

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;  
Phone: 0172-2549349 e-mail: topharyana7@gmail.com;  
Website: http://tco-pharyana.gov.in

LC-IX  
(See Rule 16 (2))

To

M/s Gurutek Estate Pvt. Ltd.  
318-319, 3rd Floor, DLF Star Tower,  
SCO-25, Sector-30, Gurugram.

Memo No. LC-4685/JE(SK)/2024/24775 Dated: 06-08-2024

Subject:

Grant of completion certificate in respect of licence no. 66 of 2022 dated 25.05.2022 granted for setting up of Affordable Residential Plotted Colony (under DDJAY) over an area measuring 10.25625 acres in the revenue estate of villages Dhamlaka, Sector-26, District Rewari.

Please refer to your application dated 15.01.2024 the subject cited above.

2. Whereas, Chief Engineer, HSVP, Panchkula vide memo no. 118412 dated 06.05.2024 has confirmed that the services with respect to above said colony have been got checked and found that all the public health services have been laid as per approved service plan estimates. Senior Town Planner, Gurugram vide memo no. 2559 dated 02.05.2024 has also confirmed about laying of the colony as per approved plans. Superintending Engineer/planning, HVPNL, Panchkula through email dated 13.06.2024 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of above said reports, it is hereby certified that the required development works in the aforesaid colony area measuring 10.25625 acres (License No. 66 of 2022 dated 25.05.2022), as indicated on the enclosed plans 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 and horticulture. The completion certificate is granted on the following terms and conditions:-

- 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 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 Rewari.
- That the colonizer will 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.
- Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.


- e. 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.
- f. 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.
- g. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereupon transfer all such roads open spaces, 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.
- 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 applicant company shall use LED fittings for street lighting in the licenced colony.
- j. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 15.12.2022 and the conditions imposed by CE, HSVP, Panchkula in the letter annexed as Annexure A-1.
- k. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
- l. That the bank guarantee equivalent to 1/5 amount thereof shall be kept un- realised to ensure un-keep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976 or earlier in case the owner is relieved of the responsibility in this behalf by the Government.
- m. That you 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.

**Note:** It may also be made clear to the colonizer that he 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.
- n. That you shall comply with the directions issued by Hon'ble 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. regarding implementation of "The Prohibition of employment as Manual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013), failing which the developer shall be liable to face action as per Govt. Instruction/prevaling law.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above is not complied with. Further, 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-4685/JE(SK)-2024/

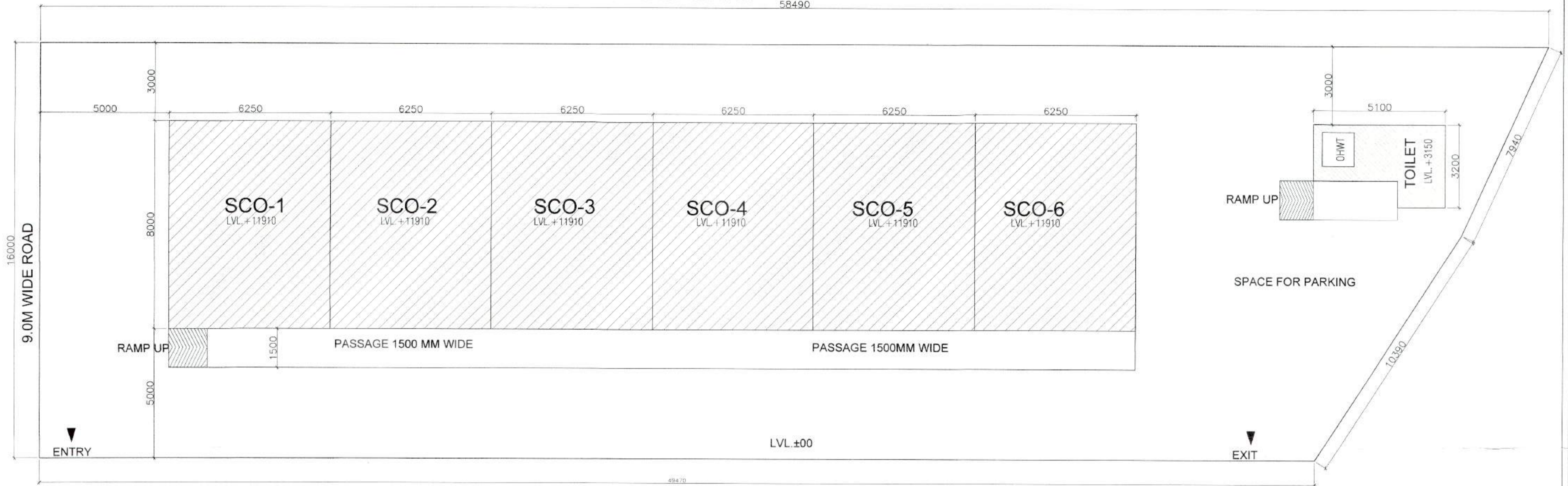
Date:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram with a request to take necessary action for demarcation & fencing of the land of community site to protect the same from any encroachments.
3. District Town Planner, Rewari.
4. Chief Account Officer O/o DTCP, Haryana, Chandigarh.
5. Project Manager (IT) of this Directorate.

  
(Sanjay Narang)  
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh

OTHER'S PROPERTY 58490



9.0M WIDE R/W (INTERNAL CIRCULATION ROAD)  
LVL.±00

NOTE :- THE PARKING AREA SHALL NOT BE SOLD IN ANY MANNER, WHATSOEVER.

PROJECT:-  
PROPOSED LAYOUT OF STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 0.214893 ACRE IN AFFORDABLE PLOTTED COLONY UNDER DDJAY-2016 OF LICENCE NO-66 OF 2022 ON LAND MEASURING 10.25625 ACRE AT SECTOR 26, REWARI, FOR M/S GURUTEK ESTATE PVT. LTD.

DRAWING TITLE :-  
**SCO SITE PLAN & AREA CALCULATION**

TOTAL PLOT AREA	=	0.2149	ACRES
OR	=	869.668	Sq. Mt.
PERMISSIBLE GROUND COVERAGE	35.00%	= 304.384	Sq. Mt.
PROPOSED GROUND COVERAGE	34.50%	= 300.000	Sq. Mt.
PERMISSIBLE F.A.R	150.00%	= 1304.50	Sq. Mt.
PROPOSED F.A.R	141.66%	= 1231.992	Sq. Mt.

