

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: tcpharyana6@gmail.com

Regd.

To

NA Buildwell Pvt. Ltd.
In collaboration with Raheja Developers Ltd.
E-6, Ground Floor, Saket, New Delhi.

Memo No. LC-1057-PA(SN)-2018/344 Dated:

25-01-18

Subject:

Renewal of Licence no. 216 of 2007 dated 05.09.2007 granted for setting up Group Housing colony over an area measuring 17.0 acres in Sector 92 & 95, GMUC - NA Buildwell Pvt. Ltd. in collaboration with Raheja Developers Ltd.

Reference: Your application dated 06.12.2017 on the subject cited above.

1. Licence No. 216 of 2007 dated 05.09.2007 granted for setting up Group Housing colony over an area measuring 17.0 acres in Sector 92 & 95, GMUC is hereby renewed up to 04.09.2019 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 revalidate the bank guarantee on account of IDW one month before its expiry.
4. 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.

(Signature)
(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst no: LC-1057/PA(SN)/2018/

Dated:

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

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

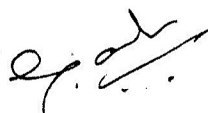
(Sanjay Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

ORDER

Whereas, Licence No. 216 of 2007 dated 05.09.2007 granted to you for setting up Group Housing colony over an area measuring 17.0 acres in Sector 92 & 95, GMUC 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 24, 26(2), 27 & 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. 12,000/-. Colonizer has deposited the composition fee online on 08.01.2018.

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 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the year 2016-17.



(T.L. SATYAPRAKASH, I.A.S)
DIRECTOR, Town & Country Planning
Haryana, Chandigarh

Endst. no. LC-1057/PA(SN)/2018/ 3501

Dated: 25-01-2018

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

1. NA Buildwell Pvt. Ltd., In collaboration with Raheja Developers Ltd., E-6, Ground Floor, Saket, New Delhi.
2. Chief Accounts Officer of this Directorate.


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

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

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

http://tcpharyana.gov.in

To

N.A. Buildwell Pvt. Ltd.
In collaboration with Raheja Developers Ltd.
150-A, Central Avenue, Sainik Farms,
New Delhi.

Memo No. LC-1057-PA(B)-2016/ 7584

Dated: 20/4/2016

Subject:- **Renewal of license No. 216 of 2007 dated 05.09.2007.**

Reference: Your application dated 03.02.2016 on above cited subject.

2. License No. 216 of 2007 dated 05.09.2007 granted for setting up of group housing colony on the land measuring 17.00 acre in sector 92 & 95, Gurgaon is hereby renewed upto **04.09.2017** 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 construct all the community buildings within a period of 4 years from the date of amendment of the section 3 of Act No. 8 of 1975 i.e. 03.04.2012.
5. The delay in allotment/transfer of EWS plots, if any will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.

(Arun Kumar Gupta)
Director General

Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1057-PA(B)/2016/

Dated:

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

- i. Chief Administrator, HUDA, Panchkula.
- ii. Senior Town Planner, Gurgaon.
- iii. Website Administrator with a request to update the status of renewal of license on the website of the Department.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer of this Directorate.

(Ravi Sihag)


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

ORDERS

Whereas, License No. 216 of 2007 dated 05.09.2007 stands granted to N.A. Buildwell Pvt. Ltd. in collaboration with Raheja Developers Ltd., 150-A, Central Avenue, Sainik Farms, New Delhi for setting up of group housing colony over an area measuring 17.00 acres in Sector 92 & 95, Gurgaon Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2015, the licensee has submitted a request for composition of said offence vide application dated 15.03.2016. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 5,16,000/-. The company has deposited composition charges amounting Rs. 5,16,000/- vide DD No. 894936 dated 11.03.2016.


Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2015.


(Arun Kumar Gupta)
Director General,
Town and Country Planning,
Haryana, Chandigarh

Endst. No. LC-1057-PA(B)/2016/ 7590 - 7591 Dated: 20/4/2016

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

1. Chief Accounts Officer, O/o Director General Town and Country Planning Haryana Chandigarh.
2. N.A. Buildwell Pvt. Ltd. in collaboration with Raheja Developers Ltd., 150-A, Central Avenue, Sainik Farms, New Delhi.


(Ravi Sihag)
Distt. Town Planner (HQ)
For Director General, Town and Country Planning,
Haryana, Chandigarh

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

Licence No. 216. of 2007.

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 & Rules, 1976 made thereunder to M/s. N.A. Buildwell Pvt Ltd, associate company of M/s. Raheja Developers Pvt Ltd, 150-A, Central Avenue, Sanik Farms, New Delhi-110062 for setting up of a Group Housing Colony at village Wazirpur, District Gurgaon.
2. The particulars 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 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 the approval of zoning plan.
4. 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.
5. That you will have no objection to the regularization of the boundaries of the licenced land through give equal and take equal with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
6. 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.
7. The licence is valid upto 4-9-2009.

Dated: Chandigarh

The 5-9-2007

Endst. No. SDP-2007/ 226/4

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

1. M/s. N.A. Buildwell Pvt Ltd, associate company of M/s. Raheja Developers Pvt Ltd, 150-A, Central Avenue, Sanik Farms, New Delhi-110062 alongwith a 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. Engineer-In- Chief, 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. 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.

(S.S.Dhillon)

Director,
Town & Country Planning,
Haryana, Chandigarh.

Dated:- 7-9-07



J. H. Shrivastava
District Town Planner (Hq) JS
For Director, Town and Country Planning,
Haryana, Chandigarh.

CERTIFIED TRUE COPY

To be read with License No. 216. of 2007

Detail of Land owned by M/s N.A. Buildwell (P) Ltd. Village Wazirpur Distt. Gurgaon

<u>Village</u>	<u>Rect. No.</u>	<u>Killa No.</u>	<u>Area</u> (K-M)	
Wazirpur	73	1	8-0	
		10/1	5-2	
		10/2	2-18	
		11	8-0	
		12	8-0	
		19	8-0	
		20	8-0	
	74	21	8-0	
		22	8-0	
		23	8-0	
		24	8-0	
		15	8-0	
		16	8-0	
	81	25	8-0	
		5	8-0	
	82	1	8-0	
		2	8-0	
		3	8-0	
	TOTAL			136-0 or 17.00 Acres

S. M. A. M.
Director
Town and Country Planning,
Haryana, Chandigarh
21/04/76



A. H. S. H.

CERTIFIED TRUE COPY