ANNEXURE - A

Copy of NOC of land transfer from DDA

केन्द्रीय माध्यमिक शिक्षा बोर्ड
(मानव संसाधन विकास मंत्रालय, भारत सरकार के अधीन एक स्वायत्त संगठन)
CENTRAL BOARD OF SECONDARY EDUCATION
(An Autonomous Organisation under the Ministry of Human Resource Development, Govt. of India)

F- 3013/Land/Integrated Office Complex/Maint/2018/2019 | 10262 Dated: 09.09.2019

To,

The Chief General Manager (Engg),
NBCC India Ltd.,
2nd Floor
Local Shopping Center
East Kidwai Nagar,
New Delhi- 110023.

Subject: Issue of NO Objection Certificate in r/o Land allotted measuring 3 Acre at Sec – 23, Phase – I, Dwarka for C/o Integrated office Complex to CBSE.

Sir,

Please find enclosed herewith NOC issued by DDA in r/o above subject for further necessary action in the matter at your end.

Yours Sincerely,

(V. N. Mishra)
Assistant Engineer (Civil)

Encl: As above.

M/s Imagination Infratech Pvt. Ltd.
for necessary action please.
CGM (B-SA)
NBCC (I) Ltd.

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, Vikas Sadan, INA, New Delhi - 110023

No. F. 32(30)16/IL/1546

Dated : 25/9/19

To
The Executive Engineer,
Central Board of Secondary Education,
"Shiksha Kendra" 2, Community Centre,
Preet Vihar,
New Delhi-110092

Sub: - Issue of No Objection Certificate in respect of land allotted measuring 3 Acre at Sec-23, Phase-I, Dwarka for construction of Integrated Office Complex to CBSE.

Sir,

With reference to your letter No. F.3013/Land/Integrated Office Complex/Maint/2018/2019 dated 02.09.2019, please find herewith No Objection Certificate in respect of the land/plot for getting the sanction of building plans.

NO OBJECTION CERTIFICATE

1.	Name of the allottee.	:	**CBSE**
2.	Name of the Scheme.	:	**Dwarka**
3.	Area of the plot/land	:	**3 Acre**
4.	Size of the plot	:	**As per possession plan.**
5.	Use of the plot/land	:	**Constriction of Integrated Office Complex**
6.	Premium of the land	:	**Rs. 66,84,00,000.00**
7.	Date of physical possession handed over to the allottee	:	**11.08.2017**

Asstt. Director (IL)

DELHI DEVELOPMENT AUTHORITY
WESTERN DIVISION.-13
LAKKAR MANDI,KIRTI NAGAR
NEW DELHI-110015

POSSESSION SLIP

Certified that the Possession of plot earmarked in LOP of Sector-23, Dwarka, Ph-I measuring 3.00 Acres (12000 sqm) Appx. allotted vide letter No. F.32(30)16/IL/3665 dated 28.06.2017 to CBSE is hereby handed over on today i.e 11.08.2017 to Sh. V.N. Mishra (Authorized Signatory) . The plot is free from encroachment (Drawing enclosed)and surrounded by boundary wall.

Taken Over by

11/8/2017
(V.N. Mishra)
(Authorized Signatory)
AE-C, CBSE
New Delhi

Handed Over by

11/08/2017
(Hari Om)
Assistant Engineer-V
W.D.-13: D.D.A.

सहायक अभियन्ता-5
Assistant Engineer-V
W.D.-13/D.D.A.