GROUND FLOOR AREA	8.000	X	6.250	50.000	SQ.M.
STAIRWELL AREA	4.820	X	1.850	8.917	SQ.M.
LIFTWELL AREA	1.500	X	1.500	2.250	SQ.M.
TOTAL AREA (STAIRWELL + LIFT WELL)				11.167	SQ.M.
FIRST FLOOR AREA (GROUND FLOOR AREA- STAIRWELL+LIFTWELL)	50.000	-	11.167	38.833	SQ.M.
TYPICAL FLOOR AREA 2ND TO 4TH (SAME AS FIRST FLOOR)	38.833	X	3.000	116.499	SQ.M.
TOTAL F.A.R.				205.332	SQ.M.

SR. NO.	TYPE	LENGTH	X	WIDTH	=	AREA (Sq.Mt.)	X	TOTAL NOS.	=	TOTAL AREA (Sq. Mt.)
1	S.C.O (S-1 TO S-6)	8.000	X	6.250	=	50.000	X	6	=	300.000
<b>TOTAL</b>										<b>= 300.000</b>

SR. NO.	TYPE	AREA	X	NOS.	=	TOTAL AREA
1	S.C.O. (S-1 TO S-6)	205.332	X	6	=	1231.992

SR. NO.	TYPE	AREA	X	NOS.	=	TOTAL AREA
1	S.C.O. (S-1 TO S-6)	306.663	X	6	=	1839.978
2	TOILET AREA					13.016
<b>TOTAL</b>						<b>1852.994</b>

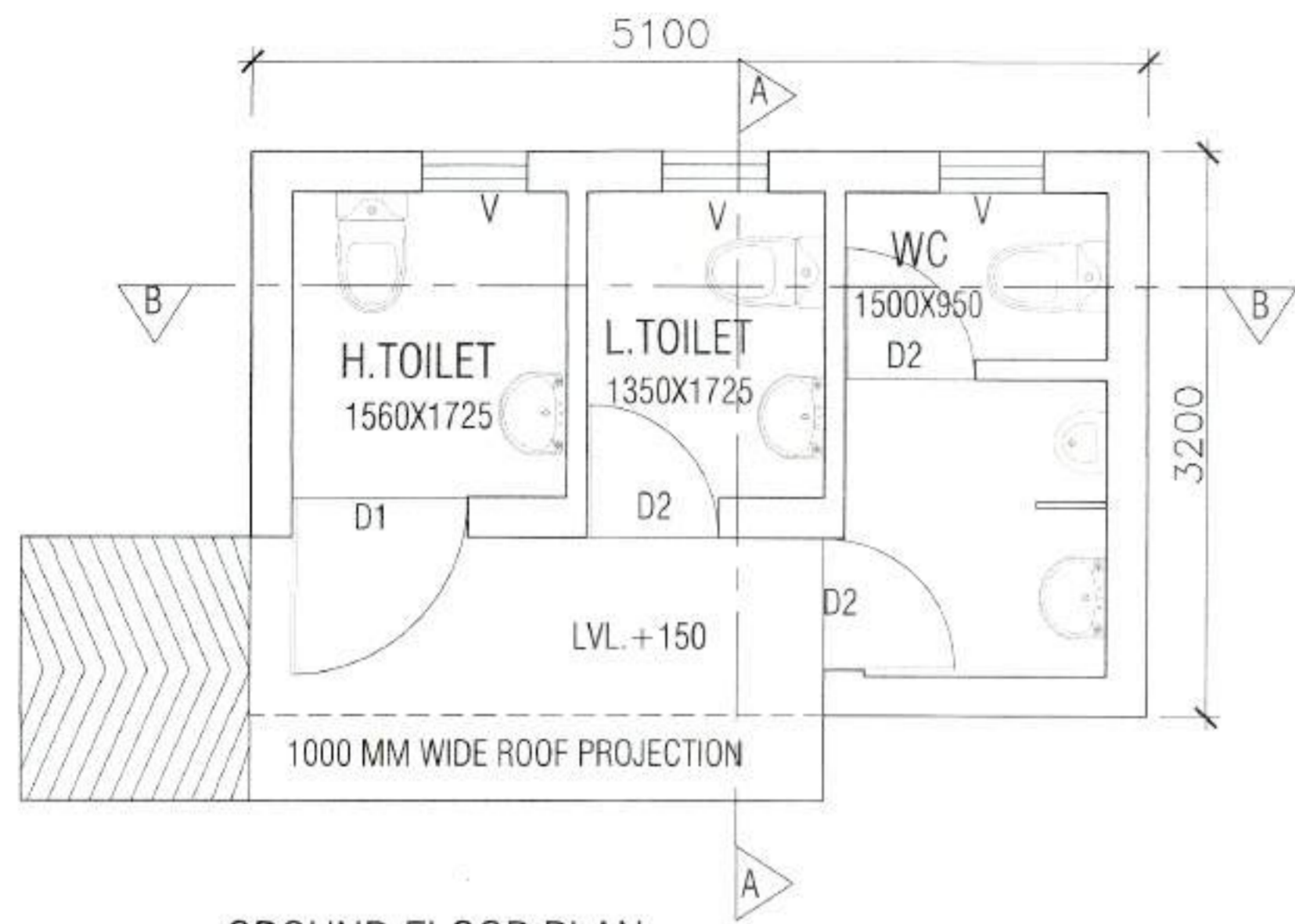
For GURUTEK ESTATE PVT. LTD.  
SIRE DOR

ARCHITECT'S SIGN: [Signature]  
OWNER SIGN: [Signature]

