

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI

PRINCIPAL BENCH, NEW DELHI

ORIGINAL APPLICATION NO. 68 OF 2022

IN THE MATTER OF:

RAMAN SHARMA

.....Applicant

Versus

STATE OF HARYANA AND OTHERS

.....Respondents

Reply of T.L. Satyaprakash, Director General,
Department of Town & Country Planning,
Haryana on behalf of respondent no. 4.

I, the above-named deponent, do hereby solemnly affirm and declare as under:

1. That I am well conversant with the facts and circumstances of the case and as such, I am fully competent to swear this counter affidavit.
2. That this written statement is being filed in compliance of the order of this Hon'ble' Court dated 11.10.2022, wherein, the directions to submit response to issues raised in the present O.A. as well as on the recommendations of the Joint Committee constituted vide this Hon'ble Court vide earlier orders dated 02.02.2022. The concluding para of the aforesaid orders is reproduced as under:-

"In view of the averments in the application and observations/recommendations in the report of the Joint Committee, we consider it appropriate to have

response of (1) State of Haryana through Chief Secretary, Government of Haryana, (2) State PCB, (3) Municipal Corporation, Gurugram, (4) Director, Department of Town and Country Planning, Government of Haryana (5) Estate Officer, Haryana Shahari Vikas Pradhikaran, (6) District Magistrate, Gurugram and (7) Project Proponent-Malibu Federation through Mr. Niranjana Yadav, Chairman, RWA, Office Opposite PKD 12, Malibu Town, Gurugram, who stand impleaded as respondents No. 1 to 7. The Registry is directed to prepare and attach memo of parties to the application and issue notices to respondents No. 1 to 7 requiring them to file their reply/response to the averments made in the application and observations/recommendations made in the report of the Joint Committee within two months at judicial-ngt@gov.in preferably in the form of searchable PDF/OCR Supported PDF and not in the form of Image PDF.”

3. That the above joint committee constituted by NGT submitted its site inspection report dated 14.07.2022, carried out in the presence of the applicant as well as other residents of the colony, wherein, the following observations have been made:-

a) 10 no. DG sets have been found installed in the residential colony i.e. 5 nos. in group housing part, 2 nos. in the corner of the park falling between 14 mtr wide white wood road & 12 mtr wide Malibu Drive Road and 3 nos. in Public Health Service site were found installed/placed in the Green Belt/ park etc in the Malibu Towne, Sector-47 & 50, Gurugram. The committee

concluded that an Action Taken Report from Town and Country Planning may be sought in this matter.

b) C and D waste in small quantity was lying in the residential colony which is shown in the photograph of site visit attached as Annexure-B. The applicant submitted that they want a complete report from Municipal Corporation, Gurugram (MCG) regarding disposal of C and D waste generated from demolition of dispensary site. The permission granted to the M/s Goyal iron a steel trader by MCG for dispensary site is attached as Annexure-C and cancellation of the same is attached as Annexure-D colly. It was decided that a complete action taken report in this matter be sought from MCG before initiating any action.

c) Haryana State Pollution Control Board (HSPCB) apprised that they have already filed a complaint against Malibu Estate Private Limited and its directors in Special Environment Court, Faridabad for non-compliance and violation of Water Act, 1974 and the same is pending. The Environment Compensation is under finalization with the joint committee at head office, HSPCB. The applicant also submitted that the colony has expended in 2008 without obtaining the Environmental Clearance from SEIAA and no action has been initiating w.r.t this violation. HSPCB representative submitted that a complaint against Malibu Towne Pvt. Ltd. and its directors has been filed in this Special Environment Court, Faridabad and the reply in the mater shall be field by their department with the approval of competent authority and action shall be initiated with the provision of Act/Rule.

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d) The committee jointly concluded that an action taken report in the concerned matter may be sought from MCG and Town and Country Planning in this matter.

e) The conclusion and recommendation of the committee:-

i. The District Town Planner accepted in their report dated 10.08.2022 (Annexure-F) submitted to the committee that all the DG sets are placed in the green area and they have not given any permission for the placement of above said DG sets in the residential colony and that cognizance of the same has been taken after a complaint was received from the applicant in 2021. But till date no further action has been taken in this matter. It is recommended that directions may be issued to the Town and Country Planning Department for allocation of proper space to placement of DG sets without curtailment of green area after approval in the layout plan as per procedure and submit Action Taken Report within 15 days.

ii. The report of MCG regarding proper disposal of Construction and Demolition waste is still awaited. It is recommended that necessary directions may be issued to MCG to submit complete action taken report regarding disposal of construction and demolition waste by M/s Goyal Iron Steel trader and action taken for this non compliance within 15 days.

iii. The joint committee recommended HSPCB to expedite the pending actions against M/s Malibu Estate Pvt. Ltd. for violation of Environment Laws.

4. That it is most humbly submitted before the Hon'ble court that the role of the Department of Town and Country Planning, is w.r.t

grant of licence to develop a colony as per section 3 of the Haryana Development of Urban Areas Act, 1975 (hereinafter referred to as Act of 1975) and to ensure the compliance of the conditions of the licence, approved layout plan as well as the building plans, as the case may be. Therefore, only the observation mentioned in para 3(a) above relate to the Department of Town and Country Planning, Haryana.

5. That the issue of installation of the DG sets raised in the present O.A pertains to the Residential Plotted Colony of Malibu Towne being developed over an area measuring 204.796 acres in Sector-47 & 50, Gurugram. The status of licences granted for the aforesaid colony is as under:-

Sr. No.	License No.	Date of licence	Area (in acres)	Validity of license	Date of grant of part completion certificate	Area for which part completion certificate was issued	Balance area for which, CC is to be issued
1	71-75 of 1992	28.10.1992	107.682	27.10.2019	23.02.1996	97.282	10.4 (GH)
2	4-8 of 1993	18.03.1993	16.18	17.03.2020	03.05.1996	16.08	0.10 (GH)
3	15-19 of 1994	08.12.1994	14.962	07.12.2019	03.05.1996 & 06.06.2003	10.332 & 2.94	1.69 (GH)
4	4-8 of 1995	15.11.1995	26.83	14.11.2019	05.02.2003	26.83	Nil
5	36-46 of 1997	21.07.1997	14.461	20.07.2019	05.02.2003	14.461	Nil
6	15 of 2008	31.01.2008	24.681	30.01.2020	27.09.2016	24.681	Nil
Total			204.796	-	-	192.60	3.19
Percentage						94.04	

The layout plan of the said colony was approved by the Department bearing no. 1458 dated 03.01.2008.

6. That the issue of installation of such DG sets also brought to the notice of the Department earlier. Accordingly, the then DTP(E), Gurugram while exercising the powers conferred under Section 10 of the Act of 1975 had sealed 3 DG sets alongwith action against other illegal establishments being in violation of the approved layout plan of the colony. The photograph of the sealing of DG sets on 27.10.2021 is attached as **Annexure - R4/1**.

7. The said association also mentioned in their representation dated 26.11.2021 (**Annexure-R4/2**) that the Sh. Raman Sharma, who has filed the present O.A, are working against the interest and safety of 2000 families of this township by filing frivolous repeated complaints with ulterior motive. The said association requested to de-seal the DG sets and not to take coercive action other additional establishments. The relevant part of the request of the association is as under:-

i. *Gensests have been put at central park between WW-CW blocks for the benefit of the residents. There are exams for kids going on at this moment apart from work from home residents as well. We also have many senior citizens who have retired from defense forces and other fields who chose this township due to its vast greenery. This needs a top priority attention from you to be de-sealed as there are constant shutdown of electricity due to up-gradation work happening for smart grid by DHBN.*

ii. *Another genset has been operational at the main park of Starwood at extreme of north east corner which is again used jointly by many residents staying there. Request you again for the regularization of the same.*

iii. *RWA office was an existing structure next to transformer station used by electrical team before. It has just been refurbished and*

repainted and utilized now regularly for vaccination camps, covid tests, health check ups for senior citizen and other welfare activities.

