

FORM LC-V

(See Rule-12)

Haryana Government

Town and Country Planning Department.

Licence No. 241 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon-122002 for setting up of a Commercial Colony at village Ghatta in sector-62, Gurgaon.
2. The particulars of land wherein the aforesaid colony 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 Commercial Colony 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 & Regulations of Urban Areas Act, 1975 and the Rules, 1976 made thereunder are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
4. 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.
5. That the licensee shall derive permanent approach from the service road only .
6. That the licensee will not give any advertisement for sale of shops/office/floor area in Commercial Colony before the approval of layout plan/building plans.
7. 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.
8. 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.
9. That the developer will use only CFL fitting for internal lighting as well as complex lighting.
10. The licence is valid upto 24-10-2009.

Dated Chandigarh  
The 25-10-2007.



(S.S. Dhillon)

Director


Town and Country Planning,  
Haryana, Chandigarh *MS*

Endst. No. DS-2007/ 25746.

Dated:- 25-10-2007.

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

1. M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon-122002 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. Engineer-In- Chief, 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)JS  
For: Director, Town and Country Planning,  
Haryana, Chandigarh *MS*

To be read with Licence No. 241. of 2007

Details of land owned by M/s Pioneer Profin Ltd., Village Ghata, District Gurgaon.


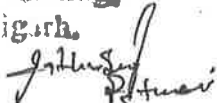
1. M/s Pioneer Profin Ltd.  $\frac{3}{4}$  share M/s Pioneer Urban Land and Infrastructure Ltd.  
 $\frac{1}{4}$  share.

Village	Rect.No.	Killa No.	Area	
Ghata	52	20M	2 - 13	
		21M	7 - 13	
		22M	0 - 5	
	56	5M	2 - 19	
		57	1M	0 - 7
			<u>13 - 17 or 1.73125 Acres</u>	

2. M/s Pioneer Profin Ltd.

Village	Rect.No.	Killa No.	Area
Ghata	53	16M	0 - 6
		24M	1 - 16
		25M	7 - 10
	56	4M	0 - 11
		<u>10 - 03 or 1.26875 Acres</u>	

Grand Total 24 Kanals 0 marla (3 acres)

  
**Director**  
Town & Country Planning,  
Haryana, Chandigarh.  


**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: [tcphry@gmail.com](mailto:tcphry@gmail.com), [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. DS-(R)-LC-1352/2010/ 10951

Dated: 3-9-10

To

M/s Pioneer Urban Land Infrastructure Ltd.  
Parse DownTown Centre, Floor 5&7  
Golf Course Road, Sector-53  
Gurgaon-122002

**SUB: RENEWAL OF LICENCE – M/s Pioneer Urban Land Infrastructure Ltd**

1. Reference your letters dt 24.09.2009 on the subject noted above.
2. Licence No. 241 of 2007, dated 25.10.2007 granted to you vide this office Endst. No DS-2007/25746 dated 25.10.2007 for setting up of Commercial colony at village Ghata, Sector-62, Gurgaon-Manesar Urban Complex is hereby renewed up to **24.10.2011**, subject to submission of valid Bank Guarantee of IDW on or before 25.09.2010.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licenses for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.
4. License no. 241 of 2007, dated 25.10.2007 is also returned herewith in original.

(T.C. Gupta, IAS)  
DIRECTOR

Town & Country Planning,  
Haryana, Chandigarh.

Memo No. DS-(R)-LC-1352/2010/

Dated: 3-9-10

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, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

(Devendra Nimbokar)

District Town Planner (HQ)

For; Director Town and Country Planning  
Haryana, Chandigarh

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

Ayojna Bhawan, Sector 18, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

<http://tcpharyana.gov.in>

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.  
Paras Down Town Centre  
Floor 5<sup>th</sup> & 7<sup>th</sup>, Golf Course Road  
Sector 53, Gurgaon-122002

Memo No. LC-1352-JE(B)/2012/ 4060 Date:- 9/3/12

Subject: - **Renewal of license No. 241 of 2007 dated 25.10.2007**

Reference: Your application dated 26.9.2011 on the subject cited above.

