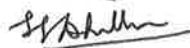


**FORM LC-V**  
**(See Rule-12)**  
**Haryana Government**  
**Town and Country Planning Department.**

Licence No. 239 of 2007

1. This licence has been granted under the Haryana Development & Regulation of Urban Areas Act, 1975 and the Rules made thereunder to M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon-122002 for setting up of a Commercial Colony at village Ghatta in sector-62, 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 Commercial 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 & Regulations of Urban Areas Act, 1975 and the 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 approval of the 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.
5. That the licensee shall derive permanent approach from the service road only .
6. That the licensee will not give any advertisement for sale of shops/office/floor area in Commercial 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 developer will use only CFL fittings for internal lighting as well as for common lights in the complex.
10. The licence is valid upto 24-10-2009 .

Dated Chandigarh  
The 25-10-2007.

  
**(S.S. Dhillon)**  
Director


Town and Country Planning,  
Haryana, Chandigarh

Endst. No. DS-2007/26722-26733

Dated:- 25-10-2007

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

1. M/s. Pioneer Urban Land & Infrastructure Pvt Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon-122002 along with copies of agreement, LC-IV and Bilateral.
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. 8 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.

  
District Town Planner(Hq)JS  
For: Director, Town and Country Planning,  
Haryana, Chandigarh

To be read with Licence No. 239 of 2007

1. M/s Pioneer Profin Ltd.  $\frac{3}{4}$  share M/s Pioneer Urban Land and Infrastructure Ltd.  $\frac{1}{4}$  share.

Village	Rect.No.	Killa No.	Area
Ghata	52	21Min	0 - 7
		22Min	0 - 3
	56	5Min	4 - 18
		6Min	5 - 4
	57	1Min	7 - 13
		2Min	1 - 4
		Total	19 - 9 or 2.431 Acres 2.43125

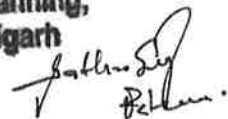
2. M/s Pioneer Profin Ltd.

Village	Rect. No.	Killa No.	Area
Ghata	57	9/1Min	0 - 11
		Total	0 - 11 or 0.06875 Acres

3. M/s Pioneer Urban Land and Infrastructure Ltd.

Village	Rect. No.	Killa No.	Area
Ghata	57	10/1Min	4 - 4
		10/3Min	0 - 2
		Total	4 - 6 or 0.5375 Acres

  
**Director**  
**Town & Country Planning,**  
**Haryana, Chandigarh**



**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

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

Memo No:-LC-1353-DS (R)-2011/ 17327

Dated: 23/11/11

Regd.  
To

M/s Pioneer Urban Land Infrastructure Ltd.  
Parse Down Town Centre, Floor 5&7  
Golf Course Road, Sector-53  
Gurgaon-122002

**SUB: RENEWAL OF LICENCE No-239 of 2007 dated 25.10.2007- M/s Pioneer Urban Land Infrastructure Ltd.**

1. Reference your letter dated 29.10.2009 on the subject noted above.
2. Licence No. 239 of 2007, dated 25.10.2007 granted to you vide this office Endst. No DS-2007/26722-26733 dated 25.10.2007 for setting up of Commercial colony at village Ghatta, Sector-62, Gurgaon-Manesar Urban Complex is hereby renewed up to **24.10.2011** on the terms and 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 licenses for further period and you will get the licenses renewed up to the period till the final completion of the colony is granted.

(T.C. Gupta, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. -DS (R)- LC-1353/2011/

Dated

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer HUDA Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon.
5. Accounts Officer of this Directorate.

(Jitender Sihag)  
District Town Planner (HQ)  
For Director General, Town and Country Planning,  
Haryana, Chandigarh

To


Pioneer Urban Land and Infrastructure Ltd.,  
Paras Down Tower Centre,  
5<sup>th</sup> and 7<sup>th</sup> Floor, Golf Course Road,  
Sector-53, Gurgaon-122002.

Memo No. LC-1353-JE(B)/2012/7628 Dated: 7/5/12

**Subject:- Renewal of licence no. 239 of 2007 dated 25.10.2007.**

Please refer to your letter dated 26.09.2011 on the matter subject cited above.

1. Licence No. 239 of 2007 dated 25.10.2007 granted to you for setting up of a Commercial Colony on the land measuring 3.03725 acres falling in the revenue estate of village Ghata, Sector-62, Gurgaon-Manesar Urban complex is hereby renewed upto 24.10.2013 on the terms and conditions laid down therein.
2. In terms of undertaking dated 6-04-2012, you shall submit the building plans within three months time from the date of renewal of license and get the same approved within 90 days. The construction shall be started immediately after the approval of building plans and 50% of the construction work shall be completed during the current validity period of the license. A quarterly progress report of the construction/development works undertaken at site after the approval of building plans will be submitted in the O/o STP Gurgaon.
3. The Bank guarantee of IDW is valid up to 22-09-2013. You shall get the bank guarantee of IDW revalidated upto 24-10-2013, one month before its expiry.
4. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licence renewed upto the period till the final completion of the colony is granted.

