

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd. To

Ansal Properties & Infrastructure Ltd.
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. LC-1575-JE (VA)-2021/ 1742

Dated: 22/07/2021


Subject: Renewal of licence no. 291 of 2007 dated 31.12.2007 granted for setting up of Commercial Colony on the land measuring 4.237 acres in the revenue estate of village Badshahpur, Sector-67, Gurugram-Manesar Urban Complex- Ansal Properties & Infrastructure Ltd.

Reference:- Pleaser refer to your application dated 17.03.2020 on the matter as subject cited above.

Licence no. 291 of 2007 dated 31.12.2007 granted for setting up of a Commercial Colony over an area measuring 4.237 acres in the revenue estate of village Badshahpur, Sector-67 of Gurugram Manesar Urban Complex is hereby renewed upto **30.12.2024** 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. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. You shall submit the certificate from the Chartered Accountant regarding non-collection of stamp duty/registration charges from the allottees within one month of the renewal of license.
4. 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, I.A.S)
Director,
Town & Country Planning
Haryana Chandigarh

Dated:

Endst. No. LC-1575-JE (VA)-2021/

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

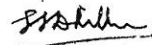
1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (M.C.)

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department.

Licence No. 291 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. Ananddham Realtors Pvt Ltd C/o M/s. Ansal Properties & Infrastructure Ltd 116, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi for setting up of a Commercial Colony at village Badshahpur Tehsil & District Gurgaon.
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 and 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 the 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 & Regulations of Urban Areas Act, 1975 and the 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 approval of the 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.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/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 fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
9. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.
10. The licence is valid upto 30-12-2009.

Dated Chandigarh
The 31-12-2007

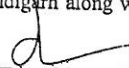

(S.S. Dhillon)
Director

Town and Country Planning,
Haryana, Chandigarh

Endst. No. SDP-2007/32404

Dated:- 31-12-07

- A copy is forwarded to the following for information and necessary action:-
1. M/s. Ananddham Realtors Pvt Ltd C/o M/s. Ansal Properties & Infrastructure Ltd 116, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi along with copies of agreement, LC-IV and Bilateral.
 2. Chief Administrator, HUDA, Panchkula.
 3. Managing Director, HVPN, Planning Directorate, 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 approval/NOC as per condition No. 8 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.


District Town Planner(Hq)
For: Director, Town and Country Planning,
Haryana, Chandigarh

To be read with licence No. 291 of 2007

1. Detailed of land owned by M/s. Ananddham Realtors Pvt. Ltd. Village Badshapur, District Gurgaon.

Village	Rect. No.	Killa No.	Area	
			K	M
Badshapur	131	1	7	12
		2/1/1	4	9
		9/1	4	18
		10/1	4	13
		132	5/2	4
	6/1	4	13	
	7/2/1	3	5	
	Total		33	18

Or 4.237 Acres

M. K. Singh
Director
Town & Country Planning,
Haryana, Chandigarh

J. K. Khanna

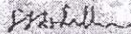
FORM LC-V
(See Rule-12)

Haryana Government
Town and Country Planning Department.

Licence No. 291 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. Ananddham Realtors Pvt Ltd C/o M/s. Ansal Properties & Infrastructure Ltd 116, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi for setting up of a Commercial Colony at village Badshahpur Tehsil & District Gurgaon.
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 and 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 the 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 & Regulations of Urban Areas Act, 1975 and the 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 approval of the 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.
5. That the licensee shall derive permanent approach from the service road only.
6. That the licensee will not give any advertisement for sale of shops/office/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 fulfill the requirements of notification dated 14-09-2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the Development works in the colony.
9. That the licensee will use only CFL fittings for internal lighting as well as for campus lighting.
10. The licence is valid upto 31-12-2007

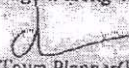
Dated Chandigarh
The 31-12-2007


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

Endst. No. 5DP-2007/ 32404

Dated: 31-12-07

- A copy is forwarded to the following for information and necessary action:-
1. M/s. Ananddham Realtors Pvt Ltd C/o M/s. Ansal Properties & Infrastructure Ltd 116, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi along with copies of agreement, LC-IV and Bilateral.
 2. Chief Administrator, HUDA, Panchkula.
 3. Managing Director, HVPN, Planning Directorate, 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 approval/NOC as per condition No. 8 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.