- iv. The RFID barriers are put for the security of the residents with their hard earned money which is a temporary structure. There are a total of 750 entries done on an average at these barriers every day which ensures the logging of people entering the township. They are manned 24 hours by security team and hence never closed for emergencies like ambulance, police etc. Before these barriers were installed 3 years back' we have had serious security issues like eve teasing by bikers from HUDA sectors, chain snatching, drinking in outside cars by men at secluded places, drugs sale next to HUDA land next to Pine Drive inside the township, parking of outside cars inside the township etc. Some residents who visited Mr. R.S. Baath on 28th October explained their personal experiences of harassment faced with anti social elements.
- v. School/Residents Bus Shelters at various locations all over township have been put up again with residents money. They act as sitting for school children when they are waiting for school and resting for elderly residents during their walks etc. This is also again a temporary structure only.
- vi. Guard temporary seating room has been created to save the guards from rain and sun. They are actually manning the gates for 24 hours. it is humane only to create something like this for such personnel. Again this is a temporary structure paid by residents and made after request from them.
- vii. Orange Drive Street Gate next to panchayati rasta very crucial for security of residents as this is next to the area outside the

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township where all kind of illegal activities happen everyday. Even drugs and alcohol was being sold at this small shop which is detrimental for our kids around. All kinds of anti-social elements hang around this shop creating nuisance post evening. As this is next to Mount Olympus school.; a guard normally opens the gate and closes them when there are kids going to the school.

viii. *Temporary gate at Star Wood next to Good Earth Mall was erected as earlier there was many unauthorized parking of cars from the Good Earth Mall and illegal entry of outside cars parking at secluded places inside for drinking of alcohol which becomes a serious threat for the residents residing there. Ladies and kids are afraid to step out after evening time due to bad elements roaming around in the township without any gate earlier. This was a gate manned by security guards for 24 hours and never closed completely for any emergency services like ambulance or police.*

8 That the above request of the association was considered favorably in public interest as well as for the residents of the colony. The Department conveyed no objection for the provision of services mentioned below vide memo dated 31.12.2021 to District Town Planner (E), Gurugram and Senior Town Planner, Gurugram
(Annexure-R4/3):-

- 
- a) Generator sets put up at central park.
 - b) RFID, Barriers and Guard Shelter.
 - c) Bus queue shelter.
 - d) Temporary gate at Star Wood next to Good Earth Mall maintained by their security.

9. The above facts were not brought into the notice of the committee. The same was not reflected in the conclusions and recommendation of the committee as well as in the report of

District Town Planner (P), Gurugram dated 10.08.2022 as the no objection by the Department was conveyed to DTP(E), Gurugram and not to DTP(P), Gurugram. Therefore, the conclusions and recommendations of the committee are not based of complete facts of the case.

10. That fresh report with regard to the DG sets mentioned in observations of the committee, the present O.A has been obtained from District Town Planner(P), Gurugram. The said DG sets have been shown on the copy of the approved layout plan of the colony. According to the said report, total 13 no. of DG sets found to be installed in the licenced colony duly shown on the copy of approved layout plan, which is attached at **Annexure-R4/4**. Out of these 13 DG sets are working at site, 6 are at Group Housing, 4 at water boosting site and balance 3 are at the central park.
11. That the services in a colony come up as per the local requirement which is dynamic in nature. The Department has been receiving grievances with regard to deficit electric infrastructure from time to time in various parts of the Gurugram. The Department should not have any objection to the facilities in the larger interest of the residents of the colony, however, the same should not be violative of Environmental Laws. Such, DG sets may not be required once the power utility Departments i.e. DHBVN/HVPSNL are able to provide the requisite electrical infrastructure to mitigate the requirement of DG sets.
12. It is pertinent to mention here that the Department imposes a condition with regard to 100% back-up for lifts installed in the project, which is not possible without the provision of generators. Further, as regards the DG sets installed in sites earmarked for

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water boosting station, the same being a public utility deserves to be considered.

13. That the licenced colony of Malibu Town Estate Pvt. Ltd. has been transferred to the respondent no. 3 i.e. Municipal Corporation, Gurugram vide orders dated 09.05.2022 (**Annexure-R4/5**) in respect of the maintenance of the infrastructure services.

In view of the above, it is prayed that the instant O.A may be filed qua the Department of answering respondent.

Place: Chandigarh

Dated: 09.01.2023



Deponent

VERIFICATION:

Verified that the contents of para 1 to 13 of this reply are true and correct to my knowledge and based on information derived from the official record which are believed by me to be correct. Legal submissions are based on advice. No part of it is false and nothing material has been concealed therein.

Place: Chandigarh

Dated: 09.01.2023.



Deponent

Office of District Town Planner (Enforcement), Gurugram

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA

Sector-14, HUDA COMPLEX, 3rd FLOOR, GURUGRAM.

Tel-0124-2223749

E-mail: dtpenf2.gurugram.tcp@gmail.com

Memo No. SPL-1

Dated: 03-11-2021

To

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

Subject - Action Taken Report on allegations/issues raised by Sh.Raman Sharma against the Licensed Colony being developed by Malibu Estate Pvt. Ltd. & others.

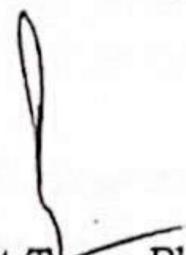
Reference - Head Quarter memo no. Comp-1B/JE(S)/2021/27631 dated 27.10.2021 and report sent by DTP(P) office memo no. 9455 dated 17.09.2021.

With reference to the subject cited above, it is submitted that report from DTP (P) was received wherein 83 points were raised. After that the office in receipt of memo no. Comp-1B/JE(S)/2021/27631 dated 27.10.2021 of Head Quarter wherein the Action Taken Report was sought in compliance of the directions of minutes of meeting dated 16.03.2021, carried out a demolition drive dated 27.10.2021 wherein following action related to DTP (Enf) was taken.

1. Guard Room adjacent to Good Earth Mall was demolished (Ref: Point No. 10 (xxxi) of list).
2. Guard Room constructed in the corner of park, opposite to primary school was demolished. (Ref: Point No. 10 (xlv) of list)
3. Boundary wall along Sector Dividing Road of Sector-47 & 50 was demolished (Ref: Point No. 10 (xxix) of list)
4. Borewell was sealed and a structure where Electric Sub Station exists was partly demolished which falls within Public Health site (Ref: Point No. (xiv) of list)
5. Illegal boundary wall on one side of public health site was demolished.
6. Boom barrier at 18 mt. wide entrance from the commercial site was demolished.
7. Illegal gate on revenue rasta 8.38 mt. wide running along the 18m wide internal road was demolished.
8. DG set placed in the corner of park falling between the 14 mtr. Wide Whitewood road and 12 mtr wide Malibu Drive road has been sealed (Ref: Point No. 68 (ii) of list).

It is informed that this office has already taken action from time to time. The office had earlier issued notice to the Managing Director, Malibu Estate Pvt. Ltd. vide this office memo no. 2499 dated 14.09.2020 and an FIR bearing no. 0628 dated 16.10.2020 was lodged in P.S.-Gurgaon Sadar. Further during the demolition drive dated 27.10.2021, the residents of the Township gathered on the spot and resisted and asked the team to stop the drive as the residents stated that the encroachment raised like DG sets, boom barriers etc. are being used for the welfare of the residents. And they visited the office on next day i.e. 28.10.2021 and submitted a written representation (copy enclosed). The drive shall further be conducted within the month of November.

The report is submitted for information and further necessary action please.

