

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

License No. 68. of 2011

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M/s Ramprastha Infratech (P) Ltd. M/s Ramprastha Greens Pvt. Ltd. M/s S.A. Infracon Pvt. Ltd. Sh. Arun Walia S/o Sh. Harbhagwan Singh, M/s Kamlavallabh Developers Pvt. Ltd. M/s S.A. Township Pvt. Ltd. M/s Ramprastha Buildwell Pvt. Ltd. C-10, C-Block, Vasant Vihar Market, New Delhi for setting up of a GROUP HOUSING COLONY in the revenue estate of village Wazirpur & Mewka, Sector 92, Gurgaon Manesar Urban Complex, Gurgaon.

1. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The License granted is subject to the following conditions:
 - a) That the Group Housing Colony area 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 agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
3. That you will construct 24 mtrs wide internal circulation road falling through your site side at your own costs and the entire road shall be transferred free of cost to the Government.
4. 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.
5. That the licensee will not give any advertisement for sale of flats area in colony before the approval of layout plan/building plan.
6. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration service. The decision of the competent authority shall be binding in this regard.
7. That you shall obtain approval/NOC from competent authority to fulfill the requirement of notification dated 14-09-2006 of Ministry of Environment & Forest, Government of India before starting the development works of the colony.
8. That the developer will use only CFL fittings for internal lighting as well as campus lighting.
9. That you shall convey the 'Ultimate Power Load Requirement' of the project to the date of grant of license to enable provision of site in your land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
10. That you shall make arrangement for water supply, sewerage, drainage etc, to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
11. That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

12. That you shall provide the Solar Water Heating System as per by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
13. That you shall abide with the policy dated 03.02.2010 related to allotment of EWS Flats/Plots.
14. That you shall deposit the labour cess, as applicable as per Rules before approval of building plans.
15. That you will intimate your official "email ID" to the department and correspondence done by department on this ID shall be treated as official information & legally valid.
16. The license is valid up to 20/7/2015.

Dated: The 21/7/2011
 Chandigarh
 Director General, Town & Country Planning
 Haryana, Chandigarh
 email : tcphry@gmail.com

Endst. No. LC-1635 B-JE(VA)-2011 / 10004
 Dated: 22/7/11

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

1. M/s Ramprastha Infotech (P) Ltd. M/s Ramprastha Greens Pvt. Ltd. M/s S. A. Infracon Pvt. Ltd. Sh. Arun Walia S/o Sh. Harbhagwan Singh M/s Kamalavallabh Developers Pvt. Ltd. M/s S. A. Township Pvt. Ltd. M/s Ramprastha Buildwell Pvt. Ltd. C-10, C-Block, Vasant Vihar Market, New Delhi alongwith a copy of agreement, LC-IV B and Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Gurgaon.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Land Acquisition Officer, Gurgaon.
12. Senior Town Planner, Gurgaon.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurgaon along with a copy of agreement.
15. Chief Accounts Officer O/o DGTCP, Haryana.
16. Accounts Officer, O/o Director General, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

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

1. Detail of the land owned by M/s Ramparstha Infratech (P) Ltd. 395/891 share, M/s Ramparstha Greens (P) Ltd. 416/891 share, M/s S. A. Infracon (P) Ltd. 22/891 share, Arun Walia S/o Sh. Har Bhagwan Singh 58/891 share. *Distt. Gurgaon.*

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	91	3/3 min south	0-5
		8/1	0-12
		9/2	0-9
		13	8-0
		14	8-0
		17/2	3-19
		12/2	8-0
		12/1	1-8
		19	8-0
		20	3-14
		21/1	0-8
		Total	42-15

2. Detail of the land owned by M/s Kamlavallabh Developers (P) Ltd. 2/3 share, M/s S. A. Township (P) Ltd. 1/3 share.

Wazirpur	91	18	8-0
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3. Detail of the land owned by M/s Ramprastha Buildwell (P) Ltd. 6/7 share, M/s S. A. Infracon (P) Ltd. 1/7 share.

