


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

Licence No. 33. of 2008

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made thereunder to (i) M/s Ram Prastha Builders Pvt. Ltd. (ii) M/s Ram Prastha Realtors Pvt. Ltd. (iii) M/s Ram Prastha Developers Pvt. Ltd. (iv) M/s Ram Prastha Promoters Pvt. Ltd. (v) M/s S.A. Infracon Pvt. Ltd. (vi) M/s Ram Prastha Buildtech Pvt. Ltd. (vii) M/s Ram Prastha Township Pvt. Ltd. (viii) M/s Nufurn Pvt. Ltd. (ix) M/s B.S.Y Infrastructure Pvt. Ltd. (x) M/s B.S.Y Developers Pvt. Ltd. (xi) M/s S.A. Infratech Pvt. Ltd. (xii) M/s Ram Prastha Estate Pvt. Ltd. C-10, C-Block, Vasant Vihar Market, New Delhi, for setting up of a Group Housing Colony at village Gadauli Kalan, District Gurgaon, Haryana.
2. 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, Town & Country Planning, Haryana.
3. The Licence is granted subject to the following conditions:
 - a) That the Group Housing 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 and 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 you will have 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 will not give any advertisement for sale of shops/office/ floor area before the approval of layout plan/ building plans.
8. That you 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 lighting as well as for campus lighting in the Commercial complex.
10. The licence is valid up to 18-2-2010.

Dated: 19-2-2008
Chandigarh

Endst:No.DS/2008/ 4358


(S.S.DHILLON)

Director,
Town & Country Planning
Haryana, Chandigarh

Dated: 22-2-08

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

1. (i) M/s Ram Prastha Builders Pvt. Ltd. (ii) M/s Ram Prastha Realtors Pvt. Ltd. (iii) M/s Ram Prastha Developers Pvt. Ltd. (iv) M/s Ram Prastha Promoters Pvt. Ltd. (v) M/s S.A. Infracon Pvt. Ltd. (vi) M/s Ram Prastha Buildtech Pvt. Ltd. (vii) M/s Ram Prastha Township Pvt. Ltd. (viii) M/s Nufurn Pvt. Ltd. (ix) M/s B.S.Y Infrastructure Pvt. Ltd. (x) M/s B.S.Y Developers Pvt. Ltd. (xi) M/s S.A. Infratech Pvt. Ltd. (xii) M/s Ram Prastha Estate Pvt. Ltd. C-10, C-Block, Vasant Vihar Market, New Delhi, along with a copy of agreement, LC-IV B 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. 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. 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 Office, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a Copy of agreement.

HS Lem,

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

(51)

1. Detail of land owned by M/s Ram Prastha Builders Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	188/1	0-4-4
	375/189	0-3-7
	415/373/187/2	0-4-7
	416/374/187/1	0-8-5
	377/227	1-14-0
	415/373/187/2/1	0-9-3
	417/374/187/2/2	0-13-10
	188/2 min	1-0-10
	375/189/2 min	0-4-0
	192	1-19-0
	378/227	1-15-0
379/239/1	0-2-14	
Total		8-18-0 or 5.5625 acres

2. Detail of land owned by M/s Ram Prastha Realtors Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	222	2-15-0
Total		2-15-0 or 1.7187 acres

3. Detail of land owned by M/s Ram Prastha Developers Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	225	3-9-0
	226	0-2-0
	228	3-11-0
	379/229/2	1-12-6
Total		8-14-6 or 5.4468 acres

4. Detail of land owned by M/s Ram Prastha Promoters Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	201	1-15-0
	203	1-5-0
	205	1-4-0
	231	2-11-0
	233	2-11-0
	235	3-7-0
Total		12-13-0 or 7.9062 acres

- 4-A Detail of land owned by M/s S.A. Infracon Pvt. Ltd. 593/2060 share, M/s Ram Prastha Promoters Pvt. Ltd. 1467/2060 at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	74 min	0-6-16
	75 min	1-4-0
	76	1-7-0
	77	1-8-0
Total		4-5-16 or 2.6812 acres

[Signature]
D.T.C.P.H.
[Signature]

5. Detail of land owned by M/s Ram Prastha Promoters Pvt. Ltd. ¼ share, M/s Ram Prastha Developers Pvt. Ltd. ¼ share, M/s Ram Prastha Realtors Pvt. Ltd. ½ share at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	204	1-4-0
	78	1-10-0
	232	2-11-0
	1	1
	80	1-8-0
	202	1-12-0
	234	3-5-0
	79	1-9-0
	230	2-10-0

