

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madiya Marg, Chandigarh

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Aaliyah Real Estates Pvt. Ltd.,
N-71, Panchsheel Marg,
New Delhi-110017.

Memo No. LC-1726-II/JE (VA)-2021/ 18876 Dated: 04-08-2021

Subject: Renewal of licence no. 80 of 2010 dated 15.10.2010 granted for setting up of a Commercial Colony over an area measuring 3.656 acres in the revenue estate of village Maidawas, Sector-63, Gurugram Manesar Urban Complex.

Ref: Your application dated 17.09.2020, 28.05.2021 & 02.07.2021 on the subject mentioned above.

Licence no. 80 of 2010 dated 15.10.2010 granted for setting up of Commercial Colony on the land measuring 3.656 acres in the revenue estate of village Maidawas, Sector 63, Gurugram Manesar Urban Complex is hereby renewed upto **14.10.2023** on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. To complete the construction work of community sites after getting the time period extended as per the provision of Haryana Act no. 7 of 2019 dated 31.01.2019 & amendment dated 05.02.2020 in Rules 1976.
3. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.

(K. Makrand Pandurang, IAS)

Director,

Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1726-II/JE (VA)-2021/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.



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

ORDER

Whereas, Occupation Certificate was granted for Block-A, B, C & D vide this office memo no. 2154 dated 16.01.2018 falling in the Commercial Colony area measuring 3.656 acres (Licence No. 80 of 2010 dated 15.10.2010) Sector-63, Gurugram Manesar Urban Complex. The DOD was filed on 21.08.2018 in respect of the said building.

While granting the said occupation certificates, condition was imposed that you shall comply with the provision of Haryana Apartment Ownership Act, 1983 and you were also requested to file deed of declaration within the stipulated time period.

2. Whereas as per the provisions of Section 2 of Haryana Apartment Ownership Act, 1983 you were required to file deed of declaration (DOD) within a period of ninety days after obtaining part occupation certificate/occupation certificate under the rules framed under the Haryana Development and Regulation of Urban Areas Act, 1975 (8 of 1975), or occupation certificate under the rules framed under the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 (41 of 1963), whichever is earlier.

3. Whereas, you have filed deed of declaration in respect of occupation dated 16.01.2018 with a delay of 127 days. Hence, you have violated the provisions of Haryana Apartment Ownership Act, 1983.

4. Whereas, you have requested vide application dated 08.04.2021 to compound the delay in filing the DOD in respect of occupation certificate dated 16.01.2018 as per the provision of Section 24 C of Haryana Apartment Ownership Act, 1983 and as per policy dated 15.03.2013. Amount of Rs. 1,00,000/- (Rupees One lakhs) on account of composition fee stands deposited by the colonizer vide e-payment dated 30.10.2018.

5. The composition fee deposited by the colonizer is in order as per policy dated 15.03.2013. Accordingly, in exercise of power conferred by Section-24C of the Haryana Apartment Ownership Act, 1983, I hereby consider the request of the colonizer dated 08.04.2021 for composition of offence and order to compound the aforesaid offence of delay in filing the Deed of Declaration.



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

Endst. no. LC-1726/AD (RA)/2021/ 18885 Dated: 04-08-2021
A copy is forwarded to the following for information and necessary action:-
1. ~~Aalyah Real Estate Pvt. Ltd., N-71, Panchsheel Marg, New Delhi-110017.~~

2. Chief Accounts Officer of this Directorate.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.


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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

ORDER

Whereas, Licence no. 80 of 2010 dated 15.10.2010 granted to you vide this office Endst. No. LC-1726-PA (SN)-2015/65-72 dated 04.01.2016 setting up of Commercial Colony on the land measuring 3.656 acres in the revenue estate of village Maidawas, Sector 63, Gurugram Manesar Urban Complex 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 licence 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 thereof.

- And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees vide GRN no. 69710278 on 25.11.2020 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 12,000/- and the same has been deposited by the licensee.
- Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2018-2020.

(K. Makrand Pandurang, IAS)

Director,
Town & Country Planning
Haryana Chandigarh

Endst. No. LC-1726-II/JE (VA)-2021/

18883

Dated: 04-08-2024

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

1. Aaliyah Real Estates Pvt. Ltd., 271, Udyog Vihar, Ph-II, Gurugram-122016.
2. Chief Accounts Officer of this Directorate.



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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector 17 C, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
website:-http://tcpharyana.gov.in

To

✓ Aaliyah Real Estates Pvt. Ltd.,
271, Udyog Vihar, Ph-II,
Gurugram-122016.

Memo No. LC-1726-JE (VA)-2018/ 668

Dated: 09-01-2019

Subject: Renewal of licence no. 80 of 2010 dated 15.10.2010 granted for setting up of a Commercial Colony over an area measuring 3.656 acres in the revenue estate of village Maidawas, Sector-63, Gurugram Manesar Urban Complex.

Ref: Your application dated 17.09.2018 & 30.10.2018 on the subject mentioned above.

