

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

Licence No. 34 of 2006

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 1976 made thereunder to M/s Active Promoters Pvt. Ltd. C/o Emaar MGF Land Pvt. Ltd., ECE House, 1st Floor, 28 K.G.Marg, New Delhi -110001, for setting up of an I.T. Park Colony at village Ghata, District Gurgaon.
2. The particulars of land wherein the aforesaid I.T. Park Colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions :-
 - a) That the I.T. Park Colony is laid out to conform 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 agreement already executed are duly fulfilled and the provisions of Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder are duly complied with.
 - c) That the demarcation plan of the I.T. Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.

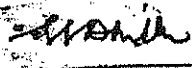
The commercial/shopping area shall not exceed 4% with 175 FAR.
In the case of misuse of space/violation of area restriction, penalty may be imposed on the licensee for the entire area sold/leased out by the licensee to the entrepreneur in the form of licence fee, conversion charges at the commercial rate along with any other penalty to be decided by Government which would be in the form of additional conversion charges at commercial rates on the portion of the FAR between 150 to 250 of the entire misused area of sold/leased out by the licensee to the defaulting entrepreneur.

The licensee shall complete at least 30% of the IT area within the initial period of three year, failing which he will have to deposit the conversion charges and licence fee at commercial rate for the entire IT area.
In case the licensee has already paid licence fee and conversion charges at the commercial rates on the entire IT area due to non-completion of the project in the stipulated period then in case of misuse of sold/leased premises, the licence fee and conversion charges would not be charged again.
 - f) The licensee may also take sufficient precautions by incorporating suitable clauses in the lease/
4. That the Licensee shall construct the portion of 24 meter wide service road forming part of licensee area at his own cost and transfer the same free of cost to the Govt.
5. That the portion of Sector / Master Plan road which shall form part of the licensed area, shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(ii) of the Haryana Development & Regulation of Urban Areas Act, 1975.

That the licensee will not give any advertisement for sale of shop/ floor area before the approval of Layout Plan/ Building Plan
7. That you will have no objection to the regularization of the boundaries of the licensed land through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
8. That you shall obtain approval / NOC from the competent authority to fulfil the requirements of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt of India before starting the development works in the colony.
9. That the developer will use only CFL fitting for internal lighting as well as for campus lighting.
10. This licence is valid upto 22-2-2010.

Dated Chandigarh
the 23-2-2008

Endst.No.5DP(III)-2006/ 4624-35


(S.S. Dhillon)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh.

Dated: 26-2-08

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

1. M/s Active Promoters Pvt. Ltd. C/o Emerald MGF Land Pvt. Ltd, ECE House, 1st Floor, 28 K.G.Marg, New Delhi -110001
2. Chief Administrator, HUDA, Panchkula;
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
4. Addl. Director, Urban Estate, Haryana, Panchkula;
5. Administrator, HUDA, Gurgaon.
6. Engineer-In-Chief, HUDA, Panchkula;
7. Superintending Engineer, HUDA, Gurgaon alongwith copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon, he will ensure that the colonizer has obtained approval/NOC as per condition No. 6 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh;
11. District Town Planner, Gurgaon; alongwith copy of agreement; and
12. Accounts Officer, C/O DTCP, Haryana, Chandigarh alongwith copy of agreement.

DA/As above

V. J. ———
District Town Planner(Hq)/VK
For Director, Town & Country Planning
Haryana, Chandigarh.

To be read with Licence No. 34. of 2008

1 Detail of land owned by M/s Active Promoters Pvt. Ltd in village Ghata, Tehsil & District Gurgaon

| Village | Rectangle No. | Khata No. | Total Area K—M |
|---------|---------------|-----------|-------------------|
| Ghata | 35 | 21/2 min | 1—2 |
| | | 22 min | 4—0 |
| | | 1 | 8—0 |
| | 51 | 2 | 8—0 |
| | | 9 min | 2—15 |
| | | 10 | 8—0 |
| | | 11/1 | 7—8 |
| | | 11/2 | 0—14 |
| | | 12 min | 2—15 |
| | | 15/2 | 2—12 |
| | 52 | | |

Total = 45—4 or 5.66 Acres

[Signature]

Director
Town & Country Planning,
Haryana, Chandigarh

[Signature]

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

Emaar India Ltd.,
Emaar Business Park, MG Road, Sikanderpur,
Sector-28, Gurugram-122002.

Memo. No. LC-1295/PA(SK)/2024/ 17201 Dated: 12/06/24

Subject: Renewal of licence no. 34 of 2008 dated 23.02.2008 granted for setting up of IT Park over an area measuring 5.65 acres falls in sector-61, Gurugram - Emaar Land Ltd.

Reference: Your application dated 10.01.2024 & 08.04.2024 on the subject cited above.

Your request for renewal of Licence No. 34 of 2008 dated 23.02.2008 granted for setting up of IT Park over an area measuring 5.65 acres falls in sector-61, Gurugram has been considered and licence is hereby renewed upto 22.02.2026 on the following terms & conditions: -

1. 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.
2. That you shall complete atleast 60% of the permitted FAR as covered on all the floors and obtain occupation certificate within a of period renewal of licence.
3. That you shall transfer the portion of sector/ service road & green belt which forming part of licenced area free of cost to the Government if not transferred earlier within a period of 30 days from the issuance of this letter.
4. That you shall submit the ultimate power load requirement of the project.
5. That you shall get the approval of Service Plan / Estimate after approval of the revised building plans.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

(Amit Khatri, IAS)
Director,

Town & Country Planning
Haryana Chandigarh

Dated:

Endst. No. LC-1295/PA(SK)/2024/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (Website) for updation on website.


(Narender Kumar)

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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpaharyana.gov.in - E-mail: tcpaharyana7@gmail.com

ORDER

Whereas, Licence No. 34 of 2008 dated 23.02.2008 granted for setting up of IT Park over an area measuring 5.65 acres falls in sector-61, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

2. In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence at least 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 34 of 2008 dated 23.02.2008 is 73 days.

3. Whereas, colonizer has deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period. The total interest amount deposited by colonizer is Rs. 2,77,632/-.

4. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

(Amit Khatri, IAS)
Director,

Town & Country Planning
Haryana Chandigarh

Endst. no. LC-1295/PA(SK)/2024/ 17208

Dated: 12/06/24

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

1. Emaar India Ltd., Emaar Business Park, MG Road, Sikanderpur, Sector-28, Gurugram-122002.
2. Chief Accounts Officer (HQ) of this Directorate.

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