Total 15-9-0 or 9.6562 acres

6. Detail of land owned by M/s Ram Prastha Builders Pvt. Ltd. 390/5820 share, M/s Ram Prastha Realtors Pvt. Ltd. 2744/5820 share M/s Ram Prastha Buildtech Pvt. Ltd. 1343/5820 share, M/s Ram Prastha Township Pvt. Ltd. 895/5820 share, M/s Nufurn Pvt. Ltd. 448/5820 share at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	168	3-8-0
	171	3-11-0
	167	3-14-0
	172	3-18-0

Total 14-11-0 or 9.0937 acres

7. Detail of land owned by M/s Ram Prastha Buildtech Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	173	3-4-0
	174 min	1-6-5

Total 4-10-5 or 2.822 acres

8. Detail of land owned by M/s B.S.Y Infrastructure Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	169	4-13-0
	170/1 min	0-2-0
	170/2 min	3-2-15
	166/1	2-16-0
	165/1	1-8-0
	165/4	1-8-0

Total 13-9-0 or 8.4296 acres

9. Detail of land owned by M/s B.S.Y Developers Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	191/2 min	1-5-0
	161/2	2-4-0

Total 3-9-0 or 2.156 acres

10. Detail of land owned by M/s Ram Prastha Buildtech Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Gadauli Kalan	176/2	1-13-0

Total 1-13-0 or 1.031 acres

[Signature]
D.T.C.P. Hr.
[Signature]

11. Detail of land owned by M/s S.A. Infracon Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
		<u>B-B-B</u>
Gadauli Kalan	185	2-18-0
	186 min	1-3-0

Total 4-1-0 or 2.531 acres

12. Detail of land owned by M/s S.A. Infratech Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
		<u>B-B-B</u>
Gadauli Kalan	175 min	1-0-0
	176/1	0-8-0

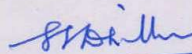
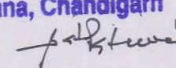
Total 1-8-0 or 0.875 acres

13. Detail of land owned by M/s Ram Prastha Estate Pvt. Ltd. at Village Gadauli Kalan, District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u>
		<u>B-B-B</u>
Gadauli Kalan	420/193/2	0-1-10
	416/374/187	0-4-15
	418/374/187	0-13-0

Total 0-19-5 or 0.6015 acres

G.Total 60.511 acres


Director
Town & Country Planning,
Haryana, Chandigarh


Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

Ramprastha Promoters & Developers Pvt. Ltd.,
114, Sector 44,
Gurugram-122002.

Memo No. LC-1608-V-Asstt. (RK)-2019/ 8984

Dated: 03-04-2019

Subject: Renewal of licence no. 33 of 2008 dated 19.02.2008 granted for setting up of a Group Housing Colony on the land measuring 60.511 acres in the revenue estate of village Gadauli Kalan, Sector-37D, Gurugram Manesar Urban Complex.

Ref: Your application dated 09.01.2019 on the subject mentioned above.

Licence no. 33 of 2008 dated 19.02.2008 granted to you vide this office Endst No. DS/2008/4358-69 dated 22.02.2008 for setting up of a Group Housing Colony over an area measuring 60.511 acres in the revenue estate of village Gadauli Kalan in Sector-37D, Gurugram Manesar Urban Complex is hereby renewed upto **18.02.2020** 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. The licence in respect to Khasra no. 165/3 and 165/4 is freezed till further order.
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-1608-V-Asstt. (RK)-2019/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, 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.

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

ORDER

Whereas, Licence no. 33 of 2008 dated 19.02.2008 has been granted to S.A Infratech & other B.S.Y Developers Pvt. Ltd C-10, C-Block Vasant Vihar Market, New Delhi for setting up of a Group Housing Colony over an area measuring 60.511 acres in Sector-37D, Gurugram Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. Further, as per order of DTCP Haryana Chandigarh vide memo dated 15.09.2015 name of Ramprastha Promoters & Developers Pvt. Ltd has been incorporated as S.A Infratech Pvt. Ltd has been amalgamated as per the order dated 20.12.2012 of Hon'ble High Court Delhi. 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 26 (2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 23.01.2019 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 2,36,000/- and the same has been deposited by the licensee.

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 2017-2018.


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

Endst. No. LC-1608-V-Asstt. (RK)-2019/ 8991

Dated: 03-02-2019

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

1. Ramprastha Promoters & Developers Pvt. Ltd., 114, Sector 44, Gurugram-122002.
2. Chief Accounts Officer of this Directorate.


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