

From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

- ✓ M/s D.L.F. Universal Ltd.,
2. M/s Delhi Land and Finance Ltd.
3. M/s Paragon Real Estate and Apartment Ltd.
4. M/s D.L.F. General Finance Ltd.
5. M/s Apollo Land and Housing Co. Ltd.
6. M/s Anurag Construction Co. Ltd.
7. M/s Instant Batteries Ltd.
8. M/s Bhagarthi Investment Pvt. Ltd.
9. M/s Vee Dee Investment and Agencies Pvt. Ltd.
10. M/s D.L.F. Hotels Ltd.
11. M/s D.L.F. Housing and Construction Co. Ltd.

Memo No. 5DP-90/609  
Dated 16-1-90

Sub: Grant of partial completion certificate in respect  
of residential colony Qutab Enclave Phase I, II and III  
at Gurgaon.

\*\*\*

Reference your application referred to in the margin  
requesting for completion certificate in respect of your  
part of the colony namely Qutab Enclave Phase I, II and III  
for which licence were granted vide memo indicate in  
Annexure-A.

2. It is hereby certified that the required development  
works on the part of the colony namely Qutab Enclave Phase  
I, II and III comprising of the licences details of which  
have been given in Annexure -A as indicated in the enclosed  
*layout*  
*extracts* of Qutab Enclave Phase I, II and III read in  
conjunction with the following terms and conditions, have  
been completed to my satisfaction:-

- (i) That the coloniser shall abide by the directions of the  
Director Town and Country Planning between now and till  
the time of the final completion certificate of the  
entire colony viz. Qutab Enclave Phase I, II and III

*Sd/-*  
Contn.

1. No. nil dated 8.4.85
2. No. nil dated 21.3.86
3. No. nil dated 30.5.86
4. No. LR/86 dt. 29.9.86
5. No. 415/86 dt. 29.9.86
6. No. 1276/86 dt. 3.10.86
7. No. 1274-75 dt. 3.10.86
8. A. 4401/86 dt. 19.12.86
9. No. 6522/17 dt. 5.7.87
10. 5297/87 dt. 20.10.87
11. 2360/87 dt. 17.12.87
12. 5295/88 dt. 22.1.88
13. 5376/88 dt. 22.1.88
14. 1995/88 dt. 2.3.88
15. No. nil dt. 28.4.88  
9.7.88
16. No. 2057/88, 14.7.88
17. 4313/88, 29.8.88
18. No. Nil 3.7.89
19. do- 28.7.89
20. do- 15.9.89
21. do- 24.10.89



is granted with regard to carrying out of any left over services/works which are deemed appropriate by the Director, Town and Country Planning, Haryana.

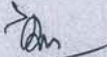
- (ii) That the coloniser would be fully responsible to meet the demand of water as per the prescribed norms and provisions/maintenance of allied services. He shall further abide by the directions of Director, Town and Country Planning to provide the requisite number of tubewells as per the schedule of execution as determined and specified by the DTCP. You shall also furnish an undertaking to this effect within one month.
- (iii) The coloniser will complete all the development works upto 10.4.90 in the left over area/pocket as marked in red on the plan (excluding group housing).
- iv) The storm water services will be laid by the coloniser upto the alignment of proposed works of HUDA for their connections and disposal arrangements. All the links and connections within the HUDA system will be done by the coloniser. Similarly left over sewer connections shall be connected with sewers as and when these are laid by HUDA. Interim arrangement for disposal shall be made by coloniser, as may be necessary.
- (v) The coloniser will be fully responsible for laying of services through the un-licenced areas for linking and connecting the services, if any, as per the directions of DTCP.
- (vi) In case some additional structures relating to public health services/internal development are required to

Slw  
Cw...



be constructed as decided by Director, Town and Country Planning/Haryana Urban Development Authority at later stage the same would be binding upon the coloniser.

- (vii) The coloniser shall pay all the External Development Charges as per schedule.

  
Director,  
Town and Country Planning,  
Haryana, Chandigarh.