Mewka	8	3/2	5-12
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G. Total **56-7 or 7.043 acres**

[Signature]
Director General
Town & Country Planning
Haryana, Chandigarh
CHANDIGARH

✓

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd.

To

1. S.A Infracon Pvt. Ltd.
2. Ramprastha Infratech Pvt. Ltd.
3. Ramprastha Greens Pvt. Ltd.
4. Ramprastha Buildwell Pvt.Ltd.
5. S.A. Township Pvt. Ltd.
6. Sh. Arun Walia S/o Sh. Harbhagwan Singh
7. Kamlavallabh Developers Pvt. Ltd.
C/o S.A. Infracon Pvt. Ltd.
C-10, C Block, Vasant Vihar Market,
New Delhi

Memo No:-LC-1635B-PA(SN)-2017/ 23635

Dated: 20-9-17

Subject: Renewal of Licence No. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 acres in Sector 92, GMUC, District Gurugram.

Reference: Your application dated 07.01.2016 & 13.06.2017 on the subject cited above.

1. Renewal of Licence No. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 acres in Sector 92, GMUC, District Gurugram is hereby renewed up to 20.07.2019 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.
3. You shall deposit the fee and charges alongwith documents as required under the policy dated 18.02.2015 as per law applicable within 120 days from the issuance of this letter.
4. Non compliance of the condition at sr. no. 3 shall result suo moto withdrawn of this renewal.



(T.L. SATYAPRAKASH, I.A.S.)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1635(B)/PA(SN)/2017/

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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.



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

ORDER

Whereas, Licence no. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 acres in Sector 92, GMUC, District Gurugram 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, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 12.06.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 24,000/-. Colonizer has deposited the composition fee vide DD no. 600416 dated 12.06.2017.

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, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till 31.03.2017.


(T.L. SATYAPRAKASH, I.A.S.)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-1635(B)/PA(SN)/2017/ 23642 Dated: 20-9-17

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

1. ✓ S.A Infracon Pvt. Ltd. Ramprastha Infratech Pvt. Ltd. Ramprastha Greens Pvt. Ltd. Ramprastha Buildwell Pvt. Ltd. S.A. Township Pvt. Ltd. Sh. Arun Walia S/o Sh. Harbhagwan Singh Kamlavallabh Developers Pvt. Ltd. C/o S.A. Infracon Pvt. Ltd. C-10, C Block, Vasant Vihar Market, New Delhi.
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

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.
To

S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd.
Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd.
Ramprastha Buildwell Pvt. Ltd. S.A. Township Pvt. Ltd.,
Sh. Arun Walia S/o Sh. Harbhagwan Singh
C-10,C Block, Vasant Vihar Market, New Delhi.

Memo no. LC-1635-B/JE (DS)/2022/ 27543 Dated: 09-09-22

Subject: Renewal of Licence no. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 in sector-92, Gurugram Manesar Urban Complex.

Please refer to your application dated 22.06.2022 received through IRP, on the subject cited above.

Your request for renewal of license no. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 in sector-92, Gurugram Manesar Urban Complex has been considered on account of reason submitted by you that more time is needed for construction of colony. Hence, license is hereby renewed upto 13.08.2024 on the same terms and conditions laid down therein.

1. 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.
2. You shall submit revalidated bank guarantee on account of IDW within 90 days of issuance of this renewal.
3. You shall transfer the land falling under roads within 30 days to the Government through Senior Town Planner, Gurugram.
4. You shall submit an application alongwith requisite administrative charges for change in developer as per policy dated 18.02.2015.
5. You shall get the licence renewed till final completion of the colony is granted.

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


(T.L. Satyaprakash, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst no. LC-1635-B/JE (DS)/2022/

Dated:

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

1. CA Ajit Gyanchand Jain, #204, Wall street-1, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006
2. Chief Administrator, HSVP, Panchkula.
3. Chief Engineer, HSVP, Panchkula.
4. Chief Account officer of this Directorate.
5. Senior Town Planner, Gurugram.
6. District Town Planner, Gurugram.
7. Nodal Officer (website) for updation on website.


(S.K. Sehwari)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, license no. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 acres in sector-92, Gurugram Manesar Urban Complex.

