

Directorate of Town & Country Planning, Haryana

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To

The Registrar,
National Green Tribunal,
New Delhi.

Memo No. Misc-2430-D/JE(SJ)/2022/8707

Dated: 30-03-2022

Subject:- Status report in OA No. 661 of 2018 titled as Parveen Kakkar Vs Ministry of Environment, Forests & Climate Change, Government of India and others

Reference:- Hon'ble NGT order dated 28.09.2021 in OA No. 661 of 2018.

Please find enclosed herewith the status report of K. Makrand Pandurang, Special Secretary and Director, Town and Country Planning, Haryana Chandigarh in compliance of Hon'ble NGT order dated 28.09.2021 in Original Application No. 661 of 2018 titled as Parveen Kakkar Vs Ministry of Environment, Forests & Climate Change, Government of India and others.

DA/as above.



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

**BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL BENCH, NEW
DELHI**

OA No. 661 of 2018

Parveen Kakkar and others

... Applicant

VERSUS

Ministry of Environment Forest and others

... Respondents

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Place:- Chandigarh
Dated:-28.03.2022


(Rajesh Kaushik)
District Town Planner,
For Director, Town & Country Planning,
Haryana, Chandigarh

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**BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL BENCH, NEW
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OA No. 661 of 2018

IN THE MATTER OF:

Parveen Kakkar and others

. . . Applicant

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Ministry of Environment Forest and others

. . . Respondents

Reply/Status Report by K. Makrand Pandurang, on
behalf of Department of Town and Country Planning
Haryana.

RESPECTFULLY SHOWETH:

1. That this reply/status report is being filed in compliance of following observations, made by this Hon'ble Tribunal while hearing the above-said applications on 28.09.2021:-

"11..... Haryana Sehari Vikas Pradhikaran (HSVP) and Town and Country Planning Department, Haryana may also explain how licenses have been granted for developing societies without ensuring requirement of providing basic infrastructure of waste management and other amenities required for clean environment and what action is being taken when violations are found. The said Departments may also file their action taken reports in the matter by e-mail in same manner as in above direction."

EXPLANATION FOR GRANT OF LICENCES:-

2. It is relevant to submit before the Hon'ble Tribunal that all such services are part of External Development Works which are to be

executed by HSVP being a nodal agency for execution of all such development works in the Urban Estates of Haryana.

3. That it is submitted that licences for development of residential/commercial/industrial colonies are granted by the Department of Town and Country Planning in accordance with the provisions of Section 3 of the Haryana Development and Regulation of Urban Areas Act, 1975 (in short the Act of 1975) and rules framed thereunder. That the 'external development works' and 'internal development works' have been defined in Section 2(g) and 2(i) respectively of the Act of 1975 which are reproduced as under:

"(g) "external development works" shall include any or all infrastructure development works like water supply, sewerage, drains, necessary provisions of treatment and disposal of sewage, sullage and storm water, roads, electrical works, solid waste management and disposal, slaughterhouses, colleges, hospitals, stadium/sports complex, fire stations, grid sub-stations etc. and any other work which the Directory may specify to be executed in the periphery of or outside colony/area for the benefit of the colony/area;

(i) "internal development works" mean— (i) metalling of roads and paving of footpaths;

(ii) turfing and plantation with trees of open spaces;

(iii) street lighting;

(iv) adequate and wholesome water supply;

(v) sewers and drains both for storm and sullage water and necessary provision for their treatment and disposal; and

(vi) any other work that the Director may think necessary in the interest of proper development of a colony;"

4. That the provisions of Trunk Infrastructure network through External Development Works (EDW) is based on the proportionate payments

received from end users as routed through colonizers. The proportionate cost of External development works to be executed by HSVP is recovered from the project proponents. It is relevant to highlight the following points :-

- i. The cost of provision of trunk water supply and sewer network along with STP is borne out of EDC funds received from colonisers upon grant of licence;
 - ii. Thus, on account of such statutory provisions, it is possible that, in several cases the establishment of colony takes place before the provision of trunk water supply and sewer network along with STP;
 - iii. The cost of city level infrastructure covered under EDC works which has been worked out amounting to Rs. 26,974 Crore. However, it is submitted that the total EDC amount collected for Gurugram is Rs. 18,393 Crore from 01.04.2000 to 31.12.2021 whereas the amount spent for providing city level infrastructure is Rs. 23,083.71 Crore which is more than the EDC collected from the colonizers. It is further submitted that an outstanding amount of EDC is Rs. 8,578.71 Crore which is to be collected from various colonizers.
 - iv. This mechanism ensures that the development of colonies by various colonisers and provisioning of EDC works by the nodal agencies, viz. HSVP, HSIIDC run parallel to each other for balanced urban development in accordance with the mechanism envisaged in the statute.
5. That at the time of grant of licence, a condition is imposed that the colonizer will make its own arrangements for laying down the infrastructure which is to be linked with the infrastructure as part of External Development Works to be provided by HSVP at a later stage. Further, while issuing the part completion certificate/Occupation

Certificate, a condition is also imposed that the services will be laid by the colonizer upto the alignment of the proposed external services of the town and connecting with the HSVP system will be done by the colonizer at its own cost with the prior approval of the competent authority. It is also laid down that the colonizer will be solely responsible for making arrangement of water supply and disposal of sewerage and storm water of their colony as per requirement/guidelines of HSPCB/ Environment clearance till such time, the external services are provided by HSVP/State Government as per their scheme.

6. That further part completion certificates & occupation certificate for the residential plotted colonies & group housing colonies respectively completed in this area granted by the Department subject to the condition that the licensee shall apply for connection for disposal of sewerage, drainage and water supply from HSVP as and when the services are made available within 15 days from its availability and that the licensee shall maintain the internal services till the colony is handed over after granting final completion. It was also stipulated that the licensee shall be fully responsible for supply of water, disposal of sewerage and storm water of the colony till these services are made available by HSVP/State Government as per their scheme.
7. That as per the report of Chief Engineer-I, HSVP dated 13.10.2011, the Master Water Supply Lines, Master Sewerage Line, Storm Water Drainage, Master Roads were constructed which are part of EDC services. It is further submitted that the water connection (sector-27&28) in Sushant Lok-I was released by EE-HUDA Division-III vide letter no. 16502 dated 20.12.1999 and in sector-43 & 53 on 23.12.1999. The water connection for block-C was also released on 06.10.2004.