District Town Planner(Hq)
For: Director, Town and Country Planning,
Haryana, Chandigarh

To be read with licence No. 291 of 2007

I. Detailed of land owned by M/s. Ananddham Realtors Pvt. Ltd. Village
Badshapur, District Gurgaon.

Village	Rect. No.	Killa No.	Area		
			K	M	
Badshapur	131	1	7	12	
		2/1/1	4	9	
		9/1	4	18	
		10/1	4	13	
		132	5/2	4	8
			6/1	4	13
			7/2/1	3	5
		Total		33	18

Or 4.237 Acres

Director
Town & Country Planning,
Hisayana, Chandigarh

[Signature]

Regd.
To

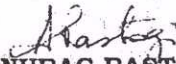
Ananddham Realtors Pvt. Ltd.
C/o Ansal Properties & Infrastructure Ltd.
116, Ansal Bhawan 16 K.G Marg
New Delhi-110001

Memo No: LC-1575 -JE(SS)/2013/ 48002 Dated: 6/8/13

Subject:- Renewal of Licence no. 291 of 2007 dated 31.12.2007.

Please refer to your application dated 19.04.2012 on the subject noted above.

1. License No. 291 of 2007 dated 31.12.2007 granted to you vide this office Endst. No. 5DP-2007/32404-416 dated 31.12.2007 for setting up of a Commercial Colony falling in sector-67, Gurgaon is hereby renewed up to **30.12.2013** 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.


(ANURAG RASTOGI, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1575-JE(SS)/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 (P), Gurgaon,
5. District Town Planner (HQ)PP with a request to update the status of renewal of license on the Department web site.
6. Chief Accounts Officer of this Directorate.

(S. K. Sehrawat)
Assistant Town Planner (M) 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 tpharyana.gov.in - e-mail: tphry@gmail.com

Regd.
To

Ananddham Realtors Pvt. Ltd.,
C/o Ansal Properties & Infrastructure Ltd,
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.
Email – apisanctions_hr@ansalapi.com

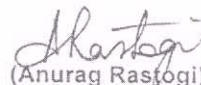
Memo. No. LC-1575-JE (S)-2014/ 20188 Dated: 27/8/14

Subject: - Renewal of licence no. 291 of 2007 dated 31.05.2007 granted for setting up of a Commercial colony over an area measuring 4.237 acres falling in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.

Please refer to your application dated 17.02.2014 and this office memo no 1996 dated 01.04.2014 on the above cited subject

License No. 291 of 2007 dated 31.12.2007 granted for setting up of a Commercial Colony over an area measuring 4.237 acres falling in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon is hereby renewed for a further period of two years i.e. up to 30.12.2015 on the terms & conditions laid down therein.

2. This renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
3. You shall get the Service plans/Estimates of colony approved within three months.
4. You shall deposit the Bank Guarantee of IDW at least one month before the expiry of existing Bank Guarantee.
5. You will get the licence renewed till the final completion of the colony is granted.
 - The original license is returned herewith.


(Anurag Rasgoti)


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

Endst. No. LC-1575-JE (S)-2014/

Dated

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

1. Chief Administrator, HUDA, Sector 6, Panchkula
2. Chief Engineer, HUDA, Sector 6, Panchkula
3. Senior Town Planner, Gurgaon.
4. Sh. P.P. Singh DTP (HQ) with a request to update the status on website.
5. District Town Planner, Gurgaon.
6. Chief Accounts Officer of this Directorate.