In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976.

2. Whereas, you deposited the deficit renewal fees with 18% interest on the applicable licence renewal fees. The total interest amount deposited for delay period of 864 days is Rs. 10,58,608/-. The amount of interest deposited @18% per annum on the delayed period is in order.

3. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.


(T.L. Satyaprakash, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Memo No. LC-1635-B/JE(DS)/2022/ 27557

Dated: 09-09-22

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

1. S.A Infracon and others C-10, C Block, Vasant Vihar Market, New Delhi.
2. Chief Account Officer of this Directorate.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,

Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd.,
Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd.,
Ramprastha Buildwell Pvt. Ltd., S.A. Township Pvt. Ltd.,
Sh. Arun Walia S/o Sh. Harbhagwan Singh,
C-10, C Block, Vasant Vihar Market, New Delhi.

Memo No. LC-1635-B/JE(AK)/2024/28070 dated: 06-09-24

Subject: Renewal of Licence no. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 acres in Sector 92, Gurugram Manesar Urban Complex.

Reference: Your application dated 05.08.2024 & 21.08.2024 on the subject cited above.

License No. 68 of 2011 dated 21.07.2011 granted for setting up of Group Housing Colony over an area measuring 7.043 acres in Sector 92, Gurugram Manesar Urban Complex is hereby renewed up to **20.07.2029** on the same terms and conditions laid down therein.

1. 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.
2. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. You shall transfer the licenced area falling under sector plan road/service road/ green belt/internal circulation road to the government within a period 30 days from issuance of this renewal.
4. You shall get compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013 in the O/o STP, Gurugram within 30 days from issuance of this letter.
5. You shall get the license renewed till the final completion of the colony is granted.

The renewal of license 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-1635(B)/JE(AK)/2024/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram with request to ensure the compliance of condition no. 4.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,
Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

ORDER

Whereas, license no. 68 of 2011 dated 21.07.2011 and 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 7.043 acres & 41.775 acres in Sector 92, 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 license 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 delay in compliance of the provisions of Rule 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 an amount of Rs. 2,000/- composition fee has been imposed by the account branch. The licensee has deposited the same vide transaction No TCP36202524823168139 dated 23.08.2024.

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 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.


(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. no. LC-1635(B)/JE(AK)/2024/ 28077

Dated: 06-09-24

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

1.  S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd., Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd., Ramprastha Buildwell Pvt. Ltd., S.A. Township Pvt. Ltd., Sh. Arun Walia S/o Sh. Harbhagwan Singh, C-10, C Block, Vasant Vihar Market, New Delhi.
2. Chief Accounts Officer of this Directorate.


(Ashish Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENTLicence No. 44 of 2009

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules made thereunder to M/s S.A. Infracon Pvt. Ltd., M/s Ramprastha Infratech Pvt. Ltd., M/s Ramprastha Greens Pvt. Ltd., M/s Kamlavallabh Developers Pvt. Ltd., M/s Ramprastha Housing Pvt. Ltd., M/s Ramprastha Buildwell Pvt. Ltd., Sh. B.S. Yadav S/o Sh. Deep Chand, M/s S.A. Township Pvt. Ltd., M/s Ramprastha Infrastructure Pvt. Ltd., C-10, C-Block, Vasant Vihar Market, New Delhi for setting up of a Group Housing Colony in the Revenue Estate of Village Wazirpur & Mewka in Sector-92, Gurgaon Manesar Urban Complex.
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 & Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a) That the Group Housing Colony 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 & Regulation of Urban Areas Act, 1975 & the Rules made thereunder are duly complied with.
 - c) That the demarcation plan of the Group Housing Colony area shall be submitted before starting the development works in the Group Housing Colony and for approval of the zoning plan.
4. That the Licensee shall construct the portion of service road/Internal circulation road forming part of licensed area at his own cost and will transfer the same free of cost to the Govt. alongwith area falling in greenbelt if any. You shall derive the permanent approach from the service road/Internal circulation road.
5. 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 & Regulation of Urban Areas Act, 1975.
6. That you will have no objection to the regularization of the boundaries of the licenced land on the basis of give equal take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
7. That the licensee will not give any advertisement for sale of flat/shop area before the approval of Layout Plan/Building Plan.
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 & Forest, Govt. Of India before starting the development works in the Group Housing Colony.
9. That the developer/owner shall use only CFL fitting for internal lighting as well as for common lights in the Group Housing Colony.
10. That you shall convey the '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 Stations/ Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
11. That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of the competent authority till the external services are made available from the external infrastructure to be laid by HUDA.
12. This licence is valid up to 13.8.2013