It is further submitted that Sewerage connection was released on 01.06.2004 by HSVP. So, all the EDC services around the Sushant Lok-I colony exists before the year 2004.

8. That the Hon'ble NGT in para no. 1 of the order dated 05.02.2020 have observed that despite non compliance of the Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974 by the colonizer, has granted the Completion Certificate to Ansal (API). In this regard, it is submitted that Rule 16 of Haryana Development and Regulations of Urban Areas Rules of 1976 provides for grant of Completion Certificate for the part or complete area of the colony once the internal development works have been executed as per the approved plans. The provisions of Rule 16 of Rules of 1976 is reproduced as under:-

"16. Completion certificate/Part Completion Certificate [Section 24].— 139[(1) After the colony has been laid out according to approved layout plans and development works have been executed according to the approved designs and specifications, the coloniser shall make an application to the Director in Form LC-VIII alongwith a demand draft on account of Infrastructure Augmentation Charges as per the rates prescribed in the Schedule-B of these rules if not paid earlier in accordance with the provision of Section 3(7) of the Act.]

(2) After such [scrutiny], as may be necessary, the Director may issue a [completion certificate/part completion certificate] in form LC-IX or refuse to issue such certificate stating the reasons for such refusal:

Provided that the colonizer shall be afforded an opportunity of being heard before such refusal."

The first part Completion Certificate to the colonizer was granted by the Department on 10.05.1991 for an area measuring 388.89 acres i.e.

more than 50% area of the colony. The Part Completion Certificate was granted on the basis of the verification of laying down of internal development works and services as verified by CE, HUDA, Panchkula (now HSVP) vide their letter no. 769 dated 31.01.1991. The services forming part of internal development works are defined in section 2(i) of the Act no. 8 of 1975, which are reproduced a under:-

“(i) internal development works means-

- (i) metalling of roads and paving of footpaths;*
- (ii) turfing and plantation with trees of open spaces;*
- (iii) street lighting;*
- (iv) adequate and wholesome water supply;*
- (v) sewers and drains both for storm and sullage water and necessary provision for their treatment and disposal; and*
- (vi) any other work that the Director may think necessary in the interest of proper development of a colony;”*

Thereafter, the subsequent Part Completion Certificates were granted by the Department on 10.11.2000, 15.01.2001, 23.02.2001, 26.06.2001, 10.07.2002 and 25.05.2003 respectively. All Part Completion Certificate were issued after taking the requisite verification reports from HSVP regarding laying down of the services as per the approved service plan estimates.

The details of the part completion certificates granted by the Department are as under:-

Date of applications received	Licence no./Year	Area	Completion granted area	Date of grant of completion certificate
02.03.1990, 24.07.1990, 30.04.1990, 24.04.1991	7-12 OF 1985	101.25	388.89	7978-84/10-05-1991
	20-22 OF 1985	17.96		
	33-34 OF 1985	20.92		
	36-40 OF 1985	64.07		
	51-54 OF 1985	14.24		
	1-3 OF 1986	37.12		
	11-12 OF 1986	25.65		
	15-17 OF 1986	41.82		
	18-20 OF 1986	8.56		
	31-33 OF 1986	9.38		

	40-41 OF 1986	12.16		
	7-9 OF 1987	36.26		
	20-23 OF 1987	23.07		
05-07-1996	9-18 of 1993	10.31	10.313	16234/10.11.2000
07-11-1993	39-43 of 1989	41.003	41.003	916/15.01.2001
14-01-1996	6-11 of 1992	48.69	48.692	2715/23.02.2001
17-11-2000	88-101 of 1995	49.736	49.736	8838/26.06.2001
26-09-2002	1-9 of 1996	18.41	18.41	9802/10.07.2002
31-10-2002	14-24 of 1998	5.889	5.889	7443/20.05.2003
31-10-2002	1 of 2001	0.5	0.5	
		Total	563.433	

Moreover, the Department has rejected the request dated 21.10.2014/ 24.03.2015 for issuance of final Completion Certificate of the above colony vide order dated 19.04.2018.

9. Further, in compliance of Hon'ble NGT order dated 13.09.2019, Department has not granted Completion Certificate to the colonizer i.e. Ansal (API).
10. That the Hon'ble NGT in para no. 5 (iii) of the orders dated 05.02.2020 directed that DTCP may provide an explanation as to how the property has transferred to MCG when the matter is sub-judice.

In this regard, it is submitted that the matter is sub-judice since the year 2018 whereas the decision regarding transfer of the colonies known as Palam Vihar, Sushant Lok (Phase-I) & DLF (Phase-I-III), Gurugram were transferred to Municipal Corporation Gurugram to Municipal Corporation, Gurugram was taken by the Government in the year 2016 itself under the provision of section 23A of the Act no. 8 of 1975 and same was circulated vide DTCP order dated 08.02.2016 (**Annexure-R/1**). Further clarification to the said orders dated 08.02.2016 was issued on 12.02.2019 (**Annexure-R/2**). No orders of Hon'ble NGT to the contrary or imposing any restriction on transfer of colony was applicable on such date.

