

**FORM LC-V**  
**(See Rule-12)**  
**Haryana Government**  
**Town and Country Planning Department.**

Licence No. 240 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

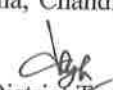
Town and Country Planning,  
Haryana, Chandigarh *ms*

Endst. No. DS-2007/25734.

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. 240. of 2007

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

1. M/s Pioneer Prafin Ltd.

Village	Rect. No.	Killa No.	Area
Ghata	53	6	8-0
		7	8-0
		8	8-0
		9	6-18
		10/2/2M	1-16
		12/2	5-4
		13	8-0
		14	6-0
		15/1	2-0
		15/2	4-18
		16M	7-14
		17	8-18
		18/1	2-0
		18/2	4-18
		19/1	3-10
		21/2/3	1-11
		21/2/1/1	0-2
		21/2/1/2	0-6
		22	8-18
		23M	6-4
		24M	3-5
		25M	0-10
	56	1/2 /1M	0-3
		1/3M	3-11
		2M	1-6
	54	25/2/2/1	0-2
		25/2/2/2	0-6
		25/2/2/3	0-3
	55	5/1/2/1	0-4
		5/1/2/2	0-19
		5/2/2/1	0-2
		5/2/2/2M	0-15
		5/2/2/3M	0-3
		K-M	
Total		114-6 or 14.2875 Acres	

*[Signature]*

D.T.C.P. H.

*[Signature]*

2. M/s Pioneer Profin Ltd. 5/6 share M/s Pioneer Urban Land and Infrastructure Ltd. 1/6 share.

Village	Rect.No.	Killa No.	Area
Ghata	52	11M	7 - 1 K - M
Total			7 - 1 or 0.88125 Acres

3. M/s Pioneer Profin Ltd. 3/4 share M/s Pioneer Urban Land and Infrastructure Ltd. 1/4 share.

Village	Rect.No.	Killa No.	Area
Ghata	52	20M	4 - 18 K - M
Total			4 - 18 or 0.6125 Acres

4. M/s Pioneer Urban Land Infrastructure Ltd.

Village	Rect.No.	Killa No.	Area
Ghata	53	11/2/2/1	0 – 14
		20/2/3	1 – 15
		20/2/4	0 -6
		21/1	2 – 0
		21/2/2	2 – 18
	54	16/3/1	2 – 4
		25/1/2	3 – 16
			K – M
	Total		13 – 13 or 1.70625 Acres

Grand Total 17.4875 Acres

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

*for Mr. P. K. Sharma*

From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

M/s Pioneer Urban Land & Infrastructure Ltd.  
Paras Down Tower Centre, Floors 5&7 Sector Road,  
Sector-53, Gurgaon-122002.

Memo No.5DP-III/2009/LC-1174/ 13194

Dated 23-12-09

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

1. Reference your letters dt 24.9.2009 on the subject noted above.
2. licence No. 240 of 2007, dated 25.10.2007 granted to you vide this office Endst. No DS-2007/25734-25745 dated 25.10.2007 for setting up of Commercial colony at village Ghatta, District Gurgaon is hereby renewed up to 24.10.2011 on the terms and conditions laid down therein. Subject to submission of valid Bank Guarantees on account of EDC & IDW 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. 240 of 2007, dated 25.10.2007 is also returned herewith in original.

(T.C.GUPTA), I. A. S.,  
DIRECTOR

Town & Country Planning,  
Haryana, Chandigarh.  
Email:-tcphry@gmail.com

Endst. No.5DP—III/2009/ LC-1174/

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. 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, Madhya Marg, Chandigarh  
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

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To

Pioneer Urban Land and Infrastructure Ltd.,  
Paras Down Tower Centre, Floors 5 & 7,  
Sector road, Sector-53,  
Gurgaon-122002.

**Subject:-** Memo No. LC-1177-JE(B)/2012/ 7682 Dated: 7/5/12  
**Renewal of licence no. 240 of 2007 dated 25.10.2007.**

Please refer to your letter dated 26.09.2011 on the matter subject cited above.


1. Licence No. 240 of 2007 dated 25.10.2007 granted to you for setting up of a Commercial Colony on the land measuring 17.4875 acres falling in the revenue estate of village Ghata, Sector -62, Gurgaon is hereby renewed upto 24.10.2013 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. You shall speed up the development/construction works of the project and will apply for grant of occupation certificate during the current validity period of the license. You shall submit a quarterly progress report of the development/construction works undertaken at site in the O/o STP, Gurgaon.
4. You shall apply for composition of offence of earlier not complying with the provisions of Rule-26, 27 & 28 of Urban Areas Rules, 1976, within two weeks from the date of renewal of license.
5. The Bank guarantee of IDW is valid upto 22.09.2013. You shall revalidate this Bank guarantee, one month before its expiry.

  
**(T.C. Gupta, IAS)**  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1177-JE(B)/2012/

Dated:

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurgaon Circle, Gurgaon with a request that the progress of the construction/development works of the project may be monitored and report be submitted in the Directorate. Compliance of Rule-27 & 28 of Urban Area Rules, 1976 by the colonizer for the month February to April, 2012 may be checked and report be submitted in the Directorate within two weeks positively.
4. District Town Planner, Gurgaon.
5. Chief Accounts Officer of this Directorate.

  
**(S. K. Sehrawat)**  
Assistant Town Planner (M) HQ,  
O/o Director General, Town and Country Planning,  
Haryana, Chandigarh.

# DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

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

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

To

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

Memo No. LC-1177/JE SS /2014/

8849

Dated:

5/5/14

**SUB: Renewal of License no. 240 of 2007 dated 25.10.2007**

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

1. License No. 240 of 2007 granted to you for setting up of Commercial colony on land measuring 17.4875 acres falling in sector 62 in 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. 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-1177/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.Batth )

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

**ORDER**

Whereas, license no. 240 of 2007 dated 25.10.2007 has been granted to Pioneer Urban Land and Infrastructure Pvt. Ltd. C/o Paras Down Town Centre in Sector-62, District Gurgaon for setting up of Commercial Colony under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the license and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.

2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had earlier i.e. upto 31.10.2013 not complied with the provision of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976. The licensee vide letter dated 03.03.2014 has submitted a request to compound the offence of earlier not complying with the provisions of Rules-24, 26(2), 27 & 28 of Urban Areas Rules, 1976.

3. The Govt. vide memo No. PH-68/2012/5138/2012-2TCP dated 14.06.2012 has prescribed the composition rates for compounding the offence of non compliance of Rules 24, 26(2), 27 & 28 of Urban Areas Rules, 1976. As per these composition rates, the composition fee has been worked out to Rs. 1,49,000/-. The licensee has deposited the composition fee of Rs. 1,49,000/-. The licensee vide D.D. No. 040166 dated 03.03.2014 has deposited the composition fee.

4. In view of above, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of earlier not complying with the provisions of Rules-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the licensee till 31.10.2013.

  
(Anurag Rastogi, IAS)

Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1177-Asstt.-RK/2014/ 8856-57

Dated: 8/5/14

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

1. Chief Accounts Officer, O/o Director General, Town and Country Planning Haryana, Chandigarh.
2. Pioneer Urban Land and Infrastructure Pvt. Ltd. C/o Paras Down Town Centre, 5<sup>th</sup> & 7<sup>th</sup> Floor, Golf Course Road, Sector-53, Gurgaon-122002.

**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](http://tcpharyana.gov.in) - e-mail: [tcpharyana2@gmail.com](mailto:tcpharyana2@gmail.com)

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Regd.

To

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

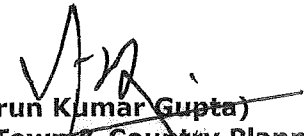
Memo. No. LC-1177-PA(SN)-2016/ 10407

Dated: 25/5/2016

**Subject: - Renewal of licence no 240 of 2007 dated 25.10.2007 granted for setting of Commercial Colony over area 17.4875 acres in the revenue estate of village Ghata, Sector-62 of GMUC, Distt. Gurgaon – Pioneer Urban Land and Infrastructure Ltd.**

Reference: Your application dated 24.09.2015.

1. License No 240 of 2007 dated 25.10.2007 granted to you vide this office letter Endst. No. DS-2007/25734-25745 dated 25.10.2007 for setting up of Commercial Colony over an area measuring 17.4875 in Sector-62, 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. You shall revalidate the bank guarantee on account of IDW one month before its expiry.
4. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of section 3 (3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the current validity period of licence.
5. You shall get approved the electrical service plan/estimates within the current validity period of licence.
6. Original License No 240 of 2007 dated 25.10.2007 is also returned herewith.

  
(Arun Kumar Gupta)

Director General, Town & Country Planning  
Haryana, Chandigarh

Endst no: LC-1177-PA(SN)-2016/

Dated:

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 of this Directorate.
4. Senior Town Planner, Gurgaon.
5. Website Administrator with request to update the status on website.
6. District Town Planner, Gurgaon.

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

240

**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.,  
Paras Down Town Centre, Floor-7  
Golf Course Road, Sector-53,  
Gurugram-122002.

Memo No. LC-1177-II-JE (VA)-2018/ 1938

Dated: 22-01-2019

**Subject:** Renewal of license no. 240 of 2007 dated 25.10.2007 granted for development of a Commercial Colony on the land measuring 17.4875 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.

**Ref:** Your application dated 13.09.2018 on the subject mentioned above.

Licence no. 240 of 2007 dated 25.10.2007 granted to you vide this office Endst. No. DS-2007/25734-25745 dated 25.10.2007 for setting up of Commercial Colony on the land measuring 17.4875 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. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 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-1353-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

# 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.,  
Paras Down Town Centre, Floor-7,  
Golf Course Road, Sector-53,  
Gurugram-122002.

Memo No. LC-1177-Vol-III-JE (VA)-2022/ 9084 Dated: 05-04-2022

**Subject: Renewal of licence no. 240 of 2007 dated 25.10.2007 granted for development of Commercial Colony over an area measuring 17.4875 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.**

Please refer to your application dated 10.12.2021 on the matter as subject cited above.

2. Licence no. 240 of 2007 dated 25.10.2007 granted for development of Commercial Colony over an area measuring 17.4875 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 execute gift deed for the licenced land falling within alignment of 24 m wide roads as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within validity period of the licence.
3. You shall get the licence renewed till the final completion of the colony is granted.

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

Endst. No. LC-1177-Vol-III-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-1177-III/JE(RK)/2025/ 28683

Dated: 25-07-25

**Subject:** Request for renewal of licence No. 240 of 2007 dated 25.10.2007 granted for setting up of Commercial Colony over an area measuring 17.4875 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. 240 of 2007 dated 25.10.2007 granted for setting up of Commercial Colony over an area measuring 17.4875 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-1177-III/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.

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