ANNEXURE -A

<u>Licence No.</u>	<u>Date</u>	<u>Remarks</u>
1. 1 to 5 of 1981	20.4.81	1. Except the are of 7.06 acres falls in in G.H. Scheme covered under licence No. 1 of 1981 dated 20.4.81
2. 1 to 11 of 1982	27.4.82	
3. 12 of 1982	28.7.82	
4. 14 to 20 of 1982	26.8.82	ii) Except the are of 0.56 acres covered under licence No. 3 of 81
5. 2 to 7 of 1983	3.2.83	iii) Except the area of 2.35 acres covered under licence No. 4/81
6. 16 to 19 of 1983	23.5.83	
7. 20 to 21 of 1983	26.7.83	iv) Except the areax of 4.69 acres <del>xxx</del> covered under licence No. 3 of 1982
8. 25 to 32 of 1983	4.10.83	v) Except the area of 0.09 acres covered under licence No. 11 of 1982
9. 33 to 43 of 1983	7.10.83	
10. 44 to 52 of 1983	14.10.83	
11. 53 to 58 of 1983	27.10.83 <sup>27.10.83</sup>	The above mentioned area i.e. 14.75 acres covered the Group Housing colony,
12. 59 to 65 of 1984	2.2.84	
13. 66 to 68 of 1984	15.2.84	Except the following area wherein the <del>xxx</del> <del>is</del> <del>not</del> <del>developed</del> coloniser has not completed the development works the detail of which is as under:-
14. 72 to 78 of 1984	14.3.84	
15. 82 to 85 of 1984	16.4.84	
16. 93 to 95 of 1984	16.5.84	
17. 96 to 100 of 1984	22.6.84	
18. 108 to 110 of 1984	18.9.84	
19. 117 to 118 of 1984	3.12.84	
20. 1 to 5 of 1985	21.1.85	
21. 23 to 26 of 1985	9.9.85	
22. 27 to 28 of 1985	13.9.85	
23. 41 to 44 of 1985	27.11.85	
24. 45 to 47 of 1985	27.11.85	
25. 4 to 9 of 1986	25.1.86	
26. 22 to 30 of 1986	7.4.86	
27. 34 to 37 of 1986	16.4.86	
28. 1 to 4 of 1987	18.3.87	

<u>Licence No.</u>	<u>area</u>
42 of 1985 and 42 of 1986	3.26 a cres ✓
29 of 1985	0.31 acres ✓
46 of 1985	0.31 acres ✓
36 of 1986	1.92 acres ✓
1 and 2 of 1987	1.08 ✓
<b>Total</b>	<b>7.48 acres.</b>

Area under Group Housing 14.75 acres  
 Area wherein the coloniser has not completed the development works and shown in red colour on the plan 6  
**Total** 22.23 acres.

Total Licenced area 1435.705 acres  
 - 22.23 acres  
**Net area** 1413.475 acres. ✓

32  
 16.1.90  
 ATP  
 Shiv Kumar  
 16/1/90  
 Aml.

*[Signature]*  
 District Town Planner  
 for Director, Town and Country  
 Haryana, Chandigarh



From

The Director,  
Town and Country Planning,  
Haryana, Chandigarh.

To

1. M/s D.L.F. Universal Limited.
2. M/s Paragon Real Estate & Apartments Ltd.
3. Apollo Land & Housing Company Ltd.
4. Instant Batteries Limited.
5. Vee Dee Investment & Agencies Ltd.
6. D.L.F. Housing & Constructing Ltd.
7. Delhi Land & Finance Limited.
8. Anurag Construction Co. Ltd.
9. Kevicon Agro Farming Co. (P) Ltd.
10. D.L.F. Hotels Ltd.
11. D.L.F. Engineering Projects Ltd.
12. D.L.F. Housing Finance Ltd,  
1-E, Jhandewalan Extension  
NEW DELHI.

Memo No. SDP-91/6093-8704  
Dated 24/5/91

Sub:- Issuance of part completion certificates under Rule 16 of the Haryana Development and Regulation of Urban Area Rules, 1976.