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

1. M/s S.A. Infracon Pvt. Ltd., M/s Ramprastha Infratech Pvt. Ltd., M/s Ramprastha Greens Pvt. Ltd., M/s Kamlavallabh Developers Pvt. Ltd., M/s Ramprastha Housing Pvt. Ltd., M/s Ramprastha Buildwell Pvt. Ltd., Sh. B.S. Yadav S/o Sh. Deep Chand, M/s S.A. Township Pvt. Ltd., M/s Ramprastha Infrastructure Pvt. Ltd., C-10, C-Block, Vasant Vihar Market, New Delhi for setting up of a Group Housing Colony in the Revenue Estate of Village Wazirpur & Mewka In Sector-92, Gurgaon Manesar Urban Complex alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sec-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, SCO No. 1-3, Sector-17D Chandigarh.
6. Addl. Director, Urban Estate, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon.
8. Chief Engineer, HUDA, Panchkula.
9. Superintending Engineer, HUDA, Gurgaon alongwith a copy of agreement.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner, Gurgaon, with the direction to ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works at site.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurgaon, alongwith a copy of agreement.
14. Accounts Officer, O/O DTCP, Haryana, Chandigarh alongwith a copy of agreement.
15. Senior Town Planner, (Monitoring Cell) Haryana, Chandigarh.


(Swati Anand)

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



To be read with Licence No. 44 of 2009

1. Details of land owned by M/s.Kamlavallabh Developers Pvt Ltd village Wazirpur, District Gurgaon.

Village	Rect.No	Killa No	Area K-M
Wazirpur	91	4	8-0
		7	8-0
		Total:	16-0 Or 2.00 Acres

2. Details of land owned by M/s. Ram Parstha Infratech Pvt Ltd village Wazirpur, District Gurgaon.

Village	Rect.No	Killa No	Area K-M
Wazirpur	90	8	8-0
		13	4-17
		Total:	12-17 Or 1.606 Acres

3. Details of land owned by M/s. S.A. Infracon Pvt Ltd village Wazirpur & Mewka, District Gurgaon.

Village	Rect.No	Killa No	Area K-M
Wazirpur	90	9/1	5-8
		9/2	2-12
		10	8-0
		11	8-0
		12	7-6
		20	7-2
			1-10
Mewka	8	6/1	8-0
	2	24	8-0
	8	4	0-9
		6/2	7-11
		7	
		Total:	63-18 Or 7.987 Acres

4. Details of land owned by M/s. Ram Parstha Housing Pvt Ltd village Wazirpur, District Gurgaon.

Village	Rect.No	Killa No	Area
			K-M
Wazirpur	79	25/1	6-0
		25/2	2-0
	80	21	8-0
	90	1/2/2	3-8
		1/2/1	0-12
		1/1/1	2-8
		1/1/2	1-12
		G.Total:	

5. Details of land owned by M/s. Ram Parstha Buildwell Pvt Ltd village Mewka & Wazirpur, District Gurgaon.

Village	Rect.No	Killa No	Area K-M
Wazirpur	91	15	8-0
		6/2	3-12
		5/1	2-8
		5/2	5-12
		6/1	4-8
Mewka	9	15/1	3-12
		15/2	3-16
		6/2	4-0
		6/3	0-8
Total:			35-16 Or 4.475 Acres

D.T.C.P.
Hr. CHD.

Contd--2

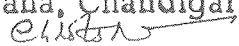
9. Details of land owned by M/s. Ram Parstha Infrastructure Pvt Ltd village Mewka, District Gurgaon.

