

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

To

Ishayu Builders & Developers Pvt. Ltd.,  
C/o DLF Home Developers Ltd.  
DLF Centre, Sansad Marg,  
New Delhi-110001.

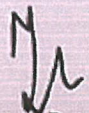
Memo No. LC-1492-II-JE (VA)-2018/ 1183

Dated: 15-01-2019

**Subject:** Renewal of licence no. 82 of 2010 dated 12.10.2010 granted for setting up of an IT Park over an area measuring 6.775 acres in the revenue estate of village Behrampur, Sector-58, Gurugram Manesar Urban Complex.

**Ref:** Your request received on 05.10.2018, 07.12.2018 & 24.12.2018.

With reference to letter mentioned above, the licence no. 82 of 2010 dated 12.10.2010 granted vide this office Endst. No. LC-1492/DS(R)-2010/13912 dated 20.10.2010 for setting up of IT Park on the land measuring 6.775 acres in the revenue estate of village Behrampur, Sector 58, Gurugram Manesar Urban Complex is hereby renewed upto 29.05.2020 under Section 7B (2) (i) with the condition that you shall complete the construction and obtain the Completion Certificate within the renewal/extendable time period. Further, you shall also apply for change in beneficial interest under policy dated 18.02.2015 with Splendor Buildwell Pvt. Ltd. & others within 30 days from the issuance of this letter.

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

Endst. No. LC-1492-II-JE (VA)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, 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.

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

DTP (SK) 110



FORM T.C-V  
(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 82 of 2010

- 1 This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Ishayu Builders & Developers Pvt. Ltd. C/o M/s DLF New Gurgaon Offices Developers Pvt. Ltd., DLF Center, Sansad Marg, New Delhi-110001 to develop a IT Park falling in revenue estate village Behrampur, Gurgaon Manesar Urban Complex.
- 2 The particulars of land wherein the aforesaid I.T. Park is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
- 3 The licence is granted subject to the following conditions:-
- That the I.T. Park 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.
  - 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 rules, 1976 made thereunder are duly complied with.
  - That the demarcation plan of the I.T. Park 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 150 FAR.  
In 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 forms of licence fee, conversion charges at the commercial rate along with any other penalty to be decided by the 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 atleast 30% of the IT area within the initial period of three years, 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 stipulation period then in case of misuse of sold/leased premises, the licence fee and conversion charges would not be charged again.
  - That the licence will not be allowed any manufacturing or polluting units in the project.
  - Policy decisions taken by the Government regarding provision of Fire Protection measurers in the buildings shall be abided by.
  - That the licensee shall construct the portion of service road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
  - That the licensee shall derive permanent approach from the service road only.
  - That the licensee will not give any advertisement for sale of IT area, shops/office/floor area before the approval of layout plan/building plans.
  - That the portion of sector/Master plan road which shall form part of the licenced area 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.
  - That applicant shall pay labour-cess charges as per policy.
  - That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - That you shall convey 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
  - That the licensee will use only CFL fittings for internal lighting as well as in campus lighting.
- The licence is valid upto 11-10-2014.

Dated Chandigarh  
The 12-10-2010

-or Ishayu Builders & Developers Pvt. Ltd

  
Authorised Signatory

  
(T.C. GUPTA, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh.  
Email:-tcphry@gmail.com

Encl No. LC 1492/DS(R) 2010 139/12

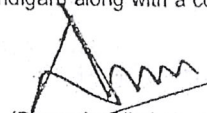
Dated: 20.10.10

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

1. M/s Ishayu Builders & Developers Pvt. Ltd. C/o M/s DLF New Gurgaon Offices Developers Pvt. Ltd., DLF Center, Sansad Marg, New Delhi-110001 along with copies of LC-IV and Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (m) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

For Ishayu Builders & Developers Pvt. Ltd

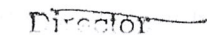
  
Authorised Signatory

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

To be read with licence no. 82 of 2010

1. Detail of Land owned by M/s Ishoyu Builders & Developers Pvt. Ltd.  
Village Behrampur Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area
Behrampur	13	8/2	3-2
		9/2	3-2
		12	8-0
		13	8-0
		18	8-0
		19	8-0
		22	8-0
		23	8-0
			<hr/>
			54-4
			or 6.775 Acs
			<hr/>

  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
21/10/10

For Ishoyu Builders & Developers Pvt. Ltd.

  
Authorised Signatory