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Provisional

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL LAND BRANCH
A-216, Vikas Sadan, INA, New Delhi - 110023

No. F.32(30)/16/I.L/2974 Dated: 10/3/17

To

The Secretary,
Central Board of Secondary Education,
"Shiksha Kendra",
2, Community Centre,
Preet Vihar,
New Delhi - 110301

AECO on file
14/3

SUB.: Allotment of Land measuring 3 Acre at Sector-23, Phase-I, Dwarka, for construction of Integrated Office Complex to CBSE

Sir,

Kindly refer to your Letter No. 3013/DDA/Land/Int. Office complex/2016/6019 dated 21.11.2016 on the subject noted above. I am directed to inform you that under the provision of DDA (Developed Nazul land) Rules, 1981, it is proposed to allot you a plot of land measuring 3 Acre for construction of **Integrated Office Complex of CBSE at Sector-23, Phase-I, Dwarka, New Delhi,** on perpetual lease hold basis on usual terms and conditions as given in the approved format of perpetual lease and the following conditions amongst others :-

1 That the allottee **Central Board of Secondary Education,** will be required to pay the premium of land measuring 3 Acre at Zonal Variant Rare for the Year-2016-17, i.e. **@ Rs.2228.00 Lacs per Acre (Provisional)** + 2.5% Annual Ground Rent of the total Premium. The revision of rates of land is under consideration by the Central Govt., therefore, the allottee shall have to pay balance revised premium, if any, for the land as per rates determined by the Central Government under Rule-5 of DDA (Developed Nazul Land) Rules-1981, and within the prescribed time.

2 (i) The allottee shall give an Undertaking to the effect that it will pay the balance premium of land, when demanded by DDA on the basis of the revised rates determined by Central Govt.

(ii) The area of the land/plot is subject to variation in size, due to requirement of lay out plan and demarcation of site, etc.

(iii) The allotted land shall be used for the purpose for construction of **Integrated Office Complex** and no other purpose whatsoever.

(iv) The building plans should be got sanctioned from the lessor/DDA/Local Body before commencing the construction on land and construction as per sanctioned plan shall be completed within a period of 2 years from the date of taking over possession of the plot allotted. The period for construction is further subject to EOT policy of DDA.

(v) The allottee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the lessor which it shall be entitled to refuse in its absolute discretion.

(a) Provided that the, lessor may further impose such conditions as it thinks fit and the LESSOR shall be entitled to claim and recover the whole or a portion of un-earned increase in the value (i.e. the difference between the premium paid and market value) of the said land at the time of sale, transfer, assignment, or parting with the possession by the Board and the decision of lessor in respect of the market value of the property shall be final & binding.

(vi) The Lease Deed shall be executed and got registered by the Allottee at its own cost as and when called upon to do so, by the lessor i.e. PRESIDENT OF INDIA/DDA.

(vii) The trees, if any standing on the plot in question shall remain as DDA property and shall not be removed or disposed of without the prior approval of the Lessor/the Competent Authority in the Department of Forest and Environment in writing.

(viii) That all other conditions as contained in the perpetual lease deed to be executed in this behalf and any other terms/conditions imposed from time to time by the Central Government/Lt. Governor shall be binding upon the allottee. The form of lease deed can be purchased from the office of DDA.

(ix) If the allottee violates any terms & conditions as mentioned above and in the Perpetual Lease-Deed, the allotment may be cancelled and possession of the land/plot with superstructure standing thereon, if any, may be taken over by the Lessor (PRESIDENT OF INDIA)/DDA without any compensation to the allottee.

(x) If the allotment cancelled for breach of any terms & conditions of the allotment, the possession of the plot/land with building, if any, will be handed over to DDA by the allottee on the date and time given in the cancellation notice.

3. That it is the responsibility of the allottee to keep proper watch & ward of the land and property against any encroachment after taking over possession thereof.

4. The offer of allotment of land herein made is on "AS IS WHERE IS" basis. The CBSE is advised to get itself acquainted with the conditions herein mentioned and also the site conditions before acceptance of the offer of allotment. It may be noted that the DDA shall not entertain any claim/exemption from the payment of ground rent, License Fee, composition fee etc. once the offer of allotment is accepted and possession is taken over.