It is submitted that transferring the licence colonies to the local authority i.e. MCG is concerned, section 3 (3)(i)(iii) of the Act no. 8 of 1975 provides as under:-

"(iii) the responsibility for the maintenance 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 Government or the local authority, as the case may be;"

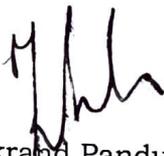
It has been clarified in the para 3 of the order that the transfer of colony shall not be constituted as grant of completion certificate under provision of Act No. 8 of 1975 and colonizer shall continue to responsible for compliance of various terms and conditions of licence including but not limited to the following:-

- a. Renewal of licenses
- b. Construction of community sites as per provisions of Act 8 of 1975 as amended upto date.
- c. Liability to obtain completion /part completion certificate.
- d. Development of commercial pockets including approval of building plans and grant of occupation certificates.
- e. Development of group housing component including approval of building plans and grant of occupation certificates.
- f. Liability to deposit Infrastructure Augmentation Charges, if not deposited earlier.
- g. Liability to pay the cost/bank guarantee for deficit Electrical Infrastructure on account of load assessment and corresponding Infrastructure inadequacy assessment by Power Utilities.

- h. Clearance of outstanding dues on account of EDC/IDC including enhanced and interest thereupon, if any.
 - i. Revalidation of the bank guarantees including IDW.
 - j. Other statutory approval as required under Act/Rules as applicable on the licensed colony.
11. That the Hon'ble NGT in para no. 5 (iv) of the orders dated 05.02.2020 directed DTCP not to grant licence for expansion as completion certificate to any other project within its jurisdiction if any court matter is pending against the project/EC is not granted. In this regard as per the directions of Hon'ble NGT, Department has not granted any expansion and completion certificate in the colony after the said order.
12. That the Hon'ble NGT in para no. 9 of the orders dated 28.09.2021 directed HSVP not to supply water for such expansion. In this regard, it is submitted that internal water supply of the sectors is being maintained by Municipal Corporation Gurugram and master connection issued by GMDA. GMDA has informed that no new water supply connection has been sanctioned in Sushant Lok-I and necessary directions have been issued to the field officers not to sanctioned any fresh/new water supply connection in future.
13. That the Hon'ble NGT in para no. 10 of the order dated 28.09.2021 directed that there is no bar against the effective recovery of assessed compensation or black listing in term of observation of tribunal in para no. 4 of order dated 01.10.2020. In this regard, it is submitted as per the order of Hon'ble NGT, Ansal Properties and Infrastructure Ltd. has been blacklisted vide order dated 28.03.2021. The copy of the said order is also enclosed as **Annexure-R/3**.
14. That however, the answering respondents undertake that they will comply with any direction which this Hon'ble Tribunal may issue for proper implementation of the project in question.

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15. That the answering respondents crave indulgence of this Hon'ble Tribunal to place the above-said reply/status report on the record of the case in the interest of justice.

Place: Chandigarh
Dated: 28/31/2012


(K. Makrand Pandurang, IAS)
Special Secretary,
Town & Country Planning
Department, Haryana, Chandigarh
On behalf of respondent no.

VERIFICATION:

Verified that the contents of Para 1 to 15 of the above reply/status report are true and correct to the best of my knowledge and based on information derived from official record which are believed to be true. No part of it is false and nothing material has been concealed therein. Legal submissions have been made on advice.

Place: Chandigarh
Dated: 28/31/2012


(K. Makrand Pandurang, IAS)
Special Secretary,
Town & Country Planning
Department, Haryana, Chandigarh.
On behalf of respondent no.

The Department of Town and Country Planning had granted several Licences for development of Residential Plotted colonies known as Palam Vihar, Sushant Lok (Phase-I) & DLF (Phase I - III) under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. The list of such licences is annexed at Annexure-I. In the agreement executed by the Department with the colonizer at the time of grant of license, the following condition was imposed:-

"That the owner shall be responsible for the maintenance and up keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility, when the owner shall transfer all such roads, open spaces, public parks and public health services free of cost to the Government of the local authority, as the case may be."

2. Keeping in view the fact these colonies stand inhabited and consequent to provisioning of services, part-completion certificate stands issued to against most of these licences, as well as the fact that Municipal Corporation, Gurgaon is also keen to take over these colonies, therefore, the Government under provisions of Section 23A of Haryana Development and Regulation of Urban Areas Act, 1975 has decided to get the said licenced colonies i.e., DLF Ph-I to III, Sushant Lok-I and Palam Vihar transferred to Municipal Corporation, Gurgaon.

3. Accordingly, the licencees are hereby directed to transfer the possession of all such roads, open spaces, public parks and public health services in these colonies to Municipal Corporation, Gurgaon on 'as is where is' basis. It is hereby clarified that this transfer shall not be construed as grant of completion certificate under the provisions of Act No. 8 of 1975. The colonizers shall thus continue to be responsible for the compliance of various terms and conditions of the license, including but not limited to the following:-

- (a) Renewal of licenses
- (b) Construction of community sites as per provisions of Act 8 of 1975 as amended upto date.
- (c) Liability to obtain completion / part completion certificate.
- (d) Development of commercial pockets including approval of building plans and grant of occupation certificates.
- (e) Development of group housing component including approval of building plans and grant of occupation certificates.
- (f) Liability to deposit Infrastructure Augmentation Charges, if not deposited earlier.
- (g) Liability to pay the cost/bank guarantee for deficit Electrical Infrastructure on account of load assessment and corresponding Infrastructure inadequacy assessment by Power Utilities.
- (h) Clearance of outstanding dues on account of EDC/IDC including enhanced and interest thereupon, if any.
- (i) Revalidation of the bank guarantees including IDW.
- (j) Other statutory approval as required under Act/Rules as applicable on the licensed colony.

A compliance report in this regard shall be filed by all concerned colonisers/agencies within a period of one month from the issue of these orders.

Date: 08.02.2016
Place: Chandigarh

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

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Endst No. CC-99/PA(SN)/2016/2740-2744

Dated: 09.02.2016

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

1. Chief Administrator, HUDA, Panchkula,
2. Administrator, HUDA, Gurgaon.
3. Deputy Commissioner, Gurgaon.
4. Commissioner, Municipal Corporation, Gurgaon.
5. Chief Accounts Officer, O/o DGTCP, Haryana, Chandigarh.