Village	Rect.No	Killa No	Area K-M
Mewka	1	23	5-16
		24	8-9
	9	3	7-0
		4	8-0
		7	8-0
		8	8-6
		12/1	0-12
		13/1	4-4
		14/1	4-4
	Total:		54-11 Or 6.819 Acres

10. Details of land owned by B.S. Yadav S/o Deep Chand 1/20 share, M/s. S.A. Infracon Pvt Ltd 47/80 share, M/s. Ram Parstha Buildwell Pvt Ltd 1/10 share, M/s. S.A. Township Pvt Ltd 21/80 share village Mewka, District Gurgaon.

Village	Rect.No	Killa No	Area K-M
Mewka	2	14	3-4
		17	8-0
		18	3-16
		22	4-5
		23	7-18
	Total		27-3 Or 3.394 Acres

G.Total: 334K-4M Or 41.775 Acres


Director
Town and Country Planning,
Haryana, Chandigarh


Renewed copy
LC - 44 of 2009

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17, Chandigarh. web site: tcepharyana.gov.in

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

Memo No.: LC-1635-II/2013/

55616

Dated:

29/10/13

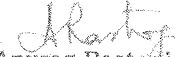
Regd. To

✓ S.A Infracon Pvt. Ltd.,
Ramprastha Infratech Pvt. Ltd.,
Ramprastha Greens Pvt. Ltd.,
Kamlavallabh Developers Pvt. Ltd.,
Ramprastha Housing Pvt. Ltd.,
Ramprastha Buildwell Pvt. Ltd.,
Sh. B.S Yadav S/o Sh. Deep Chand,
S.A. Township Pvt. Ltd.,
Ramprastha Infrastructure Pvt. Ltd.,
C-10, C-Block, Vasant Vihar Market, New Delhi.

Subject: Renewal of Licence No. 44 of 2009 dated 14.08.2009 issued for development of Group Housing Colony on the land measuring 41.775 acres in the revenue estate of village Wazirpur & Mewka, Sector-92, Gurgaon- S.A Infracon Pvt. Ltd.

Please refer your letter dated 26.07.2013 on the matter cited as subject above.

1. Licence No. 44 of 2009 dated 14.08.2009 of Group Housing colony on the land measuring 41.775 Acres, Sector-92, Gurgaon is hereby renewed upto **13.08.2015** on the terms and conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. That you will give an undertaking within 15 days regarding completion of the construction of all the community buildings within a period of 4 years from the date of amendment of section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. That you will transfer the land following in the Sector Roads /Master plan roads to the Govt. free of cost within a validity of licence renewal.
5. That you will get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013.
6. That you will submit the compliance of Rules 26(2) and Rule 28, amounting to Rs 1,19,000/- upto October, 2013 within 15 days for the day of renewal.


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

Endst. No. LC-1635-II/2013/

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 DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.


(Narender Kumar)
Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

Renewed copy
LC-4404-2009

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17, Chandigarh. web site: tcepharyana.gov.in

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

Memo No.: LC-1635-II/2013/

55616

Dated:

29/10/13

Regd. To

✓ S.A. Infracon Pvt. Ltd.,
Ramprastha Inftratech Pvt. Ltd.,
Ramprastha Greens Pvt. Ltd.,
Kamlavallabh Developers Pvt. Ltd.,
Ramprastha Housing Pvt. Ltd.,
Ramprastha Buildwell Pvt. Ltd.,
Sh. B.S. Yadav S/o Sh. Deep Chand,
S.A. Township Pvt. Ltd.,
Ramprastha Infrastructure Pvt. Ltd.,
C-10, C-Block, Vasant Vihar Market, New Delhi.

Subject: **Renewal of Licence No. 44 of 2009 dated 14.08.2009 issued for development of Group Housing Colony on the land measuring 41.775 acres in the revenue estate of village Wazirpur & Mewka, Sector-92, Gurgaon- S.A. Infracon Pvt. Ltd.**

Please refer your letter dated 26.07.2013 on the matter cited as subject above.

