

From

The Director,
Town and Country Planning,
Haryana, Chandigarh.

To

1. M/s Ramprastha Housing Pvt. Ltd.
2. Shri Lal Singh, Samny Singh, Jeet Singh Ss/o Phool Singh.
3. Sh. B.S. Yadav S/o Deep Chand, Bhup Singh, Mahipal Ss/o Kanhaya.
4. M/s Kamla Vallabh Developers Pvt. Ltd
5. M/s Ramprastha Infrastructure Pvt. Ltd.
6. M/s Ramprastha Buildwell Pvt. Ltd.
7. Sh. Sandeep Yadav S/o B.S Yadav.
8. M/s Ramprastha Green Pvt. Ltd.
C-10, C Block, Vasant Vihar Market,
New Delhi.

Memo No. JD(BS)-LC-1634/2008/ 3706

Dated:- 2-6-08

Subject: Grant of licence to develop a Group Housing Colony on the land measuring 37.618 acres falling in the Revenue Estate of Village Wazirpur in Sector-92 and 93, Gurgaon Manesar Urban Complex.

Reference your application dated nil received in this office dated 27.8.2007 on the subject noted above.

2. Your request for grant of licence under section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for the development of a Group Housing Colony on the land measuring 37.618 acres falling in the Revenue Estate of Village Wazirpur in Sector-92 and 93, Gurgaon Manesar Urban Complex has been examined/considered by the department and it is proposed to grant licence to you. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule-11 of the Haryana Development and Regulation of Urban areas Rules, 1976 within a period of 30 days from the date of issue of this notice, failing which the grant of licence shall be refuse.
3. To furnish 25% bank guarantee on account of internal development works and external development charges for the amount calculated as under:-

INTERNAL DEVELOPMENT WORKS:

- | | | |
|------|---------------------------------------|-------------------------|
| i) | Total Area under Group Housing Colony | =37.618 acres |
| ii) | Interim rate for development | =Rs.25.00 lacs per acre |
| iii) | Total cost of development | =Rs.940.45 lacs |
| iv) | 25% bank guarantee required | =Rs.235.12 lacs |

EXTERNAL DEVELOPMENT WORKS:



- | | | |
|------|------------------------------------|--------------------------|
| i) | Total Area under Commercial Colony | =37.618 acres |
| ii) | Interim rate for EDC | =Rs.114.89 lacs per acre |
| iii) | Total cost of development | =Rs.4321.94 lacs |
| iv) | 25% bank guarantee required | =Rs.1080.49 lacs. |

Signature
DTCP (HR)
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It is made clear that the bank guarantee of internal development works has been worked out on the interim rates and you will have to submit the additional bank guarantee if any, required at the time of approval of service plan/estimates according to the approved layout plan. With an increase in the cost of construction and an increase in the number of facilities in the layout plan, you would be required to furnish as additional bank guarantee within 30 days on demand.

The rates of external development charges for the Gurgaon Manesar Urban Complex 2021 are being determined and are likely to be finalized soon. There is likelihood of substantial enhancement in these rates. You will therefore be liable to pay the enhanced rates of external development charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana. An undertaking may be submitted in this regard.

4. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs.3/-. Copies of specimen of the said agreements are enclosed herewith for necessary action.
5. To furnish an undertaking that the portion of road which shall form part of the licenced area will 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 Area Act, 1975.
6. To deposit an amount of Rs. 2,48,92,770/- (Rs. Two Crore Forty Eight Lacs Ninety Two Thousand Seven Hundred & Seventy only) on account of conversion charges through bank draft in favour of Director, Town and Country Planning, Haryana payable at Chandigarh.
7. To submit an undertaking that you will pay the infrastructure development charges @ Rs.1000/- per sq. meter for commercial component area 0.18809 acre and @ Rs.625/- per sq. meter for group housing component area 37.42991 acres in two equal installments. First installment will be within sixty days of grant of licence and second installment within six months of grant of licence. Failing which 18% PA interest will be liable for the delayed period.
8. To submit an undertaking that you shall construct the service road forming part of site area at their own cost and will transfer the same free of cost to the Govt.
9. To submit an undertaking that they will take permanent access from proposed service road along the development plan road.
10. To submit an undertaking that you will integrate the services with the HUDA services as per the approved service plans as and when made available.
11. To submit an undertaking that you shall 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 any land in the interest of planned development and integration of services. The decision of the competent authority shall be binding upon the colonizer.
12. That you shall submit NOC/clearance as required under notification dated 14.9.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site.
13. To submit an undertaking that you shall obtain clearance from the competent authority if required under PLPA, 1900 and any other clearance required under any other law.
14. To submit an undertaking to the effect that you shall make arrangement for water supply, sewerage drainage etc. to the satisfaction of DTCP till these services are made available from external infrastructure to be laid by HUDA.
15. The above demand for fee and charges is subject to audit and reconciliation of accounts.
16. That you shall submit a certificate from DRO that the ownership of the applied land is still with applicants.