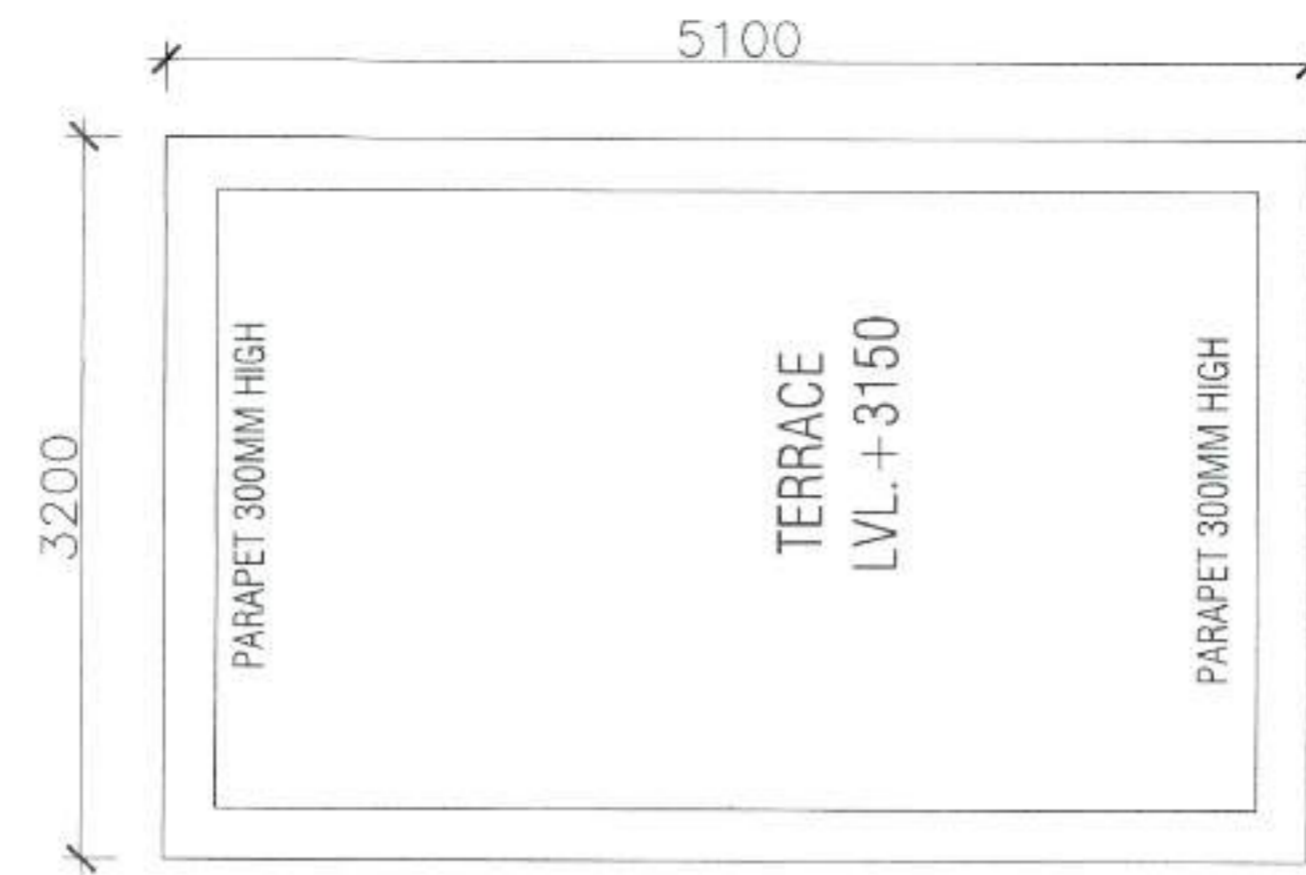
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DRG. NO:- DGTCP 9442(1) DATE:- 27/23

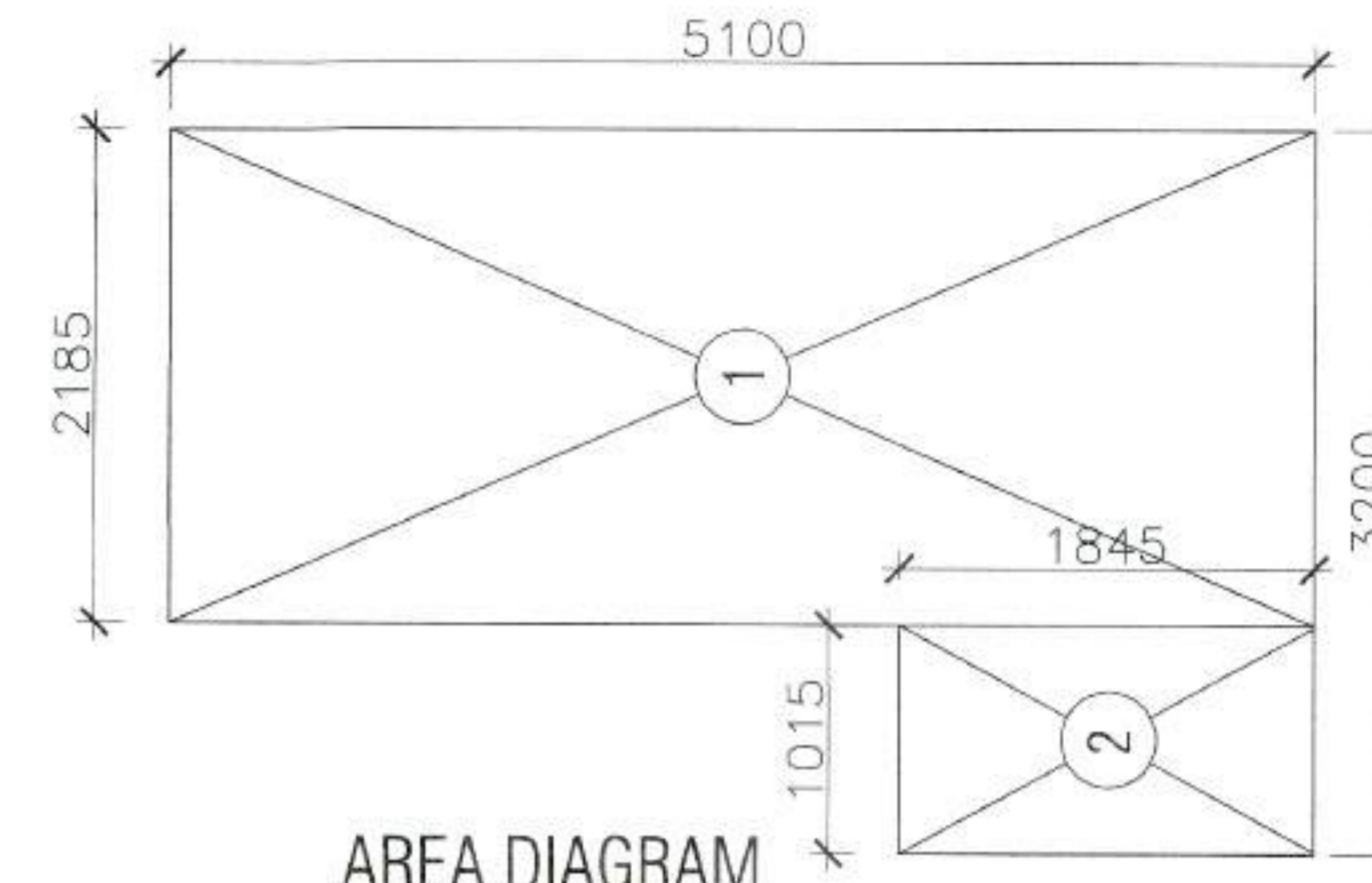
(RAJESH DUTT) JD(HQ)  
(RAJAT CHAUHAN) ATP (HQ)  
(S.K. SEHRAWAT) DTP(HQ)  
(HITESH SHARMA) STP(HQ)  
(T.L. SATYAPRAKASH, IAS) (DGTCP(HR))



