

FORM LC-V
(See Rule-12)

Haryana Government

Town and Country Planning Department

Licence No. 90.-----of 2011

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to Sh. Deepak S/o Om Parkash, Kuldeep, Rajpal, Vinod Ss/o Sh. Sant Singh, Sh. Man Singh, S/o Sh. Dharam Singh, Sh. Prem Singh, Parmveer, Premraj, Paras Ram Ss/o Mohan Lal, Sh. Suresh S/o Mulchand, Smt. Puja Sharma W/o Sh. Navdeep, Smt. Tejender Kaur w/o Harpreet Singh & Harpreet Singh S/o Inderjeet Singh C/o M/s Parkwood Gurgaon It Park Pvt. Ltd. 10th Floor, Hemkunt chambers, 89 Nehru Place, New Delhi-110019 to develop a I T Park falling in revenue estate village Begampur Khatola, Sector-74, Gurgaon-Mansarovar 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:-
 - a) 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.
 - b) 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 there under 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 approval of the 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 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.
 - 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 stipulation period then in case of misuse of sold/leased premises, the licence fee and conversion charges would not be charged again.
 - 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 measurers in the buildings shall be abided by.
 - h) That the licensee shall construct the portion of service road forming part of licensed area at his own cost and will transfer the same free of cost to the Government.
 - i) That the licensee shall derive permanent approach from the service road only.
 - j) That the licensee will not give any advertisement for sale of IT area, shops/office/floor areas before the approval of layout plan/building plans.
 - k) 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)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - l) 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.
 - m) That the development/construction cost of 24 mtrs wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtrs. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - n) That you shall construct the portion of 12 mtrs wide service road and 24 mtrs wide internal circulation plan road if forming part of licensed area at his own cost and will transfer the same free of cost to the Government.

- o) 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 building plan of the project.
- p) That correspondence done by Department on your email ID shall be treated as official intimation & legally valid.
- q) That you shall pay labour-cess charges as per policy dated 04.05.2010.
- r) That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.

The licence is valid upto 29-9-2015.

Dated Chandigarh
The 30-9-2011.

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

Endst No. LC-1515/ DS(R)-2011 14591

Dated:- 30/9/11

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

1. Sh. Deepak S/o Om Parkash, Kuldeep, Rajpal, Vinod S/o Sh. Sant Singh, Sh. Man Singh, S/o Sh. Dharam Singh, Sh. Prem Singh, Parmveer, Premraj, Paras Ram S/o Mohan Lal, Sh. Suresh S/o Mulchand, Smt. Puja Sharma W/o Sh. Navdeep, Smt. Tejender Kaur w/o Harpreet Singh & Harpreet Singh S/o Inderjeet Singh C/o M/s Parkwood Gurgaon It Park Pvt. Ltd. 10th Floor, Hemkunt chambers, 89 Nehru Place, New Delhi-110019, along with copies of LC-IV, Bilateral Agreement & approved Zoning Plan.
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, Priyatan 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.

(P. V. Singh)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

1. Detail of land owned by Sh. Deepak S/o Om Parkash 145/825 share. Kuldeep, Rajpal S/o Sant Singh 458/825 Share and Vinod S/o Sant Singh 222/825 Share. Village Begampur Khatola, District- Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	212	2-16
Khatola		9	8-0
		1211	6-3
		17	8-0
		24	8-0
		Total	32-19

2. Detail of land owned by Sh. Man Singh S/o Dharan Singh. Village Begampur Khatola, District Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	23	8-0
Khatola			

3. Detail of land owned by Sh. Prem Singh. Paramveer. Prem. Raj. Pars Ram S/o Mohan Lal, Village Begampur Khatola, District Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	3	8-0
Khatola		8	8-0
		14	8-0
		4	8-0
		7	8-0
	x 35	x 20 min west	x 1-8 - Road.
	25	24	3-0
		17 min East.	0-10
		Total	45-18

4. Detail of land owned by Sh. Prem Singh S/o Mohan Lal, Village Begampur Khatola, District Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	13	8-0
Khatola		Total	8-0

5. Detail of land owned by Sh. Suresh S/o Mool Chand, Village Begampur Khatola, District Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	13	8-0
Khatola		Total	8-0

6. Detail of land owned by Smt. Puja Sharma W/o Hardeep, Village Begampur Khatola, District Gurgaon.

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	21	5-4
Khatola		Total	5-4

7. Detail of land owned by Smt. Tejender Kaur W/o Harpreet and Harpreet Singh S/o Inderjeet Singh, Village Begampur Khatola, District Gurgaon