5. If the above terms and conditions are acceptable to you, the acceptance thereof with attested Undertaking may be sent to the undersigned along with the demand draft for **Rs 68,51,10,045/-** (i.e. cost of land as **Rs.66,84,00,000/-** + 2.5% Annual Ground Rent as Rs. **1,67,10,000/-** + documentation Charges **Rs.45/-**) in favour of D.D.A within 60 days from the date of issue of allotment-cum-demand letter. The said amount can also be deposited in the bank counter situated at I.N.A. Office Complex and copy of the same may be sent to this office.

6. The payment and the acceptance letter with the required Undertaking must be sent within the 60 days, otherwise interest at the rate of 18% shall be chargeable for the delay period upto 180 days from the issue of this letter. On completion of 180 days from date of issue, the allotment shall be automatically cancelled. If the allottee has made partial payment within 180 days of issue of this letter, the allottee shall have to reapply for allotment.

7. **Details of Demand is as under**

1	Premium of land measuring 3 Acres (@ Rs.2228 Lacs per Acre **(Provisional)**	:	Rs.	Rs.66,84,00,000.00
2	Ground Rent @ 2.5% per annum	:	Rs.	Rs. 1,67,10,000.00
3.	Documentation Charges	:	Rs.	45.00
	TOTAL	:	**Rs.**	**Rs. 68,51,10,045.00**

8. Kindly acknowledge the receipt of this Allotment cum Demand Letter and take further action as above.

Yours faithfully,

(Tejpal Singh)
Dy. Director (I.L)

Copy to :-

1. Chief Engineer, Dwarka Zone, DDA for information pl.
2. Director (Plg) Dwarka, DDA for information pl.
3. A.O.(I.L), DDA for information pl.
4. A.D.(S)/I.L, DDA for information pl.

Dy. Director (I.L)

ANNEXURE - B

Google map showing site and surroundings within 500 mtrs

Google map showing site and surroundings within 500 mtrs

ANNEXURE - C

Toposheet map showing site and surroundings within 10 km

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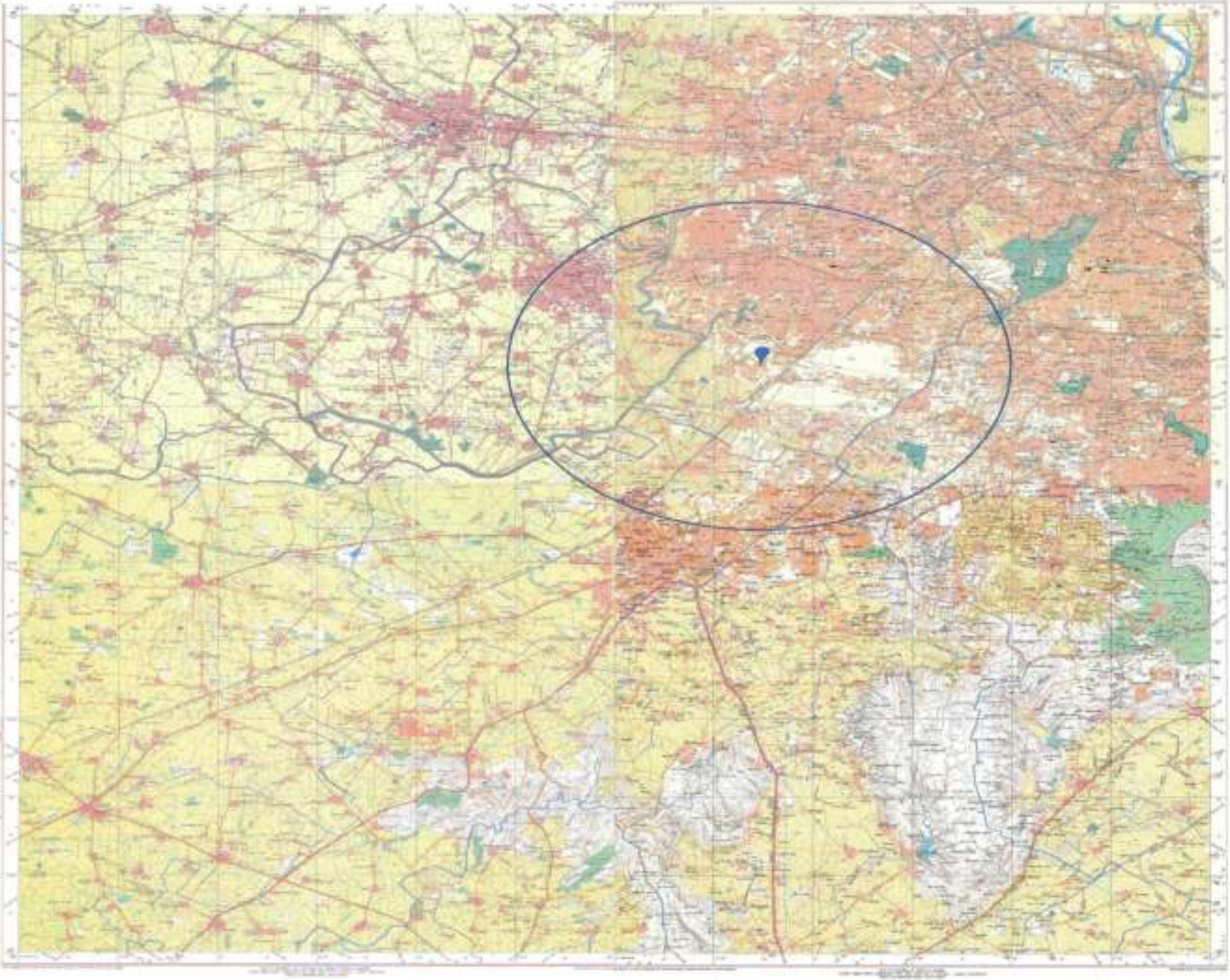


