

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh  
Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com  
website: -http://tcpharyana.gov.in

### ORDER

In pursuance to this office Endst. No. LC-3012/JE(VA)/2018/19445-460 dated 02.07.2018, Licence No. 45 of 2018 dated 29.06.2018 was granted to Revital Reality Pvt. Ltd., Sh. Kanwar Singh S/o Sh. Jagmal, Sh. Surat Singh S/o Sh. Ramchander, Sh. Satbir S/o Jagmal C/o Revital Reality Pvt. Ltd. for setting up of Affordable Group Housing Colony over an area measuring 9.0625 acres in revenue estate of village Naurangpur, Sector-78, District Gurugram under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

And whereas the request dated 14.11.2022 was received from Revital Reality Pvt. Ltd. for transfer of licence part area measuring 7.53125 acres in favour of Ametek Buildtech India Pvt. Ltd. under the provisions of Rule 17 of Rules 1976. The in-principle approval regarding the same was granted on 21.02.2023 and submitted compliance alongwith fresh administrative charges of Rs. 19,28,000/- vide request dated 05.01.2024. The request for transfer of part area measuring 7.53125 has been considered subject to the condition that the existing developer shall be responsible for compliance of all the terms and conditions of the licence and provisions of Act/Rules and abide by all the terms and conditions of the agreement executed till the grant of final completion certificate to the colony or relieved of the responsibility whichever is earlier and shall settle all the pending/outstanding issues, if any, in respect of all the existing as well as prospective allottees. The revised land schedule is enclosed herewith.

DA/As above.

(Amit Khatri, IAS)

Director,

Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-3012/ PA (SK)/2024/

14453

Dated:-

15-05-24

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
4. Sh. Kanwar Singh S/o Sh. Jagmal, Sh. Surat Singh S/o Sh. Ram Chander and Sh. Satbir Singh Jagmal in collaboration with Revital Reality Pvt. Ltd., 1114, Hemkunt Chambers, 89 Nehru Palace, New Delhi-110019.
5. Ametek Buildtech India Pvt. Ltd., Property No. 98B, 4th Floor, Taimoor Nagar, New Delhi South Delhi-110065.
6. Nodal Officer (Website).



(Narender Kumar)

District Town Planner (HQ)

For Director, Town & Country Planning

Haryana Chandigarh

Revised land Schedule

**1. Detail of land owned by Ametek Buildtech India Pvt.Ltd.**

Village	Rect No	Killa No	Area (K-M)
Naurangpur	38	5	7-9
		6/1	4-0
	37	1	7-12
	38	7/2	0-12
		6/3	1-2
		7/3	2-13
		7/4	1-16
		26	0-11
		6/2	2-18
		7/1	2-19
	30	19/2	2-0
		20/2/1	1-17
		21/2	4-0
		22	8-0
	Total		47-9

**2. Detail of land owned by Ametek Buildtech India Pvt.Ltd. 3/4 Share**  
**Kanwar Singh S/o Jagmal 1/4 Share**

Naurangpur	30	23/1	2-0
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**3. Detail of land owned by Ametek Buildtech India Pvt.Ltd. 226/395 Share**  
**Surat Singh S/o Ramchander 113/395 Share,**  
**Kanwar Singh S/o Jagmal 56/395 Share.**

Naurangpur	30	16/2	3-11
		17/2	2-8
		18/2	4-9
		25/3	1-12
	31	20/1/2	0-7
		21/1	7-8
		Total	19-15

**4. Detail of land owned by Satbir S/o Jagmal**

Naurangpur	30	23/2	0-10
		25/2	2-16
Total			3-6

**Grand Total** **72-10 OR 9.0625 Acres**

## Directorate of Town & Country Planning, Haryana

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DA/As above.

(Amit Khatri, IAS)

Director,

Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-3012/ PA (SK)/2024/

14450-55

Dated:-

15/05/24

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

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.
3. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
4. Sh. Kanwar Singh S/o Sh. Jagmal, Sh. Surat Singh S/o Sh. Ram Chander and Sh. Satbir Singh Jagmal in collaboration with Revital Reality Pvt. Ltd., 1114, Hemkunt Chambers, 89 Nehru Palace, New Delhi-110019.
5. Ametek Buildtech India Pvt. Ltd., Property No. 98B, 4th Floor, Taimoor Nagar, New Delhi South Delhi-110065.
6. Nodal Officer (Website).

