

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

Licence No. 68 of 2003.

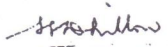
1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s. Bhagat Steel & Forging Pvt Ltd, M/s. Khosla Foundry Pvt Ltd 12/4, Delhi-Mathura Road, Faridabad for setting up I.T. Park at Village Sarai Khawaja, District Faridabad.
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.
  - f) The licensee may also take sufficient precautions by incorporating suitable clauses in the lease/sale deed to prevent misuse of the sold /leased plots.
  - g) That the licensee will not be allowed any manufacturing or polluting units in the project.
  - h) Policy decisions taken by the Government regarding provision of Fire Protection measures in the buildings shall be abided by.
  - i) 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.

- j) 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 issued by Ministry of Environment and Forest, Govt of India before starting the development works of the colony.
6. That you shall comply with orders dated 6.5.2002 in IA No. 1875 in WP (C) No. 4677 of 1985 passed by the Hon'ble Supreme Court .
7. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting
8. The licence is valid upto 19-3-2010.

Dated: Chandigarh

The 20-3-2008

Endst. No. 657

  
(S.S. DHILLON)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh.

Dated:- 25-3-08

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

1. ✓ M/s. Bhagat Steel & Forging Pvt Ltd, M/s. Khosla Foundry Pvt Ltd 12/4, Delhi-Mathura Road, Faridabad alongwith a copy of agreements LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. Administrator, HUDA, Faridabad
4. Managing Director, HVPN, Planning Directorate Shakti Bhawan, Sector-6, Panchkula.
5. Addl. Director Urban Estates, Haryana, Panchkula.
6. Chief Engineer, HUDA, Panchkula.
7. Superintending Engineer, HUDA, Faridabad along with a copy of agreement.
8. Land Acquisition officer, Faridabad
9. Senior Town Planner, Faridabad. He will ensure that colonizer obtains approval/NOC as per condition No. 5 & 6 above before starting the development works in the colony.
10. Senior Town Planner (Enforcement) , Haryana Chandigarh.
11. District Town Planner, Faridabad along with a copy of agreement.
12. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

V.1-3  
District Town Planner (Hq) VK  
For Director, Town and Country Planning,  
Haryana, Chandigarh. *N. Choudhary*

To be read with licence No. .... of 2008.

Detailed of land Owned by M/s Bhagat-Steel & Forzing P. Ltd. & village- Sarai Khawaja Distt- Faridabad.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			<u>K-M</u>
Sarai Khawaja	21	6/1/2	1-4
		6/2/2/2	0-10
		6/2/1/4	1-6
		14/2	3-4
		15/1/2	3-15
		15/2	4-0
		16/1/2	1-9
		16/1/1	1-6
		Total	16-14 or 2.087 acres

Detailed of land Owned by M/s Khosla Foundry P. Ltd. & village- Sarai Khawaja Distt- Faridabad

Sarai Khawaja	22	1/2	3-3
		2	8-0
		3/1	1-15
		8/2/1	2-19
		9/1	7-4
		10/1	7-4
		Total	30-5 or 3.781 acres

**Grand Total** 46-19 or 5.868 acres

*[Signature]*  
Director  
Town and Country Planning,  
Haryana, Chandigarh  
*[Signature]*