

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

Licence No. 12 of 2009

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to M/s Ramprastha Realtor (P) Ltd., M/s Ramprastha Buildtech (P) Ltd., M/s Ramprastha Township (P) Ltd., M/s Ramprastha Promoters (P) Ltd., M/s A.S. Realcon (P) Ltd., M/s S.A. Infratech (P) Ltd., M/s B.S.Y. Developers (P) Ltd., for setting up of Group Housing Colony at village Garauli Kalan, 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 Group Housing 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 and Regulation of Urban Areas Act, 1975 and 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 approval of the zoning plan.
4. That the licensee shall construct the portion of road which shall form part of the 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 24 meters wide internal road.
6. That the licensee will not give any advertisement for sale of flats/floor area in Group Housing 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 in the complex.
10. The licence is valid upto 20-5-2013.

Dated Chandigarh
The 21-5-2009



(S.S. Dhillon)
Director

Town and Country Planning,
Haryana, Chandigarh.

Dated:- 25-5-09

Endst No. DS-2008/ 4355

- A copy is forwarded to the following for information and necessary action:-
1. M/s Ramprastha Realtor (P) Ltd., M/s Ramprastha Buildtech (P) Ltd., M/s Ramprastha Township (P) Ltd., M/s Ramprastha Promoters (P) Ltd., M/s A.S. Realcon (P) Ltd., M/s S.A. Infratech (P) Ltd., M/s B.S.Y. Developers (P) Ltd., C/o M/s S.A. Infratech (P) Ltd., C-10, C-Block Vasant Vihar Market, New Delhi along with copy of agreement LC-IV and bilateral agreement.
 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. Senior Town Planner (Monitoring Cell), 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)
For Director, Town and Country Planning,
Haryana, Chandigarh

TO BE READ WITH LICENCE NO.....¹².....OF 2009

1.Detail of land owned by M/s Ramprastha Realtor Pvt. Ltd. 49/241 share, M/s Ramprastha Buildtech Pvt. Ltd 56/241 share Ramprastha Townships Pvt. Ltd, 38/214 share, Ramprastha Promoters Pvt. Ltd 20/241 share, M/s A.S Realcon Pvt. Ltd. 17/241 share M/s S.A Infratech Pvt. Ltd. 61/241 share village Garuali Kalan District Gurgaon.

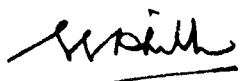
Village	Khasra No.	Area B - B - B
Garuali Kalan	223	3 - 0 - 0
	224	3 - 0 - 0
	218	2 - 9 - 0
	219	<u>3 - 12 - 0</u>
	Total	12 - 1 - 0 or 7.53125 Acres

2. Detail of land owned by Sh M/s Ramprastha Realtors Pvt. Ltd. village Garuali Kalan District Gurgaon.

Village	Khasra No.	Area B - B - B
Garuali Kalan	267/1	<u>3 - 6 - 0</u>
	Total	3 - 6 - 0 or 2.0625 Acres

3. Detail of land owned by M/s B.S.Y Developers Pvt Ltd. village Garuali Kalan District Gurgaon.

Village	Khasra No.	Area B - B - B
Garuali Kalan	267/2	3 - 6 - 0
	268/1	<u>2 - 8 - 0</u>
	Total	5 - 14 - 0 or 3.5625 Acres
	G- Total	B - B - B 21 - 1 - 0 = 13.156 Acres


-Director
Town & Country Planning,
Haryana, Chandigarh
Jal Patwari

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO-71-75, Sector -17C, Chandigarh

Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. DS(R)/LC-1936/2013/

57883

Dated:

19/11/13

To

S.A. Infratech Pvt. Ltd.,
C-10, C-Block Market,
Vasant Vihar,
New Delhi.

Subject: Renewal of Licence no. 12 of 2009 dated 21.05.2009.

Reference:- Your application received in this office dated 23.04.2013 on the subject noted above.

- 1 License No. 12 of 2009 dated 21.05.2009 granted to you vide this office letter Endst. No. 4355-67 dated 25.05.2009 for setting up of a Group Housing colony for an area measuring 13.156 acres in the revenue estate of village Basai, Gurgaon-Manesar Urban Complex is hereby renewed up to **20.05.2015** on the terms and conditions laid down therein.
- 2 You shall comply with the compliance of Rules 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Area Rules, 1976, within validity period of licence.
- 3 You shall get the clearance from Ministry of Environment and Forests notification dated 14.9.2006, before execution of work.
- 4 It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of license for further period and you will get the licence renewed till the final completion of the colony is granted.