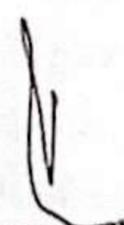

o/c District Town Planner,
Enforcement, Gurugram.
d

Endst No. SPL-2 - SPL-3

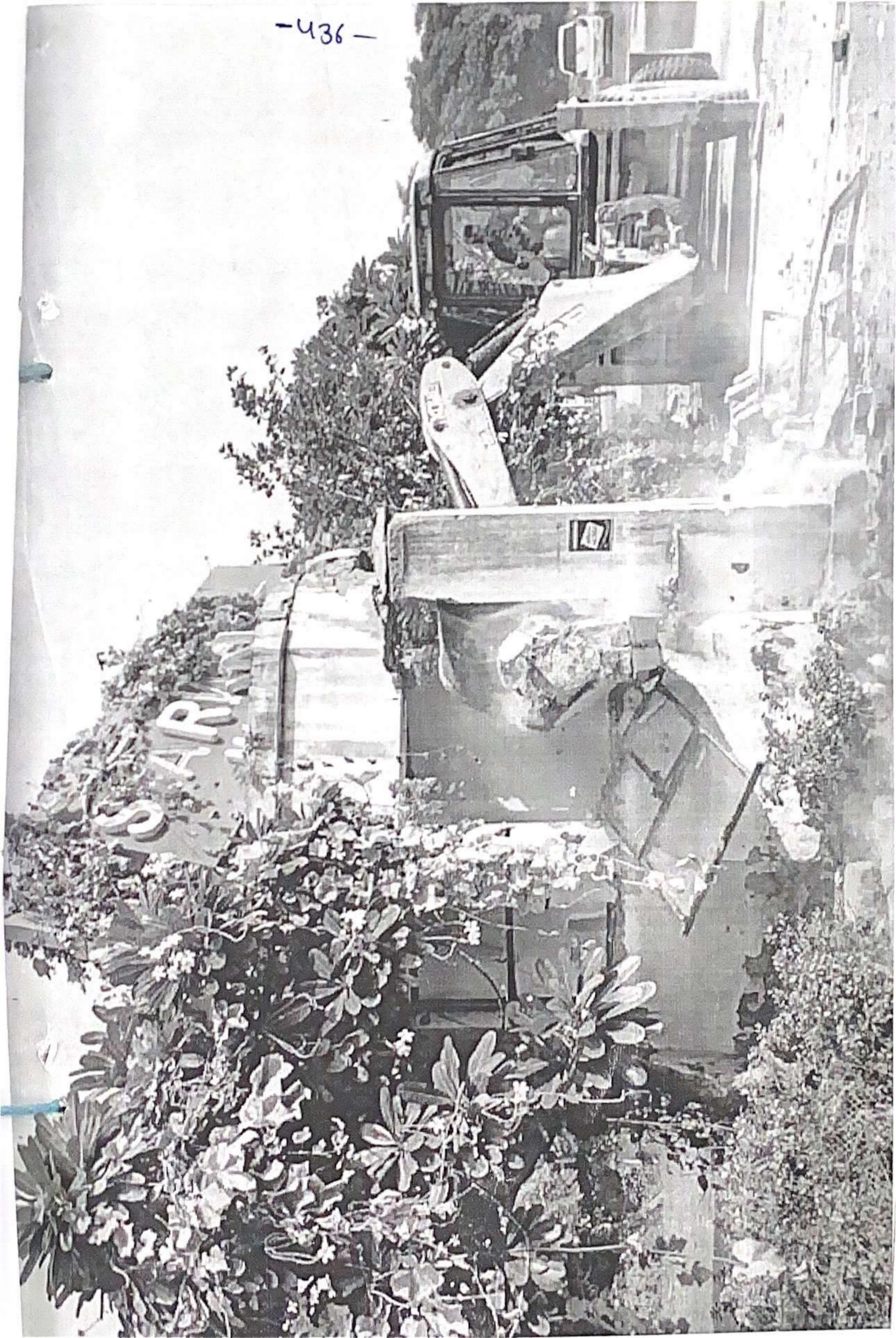
Dated: 03-11-2021

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

1. Senior Town Planner, Gurugram.
2. District Town Planner (Planning), Gurugram


o/c District Town Planner,
Enforcement, Gurugram.
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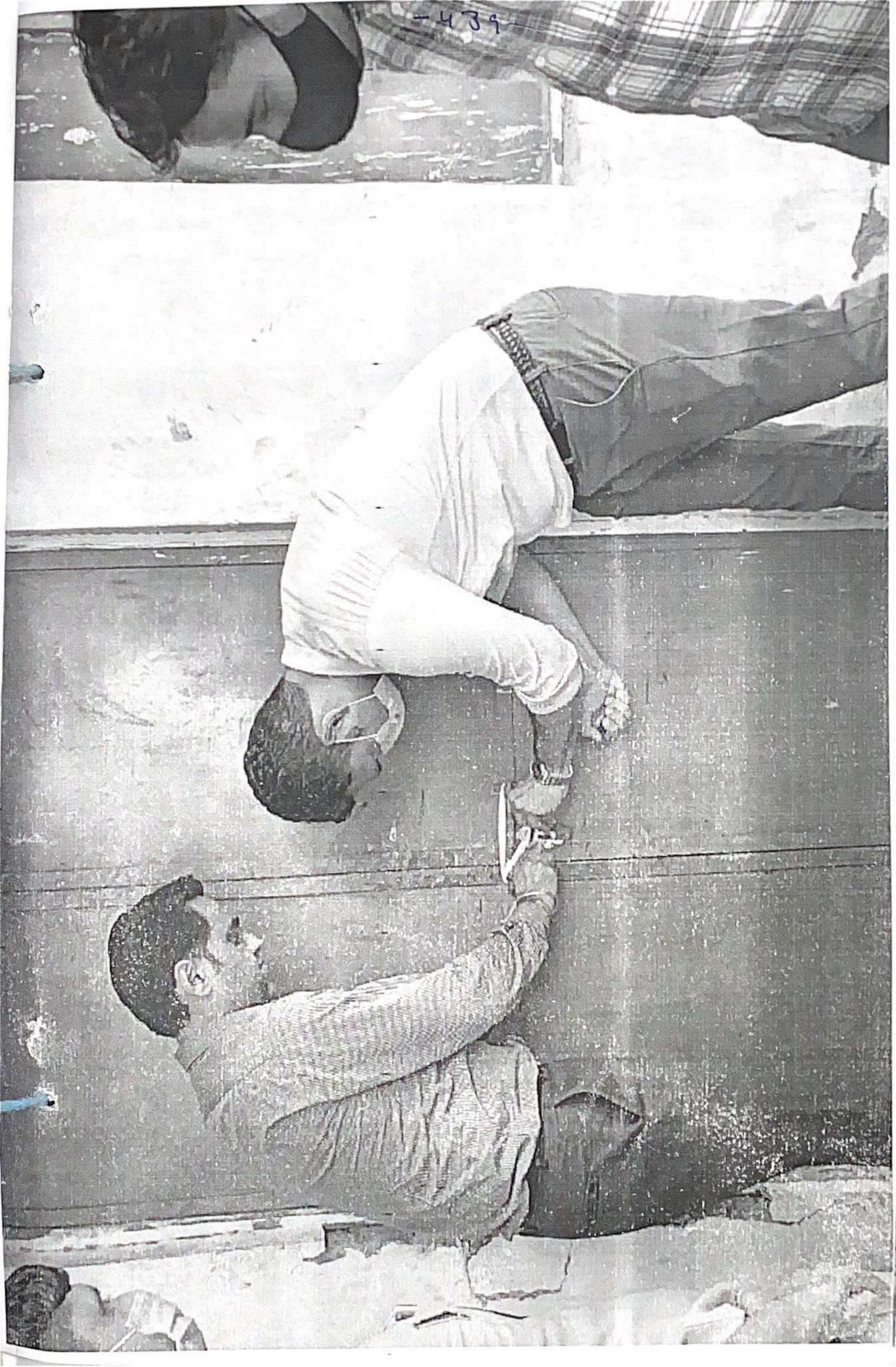