Director
Town and Country Planning,
Haryana, Chandigarh


(3)

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

LICENCE NO. 41 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, Sh. Lal Singh, Samay Singh, Jeet Singh Ss/o Sh. Phool Singh, Sh. B.S. Yadav S/o Sh. Deep Singh, Sh. Bhup Singh, Mahipal Ss/o Sh. Kanheya, Sh. Sandeep Yadav S/o Sh. B.S Yadav, M/s Ramprastha Greens Pvt Ltd, M/s Kamla Vallabh Developers Pvt Ltd, M/s Ramprastha Infrastructure Pvt Ltd & M/s Ramprastha Buildwell Pvt Ltd C/o M/s Ramprastha Estate Pvt Ltd, C-10, C Block, Vasant Vihar Market, New Delhi for setting up of a Group Housing Colony at Village Wazirpur, Sector-92 & 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 Flats/shops/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 6-6-2014.


(T.C. GUPTA, IAS)

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

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1. M/s Ramprastha Housing Pvt Ltd, Sh. Lal Singh, Samay Singh, Jeet Singh Ss/o Sh. Phool Singh, Sh. B.S. Yadav S/o Sh. Deep Singh, Sh. Bhup Singh, Mahipal Ss/o Sh. Kanheya, Sh. Sandeep Yadav S/o Sh. B.S Yadav, M/s Ramprastha Greens Pvt Ltd, M/s Kamla Vallabh Developers Pvt Ltd, M/s Ramprastha Infrastructure Pvt Ltd & M/s Ramprastha Buildwell Pvt Ltd C/o M/s Ramprastha Estate 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

(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	86	21/2	6 - 0
		22	8 - 0
		23	8 - 0
	96	10	7 - 7
		8	7 - 7
		9	<u>7 - 7</u>
		Total	44 - 1 or 5.506 Acres

(5)

2. Detail of land owned by Sh. Lal Singh-Samay Singh -Jeet Singh Ss/o Phool Singh Equal share village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	96	1	8 - 0
		2	8 - 0
		3	<u>8 - 0</u>
		Total	24 - 0 or 3.0 Acres

3. Detail of land owned by Sh. B.S. Yadav S/o Deep Chand 5/9 share, M/s Ramparstha Green (P) Ltd 4/9 share village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	86	12	8 - 0
		19	<u>8 - 0</u>
		Total	16 - 0 or 2.0 Acres

4. Detail of land owned by Sh. B.S. Yadav S/o Deep Chand 5/9 share, M/s Ramparstha Green (P) Limited 18/480 share -Bhup Singh -Mahipal S/o Kanheya 293/720 share village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	86	11	8 - 0
		13	8 - 0
		18	<u>8 - 0</u>
		Total	24 - 0 or 3.0 Acres

5. Detail of land owned by Sh. Sandeep Yadav S/o B.S. Yadav ¾ share, M/s Kamla Vallabh Developers (P) Ltd. ¼ share village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	83	16	8 - 0
		17	8 - 0
		23	8 - 0
		24	<u>8 - 0</u>
		Total	32 - 0 or 4.0 Acres

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~~D.T.C.P.~~
Hr. CHD.
Chhetri