<u>Village</u>	<u>Rect No</u>	<u>Killa No</u>	<u>Area</u>
			K-M
Begampur	34	16	8-0
Khatola		Total	8-0

Grand Total 116-1 or 14,50625 acres

Director General

34 12/2 1-17
 19 8-0
 9-17

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

1. Sh. Deepak S/o Sh. Om Parkash,
Sh. Kuldeep - Rajpal - Vinod Ss/o Sh. Sant Singh,
Sh. Man Singh S/o Sh. Dharam Singh,
Sh. Prem Singh - Paramveer - Premraj - Paras Ram Ss/o Sh. Mohan Lal,
Sh. Suresh S/o Sh. Mulchand,
Smt. Puja Sharma W/o Sh. Navdeep,
& Smt. Tejender Kaur W/o Sh. Harpreet Singh,
House no. 70, Begumpur Khatola, Khandsa, Gurgaon-122004.
2. Galaxy Magnum Projects Pvt. Ltd.,
R/o 151 A, Basement, Club Road, Sainik Farm,
Western Avenue, New Delhi-110068.-

Memo No. LC-1515-JE(RK)/2024/39212 dated: 11-12-2024

Subject: Request for renewal of Licence No. 90 of 2011 dated 30.09.2011 granted for setting up of IT Park over an area measuring 14.50615 acres in sector-74, Gurugram- Manesar Urban Complex.

Reference: Your application dated 16.09.2024 on the subject cited above.

Your application for renewal of Licence No. 90 of 2011 dated 30.09.2011 granted for setting up of IT Park over an area measuring 14.50615 acres in sector-74, Gurugram -Manesar Urban Complex has been considered and hereby renewed up to 29.09.2029 on the terms and conditions laid down therein and subject to the following: -

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. You shall get building plans approved and subsequently, you shall submit MoEF clearance, get approved the electrical service plan estimates, get approved the service plan estimates within the validity period of the license.
3. You shall submit the compliance of the term and conditions of the in-principle approval dated 01.10.2024 granted for change of developer within the stipulated time period of 90 days.
4. To submit the e-compliance of Rule 24, 26(2), 27 & 28 of Rules, 1976 for the financial year upto 2023-2024.
5. You shall get the licence renewed upto the period till final completion of the colony is granted.

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



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

Sh. Deepak S/o Sh. Om Parkash,
Sh. Kuldeep - Rajpal - Vinod Ss/o Sh. Sant Singh.
Sh. Man Singh S/o Sh. Dharam Singh,
Sh. Prem Singh- Paramveer-Premraj-Paras Ram Ss/o Sh. Mohan Lal,
Sh. Suresh S/o Sh. Mulchand,
Smt. Puja Sharma W/o Sh. Navdeep,
& Smt. Tejender Kaur W/o Sh. Harpreet Singh,
House no. 70, Begumpur Khatola, Khandsa, Gurgaon-122004.

Memo. No. LC-1515/JE(RK)/2024/ 28632

Dated: 12-09-2024

Subject: Renewal of License No. 90 of 2011 dated 30.09.2011 granted for setting up of IT Park over an area measuring 14.50615 acres in sector-74, Gurugram.

Reference: Your application dated 28.05.2024 on the subject cited above.

Your request for renewal of License No. 90 of 2011 dated 30.09.2011 granted for setting up of IT Park over an area measuring 14.50615 acres in sector-74, Gurugram is hereby renewed upto **29.09.2024** on the following terms & conditions: -

1. That you shall (through Galaxy Magnum Projects Pvt. Ltd.) abide by terms and conditions of the licence and bilateral agreement.
2. To submit an application under the provisions of policy dated 18.02.2015 alongwith requisite administrative charges for change in developer in favour of new entity i.e. Galaxy Magnum Projects Pvt. Ltd. within a period of 30 days from the date of issuance of this renewal order.
3. That you shall submit the registered irrevocable collaboration agreement and Power of Attorney executed between the land owners and Galaxy Magnum Projects Pvt. Ltd.
4. To submit the e-compliance of Rule 24, 26(2), 27 & 28 of Rules, 1976 for the financial year upto 2023-2024.
5. To revalidate the Bank Guarantee on account of IDW within a period of 30 days from the date of issuance of this renewal order.
6. That you company shall get the Service Plan/Estimates approved after approval of the building plans.
7. To submit the ultimate power load requirement of the project to the power utility.