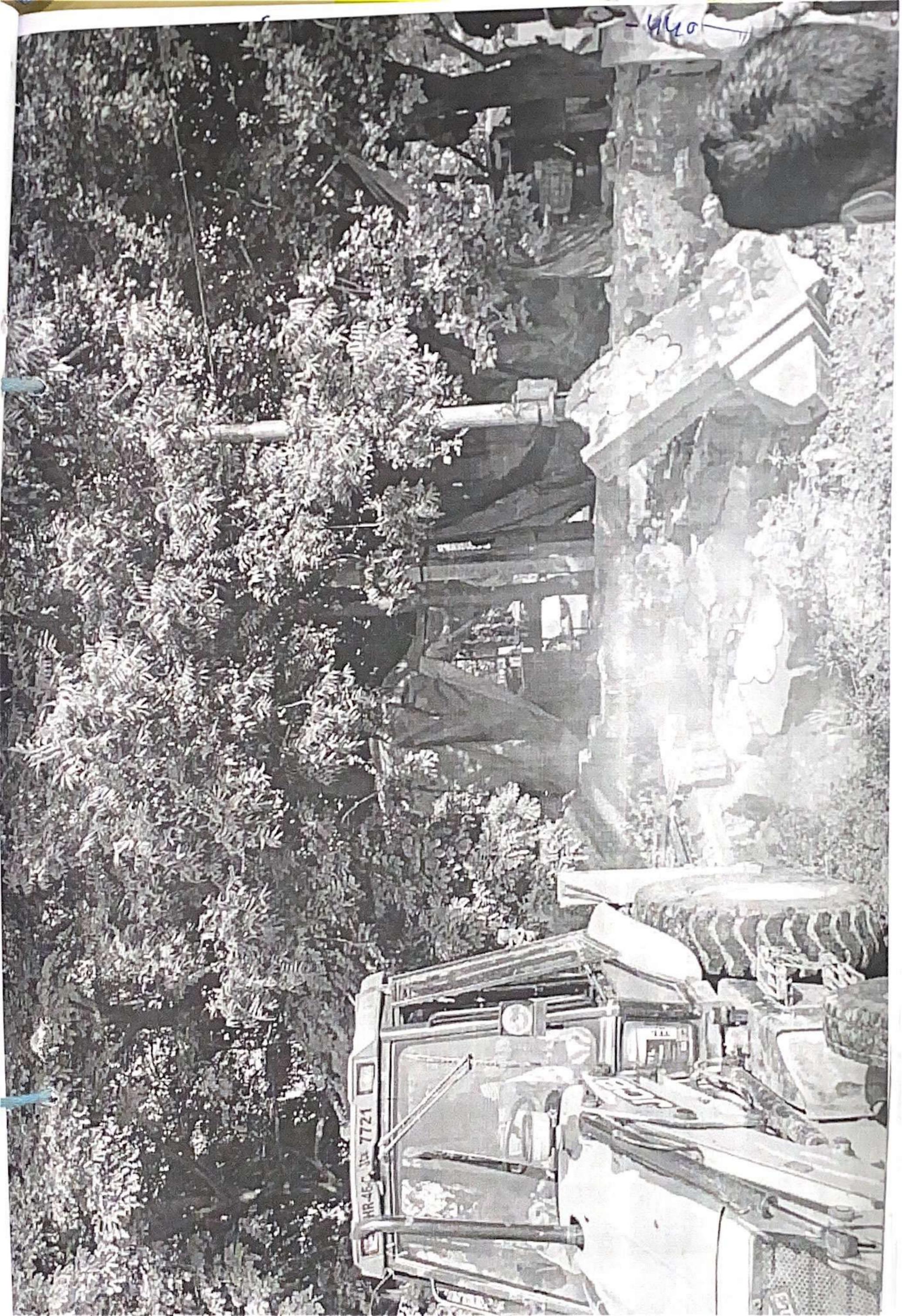
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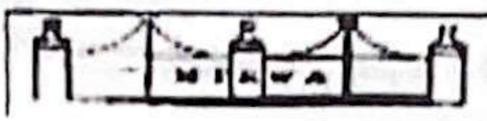


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29/10-2021



MALIBU TOWNE RESIDENTS WELFARE ASSOCIATION

Camp Office- WW-59/ GF, Malibu Towne, Sector 47, Gurugram, Haryana-122018

Registration No.HR018201300792,

Email Address : ec.malibutowne.rwa2021@gmail.com

President – Vijay Shiv Nath 98.101.28540

Vice President – Anita Yadav 99.996.35009

Secretary – Amit Katyal 98.733.35880

Jt.Secretary – Rajan Kohli 99.999.04306

Treasurer – Mahender Gupta 99.710.86001

Dated: 28th October'2021

Ref No: MTRWA/130/2021

To,
Shri.R.S.Bathh
DTP Enforcement,
Gurugram,

Dear Sir,

Handwritten signatures and dates: 28/10, AM/Or (M...)

Subject: Malibu Towne- Demolition of 27th October in our township with utter disregard to safety and welfare of 2000 families

Greetings to you from Malibu Federation and the residents of Malibu Towne at Sector-47, Sohna Road, Gurugram-122018. As you are already aware this is a 200 acres township which houses close to 2,000 families and is the greenest township in the entire Gurugram.

Further to the demolishing incident of today at our township Malibu Towne; residents are very concerned about this as this directly impacts the security of the township.

Today Genset of residents at WW-CW area was sealed, RFID Barriers at Vikas Marg gate, Main Gates at StarWood & Temporary guard shelters at Vikas Marg Gate were demolished which were put by residents with their hard earned money for the security and welfare of residents without any prior notice by DTP (Enforcement). Neither Malibu Federation, RWA's, Residents had any prior information/ notice on this matter.

Concerning Genset in WW-CW area; this is of prime importance at this moment as kids exams are going on and there are many senior retired residents staying here. We request you to give a confirmation to immediately put back these RFID barriers and for the desealing of generators so that our kids and senior residents are not affected.

Mr.Raman Sharma and Mr.Rakesh Singh who are RTI activist of our township are constantly working against the interest and safety of the 2,000 families of this township. They are constantly conniving in local politics, black mailing the various Gurugram Administration officials and extorting money from builder for their personal benefits.

Following are the issues which we have got to know from you which seems to be irregular and need regularisation.

- 1) Generator in Central Park for residents usage
- 2) School Bus Shelters at various locations all over township
- 3) RFID Security Barriers
- 4) Guard temporary seating room
- 5) RWA Office
- 6) Orange Drive Street Gate

Orange Drive Street Gate is very crucial for security of residents as this is next to the area outside the township where all kind of illegal activities happen everyday

As all these above are put up by residents for residents welfare; we request you to regularise the same. For any future action in our township we request you not to proceed until the Malibu Federation RWA's are informed and discussed together for the same.

For any other issues related to the builders irregularities; the DTP is free to take necessary action for the same against them.

The residents of this township request with folded hands that because of these 2 RTI activists Mr. Raman Sharma and Mr. Rakesh Singh in this township; the entire 2000 families should not suffer or be affected.

Thanking you,

Vijay Shiv Nath,

President, MTRWA



- 1 Anshu NW 93 GF 9810697851 Amresh
- 2 Raman Sani CW-64. 9910513013 Jai
- 3 Ananya Bagai WW-88 GF 9910371408 Bagai
- 4 Hema Bhattacharya WW 96 GF 9871534817 Jai
- 5 SK Chivastava WW 6 FF, 9717020366 Jai
- 6 VIKAS GOEL - OD 19 FF 9812671425 Karjok
- 7 RAJIV KHANNA - WW 19 FF 9810062750 Ky'v'k
- 8 Priyaa Chauhan - WW 64, SF 9311422749 Chauhan
- 9 Sanjay Sahni - CW 55 GF 9999110823 Jai
- 10 Manoj Goel WW 59 FF 9899989258 Jai
- 11 PRABHAKAR RIVASTAVA WW 76 FF 9818800273 Prabhu
12. Vikas Madhav / Ca. was. Jai. WW 95 GF/FF/SF V. Madhav
13. Preeti Anand WW. 61. GF. 9810764741 Preeti Anand
- 14 AMIT AGRAWAL CW-44 (GF) 9899623279 Amit Agrawal
15. Rolly Jain WW-36 (GF) 9560917444 Rolly Jain
16. ASHAY YADAV OD-101 (3rd + 1st) 9582952304 Ashay
- 17 MALTI Ghodeshwar WW 73 GF - 9810673579 Mug
- 18 SHEILA CHAUDHARY - WW 72 GF - 9540747700 Sheila Chaudhary
19. M.K. Nazareh WW-10.7 9818033900 Nazareh
20. BABRU BHAN YADAV CW 39-GF 9810028261 Babru Bhan
- 21 PURAN SENGH WW-66, 2nd Floor 9810238224 Puran
- 22 ASHIMA ARORA CW-57, 2nd Floor 9911506055 Ashima
23. Dr SHASHIDHAR WW-67 G/F. 9810669116 Sham

As all these above are put up by residents for residents welfare; we request you to regularise the same. Also for any future action in our township we request you not to proceed until the Malibu Federation RWA's are informed and discussed together for the same.