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	83	18	8-0
	84	23	7-0
	86	3	8-0
	85	10	1-15
	86	6	7-10
		15	8-0
		16	8-0
		8	8-0
		14	<u>8-0</u>
		Total	

(6)

7. Detail of land owned by M/s Ramparstha Infrastructure (P) Ltd. village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Wazirpur	84	20/2/2	3-14	
		11/1	0-7	
		21/1	4-0	
		25	8-0	
	83	86	1/1	4-0
			10/2	4-0
	87	5	8-0	
		6	<u>8-0</u>	
		Total		40 - 1 or 5.006 Acres


8. Detail of land owned by M/s Ramparstha Buildwell (P) Ltd. village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M	
Wazirpur	84	20/1	4-0	
		20/2/1	0-6	
		21/2	4-0	
		22	8-0	
	86		2	8-0
			9	8-0
			1/2	4-0
			10/1	<u>4-0</u>
		Total		40 - 6 or 5.037 Acres

9. Detail of land owned by Sh. Sandeep Yadav S/o B.S. Yadav village Wazirpur District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Wazirpur	86	4	8-6
		7/2	2-0
		7/1	<u>6-0</u>
		Total	16 - 6 or 2.038 Acres

G. Total K - M
300-19 or 37.618 Acres


Director

Town and Country Planning,
Harvana, Chandigarh

To

Ramprastha Housing Pvt. Ltd.
S/Sh. Lal Singh, Samay Singh, Jeet Singh Ss/o Sh. Phool Singh,
Sh. B.S. Yadav s/o Sh. Deep Singh,
Sh. Bhoop Singh, Mahipal Ss/o Sh. Kanhaiya
Sh. Sandeep Yadav S/o Sh. B.S. Yadav,
Ramprastha Greens Pvt. Ltd.
Kamla Vallabh Devleopers Pvt. Ltd.
Ramprastha Infrastructure Pvt. Ltd.
Ramprastha Buildwell Pvt. Ltd.
In collaboration with Ramprastha Estates Pvt. Ltd.
C-10, C Block, Vasant Vihar Market,
New Delhi.

Memo. No. LC-1634-PA(B)-2015/ 16763 Dated: 29/11/15

Subject: **Renewal of license No. 41 of 2010 dated 07.06.2010.**

Reference: Your application dated 24.06.2015 on above cited subject.

2. License No. 41 of 2010 dated 07.06.2010, granted for setting up of residential group housing colony on the land measuring 37.618 acre in Sector 92 & 95, Gurgaon is hereby renewed upto **06.06.2016** on the same terms & conditions laid down therein.
3. 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.
4. That you shall complete the construction of all 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.
5. That you shall allot EWS flats within the current validity period of licence and get the offence compounded regarding non allotment of EWS flats within the prescribed time frame as per the policy dated 16.08.2013.
6. That you shall obtained the NOC from MOEF before starting the development work at site and submit the same to this office.
7. That you shall convey the ultimate power load requirement to the concerned department within 30 days from the renewal of licence and deposit a copy of the same to this office alongwith acknowledgement and get the Electrical Service Plan Estimates approved from the Agency responsible for installation of external electricity service within the validity period of licence.
8. While examining the case, it has been noticed that the progress of development works is very slow. However, in view of your submissions dated 28.07.2015, it has been decided to consider your case on the condition that you shall get the building plans of 50% of licenced area approved within next 3 months and complete the construction of the same within the validity period of present renewal failing which the next renewal will not be granted.
9. That you shall submit the revalidated bank guarantees on account of EDC and IDW before one month of expiry of same.

(Arun Kumar Gupta)

Director General Town & Country Planning
Haryana, Chandigarh

Regd.

