

ORDER

In continuation of the orders dated 09.02.2016, the Government of Haryana has decided to transfer of Residential Plotted colonies known as Palam Vihar, Sushant Lok (Phase-I) at Gurugram Manesar Urban Complex under the provisions of Section-23A of the Haryana Development and Regulation of Urban Areas Act, 1975 (Act No. 8 of 1975) to Municipal Corporation, Gurugram with immediate effect. The list of licences under said residential plotted colonies are annexed as **Annexure-A**. The modalities to recover the liability from the M/s Ansal Properties and Infrastructure Ltd. (APIL) in lieu of deficit infrastructure as per the revised Detailed Project Report (DPR) of Rs. 63.50 Cr. shall be finalized after consultation with Municipal Corporation, Gurugram.

2. Accordingly, the APIL is hereby directed to transfer the possession of all such roads, open spaces, public parks and public health services in these colonies to Municipal Corporation, Gurugram. It is hereby clarified that this transfer shall not be construed as grant of completion certificate under the provisions of Act No. 8 of 1975. The colonizer shall thus continue to be responsible for the compliance of various terms and conditions of the license, including but not limited to the following:-

- (a) Renewal of licenses
- (b) Payment of Rs. 63.50 Cr. (as per revised Detailed Project Report submitted by MCG which indicates Rs. 44.18 Cr. for Sushant Lok-I and Rs. 19.32 Cr. for Palam Vihar) in lieu of deficit infrastructure cost.
- (c) Construction/handing over of community sites as per provisions of Act 8 of 1975 as amended upto date.
- (d) Liability to obtain completion / part completion certificate.
- (e) Development of commercial pockets including approval of building plans and grant of occupation certificates.
- (f) Development of group housing component including approval of building plans and grant of occupation certificates.
- (g) Liability to deposit Infrastructure Augmentation Charges, if not deposited earlier.
- (h) Liability to pay the cost/bank guarantee for deficit Electrical Infrastructure on account of load assessment and corresponding Infrastructure inadequacy assessment by Power Utilities.
- (i) Clearance of outstanding dues on account of EDC/IDC including enhanced EDC and interest thereupon, if any.
- (j) Revalidation of the bank guarantees including IDW.
- (k) Other statutory approval as required under Act/Rules as applicable on the licensed colony.

A compliance report in this regard shall be filed by coloniser/agencies within a period of 15 days from the issue of these orders.

Date: 14.09.2018
Place: Chandigarh

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

Endst No. CC-99/JE(VA)/2018/ 26779

Dated: 17-09-2018

A copy is also forwarded to Ansal Properties and Infrastructure Pvt. Ltd., Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 to transfer the said colonies in favour of Commissioner, Municipal Corporation, Gurugram and to ensure the compliance of the above orders in letter and spirit

-Sd/-

(Rajesh Kaushik)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst No. CC-99/JE(VA)/2018/ 26780

Dated: 17-09-2018

A copy is also forwarded to Commissioner, Municipal Corporation, Gurugram to take over the said colonies with immediate effect and send the compliance report of the order within 15 days.

-Sd/-

(Rajesh Kaushik)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst No. CC-99/JE(VA)/2018/ 26781-792

Dated: 17-09-2018

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

1. Principal Secretary, Urban Local Bodies, Haryana, Chandigarh.
2. Chief Executive Officer, Gurugram Metropolitan Development Authority (GMDA), Gurugram.
3. Director General, Urban Local Bodies, Sector-6, Panchkula
4. Chief Administrator, HUDA, Panchkula.
5. Administrator, HUDA, Gurugram.
6. Deputy Commissioner, Gurugram.
7. Chief Engineer, Municipal Corporation, Gurugram.
8. Chief Accounts Officer, O/o DTCP, Haryana, Chandigarh.
9. Senior Town Planner, Gurugram.
10. District Town Planner (P), Gurugram.
11. District Town Planner (E), Gurugram.