For any other issues related to the builders irregularities; the DTP is free to take necessary action for the same against them.

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Thanking you,

Vijay Shiv Nath,



President, MTRWA

- 24. Raj Singh WW-70 S.F. 8130586777
- 25. Suresh Sharma CW 27 SF 998225503
- 26. Mahendra Gupta CW 26 GF 9971086001
- 27. Wg Cdr AK Saxena WW 78 GF 955906725 Arun Kumar
- 28. Shikha Gupta OD-67, 9910994310 Anil
- 29. Vinod Pawan WW-68 GF 9811339380 Vinod
- 30. Nishi Rajwani RS-4K, 9250317207 Nishi Rajwani
- 31. OM PARKESH SONI CW-20 GF 9811822041 Om Parkesh Soni
- 32. Shagun Madam WW-66 GF 9871411447 Shagun
- 33. Rohit Anura WW 35 FF 9810602443 Rohit
- 34. Anita - C-W - 61 - 9315787528 Anita
- 35. PRAMOD C.W. 65 9971593043 Pramod
- 36. Dr. Karan Singh Anura WW-41 GF 9810988399 Dr. Karan Singh
- 37. Alka Dabral WW 129 9899900129 Alka
- 38. A.H. Khanna WW-20 GF 9910024023 A.H. Khanna
- 39. Kiran S Gulwadi WW 70 FF 93157820820863 Kiran
- 40. Sachin Gulwadi WW 70 FF 9810597851 Sachin
- 41. Sandhya Singh WW-70 GF 9815041111 Sandhya
- 42. V K Jetly CW-34 GF 9871546815 V K Jetly
- 43. SACHIN GHAI WW 124 9899154154 Sachin
- 44. NAYANA ABHYANKAR WW 60 (FF) 9810401578 Nayana

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Thanking you,

Vijay Shiv Nath,



[Signature]
President, MTRWA

- 45. Rabbir Singh Lala W-W-10/ 981759110/ P/L 2
- 46. Anadhana Kacker CW-11, SF 9818552299 AK
- 47. Neha Agarwal WW-63 FF 9996627110 Neha
- 48. PRADIP KUMAR VMD WW34 GF 9810214446 Pradi
- 49. Leet Singh WW57 7027000007 Leet
- 50. Mona Singh WW-62 FF 9810136696 Mona
- 51. Kamel Gaud WW-69 SF 9810540054 Kamel
- 52. Avi TUTEI A OD39 GF 988811949 Avi
- 53. GINA Kishore WW 61 GF 8447755159 GINA
- 54. Atul Chaphan WW85 FF 9911141324 Atul
- 55. Manoj Ver. Sharma WW62 FF 9810545212 Manoj
- 56. Athil Kumar Jain WW29 Dld Floor 9911191695 Athil
- 57. Surabhi Agarwal OD-5 FF 9873936252 Surabhi
- 58. Anita Yadav WW-55 GF 9999635009 Anita
- 59. Saruchi Pathela WW-37 FF 9958992469 Saruchi
- 60. Ravinder Sarda WW38 FF 9810400179 Ravinder
- 61. Col RM Chaudhri WW 8 FF 9810770448 Col RM
- 62. Asha Bharti W.W. 10 A F.F Asha

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Thanking you,

Vijay Shiv Nath,

President, MTRWA



- 63. Anupama Sharma WW 51 SF 9818005303 Sharma
- 64. Anurag Anurag WW-07 GF 9811821191 Anurag
- 65. Dimple CW-11 GF 9811254306 Dimple
- 66. Maneesha Mohana OD-76 9810263249 Mohana
- 67. Vinod Dudgea Vinod WW 18 FF 9818366521 Vinod
- 68. Akhil Khare CW-2 GF 9810290818 Akhil Khare
- 69. Gurpreet Singh CD-12 9871401100 Gurpreet Singh
- 70. Amit Katyal WW-19 SF 9873335880 Amit Katyal
- LALITA GUPTA CD-7 9875400091 Lalita Gupta
- 71. Rupinder Kaur WW-02 9873185241 Rupinder Kaur
- 72. Raman Raman WW-10 8527815723 Raman
- 73. Vijay Kumar CW-48, SF 9818377348 Vijay Kumar
- 74. Lalit Agard OD-67 9910057712 Lalit Agard
- 75. S. Dhruv CD-54 A 9958990952 S. Dhruv
- 76. Pawan Sarna CD-43 9560886323 Pawan Sarna
- 77. Prabha SKEELIA WW-50/96 9810420230 Prabha SKEELIA
- 78. SANJAY BHUTANI WW-79 GF 9811121121 Sanjay Bhutani
- 79. Dipit Sharma WW-48 FF 8800780888 Dipit Sharma
- 80. Anuja Ghoshal WW-63 GF 9910197002 Anuja Ghoshal
- 81. Mrs Angelico Kaul WW-52 GF 9910063757 Mrs Angelico Kaul
- 82. Mrs Shweta Dubey WW-58 SF 9935342791 Mrs Shweta Dubey
- 83. Mrs Nancy Peng CW 22 FF-995875468 Mrs Nancy Peng



MALIBU TOWNE RESIDENTS WELFARE ASSOCIATION

Camp Office- WW-59/ GF, Malibu Towne, Sector 47, Gurugram, Haryana-122018

Registration No. HR018201300792, Email Address : ec.malibutowne.rwa2021@gmail.com

President – Vijay Shiv Nath 98.101.28540

Vice President – Anita Yadav 99.996.35009

Secretary – Amit Katyal 98.733.35880

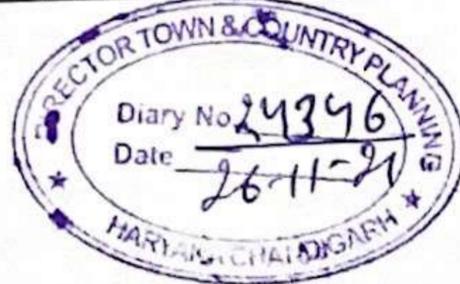
Jt. Secretary – Rajan Kohli 99.999.04306

Treasurer – Mahender Gupta 99.710.86001

Dated : 25th November 2021

Ref No: MTRWA/135/2021

To,
Shri.K.Makrand Pandurang,
Director General,
Department of Town & Country Planning Haryana,
Plot No.3, Sec-18A,
Madhya Marg, Chandigarh-160018



Dear Sir,

Subject: Malibu Towne- Demolition of 27th October in our township by DTP Enforcement

Mr.RS Baath

Greetings to you from "Malibu Towne Residents Welfare Association" and the residents of Malibu Towne at Sector-47, Sohna Road, Gurugram-122018. MTRWA is one of the oldest RWA in this township. We wish to inform you that this is a 200 acres township which houses close to 2,000 families and is the greenest township in the entire Gurugram.

Mr.Raman Shama and Mr.Rakesh Singh who are self proclaimed RTI activists of our township are constantly working against the interest and safety of the 2,000 families of this township by filing frivolous repeated complaints with ulterior motives to various government agencies. They are constantly conniving in local politics, black mailing the various Gurugram Administration officials and extorting money from builder for their personal benefits.

