

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh


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

http://tcpharyana.gov.in

ORDER

License No. 160 of 2008 dated 13.08.2008 was granted in favour of RMG Developers Pvt. Ltd., SF-05, Ninex City Mart, Sohna Road, Sector 49, Gurugram-122018 for development of commercial colony on the land measuring 4.00 acres in the revenue estate of village Basai, Sector 37C, Gurugram Manesar Urban Complex.

The licensee company had submitted applications dated 04.10.2018 & 02.02.2019 to transfer of license and change the name of developer in the project from RMG Developers Pvt. Ltd. to Dhoot Infrastructure Projects Ltd. under the policy parameters dated 18.02.2015. The request of the licensee company has been considered and the transfer of license & name of developer in the present case is changed to Dhoot Infrastructure Projects Ltd. under the ibid policy parameters dated 18.02.2015. The terms and conditions as stipulated in the above said licenses will remain the same and will be complied with new entity. The new entity will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh.

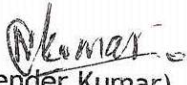

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1839-Asstt. (RK)/2019/ 16705-714

Dated: 15-07-2019

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

1. RMG Developers Pvt. Ltd., SF-05, Ninex City Mart, Sohna Road, Sector 49, Gurugram - 122018.
2. Dhoot Infrastructure Projects Ltd., 904-907, Time Tower, MG Road, Sector 28, Gurugram with the request to comply with the terms and conditions of Agreement LC-IV and Bilateral Agreement executed by them.
3. Chief Administrator, HSVP, Panchkula.
4. Addl. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. Senior Town Planner (Enforcement), Haryana, Chandigarh.
9. District Town Planner, Gurugram
10. Accounts Officer of this Directorate.


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

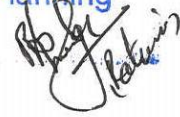
Revised Land Schedule

Detail of land owned by Dhoot Infrastructure Projects Ltd. District, Gurugram

Village	Khasra No.	Area (B-B-B)
Basai	730/1 min	1-8-6
	731/1	3-8-5
	732/1/1	1-11-9
	Total	6-8-0

OR 4.00 Acres


Director,
Town & Country Planning
Haryana



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: tcpharyana7@gmail.com

Regd.

To

RMG Developers Private Ltd.
SF-05, Ninex City Mart,
Sohna Road, Sector-49
Gurugram-122018.

Memo No:-LC-1839-JE(BK)-2018/ 1787 Dated: 21-01-2019

Subject: Request for change of developer w.r.t licence no. 160 of 2008 dated 13.8.2008 granted for setting up of a commercial colony of the land measuring 4.0 acres falling in the revenue estate of village Basai, Sector 37C, Gurugram.

Reference: Your application dated 04.10.2018 on the subject cited above.

The request made vide above referred application to grant permission for change of developer w.r.t licence no. 160 of 2008 granted to RMG Developers Pvt. Ltd. in favour of M/s Dhoot Infrastructure Project Ltd. has been considered and in-principle approval for change of developer is hereby granted as per the provisions of the policy dated 18.02.2015 of the Department subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. To execute fresh agreement on prescribed proforma of LC-IV and LC-IVA with the directors, Bilateral Agreement to be executed on behalf of the new entities, fresh bank guarantee on account of IDW to be furnished on behalf of the new entities.
2. An undertaking to abide by all the terms and conditions of the licence no. 160 of 2008, the provision of the policy dated 18.02.2015 and also with the provisions of Act/Rules and the directions that may be given by the Director, Town and Country Planning, Haryana in connection with the above said license.
3. To deposit balance 60% administrative charges of Rs. 204.00 lakhs through online payment.
4. To submit an undertaking to settle all the pending/outstanding dues, if any, in respect of licence under consideration.
5. To submit an undertaking that all the liabilities of the existing developer shall be owned by the new entity.
6. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon as per agreement LC-IV, if any, in future, as directed by the DTCP, Haryana.
7. An undertaking to the effect that if administrative charges for such cases is fixed in the Act/Rules at the rates higher than that being recovered, you shall liable to pay the difference as and when demanded by DGTC.
8. To invite objections regarding change in developer through public notice by publishing the same in two newspapers in English language and two in Hindi language by giving time of 15 days and send the report through Senior Town Planner, Gurugram.

9. To enhance paid up capital to Rs. 19.00 crores and submit the documentary proof in this regard .
10. To submit original licence and schedule of land.



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

Endst. LC-839-JE(BK)-2018/

Dated:

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Dhoot Infrastructure Projects Ltd., 904-907, Time Tower, MG Road, Sector-28, Gurugram.

Hitesh Sharma)
District Town Planner (HQ)
For: Director, 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: tcpharyana7@gmail.com

Regd.
To

RMG Developers Private Ltd.
SF-05, Ninex City Mart,
Sohna Road, Sector-49
Gurugram-122018.

Memo No:-LC-1839-JE(BK)-2018/

Dated:

Subject: Request for change of developer w.r.t licence no. 160 of 2008 dated 13.8.2008 granted for setting up of a commercial colony of the land measuring 4.0 acres falling in the revenue estate of village Basai, Sector 37C, Gurugram.

