

Directorate of Town and Country Planning, Haryana

Nagar Vojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; e-mail: tcp@haryana6@gmail.com

Regd.

ORDER

In pursuance of this office Endst. No. LC-1900-B-JE(VA)-2022/29521-35 dated 29.09.2022 vide which Licence no. 150 of 2022 dated 28.09.2022 was granted in favor of Reach Promoters Pvt. Ltd. for setting up of Commercial Colony over an area measuring 6.95 acres (in addition to already license land measuring 6.26 acres bearing license no. 17 of 2010 dated 13.02.2010 granted for setting up of Commercial Colony) in the revenue estate of village Badshahpur, Sector 68, Gurugram under the provisions of Haryana Development & Regulation of Urban Areas Act, 1975.

And whereas, Reach Promoters Pvt. Ltd. had submitted an application under the migration policy dated 18.02.2016 to migrate the part area measuring 4.08125 acres of licence land from licence no. 150 of 2022 dated 28.09.2022 granted for Commercial Colony to Commercial Plotted Colony. The request of the applicant company has been considered and an area measuring 4.08125 acres has been migrated into Commercial Potted Colony under licence no. 138 of 2024 dated 05.11.2024. Further, 0K-03M and 0K-01M land of khasra nos. 122//24 & 134//1/2 respectively is not considerable due to non-compactness in license no. 150 of 2022 dated 28.09.2022.

In view of migration of land measuring 4.08125 acres from license no. 150 of 2022 dated 28.09.2022 granted for setting up of Commercial Colony to Commercial Potted Colony under licence no. 138 of 2024 dated 05.11.2024 and due to non-compactness of aforementioned 0K-03M and 0K-01M land of khasra nos. 122//24 & 134//1/2 respectively, the area of the Licence no. 150 of 2022 dated 28.09.2022 has been reduced to 2.84375 acres as per enclosed revised land schedule.

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

Endst. No. LC-1900-B/JE(RK)/2025/

2022

Dated:

15-01-2025

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

1. Reach Promoters Pvt. Ltd., 410, 4th Floor, Ambadeep Building, 14, K.G. Marg, New Delhi-110001.

2. Deputy Commissioner, Gurugram.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula.
6. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.

9. Administrator, HSVP, Gurugram
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Town Planner, Gurugram.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.
16. PM (IT) for updation on the website.

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

To be read with License no. 150 dated of 28.09.2022

Revised Land Schedule

Village	Name of owner	Rect. No.	Killa No.	Balance area (K-M)
Badshapur	Reach Promoters Pvt. Ltd.	122	25/1min	0-1
			25/2min	0-16
		133	5min	7-6
			6min	7-6
			15/1min	2-2
			15/2	3-16
			15/3	1-8
			Total	22-15
				Or
				2.84375 Acres


Director
Town & Country Planning
Haryana, Chandigarh
Jaspreet Singh

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

Licence No. 150. of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Reach Promoters Pvt. Ltd. 410, 4th Floor, Ambadeep Building, 14 KG Marg, New Delhi-110001 for setting up of COMMERCIAL COLONY over an additional area measuring 6.95 acres in addition to already licenced land measuring 6.26 acres bearing licence no. 17 of 2010 dated 13.10.2010 in the revenue estate of village Badshahpur, Sector-68, Gurugram.

1. The particulars of the land, wherein the aforesaid Commercial Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the Commercial Colony will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - 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 licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
 - e) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - f) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - g) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the


Director General,
Town & Country Planning
Haryana Chandigarh

finalized and demanded by the Department.

- h) That the licensee shall make arrangements for water supply, sewerage, drainage etc to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- i) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) That the licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- n) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- p) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- q) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein licensee have to deposit seventy percentum of the

amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- r) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- s) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
3. The licence is valid up to 27/9/2027.


(T.L. Satyprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh


Place : Chandigarh
Dated: 28/9/2022

Endst. No. LC-1900-B-JE (VA)-2022/ 29521

Dated: 29-09-22

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

- ✓ 1. Reach Promoters Pvt. Ltd, 410, 4th Floor, Ambadeep Building, 14 KG Marg, New Delhi-110001 alongwith a copy of agreement, LC-IV & Bilateral Agreement and approved zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
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, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
14. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
15. Project Manager (IT Cell) O/o DGTCP with request to update the status on website.


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

To be read with License NO.....150.....Dated 28/9/.....of 2021

Detail of land owned by Reach Promoters Pvt. Ltd.

Village	Rect No.	Killa No.	Total Area (K-M)	Applied Area (K-M)
Badshapur	122	17/2	5-11	5-11
		24	8-0	7-15
		25/1	1-0	1-0
		25/2	7-0	7-0
	133	4	8-0	5-10
		5	8-0	8-0
		6	8-0	8-0
		7/1	4-0	3-8
		14/2	2-0	1-8
		15/1	2-16	2-16
		15/2	3-16	3-16
		15/3	1-8	1-8
		Total		55-12
				Or 6.95 Acres


Director,
Town & Country Planning
Haryana 