ANNEXURE - D

Standard for IS 10500:1991

Table C-1 : Indian Standard: Drinking Water specifications – IS 10500:1991

Sr. No	Substance or Characteristic	Requirement(Desirable Limit)	Permissible Limit in the Absence of alternate Sources
	Essential Characteristics		
i.	Colour, Hazen units, Max	5	25
ii.	Odour	Unobjectionable	-
iii.	Taste	Agreeable	-
iv.	Turbidity, NTU, Max	5	10
v.	pH value	6.5 to 8.5	No relaxation
vi.	Total hardness(as Caco3) mg/l, Max	300	600
vii.	Iron (as Fe) mg/l, Max #	0.3	1.0
viii.	Chlorides (as CL) mg/l Max	250	1000
ix.	Residual, Free chlorine, mg/l Min	0.2	-
x.	Fluoride (as F), mg/l Max	1.0	1.5
	Desirable Characteristics		
xi.	Dissolved solids mg/l Max	500	2000
xii.	Calcium (as Ca), mg/l Max	30	100
xiii.	Magnesium (as Mg), mg/l Max		
xiv.	Copper (Cu), mg/l Max	0.05	1.5
xv.	Manganese (as Mn) mg/l Max #	0.1	0.3
xvi.	Sulphate (as So4) mg/l Max	200	400 (see col. 7)
xvii.	Nitrate (as NO2), mg/l Max	45	100
xviii.	Phenolic compounds (as C6H5OH) mg/l Max	0.001	0.002
xix.	Mercury (as Hg) mg/l Max #	0.001	No relaxation
xx.	Cadmium (Cd), mg/l Max #	0.01	No relaxation
xxi.	Selenium (Se), mg/l Max #	0.01	No relaxation
xxii.	Arsenic(as As), mg/l Max #	0.05	No relaxation
xxiii.	Cyanide (as CN), mg/l Max	0.05	No relaxation
xxiv.	Lead (as Pb), mg/l Max #	0.05	No relaxation
xxv.	Zinc (as Zn) mg/l Max #	5	1.5
xxvi.	Anionic detergents (as MBAS) mg/l Max	0.2	1.0
xxvii.	Chromium (as Cr6+) mg/l Max #	0.05	No relaxation
xxviii.	Polynuclear aromatic hydrocarbons (as PAH) mg/l	-	-
xxix.	Mineral oil mg/l Max	0.01	0.03
xxx.	Pesticides mg/l Max	Absent	0.001
xxxi.	Radioactive materials		
	a. Alpha emitters Bq/l, Max	-	0.1
	b. Beta emitters pci/l, Max	-	1.0
xxxii.	Alkalimity mg/l Max	200	600
xxxiii.	Aluminium (as Al) mg/l Max #	0.03	0.2
xxxiv.	Boron (as Bo) mg/l Max	1	5