To

Ramprastha Housing Pvt. Ltd.
S/Sh. Lal Singh, Samay Singh, Jeet Singh Ss/o Sh. Phool Singh,
Sh. B.S. Yadav S/o Sh. Deep Singh,
Sh. Bhoop Singh, Mahipal Ss/o Sh. Kanhaiya,
Sh. Sandeep Yadav S/o Sh. B.S. Yadav
Ramprastha Greens Pvt. Ltd.
Kamla Vallabh Developers Pvt. Ltd.
Ramprastha Infrastructure Pvt. Ltd.
Ramprastha Buildwell Pvt. Ltd.
In collaboration with Ramaprastha Estates Pvt. Ltd.
C-10, C Block, Vasant Vihar Market,
New Delhi


Memo No. LC-1634-II/Asstt(AK)/2018/31345 dated: 12-11-18

Subject: Renewal of Licence no. 41 of 2010 dated 7.06.2010 granted for setting up Residential Group Housing Colony over an area measuring 37.618 acres in Sector 92 & 93 GMUC - Ramprastha Estates Pvt. Ltd.

Reference: Your application dated 5.10.2018 on the subject cited above.

1. License no. 41 of 2010 dated 7.06.2010 granted for setting up Residential Group Housing Colony over an area measuring 37.618 acres in Sector 92 & 93 Gurugram Manesar Urban Complex is hereby renewed up to 6.06.2020 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 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.
4. You shall compound the delay of allotment of EWS flats in accordance with the policy dated 16.08.2013.
5. 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.
6. You shall get approved the building plans within three months from the issuance of renewal order and shall start the development works after obtaining NOC from MOEF.
7. 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

Regd.

ORDER

In pursuance of this office Endst. No. 5DP-V-2010/LC-1634/7317 dated 8.06.2010 vide which Licence no. 41 of 2010 dated 07.06.2010 was granted for the land measuring 37.618 acres to M/s Ramprastha Housing Pvt. Ltd., Sh. Lal Singh, Samay Singh, Jeet Singh, Ss/o Sh. Phool Singh, Sh/ B.S. Yadav S/o Sh. Deep Singh, Sh. Bhup Singh, Mahipal Ss/o Sh. Kaheya, Sh. Sandeep Yadav S/o Sh. B.S. Yadav, M/s Ramprastha Greens Pvt. Ltd., M/s Kamla Vallabh Developers Pvt. Ltd., M/s Ramprastha Infrastructure Pvt. Ltd. & M/s Ramprastha Buildwell Pvt. Ltd. C/o M/s Ramprastha Estate Pvt. Ltd.

The request dated 1.05.2017 and 21.11.2018 received in this office through the authorized signatory of Ramprastha Estate Pvt. Ltd. for De-licence of an area measuring 2.1125 acres vest with Kamla Vallabh Developers Pvt. Ltd. and Ramprastha Infrastructure Pvt. Ltd. part of aforesaid licence has been considered and is hereby de-licenced. The revised schedule of land of the remaining licence land measuring 35.5055 acres is enclosed herewith. The terms & conditions as stipulated in the above said licence and terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh will remain unaltered, except the licenced area mentioned as 37.618 acres in the said agreements be read as 35.5055 acres. The fee & charges paid against the said licence stands forfeited in accordance with the policy dated 17.06.2010.

As a consequence of said De-Licensing, all sanctions/approvals pertaining to Licence No. 41 of 2010 dated 07.06.2010 hereby stand annulled ab-initio and same is required to be got approved/ revised from the competent authority.

Dated
Chandigarh


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

Endst. No. LC-1634/Asstt(AK)/2018/ 34146 Dated: 18-12-2018

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

1. M/s Ramprastha Housing Pvt. Ltd., Sh. Lal Singh, Samay Singh, Jeet Singh, Ss/o Sh. Phool Singh, Sh/ B.S. Yadav S/o Sh. Deep Singh, Sh. Bhup Singh, Mahipal Ss/o Sh. Kaheya, Sh. Sandeep Yadav S/o Sh. B.S. Yadav, M/s Ramprastha Greens Pvt. Ltd., M/s Kamla Vallabh Developers Pvt. Ltd., M/s Ramprastha Infrastructure Pvt. Ltd. & M/s Ramprastha Buildwell Pvt. Ltd. C/o M/s Ramprastha Estate Pvt. Ltd. C-10, C Block Vasant Vihar Market, New Delhi.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula alongwith copy of agreement.
4. Chief Administrator, Housing Board, Panchkula.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurugram.
9. Chief Engineer, HUDA, Gurugram.
10. Superintending Engineer, HUDA, Gurugram.