Reference: Your application dated 04.10.2018 on the subject cited above.

The request made vide above referred application to grant permission for change of developer w.r.t licence no. 160 of 2008 granted to RMG Developers Pvt. Ltd. in favour of M/s Dhoot Infrastructure Project Ltd. has been considered and in-principle approval for change of developer is hereby granted as per the provisions of the policy dated 18.02.2015 of the Department subject to the fulfillment of following conditions within a period of 90 days from issuance of this letter:-

1. To execute fresh agreement on prescribed proforma of LC-IV and LC-IVA with the directors, Bilateral Agreement to be executed on behalf of the new entities, fresh bank guarantee on account of IDW to be furnished on behalf of the new entities.
2. An undertaking to abide by all the terms and conditions of the licence no. 160 of 2008, the provision of the policy dated 18.02.2015 and also with the provisions of Act/Rules and the directions that may be given by the Director, Town and Country Planning, Haryana in connection with the above said license.
3. To deposit balance 60% administrative charges of Rs. 204.00 lakhs through online payment.
4. To submit an undertaking to settle all the pending/outstanding dues, if any, in respect of licence under consideration.
5. To submit an undertaking that all the liabilities of the existing developer shall be owned by the new entity.
6. An undertaking to be liable to pay all outstanding dues on account of EDC and interest thereon as per agreement LC-IV, if any, in future, as directed by the DTCP, Haryana.
7. An undertaking to the effect that if administrative charges for such cases is fixed in the Act/Rules at the rates higher than that being recovered, you shall liable to pay the difference as and when demanded by DGTCP.
8. To invite objections regarding change in developer through public notice by publishing the same in two newspapers in English language and two in Hindi language by giving time of 15 days and send the report through Senior Town Planner , Gurugram.

9. To enhance paid up capital to Rs. 19.00 crores and submit the documentary proof in this regard .
10. To submit original licence and schedule of land.


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

Endst. LC-839-JE(BK)-2018/ 1790

Dated: 21-01-2019

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Dhoot Infrastructure Projects Ltd., 904-907, Time Tower, MG Road, Sector-28, Gurugram.


Hitesh Sharma
District Town Planner (HQ)
For: Director, Town & 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

To

RMG Developers Private Ltd.
SF-05, Ninex City Mart,
Sohna Road, Sector-49
Gurugram-122018.


Memo No. LC-1839- DTP (NK)/2019/ 1778 Dated:- 21-01-2019

Subject: Renewal of license No 160 of 2008 dated 13.08.2008 granted for setting of Commercial Colony over an area measuring 4.00 acres falling in Sector-37C, Gurugram -RMG Developers Private Ltd.

Reference: Your application dated 13.08.2018 received in this office dated 23.08.2018 (CP/408) on the subject mentioned above.

Licence no. 160 of 2008 dated 13.08.2008 granted for setting of Commercial Colony over an area measuring 4.00 acres in Sector-37C, Gurugram is hereby renewed up to **12.08.2020** on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. The company shall be bound to adhere to the provisions of section 3 (3) (a) (iv) of Act no. 8 of 1975 as amended from time to time regarding construction/transfer of community sites.
3. The service plan estimates shall be got approved in accordance with the provisions of Act/Rule within 60 days from issuance of renewal letter.
4. The delay in allotment of EWS flats, will be got compounded in accordance with the provision of Department policy dated 16.08.2013.
5. That you will obtain the permission of DHBVN regarding the ultimate power load requirement.
6. That you shall get the renewal of the licence till the final completion of the colony is granted.



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

Endst no: LC-1839- DTP (NK)/2019/

Dated:-

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o DTCP.
4. Senior Town Planner, Gurugram.
5. Project Manager (IT Cell) O/o DTCP with request to update the status on website.
6. District Town Planner (P) Gurugram.


(Hitesh Sharma)
Distt. Town Planner (HQ)
For Director, 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: tcphry@gmail.com

Regd.

To

RMG Developers Pvt. Ltd.
201, 1st Floor, Empire Apartments,
98, MG Road, Sultanpur,
Mehrauli, New Delhi-30.

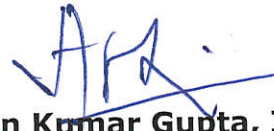
Memo No. LC-1839/2016/ 25886

Dated: 24-11-2016

Subject: - Renewal of Licence No. 160 of 2008 dated 13.08.2008 for setting up of Commercial Colony on the area measuring 4.0 acres falling in Sector-37C, Gurgaon -RMG Developers Pvt. Ltd.

Reference: Your application dated 01.08.2014, 16.08.2016 and 30.09.2016 on the subject cited above.

1. Licence no. 160 of 2008 dated 13.08.2008 granted to you for setting up of a Commercial Colony on the land measuring 4.0 acres falling in Sector-37C, Gurgaon is hereby renewed up to 12.08.2018 on the same 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 licenses renewed upto the period till the final completion of the colony is granted.
3. That You shall submit the permission /NOC obtained from the competent authority with respect to the notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India.
4. You shall transfer the land falling in sector roads/Master Plan Roads in the colony to the Government free of cost within the validity of licence renewal.
5. Licence no.160 of 2008 dated 13.08.2008 is also returned herewith in original.