GROUND FLOOR PLAN



TERRACE PLAN

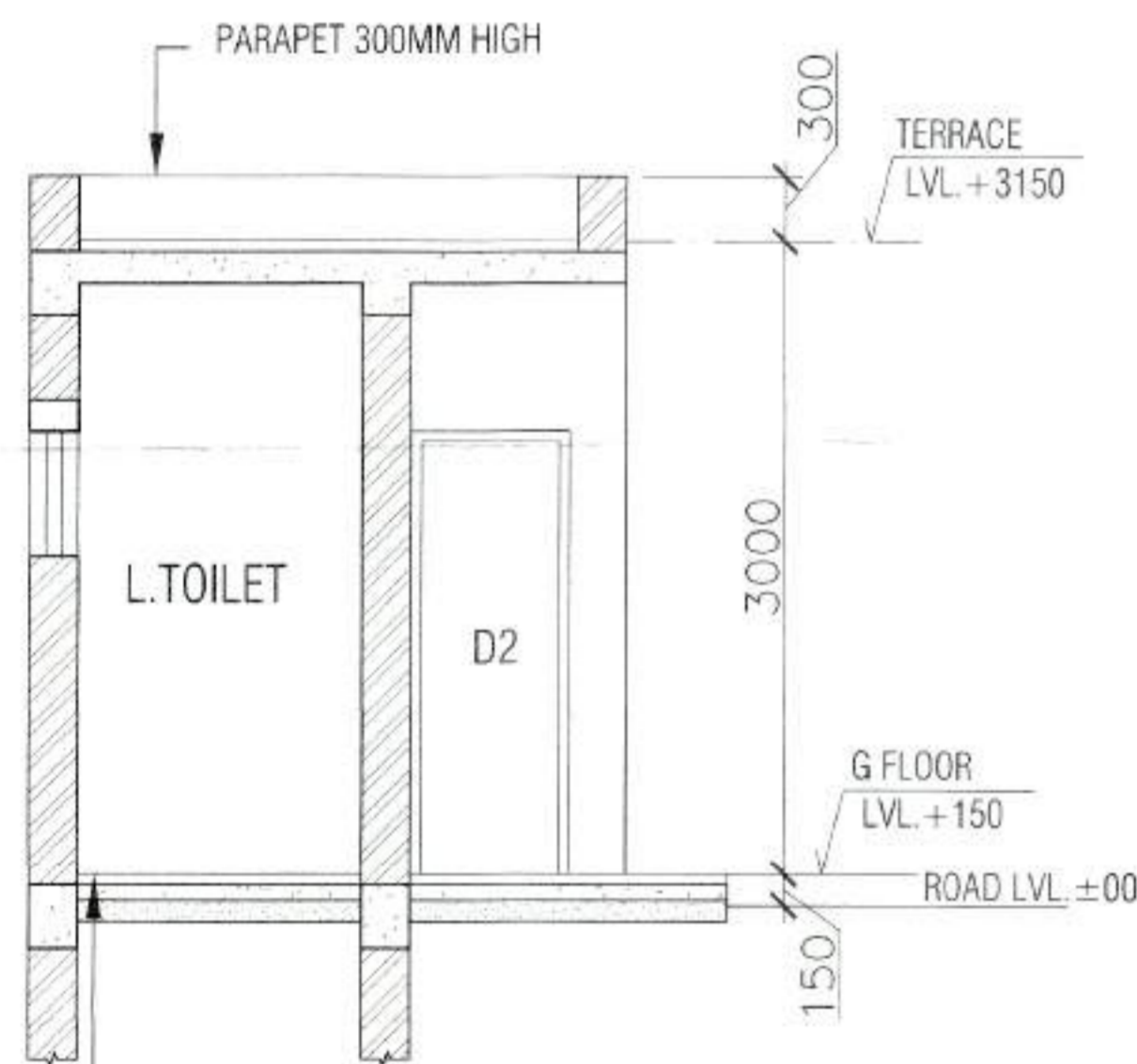


AREA DIAGRAM

DOORS-WINDOWS SCHEDULE

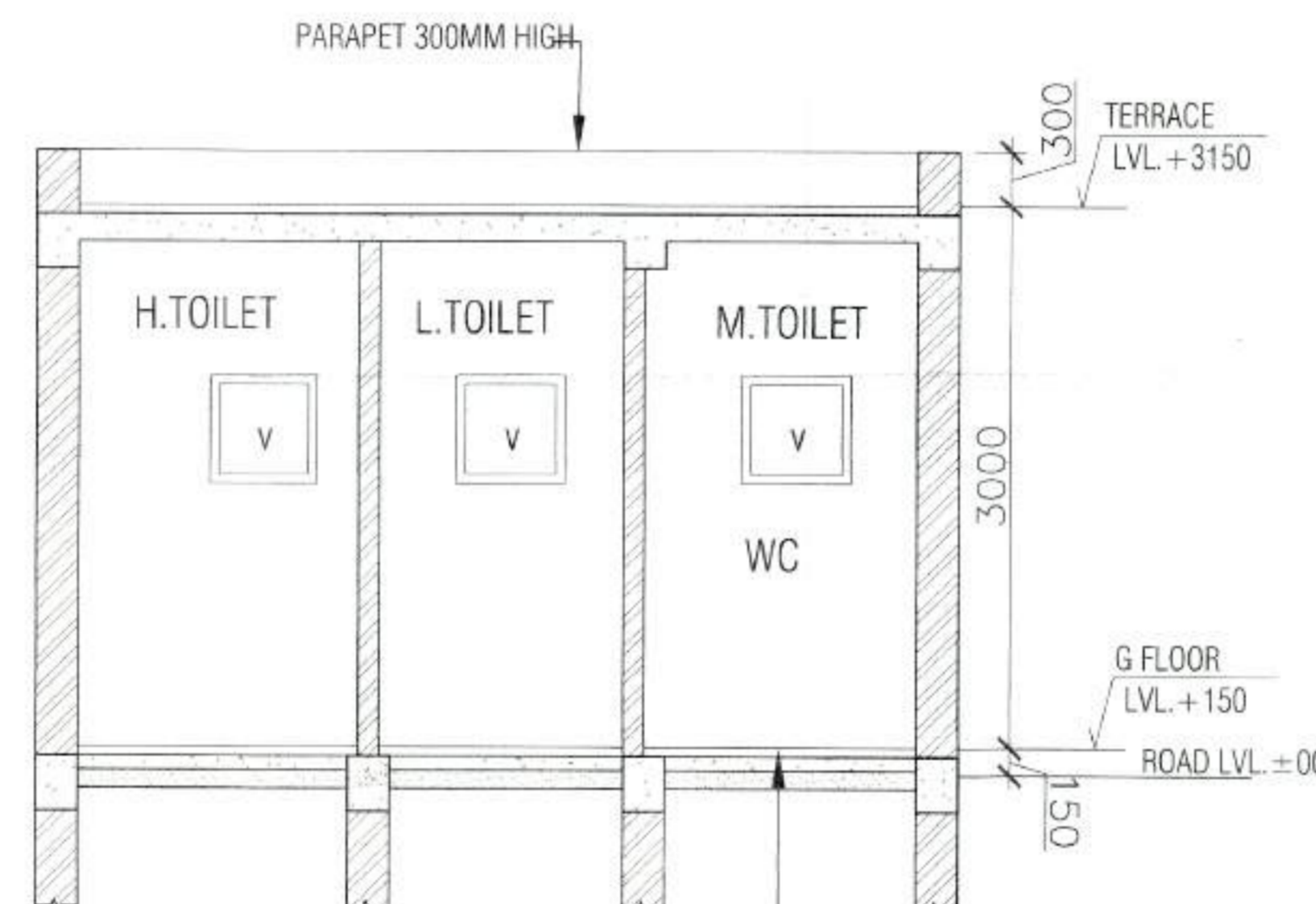
TYPE	SIZE	C. LVL	L. LVL
D1	1000 X 2100	±00	+2100
D2	750 X 2100	±00	+2100
V	600 X 600	+1500	+2100