11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o DTCP, Hr. along with a copy of agreement.
17. Nodal Officer (website) O/o DTCP, Hr.



(Rajesh Kaushik)
District Town Planner (HQ)
O/o Director, Town & Country Planning
Haryana, Chandigarh

Revised Land Scheduled License No -41 Of 2010

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	86	21/2	6-0
		22	8-0
		23	8-0
	96	10	7-7
		8	7-7
		9	7-7
Total			44-1

2. Detail of land owned by Sh. Lal Singh -Samay Singh -Jeet Singh Ss/o Phool Singh Equal Share village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	96	1	8-0
		2	8-0
		3	8-0
Total			24-0

3. Detail of land owned by Sh. B.S. Yadav S/o Sh. Deep Chand 5/9 Share , M/s Ramprastha Green (P) Ltd 4/9 Share Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	86	12	8-0
		19	8-0
Total			16-0

4. Detail of land owned by Sh. B.S. Yadav S/o Deep Chand 5/9 Share, M/s Ramprastha Green (P) Ltd 3/80 Share M/s Ramprastha Estate Pvt. Ltd. 293/1440 Share- Mahipal S/o Kanheya 293/1440 share Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	86	11	8-0
		13	8-0
		18	8-0
Total			24-0

5. Detail of land owned by M/s Kamla Vallabh Developer (P) Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	83	16/2	2-10
		17/2	2-10
		18/2	2-2
		18/4	0-7
		23/1	1-12
		23/2	6-8
		24	8-0
		Total	

D.T.C.P (HR)
Rajendra

6. Detail of land owned by Sh. Sandeep Yadav S/o Sh. B.S. Yadav Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	84	23	7-0
	86	3	8-0
	85	10	1-15
	86	6	7-10
		15	8-0
		16	8-0
		8	8-0
		14	8-0
		4	8-6
		7/1	6-0
		7/2	2-0
	Total		

7. Detail of land owned by M/s Ramprastha Infrastructure Pvt. Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	84	20/2/2	3-14
		21/1	4-0
	83	25	8-0
	86	1/1	4-0
		10/2	4-0
	87	5	8-0
		6	8-0
	Total		

8. Detail of land owned by M/s Ramprastha Buildwell (P) Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M		
Wazirpur	84	20/1	4-0		
		20/2/1	0-6		
		21/2	4-0		
		22	8-0		
		2	8-0		
	86	9	8-0		
		1/2	4-0		
		10/1	4-0		
		Total			40-6
		G. Total			284-1 or 35.5055 Acres

Director,
Town & Country Planning
Haryana

(Signature)

Originals (dated 20/11/20
18/12/18)

submitted at DTCP on
18/6/2021

Directorate of Town & Country Planning, Haryana

Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;

Phone:0172-2549349

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

Regd.

ORDER


In pursuance of this office Endst. No. 5DP-V-2010/LC-1634/7317 dated 8.06.2010 vide which Licence no. 41 of 2010 dated 07.06.2010 was granted for the land measuring 37.618 acres to M/s Ramprastha Housing Pvt. Ltd., Sh. Lal Singh, Samay Singh, Jeet Singh, Ss/o Sh. Phool Singh, Sh/ B.S. Yadav S/o Sh. Deep Singh, Sh. Bhup Singh, Mahipal Ss/o Sh. Kaheya, Sh. Sandeep Yadav S/o Sh. B.S. Yadav, M/s Ramprastha Greens Pvt. Ltd., M/s Kamla Vallabh Developers Pvt. Ltd., M/s Ramprastha Infrastructure Pvt. Ltd. & M/s Ramprastha Buildwell Pvt. Ltd. C/o M/s Ramprastha Estate Pvt. Ltd. Further, out of 37.618 acre part area measuring 2.1125 acres vest with Kamla Vallabh Developers Pvt. Ltd. and Ramprastha Infrastructure Pvt. Ltd. has already been considered for surrender of licence vide this office memo no 34146 dated 18.12.2018.