(Amit Khatri, IAS)

Director, Town & Country Planning
Haryana Chandigarh

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

1. Sh. Deepak S/o Sh. Om Parkash,
Sh. Kuldeep Rajpal Vinod Ss/o Sh. Sant Singh,
Sh. Man Singh S/o Sh. Dharam Singh,
Sh. Prem Singh Paramveer Premraj Paras Ram Ss/o Sh. Mohan Lal,
Sh. Suresh S/o Sh. Mulchand,
Smt. Puja Sharma W/o Sh. Navdeep,
& Smt. Tejender Kaur W/o Sh. Harpreet Singh,
House no. 70, Begumpur Khatola, Khandsa, Gurgaon-122004.

2. Galaxy Magnum Projects Pvt. Ltd.,
R/o 151 A, Basement, Club Road, Sainik Farm,
Western Avenue, New Delhi-110068.

Memo No. LC-1515-II/JE (RK)/2024/ 30739 Dated: 01-10-24

Subject: Request for change of developer in respect of licence no. 90 of 2011 dated 30.09.2011 granted for development of IT Park over an area measuring 14.50625 acres falling in the revenue estate of village Begampur Khatola, Sector-74, Gurugram from Parkwood Gurgaon IT Park Pvt. Ltd. to Galaxy Magnum Projects Pvt. Ltd.

Please refer to your application dated 20.10.2023 on the matter as subject cited above.

The request made vide above referred application for grant permission for change of developer in respect of licence no. 90 of 2011 dated 30.09.2011 granted for development of IT Park over an area measuring 14.50625 acres falling in the revenue estate of village Begampur Khatola, Sector-74, Gurugram-Manesar Urban Complex has been considered and in-principle approval is hereby granted subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. A sum of Rs. 28,72,238/- on account of balance 60% of administrative charges be deposited online at the website i.e. www.tcpharyana.gov.in.
2. To submit the revise LC-IV and Bilateral agreement on behalf of the new entity i.e. Galaxy Magnum Projects Pvt. Ltd.
3. That you shall submit the registered collaboration agreement between the proposed Developer and land owning individuals/entities.
4. To submit bank guarantees on behalf of the new entity against internal development works and external development charges.
5. An undertaking to clear the outstanding EDC/IDC dues, as specifically directed by the DTCP.
6. An undertaking to abide by the provisions of Act/ Rules and all the directions that may be given by the Director, Town and Country Planning, Haryana in connection with the above said licence.
7. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
8. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DTCP.



Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

1. Sh. Deepak S/o Sh. Om Parkash,
Sh. Kuldeep Rajpal Vinod Ss/o Sh. Sant Singh,
Sh. Man Singh S/o Sh. Dharam Singh,
Sh. Prem Singh Paramveer Premraj-Paras Ram Ss/o Sh. Mohan Lal,
Sh. Suresh S/o Sh. Mulchand,
Smt. Puja Sharma W/o Sh. Navdeep,
& Smt. Tejender Kaur W/o Sh. Harpreet Singh,
House no. 70, Begumpur Khatola, Khandsa, Gurgaon-122004.
2. Galaxy Magnum Projects Pvt. Ltd.,
R/o 151 A, Basement, Club Road, Sainik Farm,
Western Avenue, New Delhi-110068.

Memo No. LC-1515-II/JE (RK)/2024/ 30738 Dated: 01-10-2024

Subject: Request for change of developer in respect of licence no. 90 of 2011 dated 30.09.2011 granted for development of IT Park over an area measuring 14.50625 acres falling in the revenue estate of village Begampur Khatola, Sector-74, Gurugram from Parkwood Gurgaon IT Park Pvt. Ltd. to Galaxy Magnum Projects Pvt. Ltd.

Please refer to your application dated 20.10.2023 on the matter as subject cited above.

The request made vide above referred application for grant permission for change of developer in respect of licence no. 90 of 2011 dated 30.09.2011 granted for development of IT Park over an area measuring 14.50625 acres falling in the revenue estate of village Begampur Khatola, Sector-74, Gurugram-Manesar Urban Complex has been considered and in-principle approval is hereby granted subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. A sum of Rs. 28,72,238/- on account of balance 60% of administrative charges be deposited online at the website i.e. www.tcpharyana.gov.in.
2. To submit the revise LC-IV and Bilateral agreement on behalf of the new entity i.e. Galaxy Magnum Projects Pvt. Ltd.
3. That you shall submit the registered collaboration agreement between the proposed Developer and land owning individuals/entities.
4. To submit bank guarantees on behalf of the new entity against internal development works and external development charges.
5. An undertaking to clear the outstanding EDC/IDC dues, as specifically directed by the DTCP.
6. An undertaking to abide by the provisions of Act/ Rules and all the directions that may be given by the Director, Town and Country Planning, Haryana in connection with the above said licence.
7. An undertaking to settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees.
8. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon, if any, in future, as directed by the DTCP.