(R.S. Batth)

Assistant Town Planner (HQ)
For Director General, Town and 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

Ananddham Realtors Pvt. Ltd.,
C/o Ansal Properties & Infrastructure Ltd,
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.
Email - apisanctions_hr@ansalapi.com

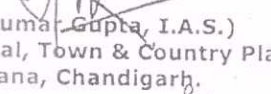
Memo. No. LC-1575-PA(SN)-2016/ 10275 Dated: 23/5/2016

Subject: - Renewal of licence no. 291 of 2007 dated 31.05.2007 granted for setting up of a Commercial colony over an area measuring 4.237 acres falling in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.

Please refer to your application dated 23.02.2016 on the above cited subject.

License No. 291 of 2007 dated 31.12.2007 granted for setting up of a Commercial Colony over an area measuring 4.237 acres falling in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon is hereby renewed for a further period of two years i.e. up to **30.12.2017** on the terms & 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 and you will get the license renewed till the final completion of the colony is granted.
2. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of section 3 (3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within one month from the issuance of renewal of licence.
3. You shall revalidate the Bank Guarantee on account of IDW at least one month before its expiry.
4. You shall submit the certificate from the Chartered Accountant regarding non-collection of stamp duty/registration charges from the allottees within one month of the renewal of licence.
5. You shall get the licence renewed till the final completion of the colony is granted.
 - The original licence no. 291 of 2007 dated 31.05.2007 is returned herewith.



(Arun Kumar Gupta, I.A.S.)
Director General, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1575-PA(SN)-2016/

Dated

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

1. Chief Administrator, HUDA, Sector 6, Panchkula
2. Chief Engineer, HUDA, Sector 6, Panchkula
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Chief Accounts Officer of this Directorate.
6. Website Administrator with a request to update the status on website.


District Town Planner (HQ)
For Director General, Town and 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

Regd.
To

1. Ananddham Realtors Pvt. Ltd.
C/o Ansal Properties & Infrastructure Ltd.
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.

2. JMD Ltd.
6, Devika Tower, Upper Ground Floor, Nehru Place,
New Delhi-110019.

Memo No. LC-1575-JE (VA)-2018/ 21936 Dated: 24-07-18

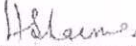
Subject: Permission for Joint development rights & Marketing rights for an area measuring 2.912 acres with JMD Ltd. out of total licenced area measuring 4.237 acres for development of Commercial Colony granted vide licence no. 291 of 2007 in Sector-67, Gurugram Manesar Urban Complex.

Ref. Your request received on 06.04.2018.

Your request to grant permission for Joint development rights & Marketing rights for an area measuring 2.912 acres with JMD Ltd. out of total licenced area measuring 4.237 acres for development of Commercial Colony granted vide licence no. 291 of 2007 in Sector-67, Gurugram Manesar Urban Complex has been considered and is allowed subject to fulfillment following terms & conditions within 90 days failing which this in-principle approval shall lapse & administrative charges submit by you shall be forfeited.

1. To submit a fresh registered joint development agreement between the Ansal Properties & Infrastructure Ltd. & JMD Ltd. to the effect that:
 - (ii) The developer company, i.e. Ansal Properties & Infrastructure Ltd. shall be responsible for compliance of all terms & conditions of licence/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
 - (ii) The agreement shall be irrevocable and no modification/alteration etc in the terms & conditions of such agreement can be undertaken, except with prior approval of the DTCP, Haryana.
2. To submit an undertaking that the licensee shall not transfer the land, for which licence has been issued to the new entity i.e. JMD Ltd. and shall not violate any condition of licence.
3. To submit an undertaking that Ansal Properties & Infrastructure Ltd. shall be responsible for compliance of all term & condition of licence and provisions of Act/Rules and abide by all the terms & conditions and agreements executed at the time of grant of licence.

4. To submit an undertaking that in case of any advertisement for the sale of component, name of existing licensee must be prominently displayed.
5. To deposit the balance 60% administrative charges of ₹ 1,47,52,000/- for permission of joint development rights.


