

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

Nucleus Conbuild Pvt. Ltd.,
304, 4th Floor, Kanchan House,
Karampura Commercial Complex,
New Delhi-110015.

Memo No. LC-2162/JE(S)/2025/ 1076 Dated: 09-01-2026

Subject:- Request for grant of permission for Joint Development and Marketing Rights in Group Housing colony bearing licence no. 36 of 2011 dated 26.04.2011 having area 11.06875 acres in Sector-2, Gawal Pahari, Gurugram.

Reference: Your application dated 17.07.2025 on the subject cited above.

The above referred application to grant permission for joint development and marketing rights in favour of HnRE Developers Pvt. Ltd and Ireo Pvt. Ltd. in aforesaid licence has been considered as per provisions of policy dated 18.02.2015 and in-principle approval is hereby issued subject to fulfilment of following terms and conditions within 90 days.

1. To submit a fresh registered joint development agreement with HnRE Developers Pvt. Ltd and Ireo Pvt. Ltd. to the effect that:
 - (ii) The developer company, i.e. Nucleus Conbuild Pvt. Ltd. shall be responsible for compliance of all terms & conditions of license/provisions of Act of 1975 & Rules 1976 till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.
 - (ii) The agreement shall be irrevocable and no modification/ alteration etc in the terms & conditions of such agreement can be undertaken, except with prior approval of the DTCP, Haryana.
2. To submit an undertaking that the colonizer shall not transfer the licenced land to the HnRE Developers Pvt. Ltd and Ireo Pvt. Ltd. and shall not violate any condition of licence.
3. To deposit an amount of Rs. 24,32,767/- on account of balance 60% of the applicable administrative charges.
4. To submit an undertaking that licensee shall be responsible for compliance of all term & condition of licence and provisions of Act/Rules and abide by all the terms & conditions and agreements executed at the time of grant of licence.
5. To invite objections from existing allottees in this regard through publication in the leading newspaper (2 English+1 Hindi) and also

through your official website as well as notice under registered post to each allottees within 15 days of in-principle approval. Senior Town Planner, Gurugram shall be requested to send the report on the public notice after expiry of 30 days.

6. In case of any advertisement for the sale of plots, name of licensee must be prominently displayed.
7. An undertaking that notwithstanding the assignment of joint development rights and marketing rights to HnRE Developers Pvt. Ltd and Ireo Pvt. Ltd., the Developer shall continue to be solely responsible for compliance of provisions of the Act/Rules as well as terms and conditions of the license.



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

Endst. No. LC-2162/JE(S)/2025/

Dated:

A copy of this letter is forwarded to following for information and necessary action:-

1. HnRE Developers Pvt. Ltd, two Horizon centre, Level 6 wing B, DLF Link Road, DLF-5, Sector-43, Gurugram.
2. Ireo Pvt. Ltd. Regd. Office: C4, 1st Floor,, Malviya Nagar, New Delhi-110017.
3. Senior Town Planner, Gurugram with request to submit compliance report on condition no. 5 mentioned above.
4. District Town Planner (P), Gurugram.
5. District Town Planner (Enf), Gurugram.


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