Licence no. 80 of 2010 dated 15.10.2010 granted to you vide this office Endst. No. LC-1726-PA (SN)-2015/65-72 dated 04.01.2016 setting up of Commercial Colony on the land measuring 3.656 acres in the revenue estate of village Maidawas, Sector 63, Gurugram Manesar Urban Complex is hereby renewed upto 14.10.2020 on the terms & conditions laid down therein and further on the following conditions:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall get the bank guarantee of IDW revalidated at least 15 days before its expiry.
3. You shall submit transfer the portion of sector/master plan road which shall form part of the licenced land to be transferred free of cost to the Government as per provisions of Section 3(3)(a)(iii) of Haryana Development and Regulation of Urban Area Act, 1975 within 60 days from the date of renewal.
4. You shall get the licence renewed till the final completion of the colony is granted.

The renewal of licence will be void ab-initio, if any of the above conditions are not complied with.


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

Endst. No. LC-1726-JE (VA)-2018/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Accounts Officer of this Directorate.
6. Project Manager (IT Cell) O/o DTCP with request to update the status on website.

1
(Sanjay Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning

ORDER

Whereas, Licence no. 80 of 2010 dated 15.10.2010 granted to you vide this office Endst. No. LC-1726-PA (SN)-2015/65-72 dated 04.01.2016 setting up of Commercial Colony on the land measuring 3.656 acres in the revenue estate of village Maidawas, Sector 63, Gurugram Manesar Urban Complex 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 licence 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 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has deposited the composition fees through E-payment on 29.10.2018 as per the rates finalized by the Govt. the composition fee has been worked out to be ₹ 12,000/- and the same has been deposited by the licensee.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 2016-2018.


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

Endst. No. LC-1726-JE (VA)-2018/ 675 Dated: 09-01-2019

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

1. Aaliyah Real Estates Pvt. Ltd., 271, Udyog Vihar, Ph-II, Gurugram-122016.
2. Chief Accounts Officer of this Directorate.


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

Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector-17 C, Chandigarh, web site: www.tcp.haryana.gov.in
Phone: 0172-2549349; email: tcp.hry@gmail.com

Regd.

To

Aaliyah Real Estate Pvt. Ltd.,
N-71, Panchsheel Park,
New Delhi - 17.

Memo No. LC-1726-JE(MS)-2016/ 28043 Dated: 28-12-2016

Subject: Renewal of licence no. 80 of 2010 dated 15.10.2010 granted for setting up of Commercial Colony over an area measuring 3.656 acres in the revenue estate of village Maidawas, Sector-63, GMUC - Aaliyah Real Estate Pvt. Ltd.

Reference: Your application dated 14.09.2016 and 30.11.2016 on the subject cited above.

Licence no. 80 of 2010 dated 15.10.2010 granted to Aaliyah Real Estate Pvt. Ltd. C/o DLF New Gurgaon Retail Developers Pvt. Ltd. for which change in developer permission was accorded to Aaliyah Real Estate Pvt. Ltd. vide order dated 04.01.2016 for setting up of Commercial Colony over area 3.656 acres in Sector-63 of GMUC, Distt. Gurgaon is hereby renewed up to 14.10.2018 on the terms and conditions laid down therein:-

1. This renewal will not tantamount to certification of your satisfactory performance entitling you for further renewal of licence.
2. You shall get approved the service plan estimate for public health services, horticulture, street lighting and electrical service plan estimate approved from competent authority within validity of this renewal permission.
3. That you shall transfer the portion of Sector/master plan road which shall form part of licenced area free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Urban Area's Act, 1975 within validity of this renewal.
4. You shall get the renewal of the licence till the final completion of the colony is granted.


(Arun Kumar Gupta, IAS)
Director General,

Town & Country Planning Department,
Haryana, Chandigarh. ms/h

Endst no: LC-1726-JE(MS)-2016/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer O/o DG, TCP.
4. Senior Town Planner, Gurgaon.
5. Project Manager (IT Cell) O/o DG, TCP with request to update the status on website.
6. District Town Planner (P) Gurgaon.

(Hitesh Sharma)
District Town Planner (HQ),
O/o Director General, Town and Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

SCO No. 71-75, 2nd Floor, Sector 17 C, Chandigarh

Phone: 0172-2549349/ e-mail: tcephry@gmail.com

Regd.

To

Aaliyah Real Estates Pvt. Ltd.,
C/o DLF New Gurgaon Retail Developers Pvt. Ltd.,
DLF Centre Sansad Marg,
New Delhi-1
Email ID - dtcpshr@dlf.in

Memo No:-LC-1726-JE (S)-2015/ 21982

Dated: 30/10/15

Subject: - Renewal of Licence no. 80 of 2010 dated 15.10.2010 granted for setting up of commercial colony over an area measuring 3.656 acre in Sector 63 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.

Please refer to your application dated 17.09.2014 on the above noted subject.