1. Licence No. 44 of 2009 dated 14.08.2009 of Group Housing colony on the land measuring 41.775 Acres, Sector-92, Gurgaon is hereby renewed upto **13.08.2015** on the terms and conditions laid down therein.
2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. That you will give an undertaking within 15 days regarding completion of the construction of all the community buildings within a period of 4 years from the date of amendment of section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
4. That you will transfer the land following in the Sector Roads /Master plan roads to the Govt. free of cost within a validity of licence renewal.
5. That you will get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013.
6. That you will submit the compliance of Rules 26(2) and Rule 28, amounting to Rs 1,19,000/- upto October, 2013 within 15 days for the day of renewal.


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

Endst. No. LC-1635-II/2013/

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 DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.


(Narender Kumar)
Assistant Town Planner (HQ)
O/o Director General, Town & Country Planning
Haryana, Chandigarh.

✓

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana5@gmail.com

Regd.

To

- ✓
1. S.A Infracon Pvt. Ltd.
 2. Ramprastha Infratech Pvt. Ltd.
 3. Ramprastha Greens Pvt. Ltd.
 4. Kamlavallabh Developers Pvt. Ltd.
 5. Ramprastha Housing Pvt. Ltd.
 6. Ramprastha Buildwell Pvt.Ltd.
 7. Sh. B.S. Yadav S/o Sh. Deep Chand.
 8. S.A. Township Pvt. Ltd.
 9. Ramprastha Infrastructure Pvt. Ltd.
C-10, C Block, Vasant Vihar Market,
New Delhi

Memo No:-LC-1635B-PA(SN)-2017/22572 Dated: 11-9-17

Subject: Renewal of Licence No. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 acres in Sector 92, GMUC, District Gurugram.

Reference: Your application dated 12.06.2017 on the subject cited above.

1. Renewal of Licence No. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 acres in Sector 92, GMUC, District Gurugram is hereby renewed up to 13.08.2019 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.
3. You shall deposit the fee and charges alongwith documents as required under the policy dated 18.02.2015 as per law applicable within 120 days from the issuance of this letter.
4. Non compliance of the condition at sr. no. 3 shall result suo moto withdrawn of this renewal.

✓



(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

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 officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

(Sanjay Kumar)

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

ORDER

Whereas, Licence no. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 acres in Sector 92, GMUC, District Gurugram 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, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 12.06.2017 has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 24,000/-. Colonizer has deposited the composition fee vide DD no. 600416 dated 12.06.2017.

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, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till 31.03.2017.


(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-1635(B)/PA(SN)/2017/ 22579

Dated: 11-9-2017

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

1. ✓ S.A Infracon Pvt. Ltd. Ramprastha Infratech Pvt. Ltd. Ramprastha Greens Pvt. Ltd. Kamlavallabh Developers Pvt. Ltd. Ramprastha Housing Pvt. Ltd. Ramprastha Buildwell Pvt.Ltd. Sh. B.S. Yadav S/o Sh. Deep Chand. S.A. Township Pvt. Ltd. Ramprastha Infrastructure Pvt. Ltd. C-10, C Block, Vasant Vihar Market, New Delhi.
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

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.
To

S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd.
Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd.
Ramprastha Housing Pvt. Ltd., Ramprastha Buildwell Pvt. Ltd.
Sh. B.S. Yadav S/o Sh. Deep Chand., S.A. Township Pvt. Ltd.
Ramprastha Infrastructure Pvt. Ltd.,
C-10,C Block, Vasant Vihar Market, New Delhi.

Memo no. LC-1635-III/JE (DS)/2022/ 27534 Dated: 09-09-2022

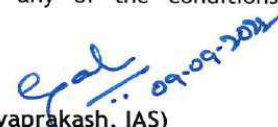
Subject: Renewal of Licence no. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 in sector-92, Gurugram Manesar Urban Complex.

Please refer to your application received on 22.06.2022, on the subject cited above.

Your request for renewal of license no. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 in sector-92, Gurugram Manesar Urban Complex has been considered on account of reason submitted by you that more time is needed for construction of colony. Hence, license is hereby renewed upto 13.08.2024 on the same terms and conditions laid down therein.