2. License No. 241 of 2007 dated 25.10.2007 granted to you for setting up of a commercial colony on the land measuring 3.00 acres falling in Revenue Estate of Village Ghata, Sector 62, Gurgaon is hereby renewed upto 24.10.2013 on the same terms & conditions laid down therein.
3. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license of further period.
4. License No. 241 of 2007 dated 25.10.2007 is also returned herewith in original.

(T.C. Gupta, I.A.S)  
Director General

Town & Country Planning  
Haryana, Chandigarh

Endst. No: LC-1352-JE(B)/2012

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Engineer-in-Chief, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account officer O/o STP (M), Chandigarh
- vi. Account Officer of this Directorate.

(DEVENDRA NIMBOKAR)

District Town Planner (HQ)

For Director General, Town & Country Planning  
Haryana, Chandigarh

[dtp.hqdn.tcp@gmail.com](mailto:dtp.hqdn.tcp@gmail.com)

# DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, SECTOR-17C, CHANDIGARH:

Phone: 0172-2549349, E-mail: [tphry@gmail.com](mailto:tphry@gmail.com), Website: [www.tphry.gov.in](http://www.tphry.gov.in)

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.  
Paras Down Town Centre,  
5<sup>th</sup> & 7<sup>th</sup> Floor, Golf Course Road,  
Sector-53, Gurgaon-122002

Memo No. LC-1352/JE SS /2014/


16079

Dated: 22/7/14

**Subject: Renewal of License No. 241 of 2007 dated 25.10.2007 granted for setting up of a commercial colony over an area measuring 3.00 acres in Sector -62 of Gurgaon Manesar Urban Complex**

**Ref.:-** Your application dated 24.09.2013 on the subject noted above.

1. License No. 241 of 2007 dated 25.10.2007 granted for setting up of a commercial colony over an area measuring 3.00 acres in Sector -62 of Gurgaon Manesar Urban Complex is hereby renewed up to 24.10.2015 on the terms & conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license for further period and you will get the license renewed till the final completion of the colony is granted.
3. The you shall get the Building plan approved within three months from the date of renewal.
4. That you shall submit the compliance of Rule 26 (2) of Rules 1976 alongwith request of composition within 15 days.
5. The you will also submit a quarterly progress report about the development works undertaken in the licensed area to the office of the Senior Town Planner Gurgaon with a copy to the Head Quarter.
6. That you shall get the license renewed till final completion of the colony is granted.


  
(Anurag Rastogi, IAS)  
Director General  
Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1352/JE SS/2014/

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, Gurgaon.
4. District Town Planner, Gurgaon.
5. Chief Accounts Officer of this Directorate.
6. DTP (HQ) PP, with request to host the same on the Departmental Website.

  
(R.S. Bath)  
Assistant Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh.

**Directorate of Town & Country Planning, Haryana**  
SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site tcpharyana.gov.in - e-mail: tcphry@gmail.com

Regd.  
To

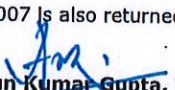
✓ Pioneer Urban Land & Infrastructure Pvt. Ltd. & Other  
Paras Down Town Centre,  
5<sup>th</sup> & 7<sup>th</sup> Floor, Golf Course Road,  
Sector-53, Gurgaon-122002  
Email ID - [Info@pioneerurban.lnn](mailto:Info@pioneerurban.lnn)

Memo. No. LC-1352-PA (SN)-2016/ 6295 Dated: 30/3/2016

**Subject: - Request for renewal of licence no 241 of 2007 dated 25.10.2007 granted for setting up of commercial colony over an area 3.00 acres in Sector-62 of GMUC, Distt. Gurgaon**

Reference: Your application dated 24.09.2015 on the subject cited above.

1. Licence no. 241 of 2007 dated 25.10.2007 granted to you vide this office letter Endst. No. DS-2007/25746-25758 dated 25.10.2007 for setting up of Commercial Colony over an area measuring 3.00 acres in Sector 62 of GMUC, Distt. Gurgaon is hereby renewed up to **24.10.2017** on the same terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period and you will get the license renewed till the final completion of the colony is granted.
3. That you shall start the construction after approval of building plans and shall achieve minimum 25% of FAR within 24 months.
4. That you shall submit a quarterly progress report about the Development Works undertaken in the licenced area to the office of Senior Town Planner, Gurgaon with a copy to the Head Quarter.
5. You shall get the licence renewed till final completion of the colony.
6. Original Licence no. 241 of 2007 dated 25.10.2007 is also returned herewith.


