Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector-18, Chandigarh, web site tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcphry@gmail.com

FORM LC-V (See Rule-12)

Licence No. 112. **of 2012**

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Om Parkash, Sh. Jitender Kumar Ss/o Sh. Nain Singh, Sh. Ravinder Kumar S/o Sh. Om Parkash, Sh. Tarun, Sh. Keshav Ss/o Sh. Jitender Kumar, C/o Gupta Promoters Pvt. Ltd., D-967, New Friends Colony, New Delhi-65 for setting up of Cyber Park Colony on the land measuring **6.1375** acres falling in the revenue estate of village Maidawas, Sector 66 of Gurgaon - Manesar Urban Complex, Distt. Gurgaon.

1. The schedule of land duly signed by the Director General, Town and Country Planning, Haryana, wherein the aforesaid Cyber Park Colony is to be set up is hereby enclosed.

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

   a) That the Cyber Park Colony 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 the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.

   c) That you will construct all internal circulation road and service road forming part of your site at your own cost and the same shall be transferred free of cost to the Government.

   d) That licensee shall deposit the Infrastructural Development Charges @ Rs.1000/- per Sqm for commercial component and @ Rs. 250/- per Sqm for IT component in two equal installments i.e. 1st installment will be deposited within 60 days from grant of license and 2nd installments within six months from grant of license, failing which interest @ 18% per annum will liable to be paid for the delayed period.

   e) That you will pay the External Development Charges as per the schedule given by the Director General, Town and Country Planning, Haryana and no claim shall lie against HUDA till non-provision of EDC services, during next five years.

   f) That you shall have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire any land in the interest of planned development and integration of services. The decision of the Competent Authority shall be binding upon you.

   g) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification no. S.O. 1533 (E) dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.

   h) That the portion of sector/master plan road which shall forms part of the licenced area, if any shall be transferred free of cost to the Government in accordance with the provisions of section 3(3)(a)iii of the Haryana Development and Regulation of Urban Areas Act, 1975.

   i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.

   j) That you shall provide the Solar water heating system as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.

   k) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.

   l) 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

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the scheduled bank wherein you have to deposit thirty percentum of the amount from the space holders for meeting the cost of internal development works in the colony.

m) That the rain water harvesting system shall be providing as per Central Ground Water Authority Norms/Haryana Govt. Notification as applicable.

n) That you shall make arrangement for water supply, sewerage drainage etc to the satisfaction of DG, TCP Haryana till these services are made available from external infrastructure to be laid by HUDA.

o) That the development/construction cost of 24/18 m wide road/major internal road is not included in the EDC rates and you will pay the proportionate cost for acquisition of land, if any alongwith the construction cost of 24/18 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.

p) That the collaborator / developer company namely Gupta Promoters Pvt. Ltd. will be responsible for payment of all dues, fees and charges and also will be responsible for following all the Rules and Regulations for development of Cyber Park Colony.

q) The new rates of licence fee and Infrastructure Development Charges stands approved by the Government and therefore, you shall pay the same without any protest as and when demanded by the Department.

r) The licence is valid upto 26/10/2016.

Dated: Chandigarh
The 27/10/2012.

(T.C. Gupta, I.A.S)
Director General, Town & Country Planning
Haryana Chandigarh

Endst No. LC-2403-JE (S)-2012/ 21942 Dated:- 2-11-12

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

1. Sh. Om Parkash, Sh. Jitender Kumar Ss/o Sh. Nain Singh, Sh. Ravinder Kumar S/o Sh. Om Parkash, Sh. Tarun, Sh. Keshav Ss/o Sh. Jitender Kumar, C/o Gupta Promoters Pvt. Ltd., D-967, New Friends Colony, New Delhi-65. alongwith copy of LC-IV agreement & IVD Bilateral agreement & Zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Sector- 6, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana –Cum-Secretary, SEAC, SCO No. 1-3, Sector -17D Chandigarh.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon, along with a copy of agreement.
10. Land Acquisition Officer, Gurgaon. alongwith Zoning plan.
11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 2(g) above before starting the Development Works.
12. Senior Town Planner (E&V), Haryana, Chandigarh.
13. District Town Planner, Gurgaon along with a copy of agreement. & Approved Zoning plan.
14. Chief Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(Devendra Nimbokar)
District Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh.