1. 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.
2. You shall submit revalidated bank guarantee on account of IDW within 90 days of issuance of this renewal.
3. You shall transfer the land falling under roads within 30 days to the Government through Senior Town Planner, Gurugram.
4. You shall submit an application alongwith requisite administrative charges for change in developer as per policy dated 18.02.2015.
5. You shall get the licence renewed till final completion of the colony is granted.

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


(T.L. Satyaprakash, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Endst no. LC-1635-III/JE (DS)/2022/

Dated:

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

1. C/o CA Ajit Gyanchand Jain, #204, Wall street-1, Nr Gujarat College, Ellis Bridge, Ahmedabad-380006, Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.


(S.K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, license no. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 in sector-92, Gurugram Manesar Urban Complex.

In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence atleast 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976.

2. Whereas, you deposited the deficit renewal fees with 18% interest on the applicable licence renewal fees. The total interest amount deposited for delay period of 801 days is Rs. 58,16,704/-. The amount of interest deposited @18% per annum on the delayed period is in order.

3. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.


(T.L. Satyaprakash, IAS)
Director General
Town & Country Planning
Haryana, Chandigarh

Memo No. LC-1635-III/JE(DS)/2022/2754)

Dated: 09-09-2022

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

1. S.A Infracon and others C-10, C Block, Vasant Vihar Market, New Delhi.
2. Chief Account Officer of this Directorate.


(S.K. Sehwat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,

Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd.,
Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd.,
Ramprastha Buildwell Pvt. Ltd., S.A. Township Pvt. Ltd.,
Sh. Arun Walia S/o Sh. Harbhagwan Singh,
C-10, C Block, Vasant Vihar Market, New Delhi.

Memo No. LC-1635 Vol.-IV/JE(AK)/2024/28079 dated: 06-09-24

Subject: Renewal of Licence no. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 acres in Sector 92, Gurugram Manesar Urban Complex.

Reference: Your application dated 05.08.2024 & 21.08.2024 on the subject cited above.

License No. 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 41.775 acres in Sector 92, Gurugram Manesar Urban Complex is hereby renewed up to 13.08.2029 on the same terms and conditions laid down therein.

1. 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.
2. You shall revalidate the Bank Guarantee on account of IDW one month before its expiry.
3. You shall transfer the licenced area falling under sector plan road/service road/green belt/internal circulation road to the government within a period 30 days from issuance of this renewal.
4. You shall get compounded the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013 in the O/o STP, Gurugram within 30 days from issuance of this letter.
5. You shall get the license renewed till the final completion of the colony is granted.

The renewal of license 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-1635-Vol.-IV/JE(AK)/2024/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account officer of this Directorate.
4. Senior Town Planner, Gurugram with request to ensure the compliance of condition no. 4.
5. District Town Planner, Gurugram.
6. Nodal Officer (website) for updation on website.

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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18 A, Madhya Marg,

Chandigarh, web site: tcpharyana.gov.in

Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

ORDER

Whereas, license no. 68 of 2011 dated 21.07.2011 and 44 of 2009 dated 14.08.2009 granted for setting up of Group Housing Colony over an area measuring 7.043 acres & 41.775 acres in Sector 92, 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 license 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 delay in compliance of the provisions of Rule 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 an amount of Rs. 2,000/- composition fee has been imposed by the account branch. The licensee has deposited the same vide transaction No TCP36202524823168139 dated 23.08.2024.

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 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana Chandigarh

Endst. no. LC-1635(B)/JE(AK)/2024/ 28077

Dated: 06-09-24

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

1. S.A Infracon Pvt. Ltd., Ramprastha Infratech Pvt. Ltd., Ramprastha Greens Pvt. Ltd., Kamlavallabh Developers Pvt. Ltd., Ramprastha Buildwell Pvt. Ltd., S.A. Township Pvt. Ltd., Sh. Arun Walia S/o Sh. Harbhagwan Singh, C-10, C Block, Vasant Vihar Market, New Delhi.
2. Chief Accounts Officer of this Directorate.

(Ashish Sharma)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh