

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

LICENCE NO. 35 OF 2009

1. This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to M/s B.M. Gupta Developers Pvt Ltd. No. 2, First Floor, 5948 & 5959, Basti Harphool Singh, Sadar Thana Road, Delhi-110006 for setting up of a Residential Plotted Colony at Village Dhaliwas, Padinwas, & Dhamlaka, Sector-26, Tehsil and District Rewari.
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 plotted 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 and for the approved of zoning plan.
4. That the licence 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 licence will not give any advertisement for sale of shops/office/floor in colony 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 licence will use only CFL fittings for internal as well as for campus lighting in the Commercial complex.
10. That you shall 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 10-7-2013

Chandigarh the Dated: 11-7-2009

— 51 —  
(T.C.GUPTA)  
Director  
Town & Country Planning  
Haryana, Chandigarh.

Endst.No.SDP-V-2009/ 2052

Dated: 15-7-09

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

- ✓ 1. M/s B.M. Gupta Developers Pvt Ltd. No. 2, First Floor, 5948 & 5959, Basti Harphool Singh, Sadar Thana Road, Delhi-110006 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, Rewari along with a copy of agreement.
12. Accounts Officer 0/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
13. Senior Town Planner, M. Cell, Sector-8C, Chandigarh.

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

1.Detail of land owned by M/s B. M. Gupta Promoters Pvt. Ltd 3/20 Share, M/s Jyoti super Construction Housing Pvt. Ltd. 17/20 share.

Village	Rect. No.	Killa No.	Area K - M
Padinwas	23	17	8-5
		24	8-0
		25	3-18
		18	7-7
		23	8-0
		21	7-7
		5	5-0
	25	1	8-0
	26	10/1	6-10
	24	16/2	6-0
		17/2	3-2
		25	8-12
			<b>Total</b>

2.Detail of land owned by M/s B. M. Gupta Promoters Pvt. Ltd 5/6 share, M/s B.M.Gupta Developers Pvt. Ltd 1/6 Share.

Village	Rect. No.	Killa No.	Area K - M
Dhaliwas	33	16	7-8
		25	8-0
	34	20	7-7
		21	8-0
	37	5	8-0
		6	6-0
		<b>Total</b>	<b>44-15 or 5.593 Acre</b>

3.Detail of land owned by M/s B. M. Gupta Promoters Pvt. Ltd 2/3 share, M/s B.M.Gupta Developers Pvt. Ltd 1/3 Share

Village	Rect. No.	Killa No.	Area K - M
Dhaliwas	34	11	8-0
		12	8-0
		13	8-0
		<b>Total</b>	<b>24-0 or 3.0 acres</b>

4.Detail of land owned by M/s B. M. Gupta Promoters Pvt. Ltd 1/2 share, M/s Jyoti may housing Pvt. Ltd. 1/2 share.

Village	Rect. No.	Killa No.	Area K - M
Dhaliwas	35	11	4-12
		20	5-4
	36	15/3	2-13
		16	3-2
			<b>Total</b>

D.T.C.P. Hr.

*[Signature]*

5. Detail of land owned by M/s B. M. Gupta Promoters Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Dhaliwas	33	4/2	4-0
		7	8-0
		14/1	4-0
		15	7-8
		14/2	4-0
Dhamlaka	3	16/2	1-18
		17/1	5-15
		24/2	6-18
		25/1	1-16
		4/2	6-8
	6	5/1	1-16
		<b>Total</b>	<b>51-9 or 6.431 Acres</b>

6. Detail of land owned by M/s Jyoti super Builders Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Dhaliwas	34	17	3-8
		24/2	2-16
		8	4-18
		9	8-0
		10/1	5-4
		10/2	2-13
		5	8-0
	33	6	7-9
		<b>Total</b>	<b>42-8 or 5.3 Acre</b>

7..Detail of land owned by M/s B.MGupta Builders Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K - M
Dhamlaka	3	11	7-11
		12	5-9
		19	8-0
		20	8-0
		21	8-0
		22	8-0
		13	2-16
		17/2	2-1
		18	8-0
		23 min	2-1
			<b>Total</b>

— 91  
D.T.C.P. Hr.  
for [Signature]

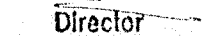
**8.Detail of land owned by M/s Jyotir may housing Pvt. Ltd.**

Village	Rect. No.	Killa No.	Area K - M	
Dhaliwas	36	15/1	2-13	
		10	8-0	
		1	8-0	
		15/2	2-13	
		34	24/1	4-12
		36	3/1	5-14
			3/2	1-2
			8	7-8
		34	18	8-0
			19	7-8
			22	7-8
			23	8-0
			<b>Total</b>	<b>70-18 or 8.862</b> Acres

**9.Detail of land owned M/s Jyotir may housing Pvt. Ltd, 103/210 share, M/s Jyoti super Construction & Housing Pvt. Ltd 107/210 Share.**

