

Regd.

To

✓ Army Welfare Housing Organization,  
South Hutments, Kashmir House,  
Raja Ji Marg, New Delhi.


Memo No. LC-1609-Vol-II/Asstt.(AK)/2018/35133 dated: 27-12-2018

Subject: Renewal of licence no. 40 of 2010 dated 28.05.2010 granted for setting up Group Housing Colony over an area measuring 24.53 acres in Sector 95GMUC- Army Welfare Housing Organization.

Reference: Your application dated 25.04.2018 and 17.07.2018 on the subject cited above.

1. Licence No. 40 of 2010 dated 28.05.2010 granted for setting up Group Housing Colony over an area measuring 24.53 acres in Sector 95 Gurugram Manesar Urban Complex is hereby renewed up to 27.05.2020 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 compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
4. You shall convey the details of EWS flats immediately not later than 60 days from grant of Occupation certificate to Housing Board Haryana for purpose of inviting application and identification of beneficiaries as per policy dated 17.05.2018.
5. You shall get the licence renewed 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.


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

Endst no: LC-1609-Vol-II/Asstt.(AK)/2018/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Chief Account officer of this Directorate.
6. Nodal Officer (website) for updation on website.

  
(Rajesh Kaushik)  
District Town Planner (HQ)

ORDER

In pursuant to this office Endst. No. 5DP-V-2010/LC-1609/7241-53 dated 04.06.2010, Licence No. 40 of 2010 dated 28.05.2010 was granted in favour of Ramprastha Housing Pvt. Ltd., Ramprastha Greens Pvt. Ltd, Ramprastha Towers Pvt. Ltd. & Ramprastha Infratech Pvt. Ltd. C/o C-10, C-Block Market, Vasant Vihar, New Delhi for development of Group Housing Colony over an area measuring 24.53 acres in the revenue estate of village Wazirpur, Sector 95, Gurugram Manesar Urban complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

In-principle approval for transfer of said licensed area in favour of Army Welfare Housing Organization was granted under the provisions of Rule 17 of Rules 1976 vide this office memo No. 14558 dated 30.09.2011 on the request of licensees, who have complied with the terms and conditions of said in-principle approval and submitted requisite documents. The applicant company has submitted an application dated 30.11.2017 for grant permission for change of developer in favour of Army Welfare Housing Organization under the provisions of policy dated 18.02.2015. The request of the applicant company for transfer and change of developer in favour of Army Welfare Housing Organization has been considered under the provisions of Rule 17 of 1976 and the policy dated 18.02.2015. Therefore, the said licensed area measuring 24.53 acres is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 in the name of Army Welfare Housing Organization. The revised land schedule of License No. 40 of 2010 dated 28.05.2010 is enclosed herewith. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by Army Welfare Housing Organization. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.


The approval of all the plans accorded in favour of original licensees shall now be deemed approved in favour of transferee company.  
DA/As above.

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

Endst. No. LC-1609(II)-PA (SN) 2017/ 32817 Dated 19-12-2017

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

1. Ramprastha Housing Pvt. Ltd., Ramprastha Greens Pvt. Ltd, Ramprastha Towers Pvt. Ltd. & Ramprastha Infratech Pvt. Ltd. C/o C-10, C-Block Market, Vasant Vihar, New Delhi.
2. Army Welfare Housing Organization (AWHO), South Hutments, Kashmir House, Rajaji Marg, New Delhi for information and necessary action.

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

Revised Land ScheduleDetail of land owned by Armeey Welfare Housing Organization Pvt. Ltd. VillageWazirpur District Gurgaon

Village	Rect No	Killa No	Area (K-M)	
Wazirpur	74	23/2/2	6-0	
		23/1/2/2	0-11.5	
		24/1	0-8	
		23/1/2/1	0-7.5	
	68	74	18/2	4-0
			19	8-0
			20/1	2-0
			20/2/1	5-8
			22	8-0
			23	8-0
			2/1	0-2
			3/1/1	3-1
			3/2	2-16
			4/1	4-10
			4/2	3-10
	68	74	5	7-12
			6	6-19
			7	7-7
			8/1	6-17
			13/2/1	4-12.5
			14	8-0
			17	8-0
			11/2	7-14
			12/2	4-0
			18/1/1/2	0-11.5
			18/1/2	3-2
	81	4/2	6-4	
	74	24/2	7-12	
	74	13/2/2	1-11.5	
	68	74	18/1/1/1	3-8.5
			10	8-0
			9	8-0
1/2			4-9	
8/2			4-0	
6/1			0-11	
11			8-0	
12/1			7-16	
20			8-0	
19/2			7-4	
<b>Total</b>				<b>196-5 Or 24.53 Acres</b>