Reference your application No. QEC/CC/NL/90 dated 28/30.7.1990 requesting for completion certificate in respect of part of your colony namely Gatab Enclave Phase-I, II and III for which licences were granted vide order dated 2.12.89 the detail of which has been given in the Annexure 'A' covering an area of 68.37 Acres.

It is certified that the required development works on the part of the colony namely Gatab Enclave Phase-I, II and III comprising of licences details of which have been given in the Annexure 'A' as indicated on the enclosed layout plan of Gatab Enclave Phase I, II & III duly signed by me read in conjunction with the following terms and conditions, have been completed to my satisfaction: *The development works included, water supply, Sewerage, Storm water drainage and roads and electrification:-*

- I. That you shall abide by the direction of D.T.C.P. between now and till the time final completion certificate of the entire colony viz. Gatab enclave Phase-I, II & III is granted with regard to carrying out of any left over service/works which are deem appropriate by the DTCP Haryana.
- II. That you would be fully responsible to meet the demand of water as per the prescribed norms and provisions/ maintenance of allied services. You shall further abide by the directions of D.T.C.P. to provide the requisite number of tubewells as per the schedule determined and specified by the D.T.C.P. you shall furnish under-

Contd. 2/-



taking to this effect within one month from the date of issue of this letter.

- III. The storm water services will be laid by you upto the alignment of proposed work of HUDA for their connection and disposal arrangements. All links and connection and within the HUDA System will be done by you. Similarly left over sewer connections shall be connected with sewer as and when these are laid by HUDA Interim arrangement for disposal shall be made by you as may be necessary.
- IV. You will be fully responsible for laying of services through the un-licensed pockets/area for linking and connecting the services. If any, as per the directions of D.T.C.P.
- V. In case some additional structures relating to Public Health Services/internal development are required to be constructed as desired by DTCP/HUDA at later stage the same would be binding upon you.
- VI. You should pay the total amount of E.D.C. for the area for which the completion certificate is being issued within 7 days from the date of issue of this letter.
- VII. You should furnish an undertaking within Seven days on stamp paper of Rs.3/- that you shall submit the certificates as stipulated under clause 1(t) of the agreement executed by you at the time of grant of licences within 90 days from the date of issue of completion Certificate.
- VIII. That this partial completion is <sup>without prejudice</sup> ~~subject~~ to the final decision "Transfer/Construction of Community Buildings.
- IX. This is further <sup>without prejudice</sup> ~~subject~~ to the final decision on the Shopping/Commercial area of the Colony.
- X. That you should alongwith the profitability submit the details of price of plots being sold by you which inter-alia included 15% profitability.
- XI. That you shall abide by all the directions/instructions of DTCP and abide by the provisions of Act No.8 of 1975 and Rules framed thereunder and shall continue to maintain services as provided thereunder.

*Mouk Sranan*  
Director  
Town & Country Planning  
Haryana, Chandigarh.  
*Shw*



Endst.No. SDP-91/

A copy is forwarded to the Chief engineer HUDA, Panchkula with reference to his letter No.8643 dated 14.11.90. The above partial completion certificate in respect of the licences detail of which is given in Annexure 'A' relating to residential colony Kutab Enclave, Phase-I, II and III has been granted keeping in view his report and certification made on the service plans by him. Follow up action on the relevant terms and conditions on which the part completion certificate has been granted may be taken under intimation to this office. He is also requested to kindly intimate the total number of tubewells that would be needed in phased manner over the next 5 years as already requested to you vide this office letter endst. No. SDP-90/610 dated 6.1.90, so that the coloniser may be asked to instal the same as per the prescribed schedule.

Director  
Town & Country Planning  
Haryana, Chandigarh.

Endst.No. SDP-91,

A copy is forwarded to Adm. HUDA Gurgaon for information and necessary action. He is also requested to kindly intimate the total number of tubewells that would be needed in a phased manner over the next five years as already requested vide this office letter endst. No. SDP-90/611 dated 6.1.90 so that the coloniser may be advised accordingly.