Further to the demolishing incident of 27th October at our township Malibu Towne; residents are very concerned with incident as this directly impacts the security of the township. The common Genset of residents at WW-CW area was sealed, RFID Barriers at Vikas Marg gate, Main Gates at StarWood & Temporary guard shelters at Vikas Marg Gate were demolished which were put by residents with their hard earned money for the security and welfare of residents without any prior notice by DTP (Enforcement). Neither MTRWA, Malibu Federation or residents had any prior information or notice on this matter. We request you to give a confirmation to immediately desal the generators, put back these RFID barriers and guard shelters.

200 residents had signed against these nuisance makers in the township and requested DTP to restore these demolished infrastructure back; which was handed over to Mr.R.S.Baath at his office on 28th October'2021. However till date we haven't received any feedback from him for the same. Subsequently another letter was signed by more than 450 residents and sent to him. Copies of the same is enclosed for your reference.





MALIBU TOWNE RESIDENTS WELFARE ASSOCIATION

Camp Office- WW-59/ GF, Malibu Towne, Sector 47, Gurugram, Haryana-122018

Registration No. HR018201300792, Email Address : ec.malibutowne.rwa2021@gmail.com
 President – Vijay Shiv Nath 98.101.28540 Vice President – Anita Yadav 99.996.35009
 Secretary – Amit Katyal 98.733.35880 Jt. Secretary – Rajan Kohli 99.999.04306
 Treasurer – Mahender Gupta 99.710.86001

We wish to inform you the following infrastructure which are affected and need your help to regularise the same :

- 1) Gensets have been put at Central Park between WW-CW blocks for the benefit of the residents. There are exams for kids going on at this moment apart from work from home residents as well. We also have many senior citizens who have retired from defence forces and other fields who chose this township due to its vast greenery. This needs a top priority attention from you to be desealed as there are constant shutdown of electricity due to upgradation work happening for smart grid by DHBVN.
- 2) Another genset has been operational at the main park of Starwood at extreme of north east corner which is again used jointly by many residents staying there. Request you again for the regularisation of the same.
- 3) **RWA Office** was an existing structure next to transformer station used by electrical team before. It has just been refurbished and repainted and utilised now regularly for vaccination camps, covid tests, health check ups for senior citizens and other welfare activities.
- 4) The **RFID barriers** are put for the security of the residents with their hard earned money which is a temporary structure. There are a total of 750 entries done on an average at these barriers every day which ensures the logging of people entering the township. They are manned 24 hours by security team and hence never closed for emergencies like ambulance, police etc.. Before these barriers were installed 3 years back; we have had serious security issues like eve teasing by bikers from HUDA sectors, chain snatching, drinking in outside cars by men at secluded places, drugs sale next to HUDA land next to Pine Drive inside the township, parking of outside cars inside the township etc.. Some residents who visited Mr. R.S. Baath on 28th October explained their personal experiences of harrasment faced with anti social elements.
- 5) School/Residents Bus Shelters at various locations all over township have been put up again with residents money. They act as sitting for school children when they are waiting for school and resting for elderly residents during their walks etc.. This is also again a temporary structure only.
- 6) Guard temporary seating room has been created to save the guards from rain and sun. They are actually manning the gates for 24 hours. It is humane only to create something like this for such personnel. Again this is a temporary structure paid by residents and made after request from them.
- 7) Orange Drive Street Gate next to panchayati rasta is very crucial for security of residents as this is next to the area outside the township where all kind of illegal activities happen everyday. Even drugs and alcohol was being sold at this small shop which is detrimental for our kids around. All kinds of anti-social elements hang around this shop creating nuisance post evening. As this is next to Mount Olympus school; a guard normally opens the gate and closes them when there are kids going to the school.



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MALIBU TOWNE RESIDENTS WELFARE ASSOCIATION

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Jt.Secretary – Rajan Kohli 99.999.04306

Treasurer – Mahender Gupta 99.710.86001

8) Temporary gate at Star Wood next to Good Earth Mall was erected as earlier there was many unauthorised parking of cars from the Good Earth Mall and illegal entry of outside cars parked at secluded places inside for drinking of alcohol which becomes a serious threat for the residents residing there. Ladies and kids are afraid to step out after evening time due to bad elements roaming around in the township without any gate earlier. This was a gate manned by security guards for 24 hours and never closed completely for any emergency services like ambulance or police.

We request your office to help us by giving the necessary permissions to regularise these facilities which have been put by the residents for their safety, security and welfare. We are attaching the photographs of the security RFID gate with guard sitting area, bus shelters, RWA/Federation office and the generator area of residents usage for your reference.

For any other issues related to the builders irregularities; the DTP is free to take necessary action for the same.

Inorder to have better clarity on the green areas; we have also got the entire colony surveyed by an accredited firm and the green areas excluding the structures such as electrical substations, sewage treatment plants, etc was more than the mandatory green required as per the DTCP regulations. We are attaching the necessary documentation for the same.

As mentioned in our earlier letters again that because of the 2 RTI activists Mr.Raman Sharma and Mr.Rakesh Singh; the entire 2,000 families should not suffer or be affected.

Thanking you,

Vijay Shiv Nath,
President, MTRWA
98101-28540



CC : Mr.R.S.Baath (DTP Enforcement)

Directorate of Town & Country Planning, Haryana
 Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
 Phone: 0172-2549349; website:-http://tcpharyana.gov.in

To

District Town Planner (E),
 Gurugram.

Memo No. Comp.-1B/JE(S)/2021/

33649

Dated:

31-12-21

Subject:- Malibu Towne, demolition of 27th October in township by DTP (E) Gurugram.

The subject cited representation dated 26.11.2021 received from Sh. Vijay Shiv Nath, President, Malibu Towne Residents Welfare Association, Gurugram (copy enclosed) has been examined and accordingly, I have been directed to inform that the department have no objection for the provision of services mentioned below in the interest of public at large in Malibu Towne:-

- Generator sets put up at central park.
- RFID, Barriers and Guard Shelter.
- Bus queue shelters.
- Temporary gate at Star Wood next to Good Earth Mall maintained by their security.

You are accordingly requested to issue instructions in this regard.



(Rajesh Kaushik)

District Town Planner (HQ)

For: Director, Town & Country Planning
 Haryana, Chandigarh

Dated: 31-12-21

Endst No. Comp.-1B /JE(S)/2021/ 33650

A copy is forwarded Senior Town Planner, Gurugram for information and further action please.



(Rajesh Kaushik)

District Town Planner (HQ)

