

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

Licence No. 97 of 2008.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to M/s. Land Mark Apartments Pvt Ltd A-11, C.R. Park, New Delhi for setting up a I.T. Park at Village Badshahpur in sector-67, District Gurgaon.
2. The particulars of the 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 & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-

- a) That the I.T. Park 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 and Regulation of Urban Areas Act, 1975 and the Rules, 1976 made thereunder are duly complied with.
- c) That the demarcation plan of the I.T. Park area is submitted before starting the development works in the colony and for the approval of zoning plan.
- d) 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 form 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.

- e) The licensee shall complete at least 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 stipulated period then in case of misuse of sold/leased premises, the licence fee and conversion charges would not be charged again.
The licensee may also take sufficient precautions by incorporating suitable clauses in the lease/sale deed to prevent misuse of the sold /leased plots.
- f) That the licensee will not be allowed any manufacturing or polluting units in the project.
- g) Policy decisions taken by the Government regarding provision of Fire Protection measures in the buildings shall be abided by.
- h) 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.
- i) That the licensee shall not give any advertisement for sale of IT area, shops/offices in commercial area before the approval of layout/building plans.

4. That the licensee will construct the portion of the service road forming part of the licenced area at his own cost.
5. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 by Ministry of Environment and Forest, Govt of India before starting the development works of the colony.
6. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.
7. The licence is valid upto 14-5-2010

Dated: Chandigarh

The 12-5-2008

Endst. No.DS-2008/ 2801



(S.S. DHILLON)

Director,
Town & Country Planning,
Haryana, Chandigarh/4

Dated:- 13-5-08

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

- ✓ 1. M/s. Land Mark Apartments Pvt Ltd A-11, C.R. Park, New Delhi along with copies of agreement, LC-IV and Bilateral.
2. Chief Administrator, HUDA, Panchkula.
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief -Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
8. Land Acquisition Officer, Gurgaon.
9. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
10. Senior Town Planner (Enforcement), Haryana, Chandigarh.
11. District Town Planner, Gurgaon along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


District Town Planner (Hq)
For Director, Town and Country Planning,
Haryana, Chandigarh.

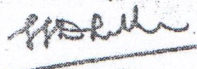
TO BE READ WITH LICENCE NO.....97.....OF 2008

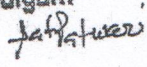
Detailed of land owned by M/s Land Mark Apartments Pvt. Ltd. Village Badshahpur
Distt. Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Badshahpur	98	13/1/2	1-1
		8	7-0
		9	8-0
		12	8-0
		13/1/1	5-7
		26	1-0
		3/2	0-7
		4/2	0-9
		6/2	7-10
		7	8-0
		13/2	1-12
		14/1	7-12
		15/1/1	0-9
		17	6-13
		2 min	3-10

Total

66-10 or 8.3125 Acres


Director
Town & Country Planning,
Haryana, Chandigarh



Directorate of Town & Country Planning, Haryana

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

To


Landmark Apartments Pvt. Ltd.,
Landmark House, 85, Sector 44,
Gurugram.

Memo No. LC-1312-JE (VA)-2018/ 32557 Dated: 28-11-2018

Subject: Request for renewal of license / time extension of licence no. 97 of 2008 dated 12.05.2008 granted for setting up of IT Park on the land measuring 8.3125 acres in the revenue estate of village Badshahpur, Sector-67, Gurugram Manesar Urban Complex.

Ref: Your request received on 10.07.2018 & 29.10.2018.

With reference to letter mentioned above, the licence no. 97 of 2008 dated 12.05.2008 granted vide this office Endst. No. DS-2008/2801-12 dated 13.05.2008 for setting up of IT Park on the land measuring 8.3125 acres in the revenue estate of village Badshahpur, Sector 67, Gurugram Manesar Urban Complex is hereby renewed upto 11.05.2020 under Section 7B (2) (i) with the condition that you shall complete the construction and obtained the Completion Certificate within the renewal/extendable time period.



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

Endst. No. LC-1312-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

ORDER

Whereas, Licence no. 97 of 2008 dated 12.05.2008 granted vide this office Endst. No. DS-2008/2801-12 dated 13.05.2008 for setting up of IT Park on the land measuring 8.3125 acres in the revenue estate of village Badshahpur, Sector 67, 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 its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 02.11.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 52,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non-compliance of the provisions of Rules 24 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2017-2018.

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

Endst. No. LC-1312-JE (VA)-2018/ 32564

Dated: 28-11-2018

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

- ✓ 1. Landmark Apartments Pvt. Ltd., Landmark House, 85, Sector 44, Gurugram.
2. Chief Accounts Officer of this Directorate.

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