Table C-2 Characteristics of inlet /outlet of STP (After tertiary treatment):

Parameters	At Inlet	At Outlet
Ph	6.50 - 8.5	6.50 - 8.5
TSS	> 1000 mg/ltr	< 5 mg/ltr
BOD	> 400 mg/ltr	< 30 mg/ltr
COD	> 600 mg/ltr	< 100 mg/ltr
Oil & Grease	> 20 mg/ltr	< 2 mg/ltr
Hardness	> 500 mg/ltr	< 30 mg/ltr

ANNEXURE - E

NOC from Airport Authority from India

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

AAI/RHQ/NR/ATM/NOC/2020/42/178-181

Central Board Of Secondary Education

Shiksha Kendra 2, community centre ,Preet vihar , New Delhi-110092

Date: 24-01-2020

Valid Upto: 23-01-2028

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	**PALM/NORTH/B/123019/437483**
Applicant Name*	**Vikas dhingra**
Site Address*	**CBSE Integrated office Complex, Sector-23, PHase-1, Dwarka , New Delhi-110075,Dwarka,South West Delhi,Delhi**
Site Coordinates*	**28 33 51.89N 77 03 20.13E, 28 33 50.23N 77 03 22.63E, 28 33 52.92N 77 03 22.95E, 28 33 55.60N 77 03 23.28E, 28 33 53.94N 77 03 25.78E**
Site Elevation in mtrs AMSL as submitted by Applicant*	**213.45 M**
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	**256.35M**

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site.In case of any discrepancy,Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules,1994.

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 256.35M (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue.One time revalidation without assessment may be allowed, provided construction work has commenced,subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time. during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t I.G.I Airport,Rohini Heliport,Safdarjung Airport Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2;RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E) .

o. In case of any discrepancy/interpretation of NOC letter. English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

24/01/2020

महाप्रबंधक (वायु यातायात प्रबन्धन), उत्तरी क्षेत्र
General Manager (ATM), NR
भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India
प्रचालन कार्यालय, गुड़गाँव रोड़, नई दिल्ली
Operational Offices, Gurgaon Road, New Delhi

	Name / Designation / Sign with Date
Prepared By :	24/01/2020 MGR(ATM)
Verified By :	G.P.Singh 24.1.2020 G.P.SINGH Jr. G.M.(ATM)

