

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 a 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.
 - d) 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	
	51	1	8—0	
		2	8—0	
		9 min	2—15	
		10	8—0	
		11/1	7—8	
		11/2	0—14	
		12 min	2—15	
		52	15/2	2—12

Total = 45—4 or 5.66 Acres



Director
Town & Country Planning,
Haryana, Chandigarh