(Arun Kumar Gupta, IAS)
Director General,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst no: LC-1839/2016/

Dated:

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

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Chief Account officer O/o DGTCP, Hr.
4. Senior Town Planner, Gurgaon,
5. District Town Planner, Gurgaon,
6. Nodal officer for website updation.

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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh
Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Regd.

To

RMG Developers Pvt. Ltd.
201, 1st Floor, Empire Apartments,
98, MG Road, Sultanpur,
Mehrauli, New Delhi-30.

Memo No: LC-1839-DS (R)/2013/

Dated:

3366 15/3/13

Subject: Renewal of Licence no. 160 of 2008 dated 13.08.2008.

Please refer to your application dated 10.08.2008 & 25.09.2012 on the subject noted above.

1. License No. 160 of 2008 dated 13.08.2008 granted to you vide this office Endst. No. DS-2008/7242-54 dated 09.08.2008 for setting up of a Commercial Colony on the land measuring 4.0 acres falling in Sector-37C, Gurgaon is hereby renewed up to **12.08.2014** 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 license of further period and you will get the license renewed till the final completion of the colony is granted.
3. You shall obtain approval of building plans within six months from the renewal of license and start the development/construction work at site within next three months. Colonizer shall made substantial progress in the development/construction work during the current validity period of the license and submit quarterly progress report in the O/o STP, Gurgaon.
4. In terms of condition of license, you shall transfer portion of land of 60 mtr wide development road falling in the licensed area to the Govt. free of cost within current validity period of the license.
5. License No. 160 of 2008 dated 13.08.2008 is also returned herewith in original.

Anurag Rastogi
(ANURAG RASTOGI, IAS)

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

Endst. No. LC-1839-DS (R)/2013

Dated:

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

1. Chief Administrator, HUDA, Panchkula,
2. Chief Engineer, HUDA, Panchkula,
3. Senior Town Planner, Gurgaon.
4. District Town Planner (HQ) PP with a request to update the status of renewal of license on the Department web site.
5. District Town Planner (P), Gurgaon,
6. Chief Accounts Officer of this Directorate.

(S. K. Schrawat)


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

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

License No. 160 of 2008.

1. This license is granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & the Rules, 1976 made thereunder to M/s RMG Developers Pvt. Ltd. 201, 1st Floor, Empire Apartments, 98, MG Road, Sultanpur, Mehrauli, New Delhi-110030 for setting up of Commercial Colony at village Basai, District Gurgaon.
2. The particulars of the land wherein the aforesaid colony is to be set up are given in the Schedule annexed hereto and are duly signed by the Director, Town & Country Planning, Haryana.
3. The licence is granted subject to the following conditions: -
 - a) That the commercial Colony is laid out to conform to the approved layout plan and 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 Rules, 1976 made thereunder are duly complied with.
 - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for the approval of zoning plan.
4. That the licensee shall construct the portion of service road forming part of licensed area at his own cost and shall transfer the same free of cost to the Government alongwith areas falling in green belt.
5. That the licensee shall drive permanent approach from service road only and temporary approach will be taken from 24'-9" wide revenue rasta.
6. That the licensee will not give any advertisement for sale of shops / offices / floor area in Commercial Colony before the approval of layout plan / building plans.
7. That the portion of Sector / Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
8. That you shall obtain approval / NOC from the competent authority to fulfil the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Government of India before starting the development works in the colony.
9. The licence is valid upto 12-8-2010.

Dated: Chandigarh
The 13-8-2008


(S.S. Dhillon)
Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.DS-2008/ 7242

Dated:- 19-8-08

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

1. M/s RMG Developers Pvt. Ltd. 201, 1st Floor, Empire Apartments, 98, MG Road, Sultanpur, Mehrauli, New Delhi-110030 alongwith a copy of agreement LC-IV and Bilateral agreement.
2. Chief Administrator, HUDA, Panchkula;
3. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, 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 coloniser shall obtain approval / NOC as per condition mentioned at Sr. No 8 above before starting the construction work;
10. Senior Town Planner (Enforcement), Haryana, Chandigarh;
11. Senior Town Planner (Monitoring), Haryana, Sector 8, Chandigarh;
12. District Town Planner, Gurgaon along with a copy of agreement;
13. Accounts Officer, O/O Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.


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

To be read with licence No. 160 of 2008

1. Detail of land owned by M/s R.M.G. Developers (P) Ltd. at Village Basai District Gurgaon.

<u>Village</u>	<u>Khasra No.</u>	<u>Area</u> <u>B-B-B</u>
Basai	730/1 min	1-8-6
	731/1	3-8-5
	732/1/1	1-11-9

Total 6-8-0 or 4.00 acres

G.Total 4.00 acres


Director
Town & Country Planning,
Haryana, Chandigarh
