

# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana6@gmail.com](mailto:tcpharyana6@gmail.com)

## ORDER

Whereas, Licence No. 134 of 2022 dated 26.08.2022 (12.0 acres) and additional licence no. 146 of 2024 dated 13.11.2024 (7.80 acres), 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 a total area measuring 19.80 acres in the revenue estate of village Badauli and Shimla Maulana Sector-40, District Panipat under the provisions of the 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 & 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. 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 and will also pay the outstanding dues against the licence, if any.

4. These orders shall be read together with the Licence No. 134 of 2022 dated 26.08.2022 and additional licence no. 146 of 2024 dated 13.11.2024 issued by this office. The copy of LC-IV agreement & Bilateral agreement alongwith land schedule are hereby enclosed.

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

Endst. No. LC-4310-B-JE (SJ)-2025/

38056

Dated:-

30-09-2025

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

1. Genesis Buildwell Pvt. Ltd., Dwarkadhish Realtors Pvt. Ltd. Kanahiya Infrastructure Pvt. Ltd. In collaboration with Jai krishan Baba Projects-JV, A-26, Friends Colony (East), New Delhi-110061
2. Godrej Projects Development Ltd., 3<sup>rd</sup> Floor, UM House Tower A, Plot No. 35, Agate No. 1, Sector-44, Gurugram-122002.
3. Chief Accounts Officer of this Directorate,
4. Senior Town Planner, Rohtak.
5. District Town Planner, Sonipat.
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 Yojna Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,  
Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

## ORDER

Whereas, Licence no. 134 of 2022 dated 26.08.2022 (12.0 acres) and additional licence no. 146 of 2024 dated 13.11.2024 (7.80 acres), was granted for setting up of Affordable Residential Plotted Colony under DDJAY over a total area measuring 19.80 acres in the revenue estate of village Badauli and Shimla 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 licenses 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), 27 & 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. 4,65,000/-, which has been deposited through e-payment dated 05.07.2025 up to 31.03.2025.

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-4310-B/JE (SJ)-2025/ 38062

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., 3<sup>rd</sup> 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.134 of 2022

**Revised Land Schedule**

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

Village	Rect. No.	Killa No.	Area (K-M)
Badauli	46	14/2	3-8
		15	8-0
		16	8-0
	46	17/1	2-12
		17/2	5-8
		18/1/1	7-6
		19 min	4-4
		23/2	7-4
		24	8-0
	53	2 min	1-12
		3/2/2	7-8
		4	8-0
		6/1	5-11
		7/1/1	3-12
	54	1	7-11
		9/2/1	2-13
		10/1	5-11
		Grand Total	96 Kanal 0 Marla Or 12.0 acres.
	Grand total of both License No.146 of 2024 and License No.134 of 2022		158K-8M or 19.80 acres

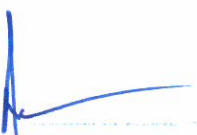
Note:- Khasra No.46//18 min (0-3), 19 min (4-5), 53//2min(1-12), 3min(0-3) total 6 K -3 M from license no. 134 of 2022 falls under roads has been transferred in favor of DTCP vide gift deed no.3107 & mutation no 2211.

  
**Director**  
**Town & Country Planning**  
**Haryana, Chandigarh**  
Suman (Patwari)

Revised Land Schedule

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

Village	Rect. No.	Killa No.	Area (K-M)
Badauli	45	11	8-0
		20	8-0
	45	21	7-7
	45	18/2 min	2-14
		19/2	6-2
		22	7-8
		23/1	7-14
	54	2/2	7-3
		3	8-0
		Grand Total	62 Kanal 8 Marla Or 7.80 acres

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