-Sd/-

(Rajesh Kaushik)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

Annexure-A

1. Ansal Palam Vihar:

Sr. No.	File ID	Lic. No.	Date	Developer Name	Area (acre)	Sector	Valid Upto/ Renewed Upto
1	LC-5A	21-27	19/11/1982	Ansal API Ltd.	106.02	3,2,1	18/11/2005
2	LC-5B	8-11	19/05/1983	Ansal API Ltd.	26.31	3,2,1	18/5/2008
3	LC-5C	22-24	30/08/1983	Ansal API Ltd.	24.63	3,2,1	29/8/2003
4	LC-5D	69-71	17/02/1984	Ansal API Ltd.	31.67	3,2,1	16/2/1988
5	LC-5E	79-81	09/04/1984	Ansal API Ltd.	20.10	3,2,1	8/4/1987
6	LC-5F	86-87	19/04/1984	Ansal API Ltd.	35.92	3,2,1	8/4/2006
7	LC-5G	89-92	08/05/1984	Ansal API Ltd.	28.08	3,2,1	7/5/2004
8	LC-5H	101-102	05/07/1984	Ansal API Ltd.	27.22	3,2,1	4/7/2006
9	LC-5I	103-107	31/08/1984	Ansal API Ltd.	17.30	3,2,1	30/8/1987
10	LC-5J	112-113	31/08/1984	Ansal API Ltd.	23.41	3,2,1	30/10/1986
11	LC-5K	14-17	12/07/1985	Ansal API Ltd.	27.40	3,2,1	11/7/2006
12	LC-5L	18-19	20/07/1985	Ansal API Ltd.	14.33	3,2,1	19/1/1988
13	LC-5M	31-32	27/09/1985	Ansal API Ltd.	17.18	3,2,1	26/9/1987
14	LC-5N	48-50	02/12/1985	Ansal API Ltd.	21.12	3,2,1	1/12/2006
15	LC-5O	10	19/02/1986	Ansal API Ltd.	16.27	3,2,1	18/2/1988
16	LC-5P	21	01/04/1986	Ansal API Ltd.	10.12	3,2,1	1/4/2009
17	LC-5Q	5-6	09/04/1987	Ansal API Ltd.	5.33	3,2,1	08/04/1989
18	LC-5R	19	15/06/1987	Ansal API Ltd.	13.20	3,2,1	14/06/1989
19	LC-5S	44-45	02/12/1989	Ansal API Ltd.	6.09	3,2,1	1/12/2003
20	LC-5T	1-5	16/01/1992	Ansal API Ltd.	36.12	3,2,1	15/1/2009
21	LC-5U	1-12	09/03/1994	Ansal API Ltd.	15.41	3,2,1	08/03/1996
22	LC-5V	32-45	30/12/1994	Ansal API Ltd.	59.88	3,2,1	29/12/2008
23	LC-5W	102-109	30/12/1995	Ansal API Ltd.	7.59	3,2,1	29/12/2003
24	LC-5X	118-124	18/09/1998	Ansal API Ltd.	9.21	3,2,1	17/09/2005
25	LC-5Y	46-49	31/12/1999	Ansal API Ltd.	1.28	3,2,1	30/12/2004
26	LC-5Z	21-26	24/03/2000	Ansal API Ltd.	5.89	3,2,1	23/03/2005
27	LC-5AA	24-30	12/02/2004	Ansal API Ltd.	8.47	3,2,1	11/02/2009
28	LC-5AB	127	18/10/2004	Ansal API Ltd.	13.35	3,2,1	17/10/2013
29	LC-5AC	1072-1076	18/08/2006	Ansal API Ltd.	4.38	3,2,1	17/08/2008

2. Sushant Lok-I

Sr. No.	File ID	Lic. No.	Date	Developer Name	Area (acre)	Sector	Valid Upto/ Renewed Upto
1	LC-3A	7-12	31/05/1985	Ansal API Ltd.	101.25	53,27,43,28	30/05/2005
2	LC-3B	20-22	22/08/1985	Ansal API Ltd.	17.96	53,27,43,28	21/8/2004
3	LC-3C	33-34	27/09/1985	Ansal API Ltd.	20.92	53,27,43,28	26/9/2003
4	LC-3D	36-40	07/11/1985	Ansal API Ltd.	64.07	53,27,43,28	07/11/1988
5	LC-3E	51-54	02/12/1985	Ansal API Ltd.	14.24	53,27,43,28	01/12/1987
6	LC-3F	1-3	15/01/1986	Ansal API Ltd.	37.12	53,27,43,28	14/1/2001
7	LC-3G	11-12	21/02/1986	Ansal API Ltd.	25.65	53,27,43,28	20/2/2000

Annexure-A

8	LC-3H	15-17	10/03/1986	Ansal API Ltd.	41.82	53,27,43,28	9/3/2009
9	LC-3I	18-20	01/04/1986	Ansal API Ltd.	8.56	53,27,43,28	31/3/2001
10	LC-3J	31-33	16/04/1986	Ansal API Ltd.	9.38	53,27,43,28	15/4/2001
11	LC-3K	40-41	16/05/1986	Ansal API Ltd.	12.16	53,27,43,28	15/5/2004
12	LC-3L	7-9	09/04/1987	Ansal API Ltd.	36.26	53,27,43,28	08/04/1989
13	LC-3M	20-23	15/06/1987	Ansal API Ltd.	23.07	53,27,43,28	14/06/1989
14	LC-3N	39-43	02/12/1989	Ansal API Ltd.	41.00	17	1/12/2009
15	LC-3O	6-11	17/01/1992	Ansal API Ltd.	48.69	53,27,43,28	16/01/2005
16	LC-3P	9-18	08/07/1993	Ansal API Ltd.	10.31	53,27,43,28	07/07/2007
17	LC-3Q	88-101	30/12/1995	Ansal API Ltd.	49.74	53,27,43,28	29/12/2006
18	LC-3R	1-9	10/01/1996	Ansal API Ltd.	18.41	17	09/01/2009
19	LC-3S	49-51	05/11/1997	Ansal API Ltd.	2.25	17	04/11/2004
20	LC-3T	14-24	20/03/1998	Ansal API Ltd.	5.89	17	19/03/2005
21	LC-3U	111-117	21/08/1998	Ansal API Ltd.	6.52	17	20/08/2003
22	LC-3V	1	23/02/2001	Ansal API Ltd.	0.50	53,27,43,28	22/02/2005
23	LC-3W	151	02/12/2004	Ansal API Ltd.	5.89	53,27,43,28	01/12/2015
24	LC-3X	62	12/02/2007	Ansal API Ltd.	1.00	53,27,43,28	11/02/2018
25	LC-3Y	32	13/04/2011	Ansal API Ltd.	1.55	43	12/04/2015