Advance India Projects Limited

Authorised Signatory

To be read with Licence No.....112.....of 2012/27 10/12

1. Detail of land owned by Sh. Om Parkash, Jitender Kumar Ss/o Nain Singh, Village-Medawas, District-Gurgaon.

Village	Rect No.	Killa No.	Area K—M	Area Taken K—M
Medawas	33	1	8—0	3—3
		11/1	4—0	4—0
	34	5	8—0	8—0
		6/2	4—16	4—16
		7/1	6—18	6—18
		15/1	4—0	4—0
		15/2	4—0	4—0
		16	0—7	0—7
				Total 35—4

2. Detail of land owned by Sh. Om Parkash, Jitender Kumar Ss/o Nain Singh 2/3 Share, Ravinder Kumar S/o Om Parkash 1/6 Share, Tarun, Keshav Ss/o Jitender Kumar 1/6 Share, Village-Medawas, District-Gurgaon.

Village	Rect No.	Killa No.	Area K—M	Area Taken K—M
Medawas	33	10	8—0	6—14
		11/2	4—0	4—0
	34	6/1/1	2—8	2—8
		6/1/2	0—16	0—16
				Total 13—18

Grand Total 49—2

or 6.1375 acres

Director General
Town and Country Planning,
Haryana, Chandigarh

Advance India Projects Limited
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Directorate of Town & Country Planning, Haryana
SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana5@gmail.com
website:-http://tcpharyana.gov.in

To

Om Parkash, Jitender Kumar Ss/o Nain Singh,
Ravinder Kumar S/o Om Parkash, Tarun,
Keshav Ss/o Jitender Kumar
C/o Gupta Promoters Pvt. Ltd.,
804, Tower-A, Signature Towers, South City-1,
Gurugram-122001.

Memo No. LC-2403-JE(VA)-2017/ 17986 Dated: 27/07/2017

Subject:- **Renewal of licence no. 112 of 2012 dated 27.10.2012 granted for setting up of a Cyber Park Colony over an area measuring 6.1375 acres falling in the revenue estate of village Maidawas, Sector-66, Gurugram.**

Ref:- Your application dated 26.09.2016 on the subject mentioned above.

Licence no. 112 of 2012 dated 27.10.2012 for setting up of a Cyber Park Colony over an area measuring 6.1375 acres falling in the revenue estate of village Maidawas, Sector-66, Gurugram is hereby renewed upto **26.10.2018** after substituting the clause 1 (v) (ee) of the agreement on LC-IV and after with the following new clauses.

a) "That you shall complete atleast 60% of the permitted FAR as covered on all floor and obtain occupation certificate within a period of four years from issuance of notification dated 30.05.2014 and also apply for grant of completion certificate under Rule 16, failing which the licence shall be considered to have lapsed.

b) Your further request for renewal of licence shall be considered for the period of two years beyond the above mentioned four years license validity period if the undersign is satisfied that the execution of the project has been satisfactory and the delay has been caused on account of reasons beyond the control of the licencee.

c) The renewal of licence beyond the said two year period shall not be considered and the licence shall be considered as lapsed in case the colonizer fails to complete the project and to apply for grant of completion certificate within the overall period of six years".

This permission is further subject to the following terms and conditions:

1. That you shall obtain approval/NOC from the competent authority in pursuance of MoEF notification dated 14.09.2006 before starting the development works.
2. That you shall transfer portion of service road forming part of the licenced area to the Government free of cost within the validity period of licence.

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3. That you shall got approved the building plan of the said colony within two months from the issuance of renewal of licence letter.

4. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence

(T.L Satyaprakash, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-2403-JE (VA)-2017/ Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Gurugram
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate with request to issue the new schedule under relief policy.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

Advance India Projects Limited
Authorised Signatory

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Gupta Promoters Pvt. Ltd.
Regd. Office:- 804, Tower-A, Signature Tower,
South City-1, Gurugram-122001.

