

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

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Roshni Builders Pvt. Ltd.,
6th Floor, M3M Tee Point, North Block,
Sector-65, Gurugram-122101, Haryana.

Memo No. LC-3830/PA (SK)/2024/ 25843 Dated: 13-08-2024

Subject: - Issuance of Completion Certificate of Commercial Colony under TOD over an area measuring 7.84875 acres falling in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram in licence no. 71 of 2018 dated 25.10.2018 – Roshni Builders Pvt. Ltd.

Refer to your application received on 06.02.2024 to grant of Completion Certificate of Commercial Colony under TOD over an area measuring 7.84875 acres falling in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram in License No. 71 of 2018 dated 25.10.2018.

2. Chief Engineer-1, HSVP, Panchkula vide their memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/112513 dated 01.05.2024 informed that the services with respect to Commercial Colony under TOD over an area measuring 7.84875 acres falling in the revenue estate of village Fazilpur Jharsa, Sector-71, Gurugram in License No. 71 of 2018 dated 25.10.2018 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide their memo no. 2269 dated 22.04.2024 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer, 'OP' Circle-I, DHBVN Gurugram vide their office memo dated 07.05.2024 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of these reports it is hereby certified that the required development works in the said Commercial Colony under TOD over an area measuring 7.84875 acres as indicated on the enclosed completion plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such roads, open space, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP system will be done with the

Director
Town & Country Planning
Haryana, Chandigarh

prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost. The services will be provided as per provision in the EDC of Gurugram.

- c) That you shall be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.
- d) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- e) That you shall maintain the roof top rain water harvesting system properly and shall keep it operational all the time.
- f) That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
- g) That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake in levels etc.
- h) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- i) That you shall use LED fittings for street lighting in the licensed colony.
- j) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 10402 dated 12.04.2023 and the conditions imposed by CA-HSVP, Panchkula.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That you shall keep all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- m) That you shall comply with the terms and conditions as approved from the concerned power utility.
- n) That the colonizer shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- o) That the colonizer shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- p) That the colonizer shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- q) The Bank Guarantee amounting to Rs. 40.5420 lacs i.e. equivalent to 1/5th amount of net development cost (as per CE-I/SE(HQ)/SDE(W)/HDM(G)/2023/34062 dated 17.02.2023) thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or part thereof, as the case may be, for a period of five years from the date of issuance of this completion certificate.

Note: It may also be made clear that the colonizer shall also comply with the orders passed by NGT:-

- i) The directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application no. 21 of 2014 in the matter of Vardhman Kaushik V/S Union of India and Ors. Shall be implemented by colonizer.
- ii) Implementation of instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA no. 21 of 2014 and OA no. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India &Ors, shall be complied with by the colonizer.
- iii) NGT orders in application no. 45 of 2015 & M.A. No. 126 of 15 titled as Haryana Welfare Association V/S State of Haryana Gurugram.
- iv) Ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh vs Union of India &Ors. has passed the directions on implementation of "The prohibition of Employment as Manual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instruction/prevailing law.

This completion certificate shall be void-ab-initio, if any of the condition mentioned above is not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.

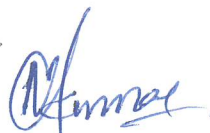
(Amit Khatri, IAS)
Director, Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-3830/PA (SK)/2024/

Dated:

A copy is forwarded to the following for information: -

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.


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