(Narender Kumar)

District Town Planner (HQ)

For Director, Town & Country Planning

Haryana Chandigarh

**Revised land Schedule**

**1. Detail of land owned by Ametek Buildtech India Pvt.Ltd.**

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		7/3	2-13
		7/4	1-16
		26	0-11
	30	6/2	2-18
		7/1	2-19
		19/2	2-0
		20/2/1	1-17
		21/2	4-0
		22	8-0
		<b>Total</b>	<b>47-9</b>

**2. Detail of land owned by Ametek Buildtech India Pvt.Ltd. 3/4 Share  
Kanwar Singh S/o Jagmal 1/4 Share**

Naurangpur	30	23/1	2-0
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**3. Detail of land owned by Ametek Buildtech India Pvt.Ltd. 226/395 Share  
Surat Singh S/o Ramchander 113/395 Share,  
Kanwar Singh S/o Jagmal 56/395 Share.**

Naurangpur	30	16/2	3-11
		17/2	2-8
		18/2	4-9
		25/3	1-12
	31	20/1/2	0-7
		21/1	7-8
		<b>Total</b>	<b>19-15</b>

**4. Detail of land owned by Satbir S/o Jagmal**

Naurangpur	30	23/2	0-10
		25/2	2-16
		<b>Total</b>	<b>3-6</b>

**Grand Total 72-10 OR 9.0625 Acres**

## Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.

Phone: 0172-2549349; e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

Revital Reality Pvt. Ltd.,  
1114, Hemkunth Chamber, 89,  
Nehru Place, New Delhi-110019.

Memo. No. LC-3012/PA(SK)/2024/ 14439

Dated:

15/05/24

**Subject:** Renewal of Licence No. 45 of 2018 dated 29.06.2018 granted for setting up of Affordable Group Housing Colony on the land measuring 9.0625 acres in the revenue estate of village Nauragpur, Sector-78, Gurugram Manesar Urban Complex.

**Reference:** Your application dated 23.10.2023, 14.11.2023, 20.11.2023 on the subject cited above.

Your request for renewal of Licence No. 45 of 2018 dated 29.06.2018 granted for setting up of Affordable Group Housing Colony on the land measuring 9.0625 acres in the revenue estate of village Nauragpur, Sector-78, Gurugram Manesar Urban Complex on the ground that the same is required to complete the balance construction and obtain the completion certificate has been examined and it has been decided to renew the licence upto **28.06.2025** subject to fulfilments of terms and conditions laid down in the licence and the following conditions: -

1. It is further clarified that this renewal will not tantamount to certification on licensee satisfactory performance entitling licensee for renewal of licence for further period.
2. The applicant company shall submit the copy of ultimate power load requirement within the validity period of licence.
3. The applicant company shall get approve the Service Plan Estimate of the colony within the validity period of licence.
4. The licensee will get the licence renewed upto the period till the 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.

(Amit Khatri, IAS)

Director,

Town & Country Planning

Haryana Chandigarh

Dated:

Endst. No. LC-3012/PA(SK)/2024/

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Gurugram.
5. District Town Planner, Gurugram.
6. Nodal Officer (Website) for updation on website.



(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning

Haryana Chandigarh



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

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,

Web site [tcpaharyana.gov.in](http://tcpaharyana.gov.in) - E-mail: [tcpaharyana7@gmail.com](mailto:tcpaharyana7@gmail.com)

**ORDER**

Whereas, Licence No. 45 of 2018 dated 29.06.2018 granted for setting up of Affordable Group Housing Colony on the land measuring 9.0625 acres in the revenue estate of village Nauragpur, Sector-78, Gurugram Manesar Urban Complex 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 26(2) & 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. 6,65,000/-. Colonizer has deposited the composition fee of Rs. 6,65,000/- vide Transaction No. TCP31652231108146672 dated 08.11.2023.

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 31.03.2023.

(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
& Haryana Chandigarh

Endst. no. LC-3012/PA (SK)/2024/ 14446

Dated: 15/05/24

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

1. Revital Reality Pvt. Ltd., 1114, Hemkunt Chamber, 89, Nehru Place, New Delhi-110019.
2. Chief Accounts Officer (HQ) of this Directorate.