Memo No. LC-2403-JE (VA)-2021/ 9015 Dated: 05-04-2021

Subject: **Renewal of licence no. 112 of 2012 dated 27.10.2012 granted for setting up of IT Park Colony on the land measuring 6.1375 acres in the revenue estate of village Maidawas, Sector-66, Gurugram Manesar Urban Complex-Gupta Promoters Pvt. Ltd.**

Ref: Please refer to your application dated 14.09.2020 & 01.04.2021 on the matter as subject mentioned above.

Licence no. 112 of 2012 dated 27.10.2012 granted for setting up of IT Park Colony on the land measuring 6.1375 acres in the revenue estate of village Maidawas, Sector-66, Gurugram Manesar Urban Complex has been considered and renewed upto **04.06.2022** and the renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process and on the terms & conditions laid down therein and further subject to the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall transfer of portion of sector/master plan road forming part of license area free of cost to the Government within the validity period of license.
3. That you shall complete the at least 60% of the permitted floor area, and obtain occupation certificate within a period of four years from the date of grant of environment clearance and apply for grant of completion certificate under Rule 16 as per notification LC-1694/7/18/2018-2TCP dated 06.11.2018.

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

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

Endst. No. LC-2403-JE (VA)-2021/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

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

Advance India Projects Limited
Authorised Signatory

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

To

Advance India Projects Ltd,
The Masterpiece, Ground Floor,
Golf Course Road, Sector-54,
Gurugram-122002

Memo No. LC-2403-JE (VA)-2022/ 18694 Dated: 04-07-2022

Subject: **Renewal of licence no. 112 of 2012 dated 27.10.2012 granted for setting up of IT Park Colony over an area measuring 6.1375 acres in the revenue estate of village Maidawas, Sector-66, Gurugram Manesar Urban Complex.**

Please refer to your application dated 04.03.2022 & 15.03.2022 on the matter as subject cited above.

2. Licence no. 112 of 2012 dated 27.10.2012 granted for setting up of IT Park Colony over an area measuring 6.1375 acres in the revenue estate of village Maidawas, Sector-66, Gurugram Manesar Urban Complex is hereby renewed upto **04.05.2024** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence
2. You shall clear the outstanding EDC dues within a period of 90 days as per your undertaking submitted by you.
3. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 30 days from the date of renewal.
4. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within validity of renewal of licence.
5. You shall get the licence renewed till the final completion of the colony is granted.

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

Endst. No. LC-2403-JE (VA)-2022/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Accounts Officer of this Directorate.
5. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

(PARVEEN 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-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, Licence no. 112 of 2012 dated 27.10.2012 granted for setting up of IT Park Colony over an area measuring 6.1375 acres in the revenue estate of village Maidawas, Sector-66, Gurugram Manesar Urban Complex 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 it Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2021, the licencee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as ₹ 12,000/-, which have been deposited through e-payment dated 11.03.2022.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2021.

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

Endst. No. LC-2403-JE (VA)-2022/ 18700 Dated: 04-07-2022

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

1. Advance India Projects Ltd, The Masterpiece, Ground Floor, Golf Course Road, Sector-54, Gurugram-122002
2. Chief Accounts Officer of this Directorate.

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

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

Advance India Projects Ltd.,
Regd. Off. AIPL Business Club, 5th Floor,
Golf Course Extension Road, Sector-62, Gurugram-122101.
Email ID: corpaffairs232@gmail.com

Memo. No. LC-2403/PA (SK)/2024/ 19056 Dated: 01/07/2024

Subject: **Renewal of licence no. 112 of 2012 dated 27.10.2012 granted for setting up of Cyber Park over an area measuring 6.1375 acres falls in sector-66, Gurugram - Advance India Projects Ltd.**

Reference: Your application dated 24.05.2024 on the subject cited above.

Your request for renewal of Licence no. 112 of 2012 dated 27.10.2012 issued for setting up of Cyber Park over an area measuring 6.1375 acres falls in sector-66, Gurugram has been considered and licence is hereby renewed upto **04.05.2026** subject to the following conditions:-

1. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. You shall get the licence renewed till final completion of the colony is granted.
3. You shall submit requirement of ultimate power load alongwith electrical plans within validity period of licence.
4. 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

Endst. No. LC-2403/PA (SK)/2024/ Dated:

A copy is forwarded to following for information and 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