

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana2@gmail.com

FORM LC -V

(See Rule 12)

LICENCE NO. 05. OF 2015

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made thereunder to Sh. Keshav Dutt S/o Ram Chander, Rasveena Sharma Wd/o Vinod Sharma, Vinanti, Vinorica Ds/o Vinod Sharma, Sh. Gaurav Sharma S/o Parmod Sharma, S/Sh. Subodh Sharma, Amod Sharma, Manoj Sharma Ss/o Sh. Ravi Dutt in collaboration with developer company Calder Developers Pvt. Ltd. C/o 7th Floor, Vatika Triangle, Block A, Sushant Lok-I, Gurgaon-122002 for setting up of a Commercial Colony on the land measuring 12.13125 acres (schedule of land enclosed) in the revenue estate of village Silokhera, Sector 16, Gurgaon.

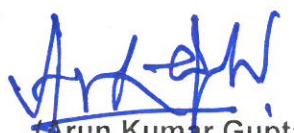
2. The licence is granted subject to following terms & conditions:

- a) That you shall lay out the Commercial Colony, in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
- b) That you shall comply with 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.
- c) That you shall deposit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimates. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- d) That you have understood that the development/construction cost of 18/24/30 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 18/24/30 m wide major internal roads as and when finalized and demanded by the Department.
- e) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL and complete the same before obtaining completion certificate for the colony.
- f) That you shall deposit an amount of ₹ 8,59,16,545/- on account of Infrastructural Development Charges @ ₹ 1000/- per Sqm (175 FAR) in two equal installments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director General, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.
- g) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
- h) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.

- i) That you shall obtain clearance from competent Authority, if required under PLPA, 1900 and any other clearance required under any other law.
- j) That you 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.
- k) That you shall pay the labour cess charges as per policy dated 04.05.2010.
- l) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- m) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- n) That you shall use only LED fittings for internal as well as for campus lighting.
- o) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the shop buyers for meeting the cost of Internal Development Works in the colony.
- p) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers as and when scheme is launched, after approval of building plans.
- q) That you shall not create Third Party Right/ pre launch against the licenced land, before approval of building plans.
- r) That you have understood that provision of External Development Facilities may take long time by HUDA, the Licencee shall not claim any damages against the Department for loss occurred, if any.
- s) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the allottees on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- t) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HUDA in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- u) That you shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development 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.
- v) That you shall transfer the area coming under the Sector / Service roads which forms part of Licenced area and in lieu of which benefit to the extent permissible as per policy towards commercial area is being granted, shall be transferred free of cost to the Government.
- w) That you shall construct 24 m wide approach road on HUDA land in respect of agreement executed by you on 31.07.2014 with Estate Officer-I, HUDA, Gurgaon, which shall be a public road and cannot be closed at any time. This approach road shall also be utilized as approach road by HUDA or its allottees or public in general.
- x) That you shall construct underpass, structure of water works and staff quarters in respect of agreement executed by you on 31.07.2014 with Estate Officer-I, HUDA, Gurgaon.

- y) That you shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DGTCP, Haryana whichever is earlier.
- z) That you shall deposit an outstanding amount of ₹ 230.00 cores on account of EDC in three quarterly installments after grant of licence.
- aa) That you shall submit the permission of NHAI for access from service road of NH-8 before approval of building plans.
- bb) That the 25% of the saleable area being considered for grant of licence shall be frozen and no third party right will be allowed to be created for this frozen area. The frozen area will be released in five equal installments of 5% each after payment of proportionate EDC, in terms of the undertaking submitted by you on 01.10.2014 in compliance of the condition of LOI dated 14.08.2014.
- cc) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
2. The Licence is valid up to 05/8/2020.

Dated: The 06/8/2015.
Chandigarh


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

Endst. No. LC-2895-PA(SN)-2015/ 14590

Dated: 7/8/15

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

1. ✓ Sh. Keshav Dutt S/o Ram Chander, Rasveena Sharma Wd/o Vinod Sharma, Vinanti, Vinorica Ds/o Vinod Sharma, Gaurav Sharma S/o Parmod Sharma, Subodh Sharma, Amod Sharma, Manoj Sharma Ss/o Ravi Dutt C/o Calder Developers Pvt. Ltd. 7th Floor, Vatika Triangle, Block A, Sushant Lok-I, Gurgaon-122002 alongwith a copy of agreement, LC-IV B, Bilateral agreement & zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana – Cum-Secretary, SEAC, Paryavaran Bhawan, Sector - 2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon alongwith zoning plan.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement and zoning plan.
15. Sub-Division Engineer, Sub-Division IX, HUDA, Gurgaon w.r.t. memo dated 19.01.2015.
16. Chief Accounts Officer of this Directorate along with a copy of agreement.


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

To be read with License No. 05 of 2015/68/2015

1. Detail of land owned by Keshav Dutt S/o Ram Chander, District Gurgaon.

Village	Rect No.	Killa No.	T. Area K-M
Silokhera	7	21/2 min	0-1
	11	5	8-0
		7/1	4-0
		4/2	4-0
	12	1 min	2-16
		10	2-5
		Total	21-2


2. Rasveena Sharma Wd/o Vinod Sharma, Vinanti – Vinorica Ds/o Vinod Sharma 1/5 share, Gaurav Sharma S/o Parmod Sharma 1/5 share, Subodh Sharma, Amod Sharma, Manoj Sharma Ss/o Ravi Dutt 3/5 share.

Village	Rect No.	Killa No.	T. Area K-M
Silokhera	8	6	7-7
		7	8-16
		14	8-0
		15	8-0
		16	8-0
		17	8-0
		24	8-0
		25	8-0
	11	3/2	3-12
		4/1	4-0
		Total	71-15

3. Keshav Dutt S/o Ram Chander 1/2 share, Rasveena Sharma Wd/o Vinod Sharma, Vinanti Sharma, Vinorica Sharma Ds/o Vinod Sharma 1/10 share, Gaurav Sharma S/o Parmod Sharma 1/10 share, Subodh Sharma – Amod Sharma – Manoj Sharma Ss/o Ravi Dutt 3/10 share.

Village	Rect No.	Killa No.	T. Area K-M
Silokhera	11	6/1	4-4

Grand Total 97-1 or 12.13125 Acres


 Director General
 Town and Country Planning,
 Haryana, Chandigarh
 @11/1/15