Sd/-

(Vijay Kumar)

District Town Planner (HQ),

For: Director General, Town & Country Planning,
Haryana, Chandigarh

Endst No. CC-99/PA(SN)/2016/2745-2747

Dated: 09.02.2016

A copy is forwarded to the following with the directions to identify such licenced colonies which can be transferred to Municipal Corporation, Gurgaon in the next phase and send a proposal in this regard in consultation with Municipal Corporation, Gurgaon:

1. Senior Town Planner, Gurgaon.
2. District Town Planner (P), Gurgaon.
3. District Town Planner (E), Gurgaon.

Sd/-

(Vijay Kumar)

District Town Planner (HQ),

For: Director General, Town & Country Planning,
Haryana, Chandigarh

Endst No. CC-99/PA(SN)/2016/2748-2749

Dated: 09.02.2016

A copy is also forwarded to the following to ensure the compliance of the above orders in letter and spirit along with directions to submit/revalidate the Bank Guarantees on account of IDW for the licences mentioned under Annexure-I in favour of Commissioner Municipal Corporation, Gurgaon till the issuance of final completion certificate by this office:

1. DLF Ltd. DLF Centre, Sansad Marg, New Delhi-110001.
2. Ansal Properties and Infrastructure Pvt. Ltd., Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001.

Sd/-

(Vijay Kumar)

District Town Planner (HQ),

For: Director General, Town & Country Planning,
Haryana, Chandigarh

Sr. No.	File ID	Year	Lic No	Date	Developer Name	Area (acre)	Sector	Colony Name
1	LC-3A	1985	7-12	31/05/1985	Ansal Properties & Infrastructure	101.25	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
2	LC-3B	1985	20-22	22/08/1985	Ansal Properties & Infrastructure	17.96	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
3	LC-3C	1985	33-34	27/09/1985	Ansal Properties & Infrastructure	20.92	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
4	LC-3D	1985	36-40	07/11/1985	Ansal Properties & Infrastructure	64.07	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
5	LC-3E	1985	51-54	02/12/1985	Ansal Properties & Infrastructure	14.24	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
6	LC-3F	1986	1-3	15/01/1986	Ansal Properties & Infrastructure	37.12	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
7	LC-3G	1986	11-12	21/02/1986	Ansal Properties & Infrastructure	25.65	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
8	LC-3H	1986	15-17	10/03/1986	Ansal Properties & Infrastructure	41.82	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
9	LC-3I	1986	18-20	01/04/1986	Ansal Properties & Infrastructure	8.56	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
10	LC-3J	1986	31-33	16/04/1986	Ansal Properties & Infrastructure	9.38	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
11	LC-3K	1986	40-41	16/05/1986	Ansal Properties & Infrastructure	12.16	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
12	LC-3L	1987	7-9	09/04/1987	Ansal Properties & Infrastructure	36.26	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
13	LC-3M	1987	20-23	15/06/1987	Ansal Properties & Infrastructure	23.07	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
14	LC-3N	1989	39-43	02/12/1989	Ansal Properties & Infrastructure	41.00	17	SUSHANT LOK-I GUR-17 RPL
15	LC-3O	1992	6-11	17/01/1992	Ansal Properties & Infrastructure	48.69	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
16	LC-3P	1993	9-18	08/07/1993	Ansal Properties & Infrastructure	10.31	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
17	LC-3Q	1995	88-101	30/12/1995	Ansal Properties & Infrastructure	49.74	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
18	LC-3R	1996	1-9	10/01/1996	Ansal Properties & Infrastructure	18.41	17	SUSHANT LOK-I GUR-17 RPL
19	LC-3S	1997	49-51	05/11/1997	Ansal Properties & Infrastructure	2.25	17	SUSHANT LOK-I GUR-17 RPL
20	LC-3T	1998	14-24	20/03/1998	Ansal Properties & Infrastructure	5.89	17	SUSHANT LOK-I GUR-17 RPL
21	LC-3U	1998	111-117	21/08/1998	Ansal Properties & Infrastructure	6.52	17	SUSHANT LOK-I GUR-17 RPL
22	LC-3V	2001	1	23/02/2001	Ansal Properties & Infrastructure	0.50	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
23	LC-3W	2004	151	02/12/2004	Ansal Properties & Infrastructure	5.89	53,27,43,28	SUSHANT LOK-I GUR-17 RPL
24	LC-3X	2007	62	12/02/2007	Ansal Properties & Infrastructure	1.00	53, 27, 43, 28	SUSHANT LOK-I GUR-17 RPL
25	LC-3Y	2011	32	13/04/2011	Ansal Properties & Infrastructure	1.55	17	SUSHANT LOK-I GUR-17 RPL

