

**FORM LC-V**

(See Rule-12)

**Haryana Government  
Town and Country Planning Department**

Licence No.....19.....of 2010

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to <sup>M/S Shivaji Global Ltd and M/S Gardhans Exports CTO. In collaboration with</sup> M/S RPS Infrastructure Pvt. Ltd., A-193, 1<sup>st</sup> Floor, Okhla Industrial Area, Phase-I, New Delhi for setting up of an I.T. Park at Village Sarai Khawaja in Sector-27-A, Faridabad.

2. The particulars of land wherein the aforesaid I.T. Park is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.

3. The licence is granted subject to the following conditions:-

a) That the I.T. Park is laid out to conform to the approved layout plan and the 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 Rules, 1976 made thereunder are duly complied with.

c) That the demarcation plan of I.T. Park area is submitted before starting the development works in the colony and for approval of the zoning plan.

d) The commercial/shopping area shall not exceed 4% with 150 FAR.

In case of misuse of space/violation of area restriction, penalty may be imposed on the licensee for the entire area sold/leased out by the licensee to the entrepreneur in the forms of license fee, conversion charges at the commercial rate along with any other penalty to be decided by the Government which would be in the form of additional conversion charges at commercial rates on the portion of the FAR between 150 to 250 FAR of the entire misused area of sold/leased out by the licensee to the defaulting entrepreneur.

e) The licensee shall complete at least 30% of the IT area within the initial period of three years, failing which he will have to deposit the conversion charges and license fee at commercial rate for the entire I.T. area.

In case the licensee has already paid license fee and conversion charges at the commercial rates on the entire I.T. area due to non-completion of the project in the stipulation period then in case of misuse of sold/leased premises, the license fee and conversion charges would not be charged again.

f) That the license will not be allowed any manufacturing or polluting units in the project.

g) Policy decisions taken by the Government regarding provision of Fire Protection measures in the buildings shall be abided by.

4. That the licensee shall construct the portion of service road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.

5. That the licensee shall derive permanent approach from the service road only.

6. That the licensee will not give any advertisement for sale of I.T. area, shops/office/floor area before the approval of layout plan/building plans.

7. That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.


8. That the licensee shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.

That the licensee will use only CFL fittings for internal lighting as well as for campus lightings in the complex.

10. That the licensee 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 transfer/switching stations/Electric sub-stations as per the norms prescribed by the Power Utility in the Zoning Plan of the project.

11. The licence is valid upto 9-3-2012

Dated Chandigarh  
The 10.3.2010


  
(T.C. Gupta IAS)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh.

*NCM*

Endst No. 5DP(II)-LC-1555/2010/ 3826

Dated:- 25-7-10

- ✓ A copy is forwarded to the following for information and necessary action:-
1. M/s Shivalik Global Ltd., and M/s Gandhar Exports Ltd. in collaboration with M/s RPS Infrastructure Pvt. Ltd., A-193, 1<sup>st</sup> Floor, Okhla Industrial Area, Phase-I, New Delhi-20, along with copy of agreement LC-IV and bilateral agreement.
  2. Chief Administrator, HUDA, Panchkula.
  3. Managing Director, HVPN; Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
  4. Addl. Director Urban Estates, Haryana, Panchkula.
  5. Administrator, HUDA, Faridabad.
  6. Chief Engineer, HUDA, Panchkula.
  7. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
  8. Land Acquisition Officer, Faridabad.
  9. Senior Town Planner, Faridabad. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
  10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
  11. Senior Town Planner ( Monitoring Cell) Haryana, Chandigarh.
  12. District Town Planner, Faridabad along with a copy of agreement.
  13. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

  
(Sunita Sethi)

District Town Planner (Hq)  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

*11/2/10*



TO BE READ WITH LICENCE NO.....19.....OF 2010

1. Detail of land owned by M/s Shivalik Global Ltd village Sarai Khawaja District Faridabad.

Village	Rect. No.	Killa No.	Area K-M	
Sarai Khawaja	36	11/2	2-3	
		26/2	0-11	
		12/2	2-3	
		13/2	0-17	
		13/3	0-15	
		14/1/2	0-2	
		17/2	0-17	
		18	8-0	
		19	8-0	
		20/1	6-2	
		20/2	1-18	
		35	15/2	1-4
			16	6-5
			<b>Total</b>	<b>38-17 or 4.856 Acres</b>

2. Detail of land owned by M/s Gandhar Exports Ltd at village Sarai Khawaja District Faridabad.

Village	Rect. No.	Killa No.	Area K-M
Sarai Khawaja	36	24/1/1	0-10
		22/1	3-7
		21/2/1/2	0-17
		23/1	3-7
		21/2/2/2	1-2
		24/1/2	0-13
		22/2	4-13
		21/2/2/1	1-8
		23/2	4-13
		21/2/1/1	1-7
		<b>Total</b>	<b>21-17 or 2.731 Acres</b>

G- Total 7.587 Acre

Director  
Town and Country Planning,  
Haryana, Chandigarh

*P. K. Singh*  
P. K. Singh

## Directorate of Town & Country Planning, Haryana

SCO-71-75 (1<sup>st</sup> to 3<sup>rd</sup> Floor), Sector-17-C, Chandigarh, Phone: 0172-2549349;  
Website - [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) and e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

To

RPS Infrastructure Pvt. Ltd.,  
1117-1120, 11<sup>th</sup> Floor, Tower-B, DLF Towers,  
Jasola District Center,  
New Delhi-110025.

Memo. No. LC-1555-PA (SS)-2018/ 17723 Dated: 15-06-2018

**Subject: -** Renewal of license No. 19 of 2010 dated 10.03.2010 granted for development of IT Park over an area measuring 7.587 acres falling in the revenue estate of village-Sarai Khawaja, Sector-27-C, Faridabad-RPS Infrastructure Pvt. Ltd.

**Reference: -** Your application dated 26.03.2018 on the above cited subject.

1. Licence No. 19 of 2010 dated 10.03.2010 granted to you for setting up of IT Park for an area measuring 7.587 acres falling in the revenue estate of village-Sarai Khawaja, Sector-27-C, District-Faridabad is hereby renewed upto **09.03.2020** on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitled you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. That you shall transfer the portion of sector/master plan road/green belt which forming part of licenced area free of cost to the Government in compliance of condition No. 4 of licence.
4. That you shall pay the enhanced EDC dues, as and when demanded by the Department after the final decision of Hon'ble High Court in CWP No. 5835 of 2013 titled as Balwan Singh & others V/s State of Haryana and others.
5. That you shall revalidate the bank guarantee on account of IDW/EDC which is valid upto 22.07.2019 upto the validity period of renewal of licence i.e. 09.03.2020, before its expiry.

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

Endst. No. LC-1555-PA (SS)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Faridabad.
4. District Town Planner, Faridabad.
5. Chief Accounts Officer O/o DTCP, Chandigarh.
6. Website Administrator of this Directorate.

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