1	TOILET(1)	5.100	X	2.185		11.144	SQ.M.
2	TOILET(2)	1.845	X	1.015		1.873	SQ.M.
3	TOTAL COVERED AREA					13.016	SQ.M.



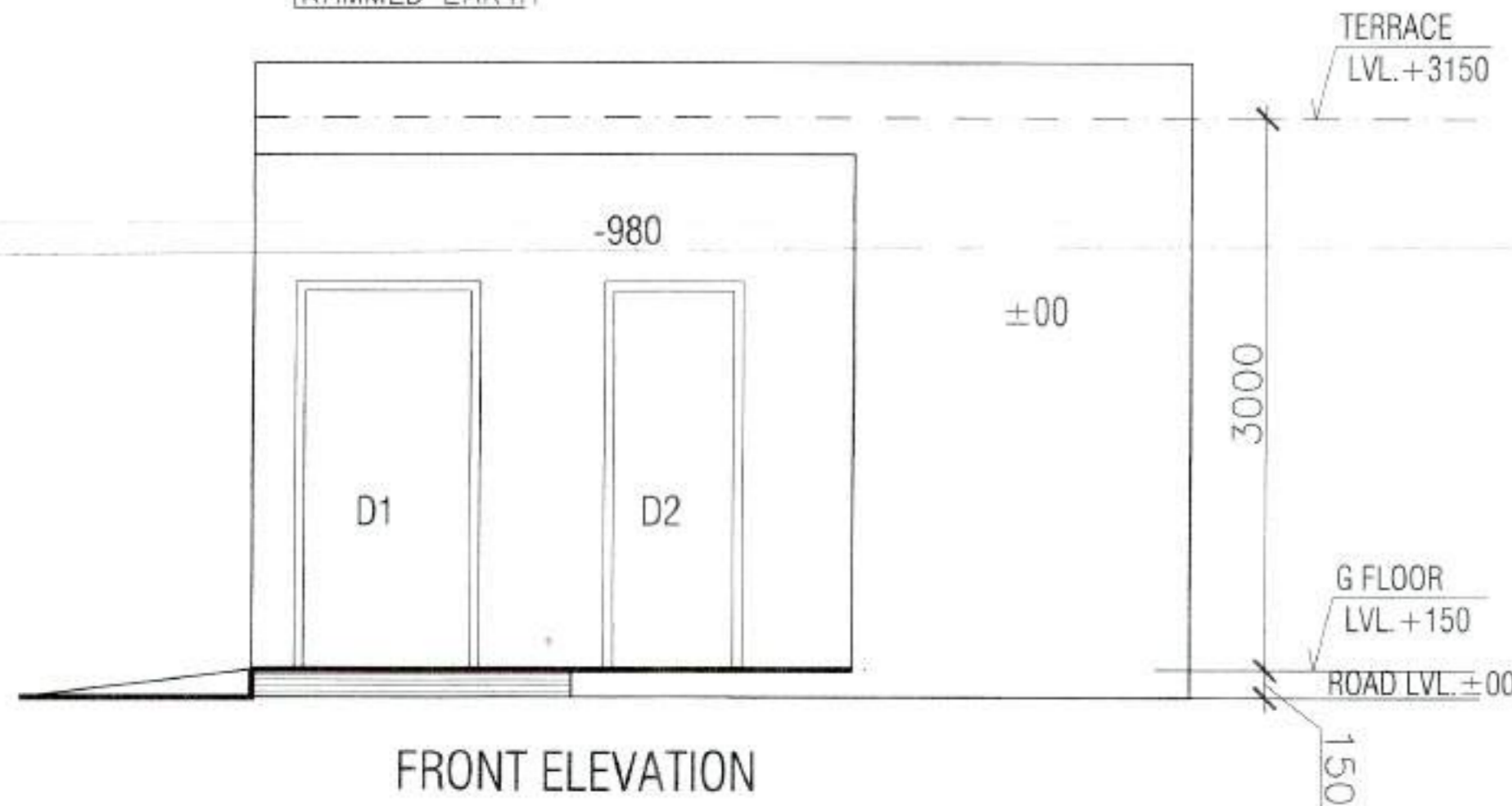
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50 MM F. FINISH  
75 MM C. CONC  
100 MM H. CONC  
RAMMED EARTH