Sr. No.	File ID	Year	Lic No	Date	Developer Name	Area (acre)	Sector	Colony Name
1	LC-5A	1982	21-27	19/11/1982	Ansal Properties & Infrastructure	106.02	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
2	LC-5B	1983	8-11	19/05/1983	Ansal Properties & Infrastructure	26.31	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
3	LC-5C	1983	22-24	30/08/1983	Ansal Properties & Infrastructure	24.63	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
4	LC-5D	1984	69-71	17/02/1984	Ansal Properties & Infrastructure	31.67	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
5	LC-5E	1984	79-81	09/04/1984	Ansal Properties & Infrastructure	20.10	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
6	LC-5F	1984	86-87	19/04/1984	Ansal Properties & Infrastructure	35.92	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
7	LC-5G	1984	89-92	08/05/1984	Ansal Properties & Infrastructure	28.08	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
8	LC-5H	1984	101-102	05/07/1984	Ansal Properties & Infrastructure	27.22	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
9	LC-5I	1984	103-107	31/08/1984	Ansal Properties & Infrastructure	17.30	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
10	LC-5J	1984	112-113	31/08/1984	Ansal Properties & Infrastructure	23.41	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
11	LC-5K	1985	14-17	12/07/1985	Ansal Properties & Infrastructure	27.40	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
12	LC-5L	1985	18-19	20/07/1985	Ansal Properties & Infrastructure	14.33	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
13	LC-5M	1985	31-32	27/09/1985	Ansal Properties & Infrastructure	17.18	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
14	LC-5N	1985	48-50	02/12/1985	Ansal Properties & Infrastructure	21.12	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
15	LC-5O	1986	10	19/02/1986	Ansal Properties & Infrastructure	16.27	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
16	LC-5P	1986	21	01/04/1986	Ansal Properties & Infrastructure	10.12	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
17	LC-5Q	1987	5-6	09/04/1987	Ansal Properties & Infrastructure	5.33	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
18	LC-5R	1987	19	15/06/1987	Ansal Properties & Infrastructure	13.20	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
19	LC-5S	1989	44-45	02/12/1989	Ansal Properties & Infrastructure	6.09	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
20	LC-5T	1992	1-5	16/01/1992	Ansal Properties & Infrastructure	36.12	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
21	LC-5U	1994	1-12	09/03/1994	Ansal Properties & Infrastructure	15.41	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
22	LC-5V	1994	32-45	30/12/1994	Ansal Properties & Infrastructure	59.88	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
23	LC-5W	1995	102-109	30/12/1995	Ansal Properties & Infrastructure	7.59	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
24	LC-5X	1998	118-124	18/09/1998	Ansal Properties & Infrastructure	9.21	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
25	LC-5Y	1999	46-49	31/12/1999	Ansal Properties & Infrastructure	1.28	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
26	LC-5Z	2000	21-26	24/03/2000	Ansal Properties & Infrastructure	5.89	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
27	LC-5AA	2004	24-30	12/02/2004	Ansal Properties & Infrastructure	8.47	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
28	LC-5AB	2004	127	18/10/2004	Ansal Properties & Infrastructure	13.35	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL
29	LC-5AC	2006	1072-1076	18/08/2006	Ansal Properties & Infrastructure	4.38	3,2,1	PALAM VIHAR GUR-1, 2, 3 RPL

Sr. No.	File ID	Year	Lic No	Date	Developer Name	Area (acre)	Sector	Colony Name
1	LC-9A	1981	1-5	20/04/1981	DLF Universal	160.83	24,25,25A	DLF PH-1 TO 3 GUR RPL
2	LC-9B	1982	1-3	27/04/1982	DLF Universal	37.65	24,25,25A	DLF PH-1 TO 3 GUR RPL
3	LC-9C	1982	4-8	27/04/1982	DLF Universal	125.16	24,25,25A	DLF PH-1 TO 3 GUR RPL
4	LC-9D	1982	9-11	29/04/1982	DLF Universal	20.98	24,25,25A	DLF PH-1 TO 3 GUR RPL
5	LC-9E	1982	12	28/07/1982	DLF Universal	11.58	24,25,25A	DLF PH-1 TO 3 GUR RPL
6	LC-9F	1983	16-18	23/05/1983	DLF Universal	17.08	24,25,25A	DLF PH-1 TO 3 GUR RPL
7	LC-9G	1983	20	25/07/1983	DLF Universal	6.50	24,25,25A	DLF PH-1 TO 3 GUR RPL
8	LC-9H	1983	25-28	04/10/1983	DLF Universal	31.43	24,25,25A	DLF PH-1 TO 3 GUR RPL
9	LC-9I	1983	31-32	06/10/1983	DLF Universal	19.34	24,25,25A	DLF PH-1 TO 3 GUR RPL
10	LC-9J	1983	33-35	07/10/1983	DLF Universal	22.63	24,25,25A	DLF PH-1 TO 3 GUR RPL
11	LC-9K	1983	44	14/10/1983	DLF Universal	1.75	24,25,25A	DLF PH-1 TO 3 GUR RPL
12	LC-9L	1983	47-52	14/10/1983	DLF Universal	59.23	24,25,25A	DLF PH-1 TO 3 GUR RPL
13	LC-9M	1983	53-56	27/10/1983	DLF Universal	8.30	24,25,25A	DLF PH-1 TO 3 GUR RPL
14	LC-9N	1983	57	31/10/1983	DLF Universal	3.16	24,25,25A	DLF PH-1 TO 3 GUR RPL
15	LC-9O	1984	66-68	15/02/1984	DLF Universal	2.56	24,25,25A	DLF PH-1 TO 3 GUR RPL
16	LC-9P	1984	72-75	14/03/1984	DLF Universal	18.61	24,25,25A	DLF PH-1 TO 3 GUR RPL
17	LC-9Q	1984	82	16/04/1984	DLF Universal	0.81	24,25,25A	DLF PH-1 TO 3 GUR RPL
18	LC-9R	1984	93	17/05/1984	DLF Universal	1.03	24,25,25A	DLF PH-1 TO 3 GUR RPL
19	LC-9S	1984	97-98	22/06/1984	DLF Universal	8.24	24,25,25A	DLF PH-1 TO 3 GUR RPL
20	LC-9T	1985	5	21/01/1985	DLF Universal	9.25	24,25,25A	DLF PH-1 TO 3 GUR RPL
21	LC-9U	1985	23	09/09/1985	DLF Universal	2.31	24,25,25A	DLF PH-1 TO 3 GUR RPL
22	LC-9V	1986	4	25/01/1986	DLF Universal	2.91	24,25,25A	DLF PH-1 TO 3 GUR RPL
23	LC-9W	1989	10-15	02/12/1989	DLF Universal	19.25	24,25,25A	DLF PH-1 TO 3 GUR RPL
24	LC-9X	1996	82	06/05/1996	DLF Universal	0.31	24,25,25A	DLF PH-1 TO 3 GUR RPL
25	LC-9Y	1996	83	06/05/1996	DLF Universal	0.31	24,25,25A	DLF PH-1 TO 3 GUR RPL
26	LC-9Z	2013	69	25/07/2013	DLF Ltd.	12.92	24,25,25A,26 A & 28	DLF GUR- 24,25,25A,26A &