Director  
Town & Country Planning,  
Haryana, Chandigarh.

Endst.No. SDP-91/

A copy is forwarded to S.E. H.U.D.A. Gurgaon for information and necessary action.

Director  
Town & Country Planning  
Haryana, Chandigarh.

Endst. No. SDP-91

A copy is forwarded to H.U.D.A. Gurgaon for information and necessary action. The following action on the relevant

terms and conditions on which the part completion certificate has been granted may be taken under intimation to this office.

Director  
Town & Country Planning  
Haryana, Chandigarh.

Enclst. No. SDF-01/

A copy is forwarded to D.T.P. Gurgaon for information and necessary action. He is also requested to send a report with regard to extent of Commercial Services that have so far been provided in this colony and whether these are adequate to meet the requirement of existing population of the area.

Director  
Town & Country Planning  
Haryana, Chandigarh.



ANNEXURE 'A'

PHASE-I

<u>Company</u>	<u>Licence No.</u>	<u>Date</u>	<u>Area(Acre)</u>
M/S D.L.F. Hotel Ltd.	10/89	2.12.89	7.630
M/S D.L.F. Engineering Projects Ltd.	11/89	"	0.740
M/S D.L.F. Land & Finance Ltd.	13/89	"	0.720
M/S Anurag Construction Co. Ltd.	14/89	"	4.765
M/S D.L.F. Housing Construction Ltd.	15/89	"	0.480
			<u>14.335 Acres</u>

PHASE -II

M/S D.L.F. Universal Ltd.	1/89	"	3.00 ✓
M/S Paragon Real Estate and Apartments Ltd.	2/89	"	1.25 ✓
M/S Apollo Land & Housing Co. Ltd.	3/89	"	1.06 ✓
M/S Instant Investments & Agencies Ltd.	4/89	"	0.99 ✓
M/S Vee Dee Investments & Agencies Ltd.	5/89	"	2.10 ✓
M/S DLF Housing & Construction Ltd.	6/89	"	0.625 ✓
M/S DLF Land & Finance Limited.	7/89	"	0.57 ✓
M/S Anurag Construction Co- Ltd.	8/89	"	1.52 ✓
M/S Kevicon Agro Farming Co. Ltd.	9/89	"	4.91 ✓
			<u>16.026 Acres</u>

PHASE-III

M/S DLF Universal Ltd.	16/89	"	2.55
M/S Apollo Land & Housing Ltd.	17/89	"	7.33
M/S Vee Dee Investment & Agencies Ltd.	18/89	"	2.25
M/S Delhi Housing & Construction Ltd.	19/89	"	0.67
M/S Delhi Land & Finance Ltd.	20/89	"	9.20
M/S Kevicon Agro Farming Co. Ltd.	22/89	"	16.01
			<u>38.00</u>

38.01

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 Sixth Page in addition to earlier five pages.

1 2 1

S.N.	PHASE III		
1.	DLF Universal Ltd. ✓	16 of 1989 dt. 2.12.89	2.55 ✓
2.	Apollo Land & Housing Co. Ltd. ✓	17 of 1989 dt. 2.12.89	10.39 ✓ 3.06
3.	Vee Dee Investment & Agencies Ltd. ✓	18 of 1989 dt. 2.12.89	6.07 ✓ 3.82
4.	DLF Housing Const. Ltd. ✓	19 of 1989 dt. 2.12.89	0.67 ✓
5.	Delhi Land & Finance Ltd. ✓	20 of 1989 dt. 2.12.89	13.15 ✓ 0.98
6.	Anurag Construction Co. Ltd. ✓	21 of 1989 dt. 2.12.89	0.83 ✓ 0.17
7.	Kevecon Agro Farming Co. Ltd. ✓	22 of 1989 dt. 2.12.89	16.01 ✓
TOTAL .....			49.67 ✓ 8.03

B-		<u>Total Area</u>	<u>Group Housing Area</u>
1.	Phase I	19.245	-
2.	Phase II	22.015	5.99 ✓
3.	Phase III	49.67	8.03
		90.93	14.02