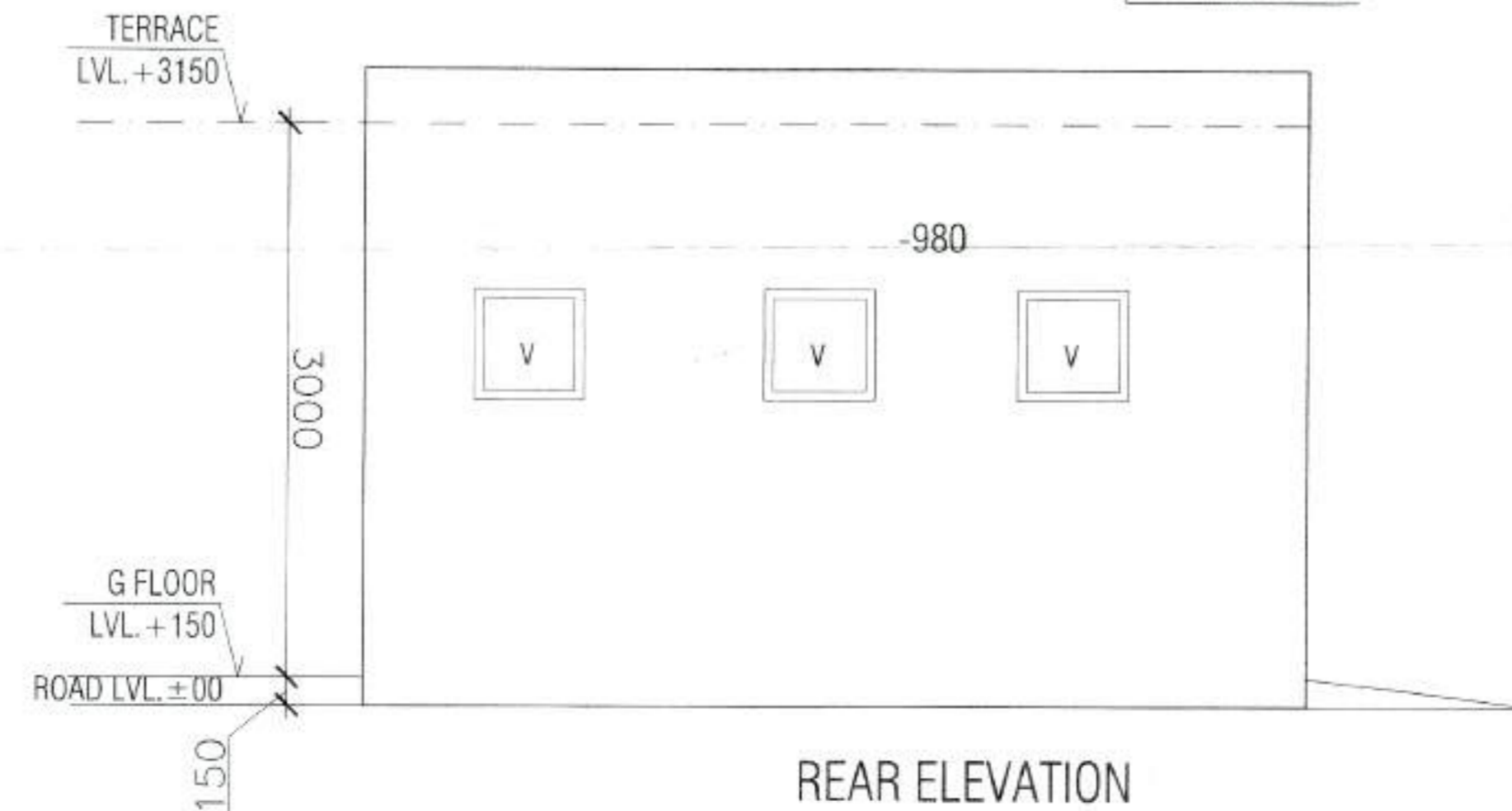


SECTION B-B

50 MM F. FINISH  
75 MM C. CONC  
100 MM H. CONC  
RAMMED EARTH



FRONT ELEVATION



REAR ELEVATION

PROJECT:-  
PROPOSED TOILET BLOCK PLAN IN COMMERCIAL SITE AREA MEASURING 0.214893 ACRE IN AFFORDABLE PLOTTED COLONY UNDER DDJAY-2016 OF LICENCE NO-66 OF 2022 ON LAND MEASURING 10.25625 ACRE AT SECTOR 26, REWARI, FOR M/S GURUTEK ESTATE PVT. LTD.

DRAWING TITLE :-

TOILET BLOCK

*Anita Sharma*  
Anita Sharma  
CA-30675/2013  
3417350502

ARCHITECT'S SIGN.

For GURUTEK ESTATE PVT. LTD.  
*[Signature]*  
Director

OWNER SIGN.

NORTH



SCALE

1:50

SHEET NO.

4

DRC-NO:- D4TCP 9442 (10) dt 24/07/23

*H. Sharma*  
(HITESH SHARMA)  
STP(HQ)

