		23/4/2	0-13 ✓
		23/5/1	0-4 ✓
		33	3/1/2
	3/2/1		0-6 ✓
	3/3/2		0-16 ✓
	3/4/1		0-4 ✓
	Total		12-14 ✓

**Grand Total 40-1-1 (K-M-S) Or 5.00694 Acres**

Director General  
Town and Country Planning  
Haryana, Chandigarh  
*Jaswan Patani*

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

LICENCE NO. 146 OF 2014

This license is being granted under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to SRS Retreat Services Ltd., Hightech Construction Company Pvt. Ltd. in collaboration with SRS Retreat Services Ltd., SRS Multiplex, City Centre, Sector 12, Faridabad for development of a affordable group housing colony over an area measuring 5.00694 acres in the revenue estate of village Baselwa, Sector 87, 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 layout 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 it will be sole responsibility of the licensee to maintain and upkeep all roads, open spaces, public park 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 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.
  - e. That permanent access will be taken from 18 m wide internal circulation road of the sector.
  - f. That the services will be integrated with HUDA services as per approved service plans and as & when made available.
  - g. That arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP will be made till these services are made available from External Infrastructure to be laid by Haryana Urban Development Authority.
  - h. That development/construction cost of 24 m/18 m wide major internal roads is not included in the External Development Charges 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 DGTCP, Haryana.
  - i. That NOC shall be submitted as required under notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before executing development works at site.
  - j. That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
  - k. That labour cess charges shall be paid as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
  - l. That rain water harvesting system shall be provided at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
  - m. That the provision of solar water heating system shall be made as per recommendations of Haryana Renewable Energy Development Agency and shall make it operational, where applicable, before applying for Occupation Certificate.

- o. That the ultimate power load requirement of the project shall be conveyed to the concerned Power Authority, with a copy to the Director within a period of two months 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.
  - p. That bank guarantee against total realization from the project @ 15% shall be furnished within 90 days from the commencement of the project as per policy dated 19.08.2013.
  - q. That licensee shall abide by the terms and conditions of the policy dated 19.08.2013.
  - r. That the zoning plan of licensed land will be got approved from Department within 15 days from issuance of the license.
  - 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 31/8/2019.

Place : Chandigarh  
Dated: 01/9/2014

Endst.No.LC-2947-PA(B)-2014/ 20882

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

Dated: 2/9/14

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

1. ✓ SRS Retreat Services Ltd., Hightech Construction Company Pvt. Ltd. in collaboration with SRS Retreat Services Ltd., SRS Multiplex, City Centre, Sector 12, Faridabad alongwith copies of agreement/bilateral agreement
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.
13. District Town Planner, Faridabad 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.

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