  
**(T.C. Gupta, IAS)**  
Director General,  
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](mailto:tcphry@gmail.com), Website: [www.tcphry.gov.in](http://www.tcphry.gov.in)

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.  
C/o Paras Down Town Centre,  
5<sup>th</sup> & 7<sup>th</sup> Floor, Golf Course Road,  
Sector-53, Gurgaon-122002

Memo No. LC-1353/JE SS /2014/

15292

Dated:

15/7/14

**SUB:** Renewal of License no. 239 of 2007 dated 25.10.2007

**Ref.:-** Your application dated 24.09.2013 on the subject noted above.

1. License No. 239 of 2007 granted to you for setting up of a commercial colony on land measuring 3.03725 acres falling in sector 62 in Gurgaon Manesar Urban Complex is hereby renewed up to 24.10.2015 on the terms & 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 license for further period and you will get the license renewed till the final completion of the colony is granted.
3. That you shall submit the corrected building plans within 30 days from issuance of renewal & further get the same approved by complying all formalities, within next 60 days (30+60 days). In case you failed to do so, no further renewal will be granted.
4. That you shall get the license renewed till final completion of the colony is granted.

  
(Anurag Rastogi, IAS)

Director General  
Town & Country Planning,  
Haryana, Chandigarh.

Dated:

Endst. No. LC-1353/JE SS/2014/

A Copy is forwarded to the following for information and necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurgaon.
4. District Town Planner, Gurgaon
5. Chief Accounts Officer of this Directorate.
6. DTP (HQ) PP, with request to host the same on the Departmental Website.

(R.S. Bath)

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


**ORDER**

Whereas, license no. 239 of 2007 dated 25.10.2007 has been granted to Pioneer Urban Land and Infrastructure Pvt. Ltd. C/o Paras Down Town Centre in Sector-62, Gurgaon-Manesar Urban Complex for setting up of Commercial Colony under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the license and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.

2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had earlier i.e. upto 31.10.2013 not complied with the provisions of Rule-26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976. The licensee vide letter dated 06.01.2014 has submitted request to compound the offence of earlier not complying with the provisions of Rules- 26(2), 27 & 28 of Urban Areas Rules, 1976.

3. The Govt. vide memo No. PH-68/2012/5138/2012-2TCP dated 14.06.2012 has prescribed the composition rates for compounding the offence of non compliance of Rules 26(2), 27 & 28 of Urban Areas Rules, 1976. As per these composition rates, the composition fee has been worked out to Rs. 1,39,000/-. The licensee has deposited the composition fee of Rs. 1,39,000/- vide D.D. No. 039529 dated 15.01.2014 has deposited the composition fee.


4. In view of above, 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 of earlier not complying with the provisions of Rules-26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the licensee till 31.10.2013.

  
**(Anurag Rastogi, IAS)**  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. 1353-Asstt.-RK/2014/ 15299-300 Dated: 15/7/14

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. Pionerr Urban Land and Infrastructure Pvt. Ltd. C/o Paras Down Town Centre, 5<sup>th</sup> & 7<sup>th</sup> Floor, golf Course road, Sector-53, Gurgaon-122002.

  
**(R.S. Batth)**  
Assistant Town Planner (HQ)  
O/o Director General, Town and Country Planning,  
Haryana, Chandigarh.

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana2@gmail.com](mailto:tcpharyana2@gmail.com)

Regd.

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.  
C/o Paras Down Town Centre,  
5<sup>th</sup> & 7<sup>th</sup> Floor, Golf Course Road,  
Sector-53, Gurgaon-122002  
Email ID - [info@pioneerurban.in](mailto:info@pioneerurban.in)

Memo No. LC-1353/PA (SN)/2016/ 10400

Dated: 25/5/2016

**Subject: Renewal of licence no. 239 of 2007 dated 25.10.2007 granted for setting up of a commercial colony over an area 3.03725 acres in Sector-62 of GMUC, Distt. Gurgaon-Pioneer Urban and Infrastructures Ltd.**

Reference: Your application dated 24.09.2015 on the subject cited above.