(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 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Ananddham Realtors Pvt. Ltd.
C/o Ansal Properties & Infrastructure Ltd.
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. LC-1575-JE (VA)-2018/ 21937 Dated: 24-07-2018


Subject: - Renewal of licence no. 291 of 2007 dated 31.12.2007 granted for setting up of Commercial Colony on the land measuring 4.237 acres in the revenue estate of village Badshahpur, Sector-67, Gurugram Manesar Urban Complex.

Reference:- Your application dated 19.04.2018 on the subject mentioned above.

Licence no. 291 of 2007 dated 31.12.2007 granted for setting up of a Commercial Colony over an area measuring 4.237 acres in the revenue estate of village Badshahpur, Sector-67 of Gurugram Manesar Urban Complex is hereby renewed upto 30.12.2019 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. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
3. You shall submit the certificate from the Chartered Accountant regarding non-collection of stamp duty/registration charges from the allottees within one month of the renewal of licence.
4. 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, I.A.S)
Director,
✓ Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1575-JE (VA)-2018/

Dated:

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

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

106A

From :- M/S Ansal Properties & Infrastructure Ltd.
116, Ansal Bhawan 16, K.G. Marg,
New Delhi - 110001

Dated: - 04/03/2020

To,

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

**SUBJECT:- RENEWAL OF LICENCE NO. 291 OF 2007 DATED 31-12-2007 FOR
COMMERCIAL COLONY AT VILLAGE BADSHAHPUR, SECTOR-67, GURGAON
BEING DEVELOPED BY M/S ANSAL PROPERTIES & INFRASTRUCTURE LTD.**

Sir,

The abovementioned licence was granted to us on 31/12/2007, which was valid up to 30/12/2019. We hereby apply for renewal of the same up to 30/12/2020 in the form LC-VI, in Original, which is attached herewith.

We are submitted herewith the renewal fees of Rs 37,80,000/- (Rs Thirty Seven Lacs Eighty Thousand only) along with interest through RTGS (Online).


As required we submitting the following documents:-

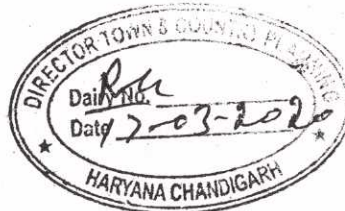
1. An explanatory note
2. licence Attached (Original) *Received*
3. Copy of pervious renewal
4. Copy of Resolution
5. Copy of conferment of payment
6. Copy of Challan

Therefore, we request you to renewal of licence as early as possible.

Thanking you,
Yours faithfully

For Ansal Properties & Infrastructure Ltd.


Authorized Signatory



106-B

[E-Payment Receipt]

(To be retained by applicant)

Case Type	Licence	Application Type	Renewal
Charges Type	Renewal Fee		

Mobile No.	9811830832	Email Id	kuldeep@jmdgroup.in
Case Id	1076	Application Id	LC-1575A

(1.)Transaction No.	TCP1160203061542
(2.)Transaction Date.	06/03/2020 13:46:19
(3.)GR No / Txn. No	63608997
(4.)Status	Success
(5.)Received Amount Date	06/03/2020
(6.)Payment Agreegator	IDBI
(8.)Total Amount	3780000.00
(9.)Remarks	Application for Renewal of Licence against 291 OF 2007 Application No LC-1575A District Gurugram
(10.)Payment Mode	Online NEFT/RTGS

NOTE1: This is subjected to realization/credit of the payment to Department Account.



STEPS TO VERIFY PAYMENT STATUS WITH THE HELP OF QR CODE:

- 1.Install QR scanner app on your mobile,which can be downloaded free from App Store/Play Store.
- 2: Once QR scanner app is installed, open the app and point it to code on the receipt.
- 3: The application will scan the QR code and a page will open with, <Open Website>, <Open URL>.This option is app dependent.
- 4: Click on this option. Payment status Verification page will open

Requirement:

- 1: User needs to have a QR scanner in his mobile. QR scanner apps are free and can be downloaded from the App store on your mobile.
- 2: Internet connection on Mobile