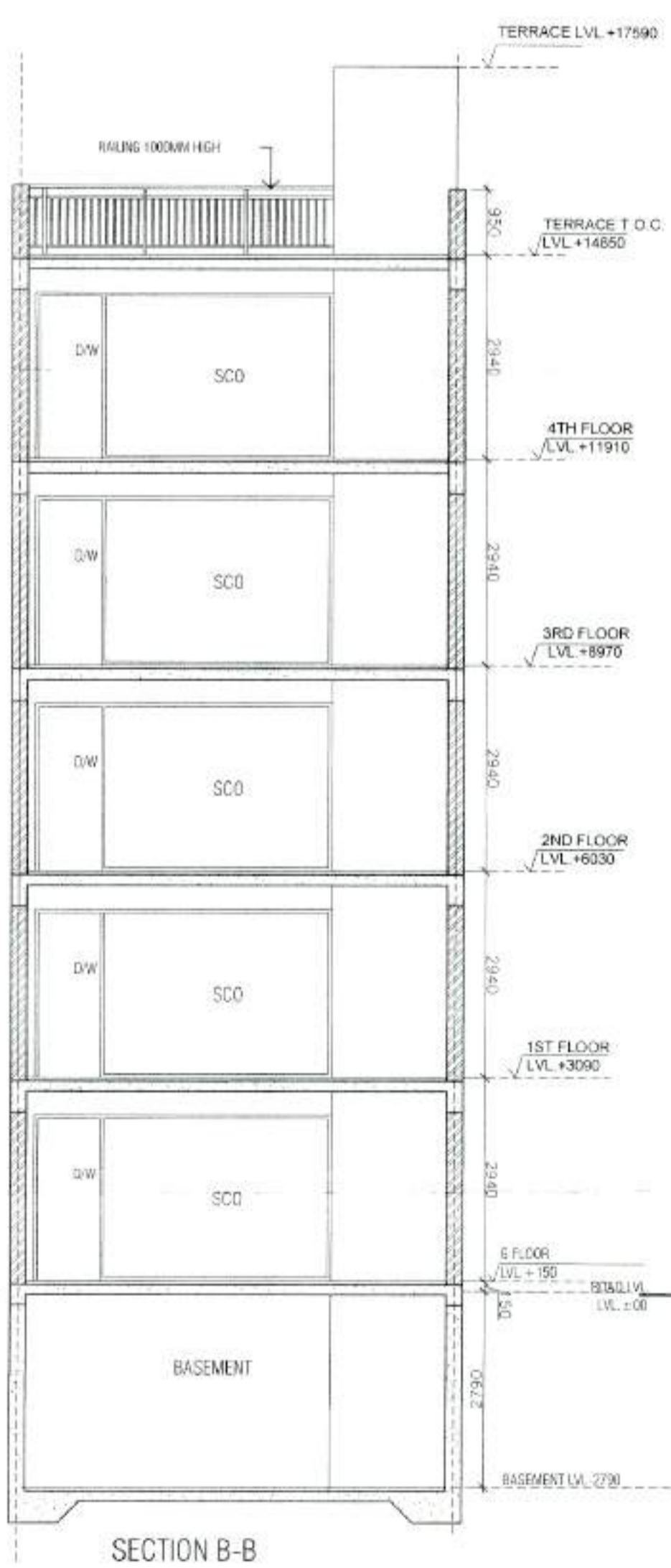
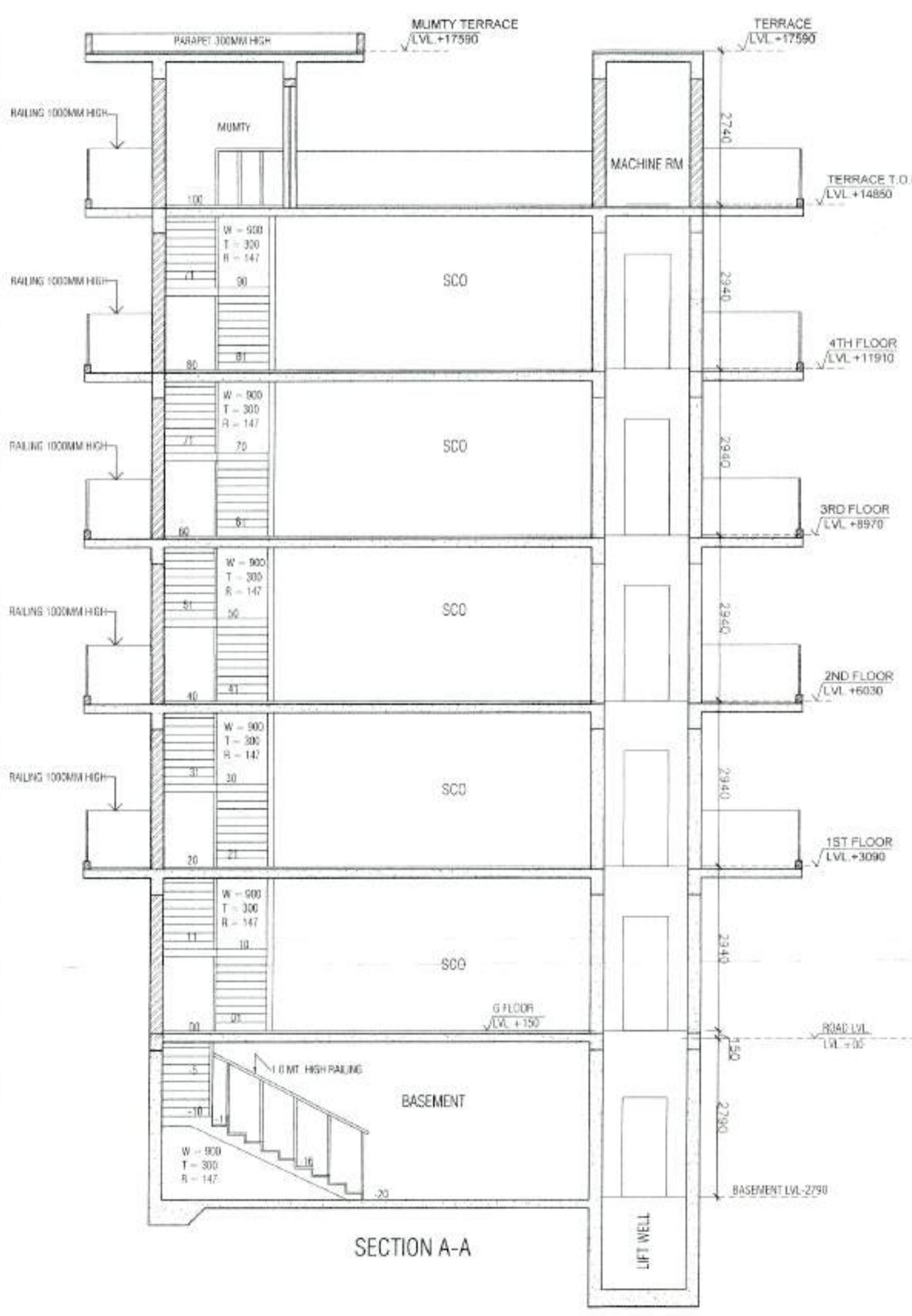
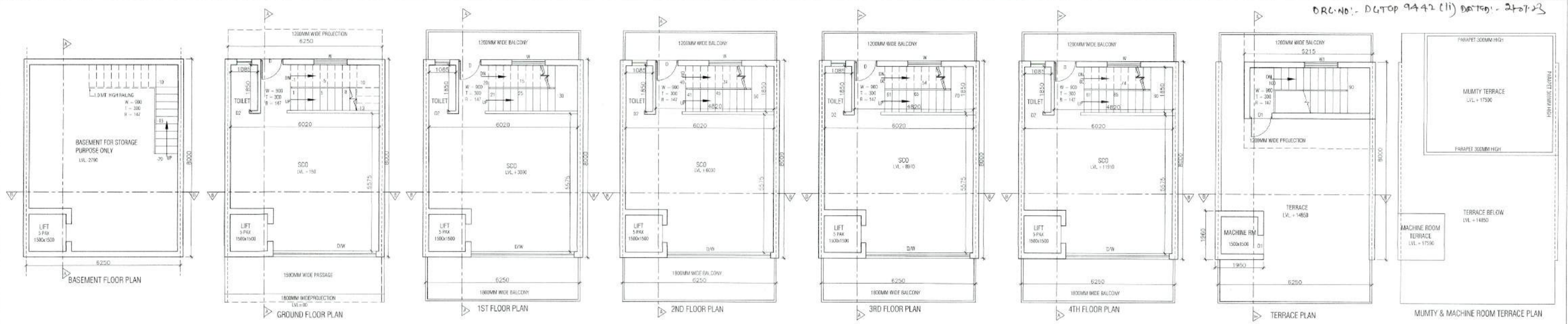
*[Signature]*  
(P. SINGH)  
DTP(HQ)