The request dated 24.09.2019 and 23.10.2019 received in this office through the authorized signatory of Ramprastha Estate Pvt. Ltd. for surrender of licence of an area measuring 13.163 acres vest with Ramprastha Housing Pvt. Ltd., Sh. Lal Singh-Samay Singh - Jeet Singh Ss/o Phool Singh, Sh. B.S. Yadav S/o Deep Chand, Ramprastha Green (P) Ltd., Ramprastha Estate Pvt. Ltd., Mahipal S/o Kanheya, Sh. Sandeep Yadav S/o B. S. Yadav part of aforesaid licence has been considered as per section 8 (B) of Act of 1975 and undertaking dated 02.03.2020, 16.03.2020 that the land owner/ developer company shall not claim for the compensation for the licenced land part of the sector road and service road, which stand acquired vide award no. 33 dated 02.12.2015 and shall deposit the amount alongwith interest if the compensation already stand received. Further, the permission for surrender of area measuring 0.94612 acre falling under 24 mtr wide internal roads out of the total applied area for surrender shall become infructuous if the permission for the said land applied for grant of licence to set up Affordable Group Housing Colony is refused.

The revised schedule of land of the remaining licence land measuring 22.344 acres is enclosed herewith, which fulfill the minimum area norms of 10 acres for setting up of Group Housing Colony in High Potential Zone. The terms & conditions as stipulated in the above said licence and terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town and Country Planning, Haryana, Chandigarh will remain unaltered, except the licenced area mentioned as 37.618 acres in the said agreements be read as 22.344 acres. The fee & charges paid against the said licence stands forfeited in accordance with the policy dated 17.06.2010.

As a consequence of said surrender of part of licence for an area measuring 13.163 acres, all sanctions/approvals pertaining to Licence No. 41 of 2010 dated 07.06.2010 hereby stand withdrawn and the revised layout plan/ building plan is required to be got approved/ revised from the competent authority for the balance area.

Dated
Chandigarh


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

Revised Land Scheduled Licence No -41 Of 2010

1. Detail of land owned by Sh. B.S. Yadav S/o Sh. Deep Chand 5/9 Share, M/s Ramprastha Green (P) Ltd 4/9 Share Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	86	12	8-0
		19 Min	4-8

12-8 or 1.55 Acres

2. Detail of land owned by Sh. B.S. Yadav S/o Deep Chand 267/383 Share, M/s Ramprastha Green (P) Ltd 18/383 Share M/s Ramprastha Estate Pvt. Ltd. 98/383 Share Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	86	11	8-0
		13/1 Min	5-6

13-6 or 1.663 Acres

3. Detail of land owned by M/s Kamla Vallabh Developer (P) Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	83	16/2	2-10
		17/2	2-10
		18/2	2-2
		18/4	0-7
		23/1	1-12
		23/2	6-8
		24	8-0

23-9 or 2.931 Acres

4. Detail of land owned by Sh. Sandeep Yadav S/o Sh. B.S. Yadav Village Wazirpur District Gurgaon.

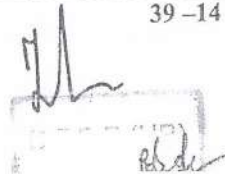
Village	Rect No	Killa No.	Area
Wazirpur	84	23	7-0
		86	8-0
		86	4-15
		86	1-7
		86	8-0
		86	4-7
		86	8-3
		86	6-0
		86	2-0

49-12 or 6.2 Acres

5. Detail of land owned by M/s Ramprastha Infrastructure Pvt. Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	84	20/2/2	3-14
		21/1	4-0
	83	25	8-0
		86	1/1
	87	10/2	4-0
		5	8-0
		6	8-0

39-14 or 4.96 Acres



6. Detail of land owned by M/s RamprasthaBuildwell (P) Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area		
Wazirpur	84	20/1	4-0		
		20/2/1	0-6		
		21/2	4-0		
		22	8-0		
		86	2	8-0	
		9	8-0		
		1/2	4-0		
		10/1	4-0		
					40-6 or 5.037 Acres
		G. Total			<u>K-M</u> 178-15 or 22.344 Acres

Note: -

Village	Rect No	Killa No.	Area
Wazirpur	96	10/2	2-10
		1/2	0-7
			2-17 or 0.35625 Acre