For: Director, Town & Country Planning
 Haryana, Chandigarh



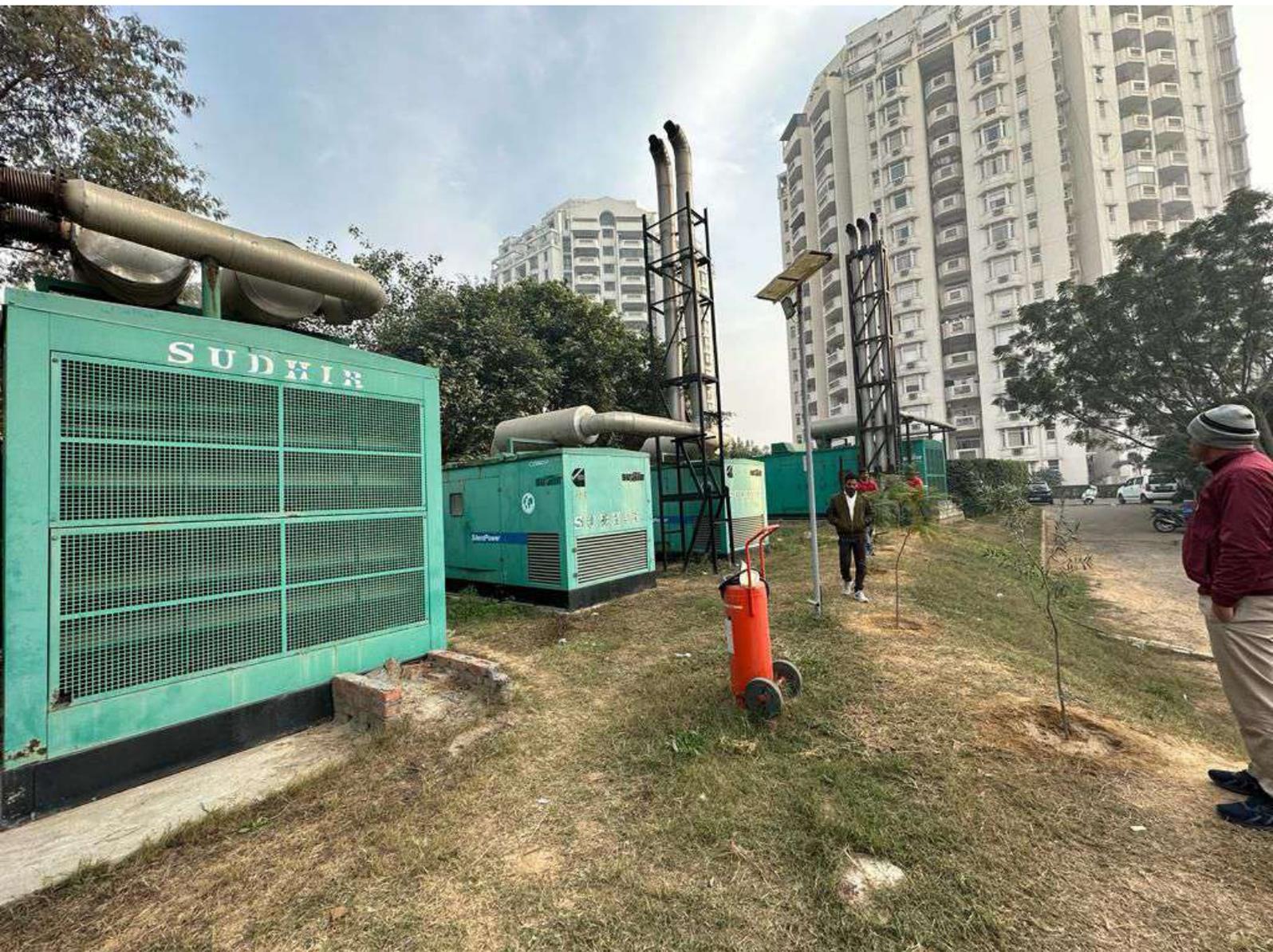






















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FUEL
TANK

ORDER

The Department of Town and Country Planning had granted several licences for development of residential plotted colonies known as Malibu Town, Ardee City, Rosewood City, Uppal Southend, Mayfield Garden, Vipul World, Sushant Lok-II, Sushant Lok-III and Greenwood City under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. The list of such licences is annexed as Annexure-I. In the agreement executed by the department with the colonizer at the time of grant of licence, the following condition was imposed:-

"That the owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue 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 facts these colonies stand inhabited and consequent to provisioning of services, part-completion certificate stands issued to against most of these licences and completion certificate to two colonies namely Rosewood City and Greenwood City, as well as the fact that Municipal Corporation, Gurugram is also keen to takeover these colonies, therefore, the Government under provision of Section 23A of Haryana Development and Regulation of Urban Areas Act, 1975 has decided to transfer the said licenced colonies i.e. Malibu Town, Ardee City, Rosewood City, Uppal Southend, Mayfield Garden, Vipul World, Sushant Lok-II, Sushant Lok-III and Greenwood City transferred to Municipal Corporation, Gurugram with immediate effect.

3. The necessary formalities for taking over of colonies have been completed by Municipal Corporation, Gurugram which as detailed below:-

1. An agenda was placed before the house of Municipal Corporation, Gurugram dated 06.09.2019 and also subsequently in house meeting dated 08.06.2020 and 12.12.2020 to send proposals to the Government for taking over of licensed colonies mentioned above.
2. Subsequently, the Commissioner, Municipal Corporation, Gurugram vide memo no. MCG/TP/STP/2020/1517 dated 03.07.2020 requested to Director, Town & Country Planning Department, Haryana, Chandigarh that necessary directions may be issued to STP, Gurugram and DTP (Planning), Gurugram to worked out combined strategy for improving the deficient infrastructure in above colonies, in co-ordination with Municipal Corporation, Gurugram, Local RWAs and concerned colonizer.
3. Subsequently, DTCP vide Endst. No. CC-99-Asst./2020/7881 dated 12.05.2020, directed STP, Gurugram, DTP (Planning), Gurugram to provide the copy of approved plans of the subject cited licensed colonies to Municipal Corporation, Gurugram. STP, Gurugram vide STP(G)2020/4762 dated

09.12.2020 has provided/ handover necessary approved plans to Municipal Corporation, Gurugram.

4. Subsequently, vide memo no. MCG/TP/CTP/2020/38433-38470 dated 21.12.2020, Municipal Corporation, Gurugram has requested all the builders/colonizers to convey consent regarding handing over the colonies to the Corporation. In reference to above letter, except DLF, all the builders/colonizers have submitted their consent to Corporation regarding handing over their colonies to Municipal Corporation, Gurugram.
5. Three Consultants were appointed by Municipal Corporation, Gurugram to undertake the survey of the existing infrastructure involving the licensee and RWA representatives. The scope of work given to the Consultants was to assess deficient basic infrastructure required to be provided by the real estate developer and the cost involved; additional infrastructure, if any, required based on present day requirement along with estimate/costing.

The Consultants conducted a detailed survey, including videography and photography, of the existing infrastructure provision and compared the same with the "As Built" plans approved by the competent authority besides assessing the existing population density including changes in FAR and other rules made from time to time. A sample survey of residents on the extent of satisfaction with existing infrastructure was undertaken by the Consultants. The Consultants held separate meetings with the RWAs and the real estate developer on the infrastructure and maintenance issues of the colony.

6. Deficiency estimates for 09 colonies have been got prepared through Consultants after conducting detailed survey and necessary meetings with stake holders. The details of estimated expenditure in the form of DPR to be spent on deficient infrastructure in 09 colonies is mentioned below:-

Sr. No.	Name of Colony	Estimated Amount (Rs. in crore)
1.	Maibu Towne	14.70
2.	Ardee City	10.93
3.	Rosewood City	04.49
4.	Uppal Southend	03.60
5.	Mayfield Garden	16.21
6.	Vipul World	08.92
7.	Sushant Lok-II	08.50
8.	Sushant Lok-III	10.38
9.	Greenwood City	14.31

7. The final report states that a sum of Rs. 92.04 Crore is assessed as the cost of deficient infrastructure provision, additional infrastructure on above 09 colonies.
8. The deficiencies in lieu of electrical infrastructure have not been included. The necessary amount in lieu of deficiency of electrical infrastructure shall be got deposited with DHBVN by the colonizer.

9. On the same pattern as orders passed on dated 08.02.2016 & 12.02.2019, Municipal Corporation, Gurugram shall take over the colonies. If the licensee fails to pay the deficient infrastructure cost then cost for the same shall be recovered from the colonizer by the Town and Country Planning Department and same will be transferred to Municipal Corporation, Gurugram in phased manner to the commensurate development works carried out by the Municipal Corporation, Gurugram.

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

- a) Renewal of licenses.
- b) Construction of community sites as per provision 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/SIDC 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 colonizer/ agencies within a period of one month from the issues of these orders.

Date: 09/05/2022
Place: Chandigarh


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

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

1. Chief Principal Secretary to the Chief Minister, Haryana.
2. CEO, GMDA, Plot No. 3, Sector 44, Near HUDA City Centre Metro Station, Gurugram.
3. Director General, Urban Local Bodies Department, Sector-4, Panchkula.
4. 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 order and submit the compliance report to the Government under intimation to the Director, Town & Country Planning, Haryana, Chandigarh.
5. Chief Administrator, HSVP, Panchkula.
6. Deputy Commissioner, Gurugram.
7. Chairman, Haryana State Pollution Control Board, Haryana, Sector-6, Panchkula.
8. Managing Director, HVPNL, Shakti Bhawan, Sector-6, Panchkula.
9. Joint Director, Environment-Cum-Secretary, SEAC, Haryana, Paryavaran Bhawan, Sector -2, Panchkula.
10. Director, Urban Estates, Haryana, Panchkula.
11. Administrator, HSVP, Gurugram.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram with a direction to coordinate with Municipal Corporation, Gurugram and colonizers.
14. District Town Planner (P), Gurugram.
15. District Town Planner (Enf), Gurugram.
16. Chief Accounts Officer O/o DTCP, Haryana.
17. Project Manager (IT Cell) O/o DTCP with the directions to host these orders on the website of the Department.