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

## Directorate of Town & Country Planning, Haryana

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

1. Revital Reality Pvt. Ltd.,  
1114, Hemkunth Chamber, 89,  
Nehru Place, New Delhi-110019.
2. Ametek Buildtech India Pvt. Ltd.,  
Property no. 98B, 4<sup>th</sup> Floor, Taimoor Nagar,  
New Delhi, South Delhi-110065

Memo No. LC-3012 Vol-II-PA (SK)-2024/ 14766 Dated: 17/07/24

**Subject: - Request for assignment of Joint development rights / marketing rights in Licence No. 45 of 2018 dated 29.06.2018 granted for development of an Affordable Group Housing Colony over an area measuring 9.0625 acres in revenue estate of village Naurangpur, sector-78, District Gurugram from Revital Reality Pvt. Ltd to Ametek Buildtech India Pvt. Ltd.**

Please refer to your application dated 04.03.2024 received from Ametek Buildtech India Pvt. Ltd. on the above cited subject matter.

Your request for assignment of Joint development rights / marketing rights in Licence No. 45 of 2018 dated 29.06.2018 granted for development of an Affordable Group Housing Colony over an area measuring 9.0625 acres in revenue estate of village Naurangpur, sector-78, District Gurugram from Revital Reality Pvt. Ltd to Ametek Buildtech India Pvt. Ltd. has been considered in-principally subject to fulfillment of following terms and conditions within a period of 90 days:-

1. To submit the registered Joint Development Agreement between existing developer and new entity.
2. To submit an undertaking to abide by the provisions of Act/Rules and all other directions that may be given by the DTCP in connection with the above said licenses to be submitted by the new entity.
3. To submit an undertaking that all the liabilities of the existing Developer shall be owned by new entity.
4. The official email ID of new entity.

Therefore, you are requested to fulfill the terms and conditions as mentioned above within a time period of 90 days from the date of issuance of this letter failing which the in-principle approval shall be considered as lapsed and administrative charges deposited shall be forfeited.



(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

1. Revital Reality Pvt. Ltd.,  
1114, Hemkunth Chamber, 89,  
Nehru Place, New Delhi-110019.
2. Ametek Buildtech India Pvt. Ltd.,  
Property no. 98B, 4<sup>th</sup> Floor, Taimoor Nagar,  
New Delhi, South Delhi-110065

Memo No. LC-3012 Vol-II-PA (SK)-2024/ 14765 Dated: 17-05-2024

**Subject: - Request for assignment of Joint development rights / marketing rights in Licence No. 45 of 2018 dated 29.06.2018 granted for development of an Affordable Group Housing Colony over an area measuring 9.0625 acres in revenue estate of village Naurangpur, sector-78, District Gurugram from Revital Reality Pvt. Ltd to Ametek Buildtech India Pvt. Ltd.**

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1. To submit the registered Joint Development Agreement between existing developer and new entity.
2. To submit an undertaking to abide by the provisions of Act/Rules and all other directions that may be given by the DTCP in connection with the above said licenses to be submitted by the new entity.
3. To submit an undertaking that all the liabilities of the existing Developer shall be owned by new entity.
4. The official email ID of new entity.

Therefore, you are requested to fulfill the terms and conditions as mentioned above within a time period of 90 days from the date of issuance of this letter failing which the in-principle approval shall be considered as lapsed and administrative charges deposited shall be forfeited.



(Narender Kumar)

District Town Planner (HQ)

For: Director, Town & Country Planning  
Haryana, Chandigarh



## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - E-mail: [tcpaharyana7@gmail.com](mailto:tcpaharyana7@gmail.com)

### ORDER

Whereas, Licence No. 45 of 2018 dated 29.06.2018 granted for setting up of Affordable Group Housing Colony on the land measuring 9.0625 acres in the revenue estate of village Nauragpur, Sector-78, Gurugram Manesar Urban Complex 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. In case colonizer fails to complete development works within the validity period of licence, then the colonizer has to apply for renewal of licence at least 30 days before the expiry of the licence in accordance with Rule 13 of Haryana Development and Regulation of Urban Areas Rules, 1976. The delay in submitting request for renewal of Licence No. 45 of 2018 dated 29.06.2018 is 173 days.

3. Whereas, colonizer has deposited the deficit licence renewal fees with 18% interest on the applicable licence renewal fees for the delayed period on 29.05.2023 to 17.11.2023. The total interest amount deposited by colonizer is Rs. 19,13,025/-.

4. In exercise of powers conferred by Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the aforesaid offence of delay in filing the application for renewal of licence complete in all respect by charging the composition amount equivalent to 18% interest per annum on the applicable renewal fee for the delayed period.

(Amit Khatri, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. no. LC-3012/PA(SK)/2024/ 14448

Dated: 15/05/24

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

1. Revital Reality Pvt. Ltd., 1114, Hemkunt Chamber, 89, Nehru Place, New Delhi-110019.
2. Chief Accounts Officer (HQ) of this Directorate.

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