 Director,
 Town & Country Planning
 Haryana

ORDER

Whereas the licence No. 41 of 2010 dated 07.06.2010 was granted in favour of the following in collaboration with M/s Ramprastha Estate Pvt. Ltd for development of Group Housing Colony for an area measuring 37.618 acres at village Wazirpur, Sector-92 & 95, Tehsil and District Gurugram and under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder:-

- I. Sh. Lal Singh, Smay Singh, Jeet Singh Ss/o Sh. Phool Singh,
- II. Sh. B.S. Yadav S/o Deep Chand,
- III. Sh. Bhup Singh, Mahipal Ss/o Sh. Kanheya,
- IV. Sh. Sandeep Yadav S/o Sh. B.S. Yadav,
- V. M/s Kamla Vallabh Developers Pvt. Ltd.,
- VI. M/s Ramprastha Greens Pvt. Ltd.,
- VII. M/s Ramprastha Infrastructure Pvt. Ltd.,
- VIII. M/s Ramprastha Buildwell Pvt. Ltd.,
- IX. M/s Ramprastha Housing Pvt. Ltd.,

2. Whereas, out of total area 37.618 acres, part area measuring 2.1125 acres vesting with Kamla Vallab Developers Pvt. Ltd. and Ramprastha Infrastructure Pvt. Ltd. was earlier surrendered and office orders in this regard were passed on 18.12.2018 and the remaining area under the license workout to 35.5055 acres.

3. Further an area measuring 13.163 acres vesting with Ramprastha Housing Pvt. Ltd., Sh. Lal Singh- Smay Singh – Jeet Singh Ss/o Phool Singh, Sh. B.S. Yadav S/o Deep Chand, Ramprastha Green (P) Ltd., Sh. B.S. Yadav S/o Deep Chand, Ramprastha Green (P) Ltd., Ramprastha Estate Pvt. Ltd., Mahipal S/o Kanheya, Sh. Sandeep Yadav S/o B. S. Yadav part of aforesaid licence was considered as per section 8 (B) of Act of 1975 for surrender of licence and office orders in this regard were passed on 20.03.2020. Further, area measuring 0.35625 acre of land was acquired for sector road and service road vide award dated 02.11.2015 and revised land schedule was issued for 22.344 acres.

4. A request was submitted on 25.11.2020 to grant permission for transfer of remaining licensed land measuring 22.344 acres in favour of Ashiana Housing Ltd. as per provisions of Rule 17 of Rules 1976. It was also requested to grant permission for change of developer for the said licensed land in favour of the new entity as per policy dated 18.02.2015.

5. The request was considered and in-principle approval for transfer of licence and change in developer in favour of Ashiana Housing Ltd. was issued vide memo dated 18.02.2021 subject to fulfillment of terms and conditions mentioned in the in-principle approval.

6. In pursuance of above said in principle approval, the original developer as well as new developer, i.e. Ashiana Housing Ltd. have submitted requisite documents/fee & charges on 19.04.2021 and then on 18.06.2021. The compliances are within extended period which have been examined and found in order.

7. It was further observed that area measuring 0.244 acre is also acquired by HSVP. Therefore, remaining area 22.10 acres had been transferred in the name of Ashiana Housing Ltd.


8. The licence No. 41 of 2010 dated 07.06.2010 is hereby transferred in favour of Ashiana Housing Ltd. and permission for change of developer in terms of the policy parameters dated 18.02.2015 is also granted in favour of Ashiana Housing Ltd.

9. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by the new developer i.e. Ashiana Housing Ltd. The transferee company 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.

10. The approval of all the plans etc. accorded in favour of original licensee shall now be deemed approved in favour of Ashiana Housing Ltd., 304, Southen Park, Saket District Center, Saket, New Delhi.