1. Licence no. 80 of 2010 dated 15.10.2010 granted to you vide this office Endst. no LC-1726-DS(R)-2010/13812-28 dated 19.10.2010 for setting up of commercial colony over an area measuring 3.656 acre in Sector 63 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon is hereby renewed upto **14.10.2016** on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period and you will get the license renewed till the completion of the colony is granted.
3. You shall complete/made substantial progress in the construction in current validity period of licence.
4. You shall get the service plan estimates approved within six months from the date of renewal of licence.
5. You shall get the electrical service plan estimates approved within validity of this renewal of licence or completion of the colony whichever is earlier.
6. You shall get the licence renewed till final completion of the colony is granted.
 - Original licence is also returned herewith.


(Arun Kumar Gupta, IAS)
Director General,
Town & Country Planning Department,
Haryana, Chandigarh

Endst no: LC-1726-PA (SN)-2015/

Dated:

A copy is forwarded to following for information and further necessary action.

1. Chief Administrator, HUDA, Panchkula.
2. Chief Engineer, HUDA, Panchkula.
3. Chief Account's officer.
4. Senior Town Planner, Gurgaon.
5. District Town Planner (HQ) Sh. P.P. Singh with request to update the status on website.
6. District Town Planner (P) Gurgaon.

Assistant Town Planner (HQ),
O/o Director General, Town and Country Planning,
Haryana, Chandigarh

FORM LC-V
(See Rule-12)
Haryana Government
Town and Country Planning Department

Licence No. 60 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Aaliyah Real Estate Pvt. Ltd. c/o M/s DLF New Gurgaon Retail Developers Pvt. Ltd., DLF Center, Sansad Marg, New Delhi-110001 to develop a Commercial colony on the land measuring 3.656 acres in revenue estate of village Maidawas, Sector 63, Gurgaon - Manesar Urban Complex.
2. The particulars of land wherein the aforesaid Commercial Colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
 - a). That the Commercial Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
 - b). That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made thereunder are duly complied with.
 - c). That the demarcation plan of the Commercial Colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
 - d). That the development/construction cost of 24 mtr wide road/major internal road is not included in the EDC rates and that you will pay the proportionate cost for acquisition of land, if any, along with 24 mtr. wide road/major internal road as and when finalized and demanded by the Director, Town & Country Planning Haryana.
 - e). That you shall construct the portion of 12 mtr wide service road and 24 mtr wide internal circulation plan road forming part of licenced area at his own cost and will transfer the same free of cost to the Government.
 - f). That you shall derive permanent approach from the service road only.
 - g). That you will not give any advertisement for sale of floor area in Commercial colony before the approval of layout plan/building plans.
 - h). That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - i). That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
 - j). That you will use only CFL fittings for internal lighting as well as for campus lighting.
 - k). That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
 - l). That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/ Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
 - m). That you shall pay labour-cess charges as per policy dated 04.05.2010.
 - n). The licence is valid upto 14.10.2014

Dated: 15.10.2010
The, Chandigarh

(T.C. GUPTA, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh.
Email: tcphry@gmail.com

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

1. M/s Aaliyah Real Estate Pvt. Ltd. c/o M/s DLF New Gurgaon Retail Developers Pvt. Ltd., DLF Center, Sansad Marg, New Delhi-110001 along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Chief Administrator, Housing Board Haryana, Sector-6, Panchkula along with copy of Agreements.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Setor-6, Panchkula.
6. Joint Director, Environment Haryana -Cum-Secretary, SEAC, Pryatan Bhavan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HUDA, Gurgaon.
9. Chief Engineer, HUDA, Panchkula.
10. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
11. Senior Town Planner (Monitoring Cell) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. (i) above before starting the Development Works.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. Land Acquisition Officer, Gurgaon.
15. District Town Planner, Gurgaon along with a copy of agreement.
16. Chief Accounts Officer (Monitoring Cell) alongwith original Bank Guarantees (IDW & EDC) and copy of agreements.
17. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.

(DEVENDRA NIMBOKAR)
District Town Planner (HQ)

For Director, Town and Country Planning,
Haryana, Chandigarh

To be read with licence no. 80 of 2010

1. Detail of land owned by M/s Aaleyah Real Estate Pvt. Ltd. Village Medawas Distt. Gurgaon.

Village	Rect No.	Killa No.	Area
Medawas	24	7 min	3-14
		6/1 min	3-8
		6/2 min	2-8
		14/2	4-0
		15/1	4-0
		15/2	4-0
	25	11/1/1	1-3
		11/1/2	2-0
		10/1	1-17
		10/2 min	2-15
			29-5 or 3.656 Acs

Director

Town and Country Planning,
Haryana, Chandigarh
Chhetri

$$\frac{16116544}{2} \quad \frac{20112}{3} \quad \frac{12161212}{6} \quad \frac{4112}{3} \quad \frac{1815181}{3} \quad \frac{12161212}{3} \quad \frac{31101}{3}$$

