

Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

ORDER

Whereas, Licence No. 147 of 2024 dated 13.11.2024, was granted in favour of Dwarkadhish Realtors Pvt. Ltd. and others in collaboration with Jai Krishan Baba Projects-JV for setting up of Affordable Residential Plotted Colony under DDJAY over an area measuring 23.7562 acres in the revenue estate of village Badauli and Maulana Sector-40, District Panipat under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder. As per terms and conditions of the licence and the agreement executed on LC-IV, the colonizer was required to comply with the provisions of the Act 1975 and the Rules 1976 thereof.

2. And, whereas, the request for grant of permission for transfer of licence and change of developer from Dwarkadhish Realtors Pvt. Ltd. and others in collaboration with Jai Krishan Baba Projects-JV to Godrej Projects Development Ltd. was received and after examining the same, the in-principle approval was issued on 05.06.2025.

3. The company has submitted the compliance of in-principle approval well within prescribed time period along with requisite documents. Therefore, permission for transfer of licence and change of developer in favour of Godrej Projects Development Ltd in aforesaid licence is hereby granted. The terms & conditions as stipulated in the above said licence will remain the same which will duly be complied with Godrej Projects Development Ltd. also in letter & spirit. Godrej Projects Development Ltd. shall also be responsible for compliance of all terms & conditions of provisions of Act of 1975 & Rules 1976, till the grant of final completion certificate to the colony or relieved of the responsibility by the DTCP, Haryana whichever is earlier.

4. Godrej Projects Development Ltd. will also abide by the terms & conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Haryana at Chandigarh and will also pay the outstanding dues against the licence, if any.

5. These orders shall be read together with the Licence No. 147 of 2024 dated 13.11.2024 issued by this office. The copy of LC-IV agreement & Bilateral agreement along with land schedule are hereby enclosed.

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

Endst. No. LC-4312+4314-JE (SJ)-2025/ 38065

Dated:- 30-09-25

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

1. Dwarkadhish Realtors Pvt. Ltd., Genius Buildwell Pvt. Ltd., Apex Biotechnologies Pvt. Ltd., Genius Infrastructures Pvt. Ltd., Kanahiya Infrastructure Pvt. Ltd., Genesis Buildwell Pvt. Ltd., Genius Builders Pvt. Ltd. in collaboration with Jai Krishan Baba Projects -JV, Regd. Office A-26, Friends Colony (East), New Delhi-11065.
2. Godrej Projects Development Ltd., 3rd Floor, UM House Tower A, Plot No. 35, Agate No. 1, Sector-44, Gurugram-122002.
3. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana,
4. Senior Town Planner, Rohtak.
5. District Town Planner, Panipat.
6. PM (IT) to update the status on the website.

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

Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

ORDER

Whereas, Licence No. 147 of 2024 dated 13.11.2024, was granted for setting up of Affordable Residential Plotted Colony over an area measuring 23.7562 acres in the revenue estate of village Badauli and Maulana Sector-40, District Panipat under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the license and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976.

2. And whereas, for delay in compliance of the provisions of Rule 26(2) & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2025, the licensee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 1,33,000/-, which has been deposited through e-payment dated 08.08.2025.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rule up to 31.03.2025.

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

Endst.no. LC-4312+4314-JE (SJ)-2025/ 38071

Dated: 30-09-2025

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

1. Dwarkadhish Realtors Pvt. Ltd and others in collaboration with Jai Krishan Baba Projects -JV, Regd. Office A-26, Friends Colony (East), New Delhi-11065.
2. Godrej Projects Development Ltd., 3rd Floor, UM House Tower A, Plot No. 35, Agate No. 1, Sector-44, Gurugram-122002.
3. Chief Accounts Officer of this Directorate.

(Sanjay Saini)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh


To be read with License No.147 of 2024

Revised Land schedule

Detail of land owned by Godrej Projects Development Ltd.:-

Village	Rect.No	Killa No	Area (K-M)
Badauli	53	14/3	3-1
		15	7-13
		16/1	2-15
	54	11	8-0
		12min	7-0
		19/2	7-0
	54	20	8-0
		21/1	4-8
		22min	7-0
	58	2/2	2-14
		Total	57K-11M Or 7.19375 Acres

	Khasra no.	Area (B-B)
Shimla Maulana	433/1	2-16
	560/1/1	0-18
	561/2	1-4
	562/1/2	2-11
	563/1	0-1
	563/2	2-2
	564	2-2
	569	3-0
	570	2-17
	572	3-9
	568	3-0
	573	2-11
	575	3-0
	576	3-0
	577	3-0
	578	3-0
	579	1-16
	580	1-1
	581	2-17
	582	3-0


D.T.C.P (HR)
Suman (Patel)

Shimla Maulana	583	3-3
	584	3-0
	585	3-0
	586	3-0
	626	3-0
	627	3-0
	630/1	1-5
	631	3-0
	632	3-0
	567	1-1
	574	3-0
	633	2-14
	Total	79B-10B
		Or 16.5625 acres

Village Shimla Maulana = Total 79B-10B Or 16.5625 acres

Village Badauli = Total 57K-11M Or 7.19375 Acres

Grand Total = 23.7562 Acres

Note:- Khasra No.560 (0-2), 562 (0-2), 630 min (1-5) total 1 Bigha 9 Biswa license no. 147 of 2024 falls under 18 Mtr. & 24 Mtr. roads has been transferred in favor of DTCP vide gift deed no.3108 dated 21.05.2025 mutation No.1619.

Director
Town & Country Planning
Haryana, Chandigarh
Guman (Patwari)