

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

Licence No. 75 of 2022

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Shalimar Corp Ltd., A-2/3, Safdarjung Enclave, New Delhi - 110029 for setting up of Residential Group Housing Colony over an area measuring 4.5875 acres falling in the revenue estate of village Gwal Pahari in Sector-2, Gwal Pahari, District Gurugram.

1. The particulars of the land, wherein the aforesaid Residential Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - i) That the Residential Group Housing Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - ii) 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.
  - iii) That applicant company will pay the Infrastructure Development Charges amounting to Rs. 1,49,75,104/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - iv) That the licensee shall maintain 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 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.
  - v) That applicant company shall integrate the services with Haryana Shahri Vikas Pradhikaran services as and when made available.
  - vi) The applicant company have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
  - vii) That applicant company shall understands that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - viii) That applicant company shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
  - ix) That applicant company shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran services or any other execution agency.

Director  
Town & Country Planning  
Haryana, Chandigarh

- x) That applicant company shall construct portion of sector road, service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- xi) That applicant company shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- xii) That the Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
- xiii) That applicant company shall construct the community building at your own cost, or get constructed by any other institution or individual at its costs, the community building on the lands set apart for this purpose, as per provisions of section 3(3)(a)(iv) of Haryana Development and Regulation of Urban Areas Act, 1975.
- xiv) That Applicant Company shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- xv) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xvi) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xvii) That applicant company shall use only LED fitting for internal lighting as well as campus lighting.
- xviii) That applicant company 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 grant of license 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 zoning plan of the project.
- xix) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft to the allottees while raising such demand from the plot owners.
- xx) That applicant company shall keep pace of development at least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xxi) That applicant company shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xxii) That applicant company will pay the labour cess as per policy instructions issued by Haryana Government vide memo no. Misc-2057-5/25/2008/2TCP dated 25.02.2010.
- xxiii) That applicant company 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 licensee have to deposit thirty percentage of the amount received from

the plot holders for meeting the cost of Internal Development Works in the colony.

- xxiv) That no further sale has taken place after submitting application for grant of license.
  - xxv) That applicant company shall not give any advertisement for sale of plots/commercial are before the approval of layout plan.
  - xxvi) That applicant company shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
  - xxvii) That applicant company shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
  - xxviii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
  - xxix) That applicant company shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
  - xxx) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
  - xxxi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
  - xxxii) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
  - xxxiii) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Group Housing Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
  - xxxiv) That licensee 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 purposes is explained to the satisfaction of HSVP in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP No. 20032 of 2008, 13594 of 2009 and 807 of 2012.
  - xxxv) That applicant shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.
  - xxxvi) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
  - xxxvii) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.
2. That you shall provide and integrate the services to licenced land from the licenced colony developed through licence no. 105 of 2008 dated 15.05.2008

granted for setting up of Group Housing Colony as per their consent dated 29.10.2021 of Jasmine Buildmart Pvt. Ltd.

3. That you shall submit the NOC from the concerned department regarding excess to both the pockets of the applied site and also NOC of the concerned department for the connectivity of the services through the ROW of the existing Gurugram-Faridabad road before approval of building plan.
4. The licence is valid up to 14/06/2027.

Dated: The 15/06/2022.  
Chandigarh


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

Endst. No. LC-4562-JE (SB)-2022/ 16918

Dated: 20-06-2022

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

1. ✓ Shalimar Corp Ltd., A-2/3, Safdarjung Enclave, New Delhi - 110029 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Jasmine Buildmart Pvt. Ltd., 406, 4<sup>th</sup> Floor, Elegance Tower, 8 Jasola District Centre, New Delhi w.r.t. their consent dated 29.10.2021 for allowing to provide and integrate services to Shalimar Corp Ltd. from your licence land of licence no. 105 of 2008 dated 15.05.2008.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram alongwith layout plan.
14. District Town Planner, Gurugram along with a copy of agreement and layout plan.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.

  
(Narender Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

To be read with License No. <sup>75</sup> ..... dated <sup>15/06</sup> ..... Of 2022

Detail of land owned by Shalimaar Corp Ltd.

Village	Rect.No.	Killa No.	Area (K-M)
GwalPahri	35	6	3-17
		7	7-18
		15/1	5-8
		16/1/2	1-11
		36	1/1
		10/2	4-16
		20/1	6-8
		11/2	3-13
		<b>Total</b>	<b>36-14</b>

OR 4.5875 Acres

  
Director,  
Town & Country Planning  
Haryana  
Jaswinder Kaur