

Directorate of Town & Country Planning, Haryana

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

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FORM LC-V

(See Rule 12)

LICENCE NO. 24... OF 2016

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to Shiv Sai Infrastructure Pvt. Ltd. C/o F-90/33, 2nd Floor, Okhla Industrial Area, Phase-I, New Delhi for development of Group Housing Colony over an additional area measuring 1.075 acre (in contiguous with licence no 873 of 2006) in the revenue estate of village Baselwa, Sector-87, Faridabad.

2. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.

3. The License is granted subject to the following conditions:

- a) That the Residential Group Housing Colony shall be laid out in confirmation to the approved layout plan and 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 the Rules 1976 made there under are duly complied with.
- c) That licensee shall construct the 12/18/24 m wide service road forming part of the site area at his own cost and the entire area under road shall be transferred free of cost to the Government.
- d) That licensee shall deposit an amount of Rs. 35,08,649/- on account of Infrastructural Development Charges @ Rs. 460/- per Sqm on FAR for Group Housing component (175 FAR) and @ Rs. 750/- per Sqm on FAR for of commercial component (150 FAR) in two equal installments. First within 60 days from issuance of license and second within six months through Bank Draft in favour of Director General, Town & Country Planning, Haryana payable at Chandigarh. In failure of which, an interest @ 18% per annum for delay period shall be paid.
- e) That licensee shall construct at your own cost, or get constructed by any other institution or individual at their costs, schools, hospitals, community centers and other community buildings on the land set apart for this purpose, within four years from grant of licence extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local Authority, for the said purposes, on such terms and conditions, as it may deem fit.
- f) That licensee 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
- g) That licensee shall integrate the services with HUDA services as per approved service plans and as & when made available.
- h) That licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DG, TCP till these services are made available from External Infrastructure to be laid by HUDA or any other Govt. Agency.
- i) That development/construction cost of 24 m/18 m wide major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of the same as and when finalized and demanded by DGTCP, Haryana.

- j) That licensee shall submit NOC as required under notification dated 14.09.06 issued by MOEF, GOI before executing development works at site.
- k) That licensee shall obtain clearance from competent authority, if required under PLPA, 1900 and any other clearance required under any other law.
- l) That licensee shall pay the labour cess charges as per policy.
- m) That licensee shall provide rain water harvesting system at site as per Central Ground Water Authority norms/Haryana Govt. notification, as applicable.
- n) That licensee shall make the provision as per recommendations of HAREDA and shall make it operational, where applicable, before applying for Occupation Certificate.
- o) That licensee/developer shall use only LED lamps in fittings for internal lighting as well as campus lighting.
- p) That in compliance of Rule 27 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, you shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount from the plot/flat holders for meeting the cost of internal development works in the colony.
- q) That at the time of booking of the residential/commercial spaces in the licenced colony, the specified rates of residential/commercial spaces do not include IDC/EDC rates and are to be charged separately as per rates fixed by the government from the plots/flats/commercial spaces owners, you shall also provide details of calculations per Sqm/per Sq ft to the allottee while raising such demand of EDC.
- r) That the demand of EDC and Bank Guarantee thereon shall be subject to the interim and final orders of Hon'ble High Court in CWP no 5835 of 2013.
- s) That the pace of construction should be atleast in accordance with your sale agreement with the buyers of the flats/shops as and when scheme is launched, after approval of building plans.
- t) That licensee shall not create third party right before approval of building plans.
- u) That licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the plot owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

4. The license is valid up to 21/11/2021.

Place: Chandigarh
Dated: 22/11/2016.

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

Endst.No.LC-752 (B+C)-JE (S)-2016/ 26027-26040 Dated: 25-11-2016

A copy along with schedule of land and zoning plan are forwarded to the following for information and necessary action:-

1. Shiv Sai Infrastructure Pvt. Ltd. C/o F-90/33, 2nd Floor, Okhla Industrial Area, Phase-I, New Delhi - 110020, Email Id - sales@shivsai.com. along with LC IV & V.D. approved zoning.
2. Chief Administrator, HUDA, Panchkula along with a copy of agreement.
3. Chief Administrator, Haryana Housing Board, Panchkula, along with copy of agreement.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Faridabad
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Faridabad, along with a copy of agreement.

10. Land Acquisition Officer, Faridabad.
11. Senior Town Planner (E&V) Haryana, Chandigarh.
12. Senior Town Planner, Faridabad.
13. District Town Planner, Faridabad alongwith a copy of agreement. & Zoning Plan
14. Chief Accounts Officer of this Directorate.

Longhand

(Om Parkash)


Assistant Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

60754(4)

To be read with Licence No. 24 Dated 22/11/2016

Detail of land owned by M/s Shiv Sai Infrastructure Pvt. Ltd. Distt. Faridabad

Village	Rect. No.	Killa No.	Area (K-M)
Baselwa	48	9/2/2/2	2-0
		12/1	1-0
		12/3	1-0
		12/2/1	1-16
		12/4/1	<u>2-16</u>
		Total	8-12 or 1.075 acres


Director General
Town & Country Planning
Haryana, Chandigarh