Sr. No.	File ID	Year	Lic No	Date	Developer Name	Area (acre)	Sector	Colony Name
1	LC-10A	1982	14-20	26/08/1982	DLF Universal	139.64	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
2	LC-10B	1983	2-7	03/02/1983	DLF Universal	36.60	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
3	LC-10C	1983	19	23/05/1983	DLF Universal	7.02	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
4	LC-10D	1983	21	26/07/1983	DLF Universal	5.22	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
5	LC-10E	1983	29-30	06/10/1983	DLF Universal	6.74	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
6	LC-10F	1983	46	14/10/1983	DLF Universal	6.01	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
7	LC-10G	1983	58	31/10/1983	DLF Universal	24.81	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
8	LC-10H	1984	60-65	02/02/1984	DLF Universal	33.01	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
9	LC-10I	1984	76-78	14/03/1984	DLF Universal	23.53	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
10	LC-10J	1984	83-85	16/04/1984	DLF Universal	28.64	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
11	LC-10K	1984	96	22/06/1984	DLF Universal	2.67	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
12	LC-10L	1985	3-4	21/01/1985	DLF Universal	28.64	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
13	LC-10M	1985	24-26	12/09/1985	DLF Universal	17.78	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
14	LC-10N	1985	41-44	27/11/1985	DLF Universal	42.73	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
15	LC-10O	1986	5-6	25/01/1986	DLF Universal	8.18	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
16	LC-10P	1986	22-28	07/04/1986	DLF Universal	72.65	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
17	LC-10Q	1989	1-9	02/12/1989	DLF Universal	22.01	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
18	LC-10R	1992	58-64	19/06/1992	DLF Universal	20.50	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
19	LC-10S	1993	2-3	02/02/1993	DLF Universal	8.39	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
20	LC-10T	1993	20	03/09/1993	DLF Universal	5.34	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
21	LC-10U	1996	75-78	08/05/1996	DLF Universal	0.88	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
22	LC-10V	1996	79-81	08/05/1996	DLF Universal	6.75	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
23	LC-10Z	1998	125-134	16/10/1998	DLF Universal	10.96	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
24	LC-10Y	2001	6	31/08/2001	DLF Universal	5.18	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
25	LC-10W	2003	11-21	02/07/2003	DLF Universal	5.22	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL
26	LC-10X	2004	36-39	31/03/2004	DLF Universal	3.00	24,25,25A	DLF PH-1 TO 3 (24, 25, 25A) GUR RPL

Sr. No.	File ID	Year	Lic No	Date	Developer Name	Area (acre)	Sector	Colony Name
1	LC-11A	1983	36-43	07/10/1983	DLF Universal	90.77	24,25,25A	DLF PH-1 TO 3 GUR RPL
2	LC-11B	1983	45	14/10/1983	DLF Universal	7.06	24,25,25A	DLF PH-1 TO 3 GUR RPL
3	LC-11C	1984	59	02/02/1984	DLF Universal	2.22	24,25,25A	DLF PH-1 TO 3 GUR RPL
4	LC-11D	1984	94-95	17/05/1984	DLF Universal	45.25	24,25,25A	DLF PH-1 TO 3 GUR RPL
5	LC-11E	1984	99-100	22/06/1984	DLF Universal	21.05	24,25,25A	DLF PH-1 TO 3 GUR RPL
6	LC-11F	1984	108-110	18/09/1984	DLF Universal	25.97	24,25,25A	DLF PH-1 TO 3 GUR RPL
7	LC-11G	1984	117-118	03/12/1984	DLF Universal	3.82	24,25,25A	DLF PH-1 TO 3 GUR RPL
8	LC-11H	1985	1-2	21/01/1985	DLF Universal	18.21	24,25,25A	DLF PH-1 TO 3 GUR RPL
9	LC-11I	1985	27-29	13/09/1985	DLF Universal	28.13	24,25,25A	DLF PH-1 TO 3 GUR RPL
10	LC-11J	1985	45-47	27/11/1985	DLF Universal	20.46	24,25,25A	DLF PH-1 TO 3 GUR RPL
11	LC-11K	1986	7-9	25/01/1986	DLF Universal	24.12	24,25,25A	DLF PH-1 TO 3 GUR RPL
12	LC-11L	1986	29-30	07/04/1986	DLF Universal	1.28	24,25,25A	DLF PH-1 TO 3 GUR RPL
13	LC-11M	1986	34-37	16/04/1986	DLF Universal	25.91	24,25,25A	DLF PH-1 TO 3 GUR RPL
14	LC-11N	1987	1-4	18/03/1987	DLF Universal	26.53	24,25,25A	DLF PH-1 TO 3 GUR RPL
15	LC-11O	1989	16	02/12/1989	DLF Universal	2.55	24,25,25A	DLF PH-1 TO 3 GUR RPL
16	LC-11P	1989	17-22	02/12/1989	DLF Universal	27.04	24,25,25A	DLF PH-1 TO 3 GUR RPL
17	LC-11Q	1992	55-57	19/06/1992	DLF Universal	8.96	24,25,25A	DLF PH-1 TO 3 GUR RPL
18	LC-11R	1996	66-68	03/05/1996	DLF Universal	79.40	24,25,25A	DLF PH-1 TO 3 GUR RPL

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ORDER

This Department vide orders dated 08.02.2016 had directed the following licences to transfer the respective Residential Plotted colonies known as :

- (a) Palam Vihar, (Ansal Properties and Infrastructure Ltd.)
- (b) Sushant Lok (Phase-I) (Ansal Properties and Infrastructure Ltd.)
- (c) DLF Phase-I to III (DLF Ltd)

at Gurugram Manesar Urban Complex to Municipal Corporation, Gurugram (MCG) on 'as is where is' basis under the provisions of Section-23A of the Haryana Development and Regulation of Urban Areas Act, 1975 (Act No. 8 of 1975):-

The list of licenses relating to aforesaid residential plotted colonies is attached at Annexure-1.

