

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

Licence No. 09 of 2021

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sternal Buildcon Pvt. Ltd. 12<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 for setting up of COMMERCIAL COLONY over an area measuring 2.15 acres in the revenue estate of village Dhunela, Tehsil Sohna, Sector-36, Sohna, Distt. Gurugram.

1. The Licence is granted subject to the following conditions:
  - a) That Commercial Colony will be laid out 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 conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. 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 24 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 m wide major internal roads as and when finalized and demanded by the Department.
  - e) That you shall arrange electric connection from HVPN/DHBNL 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/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
  - f) That you shall deposit an amount of ₹ 1,14,20,128/- on account of Infrastructure Development Charges (IDC) @ ₹ 750/- per Sqm for commercial component 175 FAR in two equal instalments, first within 60 days and second within six months of issuance of licence through Bank Draft in favour of the Director, 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 DGTCPC till these services are made available from External Infrastructure to be laid by HSVP 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.


  
Director  
Town & Country Planning  
Haryana, Chandigarh  
*mu/ks*

- i) That you shall maintain and upkeep all roads, open spaces 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 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.
- j) That you shall pay the labour cess charges as per Policy dated 04.05.2010.
- k) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) 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.
- m) That you shall use only CFL fittings for internal as well as for campus lighting.
- n) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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.
- o) That you shall provide the details of calculations per Sqm/per sq ft, to the allottees while raising demand from the commercial space owners in case at the time of booking of the commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.
- 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.
- q) That you shall not give any advertisement for sale of commercial area before the approval of building plan.
- r) That you have understood that provision of External Development Facilities may take long time by HSVP, the licensee 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 no pre-launch/sale of commercial site will be undertaken before approval of the building plan.
- u) That developer company, i.e. Sternal Buildcon Pvt. Ltd. shall be responsible for compliance of all terms and conditions of licence/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- v) 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.

- w) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) You shall obtain the permission from competent authority for taking direct access from Gurugram-Sohna Road (NH) before approval of building plans.

2. The licence is valid up to 04/03/2026.

Dated: The 05/03/2021.  
Chandigarh


  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-4152-JE (VA)-2021/ 6724

Dated: 15-03-2021

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

1. Sternal Buildcon Pvt. Ltd. 12<sup>th</sup> Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001 alongwith a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram alongwith a copy of Zoning Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP along with a copy of agreement.

  
(Babita Gupta)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No. 09.....Dated 05/03 .....of 2021

Detail of land owned by Sternal Buildcon Pvt. Ltd.

Village	Rect No.	Killa No.	Area (K-M)	Area Taken (K-M)
Dhunela	25	26	3-11	1-3
	20	22/1	3-0	3-0
	21	25/2	4-0	0-18
	24	5	8-0	1-16
	25	1	8-0	8-0
		2	5-11	2-7
		<b>Total</b>		<b>17-4</b>

Or 2.15 Acres

  
Director,  
Town & Country Planning  
Haryana