  
**(Arun Kumar Gupta, IAS)**  
**Director General,**  
**Town & Country Planning Department,**  
**Haryana, Chandigarh.**

Dated:

Endst no: LC-1352- -PA(SN)-2016/

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o DGTCP, Hr.
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Gurgaon.
6. Website Administrator with request to update the status on website.

  
Assistant Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh.

**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

✓ Pioneer Urban Land & Infrastructure Ltd.,  
Pioneer Profin Ltd.  
C/o Pioneer Urban Land & Infrastructure Ltd.,  
A-22, 3<sup>rd</sup> Floor, Green Park, Aurobindo Marg,  
New Delhi-110016.

Memo No. LC-1352-JE (VA)-2018/ 28167

Dated: 03-10-2018

**Subject:** Renewal of license no. 241 of 2007 dated 25.10.2007 granted for development of a Commercial Colony on the land measuring 3.00 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.

**Ref:** Your application dated 26.04.2018, 11.05.2018 & 12.09.2018 on the subject mentioned above.

Licence no. 241 of 2007 dated 25.10.2007 granted to you vide this office Endst. No. DS-2007/25746 dated 25.10.2007 for setting up of Commercial Colony on the land measuring 3.00 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto **24.10.2019** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall convey ultimate power load requirement of the project and got approved from the competent authority.
3. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

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

Endst. No. LC-1352-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. 247 of 2007 dated 25.10.2007 granted to Pioneer Profin Ltd. & Pioneer Urban Land & Infrastructure Ltd. vide this office Endst No. DS-2007/25746 dated 25.10.2007 for setting up of Commercial Colony on the land measuring 3.00 acres in the revenue estate of village Ghata, Sector 62, 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 Rule 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 31.08.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,05,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(l) 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 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2018.


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

Endst. No. LC-1352-JE (VA)-2018/ 28174

Dated: 03-10-2018

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

1. Pioneer Profin Ltd. & Pioneer Urban Land & Infrastructure Ltd., A-22, 3<sup>rd</sup> Floor, Green Park, Aurobindo Marg, New Delhi-110016.
2. Chief Accounts Officer of this Directorate.

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

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

To

Pioneer Urban Land & Infrastructure Ltd,  
Pioneer Profin Ltd,  
C/o Pioneer Urban Land & Infrastructure Ltd,  
A-22, 3rd Floor, Green Park, Aurobindo Marg,  
New Delhi-110016

Memo No. LC-1352 Vol-II-JE (VA)-2022/ 9106

Dated: 05/04/22


**Subject:** Renewal of licence no. 241 of 2007 dated 25.10.2007 granted for development of a Commercial Colony on the land measuring 3.0 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.

Please refer to your application dated 13.12.2021 on the matter as subject cited above.

Licence no. 241 of 2007 dated 25.10.2007 granted for development of Commercial Colony on the land measuring 3.0 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto **24.10.2024** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within 60 days from the date of renewal
3. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

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

Endst. No. LC-1352 Vol-II -JE (VA)-2022/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Accounts Officer of this Directorate.
5. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

  
(Amit Madholia)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh

Web site: [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.  
To

Pioneer Urban Land & Infrastructure Ltd.  
Pioneer Square, Ground Floor,  
Golf Course Extension Road, Sector-62,  
Gurugram-122098.

Memo No. LC-1352-II/JE(RK)/2025/28657 Dated: 25-07-2025

Subject: Request for renewal of Licence No. 241 of 2007 dated 25.10.2007 granted for setting up of Commercial Colony over an area measuring 3.0 acres in Sector 62, Gurugram-Manesar Urban Complex.

Reference: Your application dated 26.09.2024 on the subject cited above.

Your application for renewal of licence No. 241 of 2007 dated 25.10.2007 granted for setting up of Commercial Colony over an area measuring 3.0 acres in Sector 62, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to 24.10.2029 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. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
3. That 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

Endst no. LC-1352-II/JE(RK)/2025/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. PM (IT) O/o DTCP, with a request to update the status on website.