2. Thereafter, a meeting was held under the chairmanship of the Hon'ble Chief Minister, Haryana on 19.04.2017, wherein a decision was taken that Municipal Corporation Gurugram in association with Department of Town and Country Planning Haryana, DHBVN and the representatives of the licences, will make an assessment of the deficient infrastructure and maintenance cost of five years in the above said licenced colonies and such estimations of maintenance cost shall be done in terms of the cost of maintenance of the licenced colonies as on date. The MCG was also directed to initiate road improvement work in the colonies already transferred by TCP Department vide orders dated 08.02.2016.

3. Consequent upon the aforesaid meeting dated 19.04.2017, another meeting was held between the Principal Secretary, Urban Local Bodies and Principal Secretary Town and Country Planning on 18.10.2017 regarding the transfer and maintenance responsibility of the above said colonies to MCG, wherein the deficit infrastructure provision and additional infrastructure and maintenance cost for the period of five years recovery of developer was deliberated. As per the said estimates Rs. 78.75 crores was estimated for Palam Vihar and Rs. 103.42 crores for Sushant Lok-I respectively. The said estimates were agreed both by PUSLB and PSTCP and it was decided that TCP Department would initiate further action in terms of provision of the Act no. 8 of 1975 regarding transfer of colonies as per the decision taken in the meeting held on 19.04.2017.

4. Subsequently, it was decided in the meeting held on 28.02.2018 under the chairmanship of the then DTCP, Haryana that since the issue regarding transfer of maintenance responsibility of residential plotted colony namely **Suncity (Uddar Gagan Properties Pvt. Ltd.)** in sector 54, Gurugram is also under consideration with MCG, therefore the same procedure may also be adopted to assess deficit infrastructure cost through the consultant of MCG for the aforesaid colony. The list of licenses forming part of the Suncity colony is annexed at **Annexure-2**.

5. Further, vide letter dated 10.07.2018 the Commissioner, Municipal Corporation, Gurugram communicated the deficient infrastructure cost worked out in the detailed project report (DPR) for improvement of infrastructure in the residential plotted colonies as follows:

Sr. no.	Name of the licenced colony	Original cost (in crores)	DPR	Revised DPR cost as decided in the meeting held on 01.05.2018 under the chairmanship of PSULB
1	Palam Vihar & Sushant Lok-I	182.17		60.6
2	Suncity (sector-54)	18.58		4.25
3	DLF Phase-I, II & III	192.91		35.44
4	South City- I & II	99.8		39.51
	Total	493.46		139.80

6. Thereafter, the aforementioned DPR estimates alongwith the status of transfer of colonies vis-à-vis the status of transfer of funds to MCG by the colonizers infrastructure improvement were deliberated in detail the meeting held on 11.07.2018, 14.07.2018 and 08.08.2018 under the chairmanship of Director, Town and Country Planning, Haryana wherein the licencees namely **Unitech Ltd., DLF Ltd., Ansal Properties and Infrastructure Pvt. Ltd. and Uddar Gagan Properties Pvt. Ltd.** were directed to either deposit the aforesaid amount to MCG or identify and provide the details of licenced/unlicensed land in lieu of the deficit infrastructure cost by 14.08.2018.

The colonies developed by Unitech Ltd. and to be transferred to MCG are

1. **South City-I**
2. **South City-II (Phase-I & II).**

The list of licences concerning to the said colony of Unitech Ltd. is attached at **Annexure-3**.

In reference to the said decisions, Unitech Ltd. had proposed the following properties of their licenced land to be taken over by MCG to meet the deficit infrastructure cost:-

Sr. No.	Location Commercial	Unit No.	Area (SI)	Type	Rate (Rs.)	Amount (Rs.)
1	D-Block, South City -II (Phase-I)	302	709	Shop	9000	63,81,000.00
2		301	2815			
3	Arcadin, South City-II, PH-I E-Block	1211	2115	Office	9000	2,53,35,000.00
4		1007	1568		6600	1,39,59,000.00
5		1011	1889		6600	1,03,48,800.00
6		911	1112		6600	1,24,67,400.00
7		807	1063		6600	73,39,200.00
8		1209	1214		6600	70,15,800.00
9		1202	1142		6600	80,12,400.00
Total		-	13627	-	-	75,37,200.00
						9,83,95,800.00

NOTE:- The above rates are proposed on the basis of prevailing collector rates.

Similarly, Ansal Properties and Infrastructure Ltd also offered some of its properties i.e. community sites situated in the licenced areas of Sushant Lok-I and the acquired pocket in greater Southern Periphery Road in lieu of the amount payable by them for improvement of deficit infrastructure in Palam Vihar and Sushant Lok-I, however the said proposal were declined being not affected with the litigations and one site i.e. Pathredi Industrial area, which is out of the MCG limit and thus cannot be utilized by MCG.

On the other hand, DLF Ltd. and Uddar Gagan Properties Pvt. Ltd. had requested that they themselves will complete the development works as per the specifications given in the DPR and to the satisfaction of MCG.

7. The consolidated proposal containing the above facts was submitted to the Government for its approval, wherein the following is approved:-

- a) Municipal Corporation, Gurugram shall take over the colonies developed by Ansal Properties Private Limited namely Sushant Lok-I & Palam Vihar as per earlier orders dated 08.02.2016 passed by Director General, Town & Country Planning, Haryana. The cost of the deficit infrastructure shall be recovered from the colonizer by the Town & Country Planning Department and the same will be transferred to Municipal Corporation, Gurugram in phased manner to the commensurate development works carried out by the Municipal Corporation, Gurugram.
- b) Since, Unitech Ltd. has proposed to give their unsold properties mentioned in para 6 above, situated at South City-I and South City-II

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(Phase-I) Gurugram in lieu of the deficit infrastructure cost, therefore, the properties proposed by Unitech Ltd. may be taken over by the MCG and be auctioned to recover the cost of deficit infrastructure. In case the recovery is deficit then remaining amount shall be recovered by the Department of Town & Country Planning, Haryana and transferred to MCG in phased manner. However extra amount, if recovered through auction, shall not vest with the colonizer. Municipal Corporation may take over these colonies immediately as per order dated 08.02.2016.

c) Municipal Corporation, Gurugram shall also take over the colony developed by DLF Ltd namely phase-I, II & III and Uddar Gagan Properties Ltd namely Suncity, Sector-54 after verification of the deficit infrastructure completed by the colonizers.