11. These orders shall be read together with the licence no. 41 of 2010 dated 07.06.2010 issued by this office. The copy of LC-IV agreement and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:
Place:



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

Endst. No. LC-1634/Asstt. (MS)/2021/ 20382

Dated 19-08-2024

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

1. Ashiana Housing Ltd., 304, Southen Park, Saket District Center, Saket, New Delhi.
2. Ramprastha Housing Pvt. Ltd., Sh. B.S. Yadav S/o Deep Chand, Ramprastha Green (P) Ltd., Sh. B.S. Yadav S/o Deep Chand, Ramprastha Estate Pvt. Ltd., Sh. Sandeep Yadav S/o B. S. Yadav C-10, C-Block, Vasant Vihar Market, New Delhi.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Gurugram, Circle-1.
6. Land Acquisition Officer, Gurugram.
7. Senior Town Planner, Gurugram.
8. District Town Planner, Gurugram; and
9. Accounts Officer of this Directorate.


(S. K. Schrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

Revised Land Scheduled Licence No -41 Of 2010

1. Detail of land owned by Ashiana Housing Ltd. Village Wazirpur District Gurgaon.

Village	Rect No	Killa No.	Area K-M
Wazirpur	86	12	8-0
		19 Min	4-8
	86	11	8-0
		13/1 Min	5-6
	83	16/2	2-10
		17/2	2-10
		18/2	2-2
		23/2	6-8
		24	8-0
		23	7-0
		3	8-0
		6 Min	4-15
		15 Min	1-7
		8	8-0
	84	14 Min	4-7
		4 Min	8-3
		7/1	6-0
		7/2	2-0
		20/2/2	3-14
	83	21/1	4-0
		25	8-0
	86	1/1	4-0
		10/2	4-0
	87	5	8-0
		6	8-0
	84	20/1	4-0
		20/2/1	0-6
		21/2	4-0
		22	8-0
		2	8-0
	86	9	8-0
		1/2	4-0
		10/1	4-0

G. Total

K-M
176-16 or
22.10 Acres

Detail of land acquired by HSVP

Village	Rect. No.	No.	Killa No.	Area
Wazirpur	83	96	18/4	0-7
			23/1	1-12
			10/2	2-10
			1/2	0-7
				4-16 or
				0.6 Acres


 Director,
 Town & Country Planning
 Haryana

(Handwritten signature)

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

Website: <http://tcpharyana.gov.in>

Regd.

To

Ashiana Housing Ltd.
304, Southern Park, Saket District Centre,
Saket, New Delhi.

Memo. No. LC-1634/Asstt. (MS)/2021/ 31690 Dated: 16-12-2021


Subject: - Renewal of license no. 41 of 2010 dated 07.06.2010 granted for Group Housing Colony over an area measuring 22.344 acres in Sector-93, Gurugram, Haryana.

Please refer to your application dated 05.07.2021 on the above cited subject.

The Licence no. 41 of 2010 dated 07.06.2010 granted for Group Housing Colony over an area measuring 22.344 acres in Sector-93, Gurugram is considered on account of reasons submitted by you that development works could not be started as the process of revising the approved plans. Hence, the Licence is hereby renewed up to 06.06.2026 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 for further renewal of licence.
2. You shall get approved the building plans within three months from the issuance of renewal order and shall start the development works after obtaining NOC from MOEF.
3. You shall submit approval/NOC from the competent authority in pursuance of MoEF notification dated 14.09.2006 before starting the development works.
4. You shall convey ultimate power load requirement of the project to the power utility within two months from issuance of this renewal.
5. You shall get the service plan estimates approved from the competent authority within 60 days of this renewal.
6. You shall get the license renewed till the final completion of the colony is granted.

The renewal of license 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-1634/Asstt. (MS)/2021/

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.

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com


Website: <http://tcpharyana.gov.in>

ORDER

Whereas, Licence No. 41 of 2010 dated 07.06.2010 granted for setting up Group Housing Colony over an area measuring 22.344 acres in Sector-93, Gurugram, Haryana under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. 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 Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 11,000/-. Colonizer has deposited the composition fee vide transaction No. TCP319321102691510 dated 26.10.2021.

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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2021.



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

Endst. no. LC-1634/Asstt.(MS)/2021/ 31697

Dated: 16-12-21

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

1. Ashiana Housing Ltd., 304, Southern Park, Saket District Centre, Saket, New Delhi.
2. Chief Accounts Officer of this Directorate.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh