licence

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. 01 OF 2014.

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to AUM Shri Hotels & Resorts Pvt. Ltd., 96-A/9, Neel Khanth Apartment, Kishan Garh, Vasant Kunj, New Delhi-110070 for development of Group Housing Colony over an area measuring 18.744 acres in the revenue estate of village Dhunela, Sector-33 of Sohna, District Gurgaon.

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 is granted subject to the following conditions:

   a) That the residential 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.

   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.

   c) 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.

   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 licensee shall deposit Rs. 5,42,23,948/- (after adjusting an amount of Rs. 87,62,256/- earlier deposited in case of change of land use permission) on account of Infrastructural Development Charges @ Rs. 460/- per Sqm for 175% FAR of group housing component and @ Rs. 750/- per Sqm for 150% FAR of commercial component in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.

   f) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.

   g) That licensee shall 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 integrated services. The decision of the competent authority shall be binding in this regard.

   h) 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.

   i) That development/construction cost of 24 m/18 m wide 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 the same as and when finalized and demanded by DGTCP, Haryana.

   j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.

k) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.

l) That licensee shall pay the labour cess charges as per policy dated 4.5.2010.

m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.

n) 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.

o) That licensee shall use only CFL fittings for internal as well as for campus lighting.

p) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.

q) 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, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.

r) The demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.

s) That the pace of construction should be atleast in accordance with your (licensee) sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.

t) That licencee shall not create third party rights without approval of building plans.

u) That licencee shall abide with the policy dated 14.06.2012/ instructions issued by Department from time to time related to construction/ allotment of EWS Flats/ Plots.

v) That licencee shall obey all the directions/restriction given by this Department time to time in public interest.

w) That the 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.

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

3. The license is valid up to 02/01/2018.

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

Place: Chandigarh
Dated: 03/01/2014.

Endst.No.LC-2800-JE (S)-2014/ 634 Dated: 8/1/2014.

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

Regd.

1. AUM Shri Hotels & Resorts Pvt. Ltd., 96-A/9, Neel Khanth Apartment, Kishan Garh, Vasant Kunj, New Delhi-110070 (Email ID – sheelfoods@gmail.com) 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, Gurgaon.
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon along with a copy of agreement.
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 License No. 01 of 2014.

1. Detail of land owned by Aum Shri Hotels & Resorts Pvt. Ltd. Sector-33, Tehsil Sohna, Distt. Gurgaon.

Village	Rect No.	Killa No.	Area K-M
Sohna	13	16	3-15
		25	3-6
		Total	7-1
Dhunela	48	15/1	0-8
		15/2/1	3-16
		15/2/2	3-16
		6/2	5-7
		7	4-11
		14	1-8
	47	1	8-0
		2	8-0
		3	8-0
		8	8-0
		9	8-0
		10/2	1-7
		11/1	7-7
		4	8-0
		7	8-0
		10/1	6-10
		11/2	0-13
		12	8-0
		13	8-0
		18	6-10
		19	6-2
		20	5-7
	48	4/2	1-9
		5/1/2	2-1
		5/1/1	1-19
		5/2	4-0
		6/1	2-13
		16	4-4
		17	1-10
		Total	142-18
		G. Total	149-19 or 18.744 Acs

Director General
Town & Country Planning
Haryana, Chandigarh