(Signature)

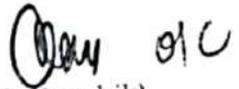
(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

Endst. No. CC-99-JE(SJ)/2022/ 12543-530 Dated: 09-05-2022

A copy is also forwarded to the following to ensure the compliance of the above orders and with the directions to pay deficient infrastructure cost to Municipal Corporation, Gurugram within 60 days in letter and spirit:-

1. M/s Malibu Estate Pvt. Ltd., 2nd Floor, Malibu Shopping Complex, Sector-47, Malibu Towne, Gurugram.
2. Ms/ Ardee Infrastructure Pvt. Ltd., Gopal Das Bhawan, 28, Barakhamba Road, New Delhi.

3. M/s Ajay Enterprises Pvt. Ltd., 8th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110016.
4. M/s Uppal Housing Pvt. Ltd., 5th Floor, South Tower, NBCC Place, Pragati Vihar, Lodhi Road, New Delhi-110003.
5. Sheetal International Pvt. Ltd., G-81/A, 2nd Floor, Vijay Chowk , Laxmi Nagar, Delhi-92
6. M/s Vipul Ltd., Vipul Tech Square, Golf Course Road, Sector-43, Gurugram.
7. M/s Aadharshila Towers Pvt. Ltd., 118, UFF, Parkash Deep, 7 Tolstoy Marg, New Delhi-110001
8. M/s Pioneer Urban Land & Infrastructure Ltd., Unitech House, South City-I, Gurugram


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

Annexure-I

Malibu Town

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto
1	LC-171A	71-75 OF 1992	28/10/1992	Malibu Estate Pvt. Ltd.	107.68	48	27/10/2024
2	LC-171B	4-8 OF 1993	18/03/1993	Malibu Estate Pvt. Ltd.	16.18	47,50	17/03/2025
3	LC-171C	15-19 OF 1994	12-08-1994	Malibu Estate Pvt. Ltd.	14.96	47,50	12-07-2024
4	LC-171D	4-8 OF 1995	15/11/1995	Malibu Estate Pvt. Ltd.	26.83	47,50	14/11/2024
5	LC-171E	36-46 OF 1997	21/07/1997	Malibu Estate Pvt. Ltd.	14.46	47,50	20/07/2024
6	LC-171F	15 OF 2008	31/01/2008	Malibu Estate Pvt. Ltd.	24.68	47,50	30/01/2025

2. Ardee City

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto	Remarks
1	LC-231A	58-67 OF 1995	29/12/1995	Ardee Infrastructure Pvt. Ltd.	106.39	51,52,53,57	28/12/2024	Licence cancelled vide order dated 02.09.2021
2	LC-231B	1-9 OF 1997	15/02/1997	Ardee Infrastructure Pvt. Ltd.	22.81	51,52,57	14/02/2025	
3	LC-231C	2-13 OF 1998	17/03/1998	Ardee Infrastructure Pvt. Ltd.	47.12	53	16/03/2025	
4	LC-231D	49-65 OF 2002	11-08-2002	Ardee Infrastructure Pvt. Ltd.	33.11	53	11-07-2024	

Newood City

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto	Remarks
1	LC-210A	42-47 OF 1995	18/12/1995	Ajay Enterprises Pvt. Ltd.	115.109	49	17/12/2017	Completion granted on 13.12.2017

4. Uppal Southend

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto
1	LC-283A	17-27 OF 1997	06-05-1997	Uppal Housing Pvt. Ltd.	88	48	05-05-2026
2	LC-283B	36-46 OF 2002	29/07/2002	Uppal Housing Pvt. Ltd.	16.69	48	28/07/2021
3	LC-284A	28-33 OF 1997	06-05-1997	SS Group Pvt. Ltd.	32.618	48, 49	05-05-2024

Mayfield Garden

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto
1	LC-214A	53-60 OF 1994	31/12/1994	Sheetal International Pvt. Ltd.	180.2	47,51,52,50,57	30/12/2013
2	LC-214B	9-24 OF 1995	20/11/1995	Sheetal International Pvt. Ltd.	123.87	47,51,50,57	19/11/2013
3	LC-214C	98 OF 2008	05-12-2008	Sheetal International Pvt. Ltd.	19.08	51	05-11-2014
4	LC-214D	8 OF 2009	17/05/2009	Sheetal International Pvt. Ltd.	4.63	51,57	16/05/2011

6. Vipul world

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto
1	LC-666A	554-608 OF 2006	24/03/2006	Vipul Ltd.	149.14	48	23/03/2017
2	LC-666B	3 OF 2013	13/02/2013	Vipul Ltd.	0.87	48	02-12-2017

7. Sushant Lok-II

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto
1	LC-32A	12-15 OF 1983	23/05/1983	Ansal Buildwell Ltd.	100.75	55,56,57	22/05/2001
2	LC-32B	55-56 OF 1985	12-02-1985	Ansal Buildwell Ltd.	11.46	55,56,57	12-01-2010
3	LC-32C	38-39 OF 1986	16/05/1986	Ansal Buildwell Ltd.	32.85	55,56,57	15/05/1995
4	LC-32D	1 OF 1993	01-07-1993	Ansal Buildwell Ltd.	22.24	55,56,57	01-06-1996
5	LC-32E	31 OF 1994	30/12/1994	Ansal Buildwell Ltd.	12.22	55,56,57	29/12/1996
6	LC-32F	17-32 OF 1996	03-08-1996	Ansal Buildwell Ltd.	65.07	55,56,57	03-07-2018
7	LC-32G	29-41 OF 1999	18/06/1999	Ansal Buildwell Ltd.	18.12	55,56,57	17/06/2001
8	LC-32H	20-35 OF 2002	18/07/2002	Ansal Buildwell Ltd.	25.26	55,56,57	17/07/2004
9	LC-32I	56-60 OF 2004	14/05/2004	Ansal Buildwell Ltd.	6.55	55,56,57	13/05/2019

8. Sushant Lok-III

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto
1	LC-223A	10-16 OF 1996	16/02/1996	Aadharshila Towers Pvt. Ltd.	167.11	57	15/02/2001
2	LC-223B	1-8 OF 1999	01-01-1999	Aadharshila Towers Pvt. Ltd.	9.46	57	01-01-2001

3	LC-223C	2-4 OF 2000	03-06-2000	Aadharshila Towers Pvt. Ltd.	3.26	57	03-05-2002
4	LC-223D	19-20 OF 2000	03-06-2000	Aadharshila Towers Pvt. Ltd.	6.19	57	03-05-2002
5	LC-223E	102-114 OF 2004	27/07/2004	Aadharshila Towers Pvt. Ltd.	13.04	57	26/07/2006

9. Greenwood city

Sr. No.	File No.	License No.	Date	Developer Name	Area (Acres)	Sector	Valid Upto	Remarks
1	LC-74A	30-35 OF 1992	31/01/1992	Pioneer Urban Land & Infrastructure Ltd.	102.05	33	30/01/2020	Completion granted on 03.04.2019
2	LC-74B	76-77 OF 1992	23/12/1992	Pioneer Urban Land & Infrastructure Ltd.	19.61	33	22/12/2019	
3	LC-74C	22 OF 2003	10-09-2003	Pioneer Urban Land & Infrastructure Ltd.	4.97	40-45&46	10-08-2019	
4	LC-74E	74 OF 2010	25/09/2010	Pioneer Urban Land & Infrastructure Ltd.	0.85	46,45	24/09/2020	