Chairman NOC Committee

Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

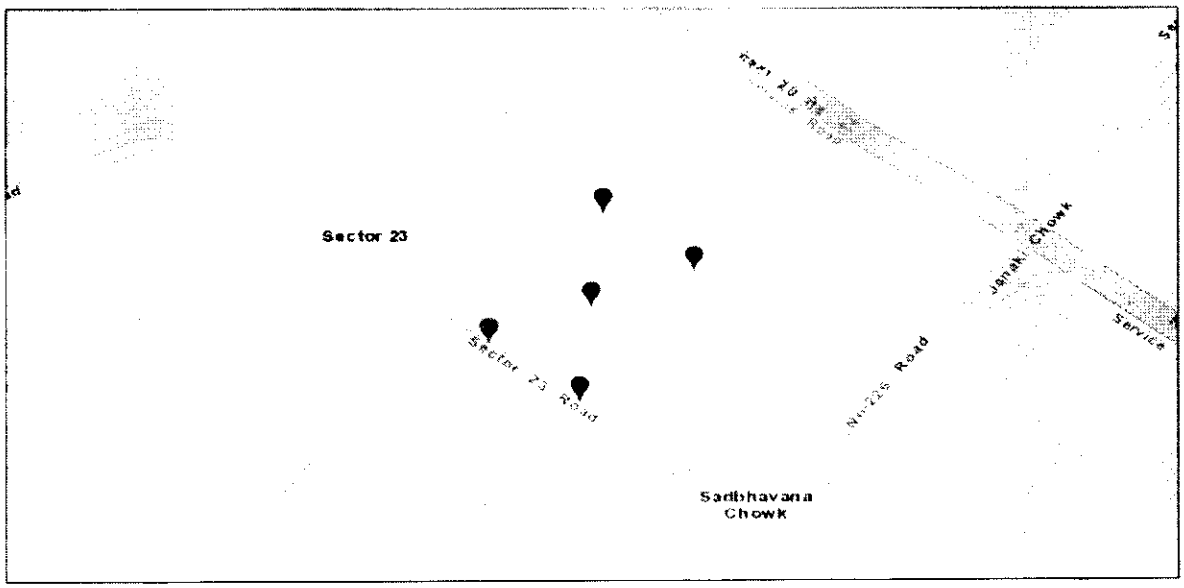
Email ID: noc_nr@aai.aero

Contact No: 011-25653551

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
I.G.I Airport	5397.25	264.58
Rohini Heliport	20681.96	179.53
Safdarjung Airport	14808.33	260.6
NOCID	PALM/NORTH/B/123019/437483	

Street View



December 30, 2019

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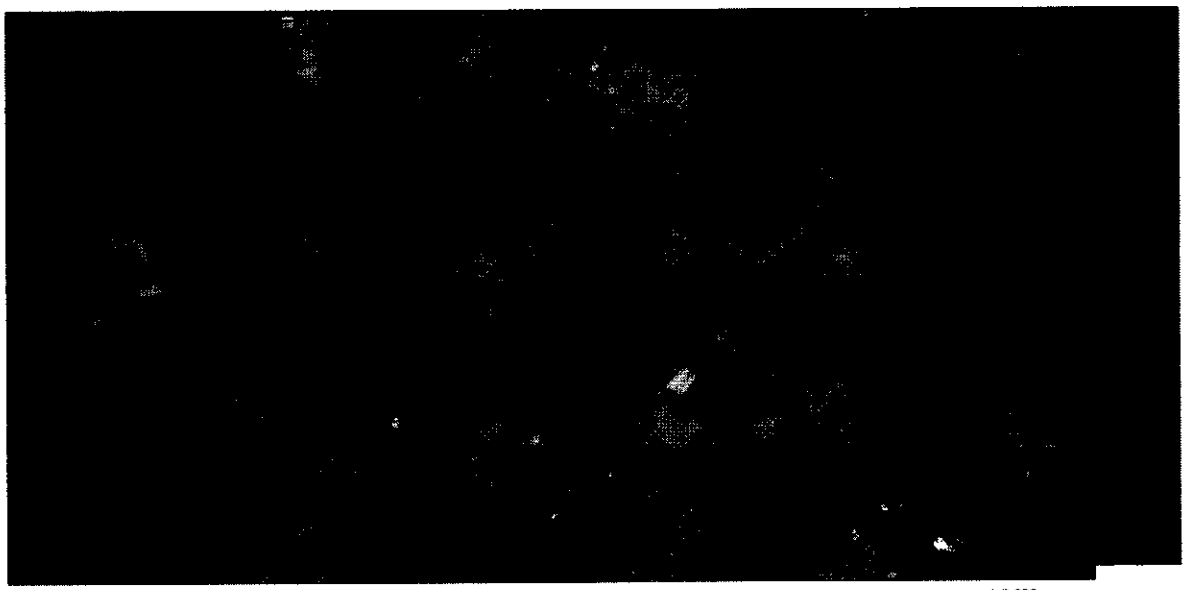
Satellite View



December 30, 2019

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