License No. 239 of 2007 dated 25.10.2007 granted for setting up of a commercial colony over an area 3.03725 acres in Sector-62 of GMUC, Distt. Gurgaon is hereby renewed for a further period of two years i.e. up to **24.10.2017** on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. That you shall construct the portion of service road forming part of the licenced area at his own cost and shall transfer the same free of cost to Government within the validity period of license.
3. You shall revalidate the Bank Guarantee on account of IDW at least one month before its expiry.
4. You shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of section 3 (3)(a)(iii) of the Haryana Development and Urban Areas Act, 1975 within the current validity period of licence.
5. You shall get approved the service plan/estimates within three month from the issuance of renewal of licence and start the development works within next three months and shall submit the quarterly progress report in the office of Senior Town Planner, Gurgaon, the copy of same shall also submit in this office.
6. You shall make substantial progress in the construction work of the project as per the approved building plan and apply for Occupation Certificate in current validity period of licence.
7. You shall get the licence renewed till final completion of the colony.
  - Original Licence no. 239 of 2007 dated 25.10.2007 is also returned herewith.

  
(Arun Kumar Gupta, IAS)  
Director General,

Town & Country Planning Department,  
Haryana, Chandigarh

Endst no: LC-1353/PA(SN)/2016/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Accounts Officer O/o DGTCP, Haryana.
4. Senior Town Planner, Gurgaon.
5. District Town Planner, Gurgaon.
6. Website Administrator with request to update the status on website.

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

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

SCO-71-75, 2<sup>nd</sup> Floor, Sector 17 C, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

To

Pioneer Urban Land & Infrastructure Ltd.,  
Pioneer Profin Ltd.  
C/o Pioneer Urban Land & Infrastructure Ltd.,  
A-22, 3<sup>rd</sup> Floor, Green Park, Aurobindo Marg,  
New Delhi-110016.

Memo No. LC-1353-JE (VA)-2018/ 32153

Dated: 22-11-2018

**Subject:** Renewal of license no. 239 of 2007 dated 25.10.2007 granted for development of a Commercial Colony on the land measuring 3.03725 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.

**Ref:** Your application dated 06.09.2018 & 21.09.2018 on the subject mentioned above.

Licence no. 239 of 2007 dated 25.10.2007 granted to you vide this office Endst. No. DS-2007/26722-26733 dated 25.10.2007 for setting up of Commercial Colony on the land measuring 3.03725 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto 24.10.2019 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 you for further renewal of licence.
2. The copy of MOEF clearance shall be submitted within 90 days from issuance of the renewal letter.
3. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
4. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence 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-1353-JE (VA)-2018/

Dated:

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

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

(Sanjay 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)

To

Pioneer Urban Land & Infrastructure Ltd,  
Pioneer Profin Ltd,  
in collaboration with Pioneer Urban Land & Infrastructure Ltd,  
A-22, 3rd Floor, Green Park, Aurobindo Marg,  
New Delhi-110016.

Memo No. LC-1353-JE (VA)-2022/ 9095

Dated: 05/04/22

**Subject: Renewal of licence no. 239 of 2007 dated 25.10.2007 granted for development of a Commercial Colony on the land measuring 3.03725 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex.**

Please refer to your application dated 13.12.2021 on the matter as subject cited above.

2. Licence no. 239 of 2007 dated 25.10.2007 granted for development of Commercial Colony over an area measuring 3.03725 acres in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto **24.10.2024** on the terms & conditions laid down therein and further on the following conditions:-

- a) This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
- b) You shall get the licence renewed till the final completion of the colony is granted.


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

Endst. No. LC-1353-JE (VA)-2022/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Accounts Officer of this Directorate.
5. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

  
(Amit Madholia)  
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 - E-mail: tcpharyana7@gmail.com

Regd.  
To

Pioneer Urban Land & Infrastructure Ltd.  
Pioneer Square, Ground Floor,  
Golf Course Extension Road, Sector-62,  
Gurugram-122098.

Memo No. LC-1353-II/JE(RK)/2025/

28675

Dated: 25/07/25

Subject: Request for renewal of Licence No. 239 of 2007 dated 25.10.2007 granted for setting up of Commercial Colony over an area measuring 3.03725 acres in the revenue estate of village Ghata, Sector 62, Gurugram-Manesar Urban Complex.

Reference: Your application dated 26.09.2024 on the subject cited above.

Your application for renewal of licence No. 239 of 2007 dated 25.10.2007 granted for setting up of Commercial Colony over an area measuring 3.03725 acres in the revenue estate of village Ghata, Sector 62, Gurugram-Manesar Urban Complex has been considered and hereby renewed up to 24.10.2029 on the terms and conditions laid down therein and subject to the following:

1. That this renewal will not tantamount to certification of your satisfactory performance entitling the applicant company for renewal of licence of further period.
2. The renewal is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.
3. That you shall get the licence renewed upto the period 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.

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

Endst no. LC-1353-II/JE(RK)/2025/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Account officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. PM (IT) O/o DTCP, with a request to update the status on website.

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