

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

Licence No. 199 of 2008

1. This licence is granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976 made thereunder to M/S Pioneer Profin Ltd, M/s Pioneer Urban Land Infrastructure Ltd. Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon, for setting up of Commercial Colony at village Ghatta, 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 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 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 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 existing licenced colony.
6. That the licensee will not give any advertisement for sale of flats/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 licensee will use only CFL fittings for internal lighting as well as for campus lighting.
10. The licence is valid upto 7-12-2010

Dated Chandigarh

The 8-12-08



(S.S. Dhillon)

Director

Town and Country Planning,
Haryana, Chandigarh.

Endst No.5 DP-III-2008/ 119/6

Dated:- 11-12-08

- A copy is forwarded to the following for information and necessary action:-
1. M/S Pioneer Profin Ltd, M/s Pioneer Urban Land Infrastructure Ltd, Paras Down Town Centre, Floor 5 & 7, Sector Road, Sector-53, Gurgaon 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

TO BE READ WITH LICENCE NO...199.....OF 2008

1. Detail of land owned by M/s Pioneer Profin Ltd $\frac{3}{4}$ Share M/s Pioneer Urban Land Infrastructure Ltd. $\frac{1}{4}$ Share village Ghatta District Gurgaon.

Village	Rect. No.	Killa No.	Area K-M
Ghatta	53	24 min	0 - 17
	56	4 min	<u>6 - 12.5</u>
		Total	7 - 9.5 or 0.934 Acres

2. Detail of land owned by M/s Pioneer Profin Ltd $\frac{3}{4}$ Share M/s Pioneer Urban Land Infrastructure Ltd. $\frac{1}{4}$ Share village Ghatta District Gurgaon

Village	Rect. No.	Killa No.	Area K-M
Ghatta	56	5 min	<u>0 - 3</u>
		Total	0 - 3 or 0.01875 Acres

G. Total 0.953 Acres

[Signature]

Director

Town & Country Planning,
Haryana, Chandigarh

[Signature]

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcp_hry@gmail.com, www.tcp_haryana.gov.in

Memo No. DS-(R)-LC-1352/2011/

3265

Dated: 17-3-11

To

M/s Pioneer Profin Ltd. &
M/s Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Center, Floor 5&7, Sector Road,
Sector-53, Gurgaon-122002

Subject:- Renewal of licence no. 199 of 2008 dated 08.12.2008 to develop a commercial colony on the land measuring 0.953 acres falling in revenue estate of village Ghatta, Sector-62, Gurgaon-Manesar Urban Complex.

Reference:- Your letter dated 02.11.2010 received in office on 08.11.2010 on the subject noted above.

- 1 License No. 199 of 2008 dated 08.12.2008 granted to you vide this office letter Endst. No. 5DP-III-2008/11916-28 dated 12.12.2008 for setting up of a commercial colony on the land measuring 0.953 acres falling in revenue estate of village Ghatta, Sector-62, Gurgaon-Manesar Urban Complex is hereby renewed up to **07.12.2012** on the terms and conditions laid down therein & subject to submission of valid Bank Guarantees on account of IDW/EDC on or before 14.08.2011.
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.

(T.C.GUPTA, IAS)

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

Endst. No. DS-(R)-LC-1352/2011/

Dated:

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. Accounts Officer of this Directorate.

(Devendra Nimbokar)

District Town Planner (Hq)
For Director General, 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

Regd.

To

Pioneer Profin Ltd. and
Pioneer Urban Land and Infrastructure Pvt. Ltd.,
Paras Down Town Center, 5th and 7th Floor, Golf Course Road,
Sector-53, Gurgaon-122002.

Memo No: LC-1352-JE(SS)/2013/32445

Dated: 5/3/13

Subject: Renewal of licence No. 199 of 2008 dated 08.12.2008.

Please refer to your application dated 06.11.2012 on the above cited subject.

1. License No. 199 of 2008 dated 08.12.2008 granted to you vide this office Endst. No. 5DP-III-2008/11916-28 dated 12.12.2008 for setting up of a Commercial Colony falling in sector-62, Gurgaon is hereby renewed up to **07.12.2014** 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 license of further period and you will get the license renewed till the final completion of the colony is granted.
3. You shall get approved the zoning plan within three months and get approved the building plans within next six months from the date of renewal of license. You shall made substantial progress in the development/construction work during the current validity period of the license and submit quarterly progress report in the O/o STP, Gurgaon.
4. License No. 199 of 2008 dated 08.12.2008 is also returned herewith in original.


(ANURAG RASTOGI, IAS)

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

Endst. No. LC-1352-JE(SS)/2013/

Dated:

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

1
(S. K. Sehrawat)

Assistant Town Planner (M) HQ
O/o 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, Website: www.tcphry.gov.in

To

✓ Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre,
5th & 7th Floor, Golf Course Road,
Sector-53, Gurgaon-122002

Memo No. LC-1352/JE (S) /2015/


6444

Dated: 23/4/15.

Subject: Renewal of Licence No. 199 of 2008 dated 08.12.2008 granted for setting up of a commercial colony on the land measuring 0.953 acers, in Secotr-62 of Gurgaon-Manesar Urban Complex.

Ref.:- Your application dated 14.11.2014 on the subject noted above.

1. Licence No. 199 of 2008 dated 08.12.2008 granted for setting up of a commercial colony on the land measuring 0.953 acers, in Secotr-62 of Gurgaon-Manesar Urban Complex is hereby renewed up to **07.12.2016** 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. You shall submit the deficit documents and get building plans approved within a months from the date of issuance of renewal of licence and in case of failure, the licence renewal shall be considered as withdrawn.
4. You shall get the bank guarantees revalidated one month before its expiry i.e. 13.07.2015.
5. You shall submit the compliance of Rule 24, 26(2), 27 and 28 of Rules of 1976 on time as prescribed in Act/Rules.
6. You shall complete the construction work in the current validity period of licence and shall apply for Occupation Certificate.
7. That you shall get the license renewed till final completion of the colony is granted.


(Arun Kumar Gupta)


Director General
Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC- LC-1352/JE (S) /2015/

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. Chief Accounts Officer of this Directorate.
6. DTP (HQ) PP, with request to host the same on the Departmental Website.


(Rajesh Kaushik)

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

ORDER

Whereas, licence no 199 of 2008 dated 08.12.2008 has been granted to Pioneer Urban Land & Infrastructure Pvt. Ltd. for setting up of Commercial Colony over an area measuring 0.953 acres, in Sector-62 of Gurgaon-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 Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee vide memo dated 12.02.2015 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. 5,34,000/-. Colonizer has deposited the composition fee vide DD no. 045666 dated 13.02.2015.

3. Accordingly, in exercise of power conferred under Section-13(l) 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 till 31.03.2014.


(Arun Kumar Gupta)

Director General, Town & Country Planning
Haryana, Chandigarh

Endst. no LC-1352-JE(S)-2015/

6481-52

Dated:

23/4/15

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

- ✓ Pioneer Urban Land & Infrastructure Pvt. Ltd., Paras Down Town Centre, 5th & 7th Floor, Golf Course Road, Sector-53, Gurgaon-122002.
2. Chief Accounts Officer of this Directorate.


(Rajesh Kaushik)

Assistant Town Planner (HQ)
For: 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

http://tcpharyana.gov.in

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.,
Paras Down Town Centre, 5th & 7th Floor,
Golf course Road, Sector 53,
Gurgaon


Memo. No. LC-1352-PA(SN)-2016/ 28089

Dated: 28-12-2016

Subject: **Renewal of license No. 199 of 2008 dated 08.12.2008.**

Please refer to your application dated 04.11.2016 on the matter cited as subject above.

2. Licence No. 199 of 2008 dated 08.12.2008 granted for setting up of commercial colony on the land measuring 0.953 acres in Sector 62, Gurgaon Manesar Urban Complex is hereby renewed upto **07.12.2018** on the same terms & conditions laid down therein.
3. This renewal will not tantamount to certification of satisfactory performance of the applicant entitling him for further renewal of license.
4. The construction of community buildings will be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.
5. The delay in allotment of EWS flats, will be got compounded in accordance with the provisions of Departmental policy dated 16.08.2013.
6. That you shall start the construction after approval of building plans and shall achieve minimum 25% of FAR within current validity period of license.
7. That you shall get the license renewed till final completion of the colony.


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

Endst. No. LC-1352-PA(SN)/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.


(Hitesh Sharma)
Distt. Town Planner (HQ)

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd 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, 3rd Floor, Green Park, Aurobindo Marg,
New Delhi-110016.

Memo No. LC-1352-II-JE (VA)-2019/ 8222

Dated: 25-03-2019


Subject: Renewal of license no. 199 of 2008 dated 08.12.2008 granted for setting up of a Commercial Colony on the land measuring 0.953 acre in the revenue estate of village Ghata, Sector-62, Gurugram Manesar Urban Complex.

Ref: Your application dated 13.11.2018 & 15.02.2019 on the subject mentioned above.

Licence no. 199 of 2008 dated 08.12.2008 granted to you vide this office Endst. No. 5 DP-III-2008/11916-28 dated 11.12.2018 for setting up of Commercial Colony on the land measuring 0.953 acre in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto **07.12.2020** 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. That you shall convey ultimate power load requirement of the project and got approved from the competent authority.
3. 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-1352-II-JE (VA)-2019/

Dated:

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

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

ORDER

Whereas, Licence no. 199 of 2008 dated 08.12.2008 granted to Pioneer Profin Ltd. & Pioneer Urban Land & Infrastructure Ltd. vide this office Endst No. 5 DP-III-2008/11916-28 dated 11.12.2018 for setting up of Commercial Colony on the land measuring 0.953 acre in the revenue estate of village Ghata, Sector 62, 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 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 12.02.2019 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 1,34,000/- and the same has been deposited by the licensee.

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 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2016-2018.



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

Endst. No. LC-1352-II-JE (VA)-2019/ 8229

Dated: 25-03-2019

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

1. Pioneer Profin Ltd. & Pioneer Urban Land & Infrastructure Ltd., A-22, 3rd Floor, Green Park, Aurobindo Marg, New Delhi-110016.
2. Chief Accounts Officer of this Directorate.


(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 - e-mail: tcpharyana7@gmail.com

To

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

Memo No. LC-1352 Vol-II-JE (VA)-2022/ 9117

Dated: 05/04/2022


Subject: Renewal of licence no. 199 of 2008 dated 08.12.2008 granted for development of a Commercial Colony on the land measuring 0.953 acre 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.

Licence no. 199 of 2008 dated 08.12.2008 granted for development of Commercial Colony on the land measuring 0.953 acre in the revenue estate of village Ghata, Sector 62, Gurugram Manesar Urban Complex is hereby renewed upto 07.12.2025 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. You shall submit approved electric (distribution) services plan/estimates approved from the agency responsible for installation of external services i.e. Haryana Vidhyut Parsaran Nigam/Uttari Haryana Vidhyut Nigam Ltd./Dakshin Haryana Bijlee Vitran Nigam Ltd. Haryana within validity period of renewal of licence.
3. 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-1352 Vol-II -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