Anurag Rastogi
(Anurag Rastogi, IAS)

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

Dated:

Endst. No. DS(R)/LC-1936/2013/

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, Gurgaon.
5. District Town Planner (HQ)PP with a request to update the status of renewal of licence on the Department web site
6. Chief Accounts Officer of this Directorate.

Lalit Kumar
(Lalit Kumar)

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

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in
Phone: 0172-2549349; e-mail: tcpharyana7@gmail.com

Regd.

To

S.A Infratech Pvt. Ltd.,
C-10, C-Block Market,
Vastav Vihar,
New Delhi.

Memo No.: LC-1936/JE(BR)/2018/ 21420

Dated: 20-07-2018

Subject: Renewal of Licence No. 12 of 2009 dated 21.05.2009 - S.A Infratech Pvt. Ltd.

Please refer your letter dated 03.01.2018 on the matter cited as subject above.

1. Licence No. 12 of 2009 dated 21.05.2009 was granted for setting up of a Group Housing Colony on the land measuring 13.156 acres in falling in Sector 37-D, District-Gurugram is hereby renewed upto 20.05.2019 on the terms and conditions laid down therein.
2. You shall convey ultimate power load requirement of the project to the power utility within 60 days of issuance of renewal letter.
3. You shall get the service plan estimates approved within 60 days of issuance of renewal
4. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period and you will get the license renewed till the final completion of the colony is granted.

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

Dated:

Endst. No. LC-1936/JE(BR)/2018/

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

- i. Senior Town Planner, Gurugram.
- ii. District Town Planner, Gurugram.
- iii. Nodal Officer, Website updation with the request to host the same on the website of the Department.

(Rajesh Kaushik)

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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh

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

http\\:tcpharyana.gov.in

Regd.

To

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

Memo No. LC-1936-Asstt(RK)/2019/ 30871 Dated: 13-12-2019

Subject: Renewal of licence No. 12 of 2009 dated 21.05.2009.

Please refer to your application dated 27.08.2019 on the matter cited as subject above.

Licence No. 12 of 2009 dated 21.05.2009.granted for setting up of Group Housing Colony on the land measuring 13.156 acres in Sector 37-D, Gurugram Manesar Urban Complex is hereby renewed upto 20.05.2024 on the same terms & conditions laid down therein.

2. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
3. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
4. The delay in allotment of EWS flats, if any, shall be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
5. To submit the Service plan estimates for approval in this office after recommendation of Chief Administrator, HSVP, Panchkula within 2 months.
6. That the bank guarantee shall be got revalidated before 1 month of its expiry.
7. You shall get the licence renewed till final completion of the colony is granted.

(K. Makrand Pandurang IAS)

Director,

Town & Country Planning

Haryana, Chandigarh

Endst. No. LC-1936-Asstt(RK)/2019/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurugram.
3. Website Administrator with a request to update the status of renewal of license on the website of the Department.
4. District Town Planner (P), Gurugram.
5. Chief Account Officer of this Directorate.

(Narender Kumar)

Distt. Town Planner (HQ)

For Director, Town & Country Planning
Haryana, Chandigarh

Received original
For HQ

(NARENDER SJ)


28/12/19

ORDER

Whereas, license No.12 of 2009 dated 21.05.2009 was granted for development of Group Housing colony over an area measuring 13.156 acres in Sector 37-D, Gurugram in favour of Ramprastha Realtors Pvt. Ltd. & Others 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 Rules 26 (2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 31.03.2019, the licensee has submitted a request for composition of said offence vide application dated 05.09.2019. As per the rates finalized by the Govt. the composition fee has been worked out to be ₹1,12,000/- the licensee has deposited the composition fees by vide transaction no.TCP31931990545408 dated 05.09.2019.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 26 (2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2018-2019.

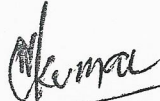

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1936-Asstt(RK)-2019/ 30877

Dated: 13-12-2019

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

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


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