Village	Rect. No.	Killa No.	Area K - M	
Padianwas	23	19	6-16	
		22	7-19	
		26	2	8-0
			9/1	6-0
			<b>Total</b>	<b>28-15 or 3.594</b> Acres

**Grand Total 417 K-15M or 52.218 acres**

  
**Director**  
Town & Country Planning,  
Haryana, Chandigarh  
*S. J. Khatun*

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

SCO-71-75 (1<sup>st</sup> to 3<sup>rd</sup> Floor), Sector-17-C, Chandigarh

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

http\ \:tcpharyana.gov.in

To

B. M. Gupta Developers Pvt. Ltd.,  
Room No. 2, First Floor,  
5948 & 5949, Basti Harphool Singh,  
Sadar Thana Road,  
Delhi-110006.

Memo. No. LC-2108-II-PA (SN)-2014/

Dated:


**Subject:- Renewal of licence no. 35 of 2009 dated 11.07.2009.**

Reference: Your applications dated 07.06.2013 & 24.06.2013.

1. Licence no. 35 of 2009 dated 11.07.2009 granted to you vide this office Endst. No. 5DP-V-/2009/7052-64 dated 15.07.2009 for setting up of Residential Plotted Colony over an area measuring 52.218 acres falling in Sector-26, District- Rewari is hereby renewed upto **10.07.2015** on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to clarification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licenses renewed upto the period till the final completion of the colony is granted.
3. You shall construct the community sites within the time frame as provided under the Haryana Development and Regulation of Urban Areas (Amendment) Act, 1975 amended on 03.04.2012.

  
(Anurag Rastogi, IAS)

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

Dated: 

Endst no: LC-2108-II-PA (SN)-2014

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o STP (M).
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Rewari.

(Om Parkash)

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

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

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: [tcpharyana.gov.in](http://tcpharyana.gov.in)  
Phone: 0172-2549349, Email: [tcpharyana2@gmail.com](mailto:tcpharyana2@gmail.com) , [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

To

B. M. Gupta Developers Pvt. Ltd.,  
Room No. 2, First Floor, 5948 & 5949, Basti Harphool Singh,  
Sadar Thana Road, Delhi-110006.

Memo No. LC-2108-Vol-II/JE (BR)/2015/ 20050

Dated: 15/10/15

**Subject: Renewal of Licence No. 35 of 2009 dated 11.07.2009 granted for setting up of residential plotted colony over an area measuring 52.218 acres in Sector-26, Rewari - B. M. Gupta Developers Pvt. Ltd.**

Please refer your letter dated 09.06.2015 on the matter cited as subject above.

1. Licence No 35 of 2009 dated 11.07.2009 granted vide Endst No. 5DP-V- /2009/7052-64 dated 15.07.2009 further renewed vide memo No. LC-2108-II-PA(SN)-2014/4498 dated 04.03.2014 for setting up of a residential plotted colony over an area measuring 52.218 acres in Sector-26, Rewari is hereby renewed upto 10.07.2017 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 licence renewed upto the period till the final completion of the colony is granted.
3. You shall complete the construction of 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. You will pay the overdue enhanced EDC as and when demanded by Department.
5. Original licence no. 35 of 2009 dated 11.07.2009 is also returned herewith.

  
(Arun Kumar Gupta, IAS)  
Director General,

Endst. No. LC-2108-Vol-II/JE (BR)/2015/

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, Rewari.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. District Town Planner (HQ), PPS with a request to update the status on website.

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

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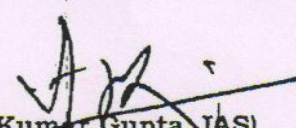


**ORDER**

Whereas, licence No. 35 of 2009 dated 11.07.2009 have been granted to B.M. Gupta Developers Pvt. Ltd., Jyoti Super Construction & Housing Pvt. Ltd., B.M. Gupta Promoters Pvt. Ltd., Jyotirmay Housing Pvt. Ltd., Jyoti Super Builders Pvt. Ltd. and B.M. Gupta Builders Pvt. Ltd. C/o B.M. Gupta Developers Pvt. Ltd. in Sector-26 District Rewari for setting up of Residential Plotted Colony under the Provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licence 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. 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 vide letter dated 04.09.2015 has submitted a request to compound the said offence. The Govt. vide memo No. PF-68/2012/5/38/2012-2TCP dated 14.06.2012 has prescribed the composition rates for compounding the offence of delay in compliance of Rules-26(2) & 28 of Urban Areas Rules, 1976. As per these composition rates, the composition fee has been worked out as Rs. 2,36,000/- upto 31.03.2015. The licensee suo-motto has deposited the composition fee of Rs. 2,36,000/- vide D.D. No. 052108 dated 04.09.2015.

3. 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- 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer till 31.03.2015.


  
(Arun Kumar Gupta, IAS)  
Director General,

Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-2108 Voll.-II-Asstt.-RK/2015/ 90057- 90058 Dated: 15/10/15

A 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. B. M. Gupta Developers Pvt. Ltd., Room No. 2, First Floor, 5948 & 5949 Basti Harphool Singh, Sadar Thanā Road, Delhi.

  
(Rohit Chauhan)  
Assistant Town Planner (HQ)

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

SCO 71-75, Sector 17C, Chandigarh

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

http://tcpharyana.gov.in

**Regd.**

To

B.M. Gupta Developers Pvt. Ltd.  
Room No. 2, 1<sup>st</sup> Floor, 5948 & 5949, Basti Harphool Singh,  
Sadar Thana Road, Delhi-06.

Memo No. LC-2108-PA(B)/2017/23609 Dated: 20-9-2017

Subject: **Renewal of licence No. 35 of 2009 dated 11.07.2009.**

Please refer to your application dated 08.06.2017 on the matter cited as subject above.

2. Licence No. 35 of 2009 dated 11.07.2009 granted for setting up of plotted colony on the land measuring 52.218 acres in Sector 26, Rewari is hereby renewed upto **10.07.2019** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats/plots shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of EDC & IDW shall be got revalidated before 30 days of expiry of the same.

(T.L. Satyaprakash, IAS)  
Director,

Town & Country Planning  
Haryana, Chandigarh

Dated:

Endst. No. LC-2108-PA(B)/2017/

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Rewari.
- v. Chief Account Officer of this Directorate.

(S.K. Sehrawat)

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

## ORDERS

Whereas, License No. 35 of 2009 dated 11.07.2009 stands granted to B.M. Gupta Developers Pvt. Ltd., Room No. 2, 1<sup>st</sup> Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi-06 under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2017, the licensee has submitted a request for composition of said offence vide application dated 28.07.2017. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 24,000/-. The company has deposited composition charges amounting Rs. 24,000/- vide DD No. 564560 dated 24.07.2017.

Accordingly, 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 committed due to delay in compliance of above said Rules upto 31.03.2017.


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

Endst. No. LC-2108-PA(B)/2017/ 23616

Dated: 20-9-17

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
- ✓ 2. B.M. Gupta Developers Pvt. Ltd., Room No. 2, 1<sup>st</sup> Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi-06.

  
(S.K. Sehwat)  
Distt. Town Planner (HQ)  
For Director, 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

http://tcpharyana.gov.in

**Regd.**

To


B.M. Gupta Developers Pvt. Ltd.  
Room No. 2, 1<sup>st</sup> Floor, 5948 & 5949, Basti Harphool Singh,  
Sadar Thana Road, Delhi-06.

Memo No. LC-2108- Asstt (RK)/2019/ 2036 Dated: 20-08-2019

Subject: **Renewal of licence No. 35 of 2009 dated 11.07.2009.**

Please refer to your application dated 08.06.2017 on the matter cited as subject above.

2. Licence No. 35 of 2009 dated 11.07.2009 granted for setting up of plotted colony on the land measuring 52.218 acres in Sector 26, Rewari is hereby renewed upto **10.07.2021** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. That the community sites shall be constructed as per section 3(3)(a)(iv) of Act 8 of 1975.
5. That the delay in allotment of EWS flats/plots shall be got compounded as per policy dated 16.08.2013.
6. The BGs deposited on account of EDC & IDW shall be got revalidated before 30 days of expiry of the same.
7. The service plan estimates of the colony shall be got approved within thirty days from issuance of this renewal letter.

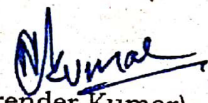
  
(K. Makrand. Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana, Chandigarh

Dated:

Endst. No. LC-2108- Asstt (RK)/2019/

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurugram.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Rewari.
- v. Chief Account Officer of this Directorate.


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

## ORDERS

Whereas, License No. 35 of 2009 dated 11.07.2009 stands granted to B.M. Gupta Developers Pvt. Ltd., Room No. 2, 1st Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi-06 under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2019, As per the rates finalized by the Govt. the composition fee has worked out as Rs. 2,24,000/- and same has been conveyed to company vide this office memo. no. 5157 dated 05.08.2019. The company has deposited composition charges amounting Rs. 2,24,000/- vide transaction no. TCP317141980644024 dated 06.08.2019.

Accordingly, 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 committed due to delay in compliance of above said Rules upto 31.03.2019.

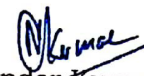
  
(K. Makrand Pandurang, IAS)  
Director,  
Town and Country Planning,  
Haryana, Chandigarh

Endst. No. LC-2108-Asstt(RK)/2019/2043

Dated: 20-08-19

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. B.M. Gupta Developers Pvt. Ltd., Room No. 2, 1st Floor, 5948 & 5949, Basti Harphool Singh, Sadar Thana Road, Delhi-06.

  
(Narender Kumar)  
Distt. Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh