

Directorate of Town & Country Planning, Haryana

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

Web site tcharyana.gov.in - e-mail: tcharyana3@gmail.com

FORM LC-V

LICENCE NO. 15. OF 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made there under to Conscient Infrastructure Pvt. Ltd., 101-104, D Global Business Park, Mehruli-Gurgaon Road, Gurgaon – 122002, Email id- info@conscient.in for development of Affordable Group Housing Colony over an area measuring **7.394 acres** in the revenue estate of village Faridpur, Sector-78, Faridabad.

1. The schedule of land, wherein the aforesaid Affordable Group Housing Colony is to be set up, is enclosed.
2. The License is granted subject to the following conditions:-

- a) That you shall follow the terms and conditions in respect of policy issued vide memo no PF-27/48921 dated 19.08.2013 and amendment done time to time.
- b) That you shall construct at your own cost, one Community Hall of not less than 2000 Sq ft area and one Anganwadi-cum-Crèche of not less than 2000 Sq ft area in your project, which shall form part of the common areas and facilities as defined under the Haryana Apartment Ownership Act.
- c) That you shall deposit thirty percent of the amount to be realized by you from the plot-holders, from time to time, within ten days of its realization in separate account to be maintained in schedule bank and this amount shall only be utilized towards meeting the cost of internal development works in the colony.
- d) That the Affordable Group Housing Colony shall 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.
- e) That you shall pay proportionate development charges if the main lines of roads, drainage, sewerage, water supply and electricity are to be laid out and constructed by the Government or any other local authority. The proportion in which and the time within which such payment is to be made shall be determined by the Director.
- f) That you shall be responsible for the maintenance and upkeep of 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 under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority as the case may be.
- g) That you shall permit the Director General or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- h) That the portion of the road which form part of the site area, will 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.


Director General
Town & Country Planning,
Haryana, Chandigarh

- i) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the same alongwith land falling in alignment/ROW of such roads free of cost to the Govt. u/s 3(3) (a) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- j) That you shall integrate the services with HUDA services as and when made available.
- k) That you understand that the development/construction cost of 24/18 m 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 24/18 m wide major internal roads as and when finalized and demanded by the Department.
- l) That you shall have no objection for give and take proposal of the land in the license under consideration with HUDA required for integration of services. The decision of the competent authority shall be binding upon the colonizer.
- m) That you shall obtain prior permission/clearance/NOC as per provisions of notification dated 14.09.2006 issued by MOEF, GOI or any other applicable Environment/ Forest Laws/Rules, before execution of development works at site.
- n) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA. Since the provisions of external development facilities may take long time by HUDA, you shall not claim any damage against the Department for loss occurred if any.
- o) That you shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- p) That you shall provide the rain water harvesting system as per central ground water Authority Norms/Haryana Govt. notification as applicable.
- q) That the provision of solar water heating system shall be as per HAREDA Norms and shall be made operational where applicable before applying for an Occupation Certificate.
- r) That you shall use only Light Emitting Diodes (LED) fitting for internal lighting as well as campus lighting.
- s) That as per clause 7(i) of policy dated 19.08.2013 you shall furnish Bank Guarantee against the total realization from the project at the rate of 15% for the applied area works out as $7.394 \times 4047 \times 2.25 \times 10.76 \times 4000 \times 15\% = \text{Rs. } 48.30$ crore.
- t) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of approval of Building Plans 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 project site.
- u) That the pace of the construction should be atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- v) That you shall not create third party rights before approval of building plans.
- w) That you shall not give any advertisement for sale of shops/flat/floor area in Affordable Housing Colony before approval of layout plan/building plans.

x) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

y) That you shall obey all the directions/restrictions imposed by the Department time to time in public interest.

5. The license is valid up to 25/9/2021.
DAs above.

Place: Chandigarh
Dated: 26/9/2016.

(Arun Kumar Gupta)
Director General, Town & Country Planning
Haryana, Chandigarh

Endst.No.LC-3023-JE (S)-2016/ 20447 - 20490

Dated: 27/09/2016

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

Regd.

1. 1. Conscient Infrastructure Pvt. Ltd., 101-104, D Global Business Park, Mehruli-Gurgaon Road, Gurgaon – 122002, Email id- info@conscient.in, alongwith copies of agreement/ bilateral agreement, schedule of land 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. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Faridabad, along with a copy of agreement.
10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad along with a copy of agreement.
14. Chief Accounts Officer of this Directorate.

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

To be read with Licence No. 15. of 2016/26^g/₂₀₁₆.

1. Detail of land owned by Urban Buildmart Pvt. Ltd., District-Faridabad.

Village	Rect. No.	Killa No.	Area
			<u>K—M</u>
Faridpur	15	17/1/1	1—0
		24/1	7—17
	18	6/1	<u>2—13</u>
Total			11—10


2. Detail of land owned by B.C.C. Garments and Export Pvt. Ltd. District-Faridabad.

Village	Rect. No.	Killa No.	Area
			<u>K—M</u>
Faridpur	15	24/2	0—3
		25	7—10
	18	5	8—0
	15	14	8—0
		15	8—0
		16	7—18
		17/1/2	1—0
		27/2	0—2
	18	7/1/1	0—10
		15/2/1/1	0—16
		6/2/1	<u>5—4</u>
Total			47—3

3. Detail of land owned by Urban Buildmart Pvt. Ltd. 1/3 Share, B.C.C. Garments & Export Pvt. Ltd. 2/3 Share District-Faridabad.

Village	Rect. No.	Killa No.	Area
			<u>K—M</u>
Faridpur	15	27/1	0—10

Grand Total 59—3
or 7.39375 acres


Director General
Town and Country Planning,
Haryana, Chandigarh
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