Director,  
Town & Country Planning  
Haryana

(Patwari)



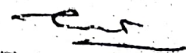
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FORM LC-V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

LICENCE NO. 40 OF 2010

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Ramprastha Housing Pvt Ltd, M/s Ramprastha Infratech Pvt Ltd, M/s Ramprastha Greens Pvt Ltd & M/s Ramprastha Tower Pvt Ltd, C-10,C Block, Vasant Vihar Market, New Delhi for setting up of a Group Housing Colony at Village Wazirpur, Sector-95, Tehsil and District Gurgaon.
2. The particular 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, 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 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.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony for the approval of 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 along with area falling in Green belt.
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 and Regulation of Urban Areas Act, 1975.
6. That licensee shall has no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration services. The decision of the competent authority shall be binding in this regard.
7. That the licensee shall not give any advertisement for sale of shops/office/floor in colony before the approval of layout plan/building plans.
8. That licensee shall obtain approval/NOC from Competent Authority to fulfill the requirement of notification dated 14.09.2006 of Ministry of Environment & Forest, Govt. of India before starting the development works of the colony.
9. That the licensee will use only CFL fittings for internal as well as for campus lighting in the residential complex.
10. That licensee will convey the 'Ultimate Power Load requirement' of the project to the concerned Power Utility, with a copy to the Director with in two month period from date of grant of license to enable provision of site in license 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. The licence is valid up to 27.5.2014

Chandigarh the Dated: 28.5.2010

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

R.R.

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

- ✓ 1. M/s Ramprastha Housing Pvt Ltd, M/s Ramprastha Infratech Pvt Ltd, M/s Ramprastha Greens Pvt Ltd & M/s Ramprastha Tower Pvt Ltd, C-10,C Block, Vasant Vihar Market, New Delhi along with a copy of agreement, LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula.
3. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
4. Addl. Director, Urban Estates, Haryana, Panchkula.
5. Administrator, HUDA, Gurgaon.
6. Chief Engineer, 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 approved/ NOC as per condition No.6 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.
13. Senior Town Planner, M. Cell, Sector-8C, Chandigarh.



(Swati Anand)

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

1. Detail of land owned by M/s Ramprastha Housing Pvt. Ltd. village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Wazirpur	74	23/2/2	6 - 0	
		23/1/2/2	0 - 11.5	
		24/1	0 - 8	
	68	74	23/1/2/1	0 - 7.5
			18/2	4 - 0
			19	8 - 0
			20/1	2 - 0
			20/2/1	5 - 8
			22	8 - 0
			23	8 - 0
			2/1	0 - 2
			3/1/1	3 - 1
			3/2	2 - 16
	4/1	4 - 10		
	4/2	3 - 10		
	68	74	5	7 - 12
			6	6 - 19
			7	7 - 7
			8/1	6 - 17
			13/2/1	4 - 12.5
			14	8 - 0
			17	8 - 0
	74	74	11/2	7 - 14
12/2			4 - 0	
18/1/1/2			0 - 11.5	
		18/1/2	<u>3 - 2</u>	
		<b>Total</b>	<b>121 - 9 or 15.18 Acres</b>	

2. Detail of land owned by Sh M/s Ramprastha Infratech Pvt. Ltd. village Wazirpur District Gurgaon.


Village	Rect. No.	Killa No.	Area K-M
Wazirpur	81	4/2	6 - 4
		74	<u>7 - 12</u>
			<b>Total</b>

3. Detail of land owned by M/s Ramprastha Greens Pvt. Ltd. village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	74	13/2/2	1 - 11.5
		18/1/1/1	<u>3 - 8.5</u>
		<b>Total</b>	<b>5 - 0 or 0.625 Acres</b>

4. Detail of land owned by M/s Ramprastha Tower Pvt. Ltd. village Wazirpur  
District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Wazirpur	68	10	8-0	
		9	8-0	
		1/2	4-9	
		8/2	4-0	
	67	74	6/1	0-11
			11	8-0
			12/1	7-16
			20	8-0
			19/2	<u>7-4</u>
			Total	56-0 or 7.0 Acres
			G. Total	K-M 196-5 or 24.53 Acres

  
 Director  
 Town and Country Planning,  
 Haryana, Chandigarh  