It has also been decided by the Government that MCG should ensure expeditious start and completion of development work independent of the proceedings the Department of Town and Country Planning may envisage/initiate.

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

Date: 12.02.2019
Place: Chandigarh

Endst. No. CC-99-JE (SJ)/2019/4099-4109 Dated: 12-02-2019

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

1. Principal Secretary to the Chief Minister, Haryana.
2. Principal Secretary to the Government, Haryana, Urban Local Bodies Department, Chandigarh w.r.t. meeting held on 03.01.2019.
3. Principal Secretary to the Government, Haryana, Town and Country Planning Department, Chandigarh w.r.t. meeting held on 03.01.2019.
4. Chief Executive Officer, GMDA, Gurugram.
5. Director General, Urban Local Bodies Department, Bay No. 11-14, Sector-4, Panchkula.
6. Chief Administrator, Haryana Sehari Vikas Pradhikaran (HSVP), Sector-6, Panchkula, Haryana.
7. Commissioner, Municipal Corporation, Gurugram to immediately take over the aforementioned colonies in compliance of the aforesaid orders of the Government within fifteen days of the receipt of this

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order and submit the compliance report to the Government under intimation to the Director, Town & Country Planning, Haryana.

8. Senior Town Planner, Gurugram.
9. District Town Planner (Enf.), Gurugram.
10. District Town Planner (P), Gurugram.
11. Project Manager (IT), office of DTCP with the direction to host these orders on the website of the Department.

DA (As Above)

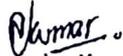

(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst.No. CC-99-JE (SJ)/2019/4110-13

Dated: 12-02-2019

A copy of above is forwarded to the following to ensure the compliance of the above orders in letter and spirit alongwith the directions to immediately transfer the properties offered by Unitech Ltd. and submit the detail of work completed to Municipal Corporation, Gurugram:-

1. Ansal Properties and Infrastructure Pvt. Ltd., Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001.
2. DLF Ltd., DLF Centre, Sansad Marg, New Delhi-110001.
3. Unitech Ltd., Unitech House, Block -L, South City -I Gurugram - 122007, Haryana.
4. Uddar Gagan Properties Pvt. Ltd., Suncity Business Park Tower, Second floor, Golf Course Road, Sector-54, Gurugram-122002.


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

Directorate of Town & Country Planning, Haryana
Nagar Yojna Bhawan, Plot No.3, Sector-18-A, Madhya Marg, Chandigarh
Web site tpharyana.gov.in - e-mail: tpharyana7@gmail.com

Order

Whereas, the licence nos. 7-12 of 1985, 20-22 of 1985, 33-34 of 1985, 36-40 of 1985, 51-54 of 1985, 1-3 of 1986, 11-12 of 1986, 15-17 of 1986, 18-20 of 1986, 31-33 of 1986, 40-41 of 1986, 7-9 of 1987, 20-23 of 1987, 39-43 of 1989, 6-11 of 1992, 9-18 of 1993, 88-101 of 1995, 1-9 of 1996, 49-51 of 1997, 14-24 of 1998, 111-117 of 1998, 1 of 2001, 151 of 2004, 62 of 2007, 32 of 2011 granted in favour of individual land owners and companies in collaboration with M/s Ansal Properties and Infrastructures Pvt. Ltd. for development of residential plotted colony namely Sushant Lok-I over an area measuring 604.21 acres with terms and conditions that licensee company will comply with the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 & Rules, 1976 framed thereunder and the terms and conditions of LC-IV agreement and Bilateral agreement.

2. The NGT in OA No. 661 of 2018 titled as Parveen Kakkar Vs Ministry of Environment, Forests & Climate Change, Government of India and others wherein the main allegations were encroachment in park in the green area in Block-C, illegal extraction and supply of ground water and absence of Rain Water Harvesting System and Sewerage Treatment Plant and connection of sewerage to the Storm Water Drain and violation of other statutory norms by M/s Ansal Properties and Infrastructure Ltd., Sushant Lok, Phase-I, Gurugram.

3. Further, it was found in the report filed by Central Pollution Control Board (CPCB) in Hon'ble National Green Tribunal (NGT) that the Sewerage is meeting with Storm Water Drain as it is not getting passed through the sewerage system of HUDA STP. Further, maintenance of roads, parks is not upto the mark and system of collection of solid waste is not effective. In view of the said deficiencies the prosecution was sanctioned by Chairman, Haryana Pollution Control Board, Panchkula on 15.10.2019.

4. It is clear from para no. 3 above, that you have neither taken effective steps for removing of the deficiencies observed by the Hon'ble NGT in the order dated 19.02.2018, 05.02.2020, 01.10.2020 and 28.09.2021 nor fulfilled the terms and conditions of the Licence and Bilateral Agreement as per the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976.

5. Hence, in compliance of orders of Hon'ble NGT, Ansal Properties and Infrastructure Ltd. is hereby blacklisted and their Directors are restrained to take new licenses in future as well as approvals/permissions in the existing projects as per provision of section 12 of the Haryana Development and Regulation of Urban Areas Act, 1975.

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

Endst. No. LC-3Y/JE (S)/2022/ 8498

Dated: 28-3-2022

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

1. Ansal Properties and Infrastructure Ltd. and others, 115, Ansal Bhawan, 16KG Marg, New Delhi-01.
2. Chief Executive Officer (CEO), Gurugram Metropolitan Development Authority, Gurugram
3. Member Secretary, Haryana State Pollution Control Board, Sector-6, Panchkula.
4. Deputy Commissioner, Gurugram.
5. Municipal Commissioner, Municipal Corporation, Gurugram
6. Senior Town Planner, Gurugram.
7. District Town Planner, Gurugram.
8. Project Manager (IT) with a request to host this order on website.

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