

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

License No. 04 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Shiva Profins Pvt. Ltd., Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., in collaboration with SS Group Pvt. Ltd., SS House, Plot No. 77, Sector-44, Gurugram for setting up Commercial Colony over an area measuring 2.80625 acres (2.0058 acres falling under intense zone and 0.80045 acres under transit zone) falling in the revenue estate of village Badha sector-86, Gurugram under the Transit Oriented Development Policy dated 09.02.2016.

1. The particulars of the land, wherein the aforesaid Commercial 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 you shall pay the Infrastructure Development Charges amounting to Rs. 283.92235 lacs (Rupees Two Crore Eighty three lacs ninety two thousand two hundred thirty five only) in two equal installments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
 - (ii) That you shall deposit balance 50% of the conversion charges, licence fee and Infrastructure Augmentation Charges in two equal installments of 3 months each with normal interest of 12% p.a. and penal interest of 3% for the delayed period in favour of Director, Town & Country Planning, Haryana, payable at Chandigarh.
 - (iii) That you 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.
 - (iv) That you shall construct portion of sector/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.
 - (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 license granted.
 - (vi) That area coming under the sector road/green belt which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards covered area is being granted, shall be transferred to the Govt. free of cost.
 - (vii) That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
 - (viii) That no other application has been submitted 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.



D.T.C.P. (Hr.)


- (ix) That you understand 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.
- (x) That NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India shall be obtained before execution of development works at site.
- (xi) 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 Haryana Urban Development Authority.
- (xii) That clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law shall be obtained.
- (xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiv) That the instructions issued by Haryana Renewable Energy Development Agency in respect of making provision of Solar Energy Plant etc. in the licensed colony shall be followed.
- (xv) That only LED lamps fitting for internal lighting as well as campus lighting shall be used.
- (xvi) That you 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.
- (xvii) That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be submitted and account number and full particulars of the scheduled bank wherein company have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony shall be informed.
- (xviii) That the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010 shall be paid.
- (xix) That no sale of applied land has taken place after submission of license application.
- (xx) That pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched shall be kept.
- (xxi) That you 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 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 authority in terms and conditions of the Hon'ble High Court dated 16.07.2012 in CWP's No. 20032 of 2008, 13594 of 2009 and 807 of 2012.

- (xxiii) That you shall not advertise any floor area for sale before the approval of building plans.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxv) That you shall extend the validity of Bank Guarantee of EDC for five years within one month of the grant of licence.
- (xxvi) That the licensee shall comply all the terms & conditions as stipulated in the notification regarding TOD policy dated 09.02.2016 and its corrigendum dated 16.11.2016 and amendment of zoning regulations of the Development Plan - GMUC dated 24.01.2017 shall be complied with.

3. The licence is valid up to 16/01/2024.

Place: Chandigarh
Dated: 17/01/2019.

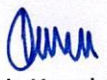

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-3960-JE(SJ)-2019/ 1483

Dated: 17-01-2019

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

1. Shiva Profins Pvt. Ltd., Matrix Buildwell Pvt. Ltd., North Star Towers Pvt. Ltd., in collaboration with SS Group Pvt. Ltd., SS House, Plot No. 77, Sector-44, Gurugram alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, 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, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Revenue Officer, Gurugram alongwith a copy of land schedule.
12. District Town Planner, Gurugram along with a copy of agreement.
13. Chief Accounts Officer, O/o DTCP, Haryana.
14. Nodal Officer (website) O/o DTCP, Haryana.


(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

Land owned by North Star Towers Pvt. Ltd.

Village	Rect No	Killa No	Total Area (K-M)
Badha	38	1 Min	3-16 ✓

Land owned by Matrix Build Well Pvt. Ltd.

37 5/2/2 4-13 ✓

Land owned by Shiva Profins Pvt. Ltd.

31 19/2/2 0-10 ✓

20/1/2 5-10 ✓

21 8-0 ✓

Total 14-0 ✓

Grand Total 22K-9M ✓

OR 2.80625 Acres ✓


Director,
Town & Country Planning
Haryana