*[Signature]*  
(T.L. SATYAPRAKASH, IAS)  
(DGTCP(HR))

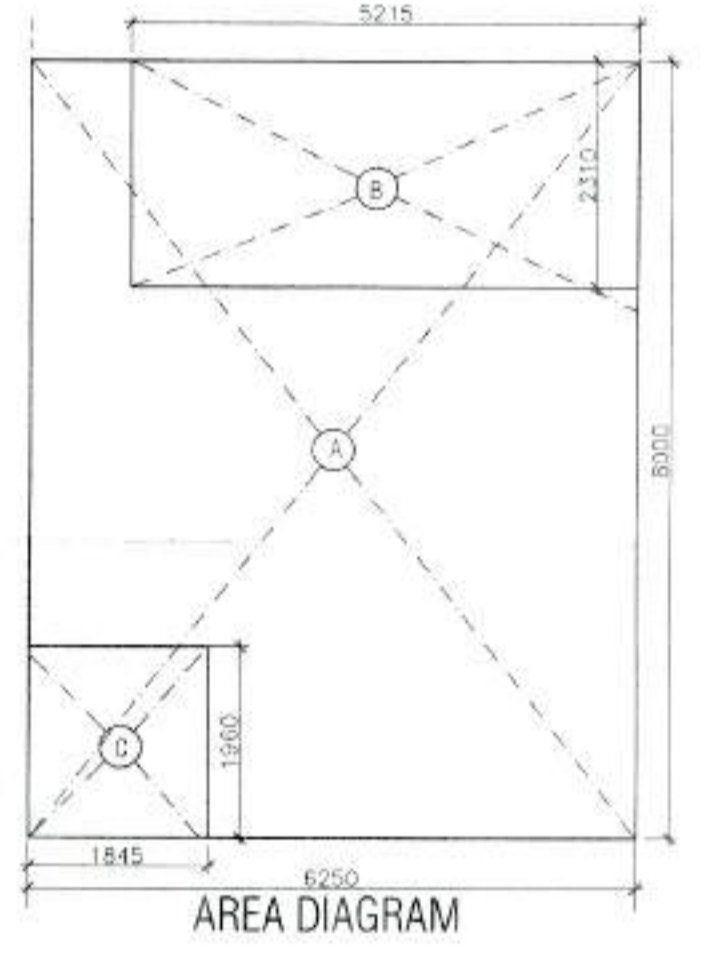
*[Signature]*  
(S.K. SEHWAT)  
DTP(HQ)

*[Signature]*  
(RAJAT CHAUHAN)  
ATP (HQ)

*[Signature]*  
(RAJESH DUTT)  
JD(HQ)



AREA DIAGRAM OF STAIRWELL & LIFT (DUDUCTION)



**DOORS-WINDOWS SCHEDULE**

TYPE	SIZE	C. LVL	L. LVL
D/W	3220 X 2400	= 00	+ 2400
D	900 X 2400	= 00	+ 2400
D1	900 X 2100	= 00	+ 2100
D2	750 X 2100	= 00	+ 2100
W	1350 X 1650	+ 750	+ 2400
W1	1350 X 1500	+ 750	+ 2250
V	750 X 1500	+ 900	+ 2400

**F A R CALCULATIONN**

GROUND FLOOR AREA	8.000 X 6.250	50.000	SQ. M.
STAIRWELL AREA	4.820 X 1.850	8.917	SQ. M.
LIFTWELL AREA	1.500 X 1.500	2.250	SQ. M.
TOTAL AREA (STAIRWELL + LIFT WELL)		11.167	SQ. M.
FIRST FLOOR AREA (GROUND FLOOR AREA - STAIRWELL + LIFTWELL)	50.000 - 11.167	38.833	SQ. M.
TYPICAL FLOOR AREA 2ND TO 4th (SAME AS FIRST FLOOR)	38.833 X 3.000	116.499	SQ. M.
TOTAL F.A.R.		205.332	SQ. M.

**BUILTUP AREA CALCULATION**

GROUND FLOOR AREA	8.000 X 6.250	50.000	SQ. M.
LIFTWELL AREA	1.500 X 1.500	2.250	SQ. M.
FIRST FLOOR AREA (GROUND FLOOR AREA - LIFTWELL)	50.000 - 2.250	47.750	SQ. M.
TYPICAL FLOOR AREA 2ND TO 4TH (SAME AS FIRST FLOOR)	47.750 X 3.000	143.250	SQ. M.
BASEMENT AREA	8.000 X 6.250	50.000	SQ. M.
MUMTY AREA	5.215 X 2.310	12.047	SQ. M.
MACHINE ROOM AREA	1.960 X 1.845	3.616	SQ. M.
TOTAL BUILTUP AREA		306.663	SQ. M.

PROJECT - PROPOSED LAYOUT PLAN OF STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 0.214893 ACRE IN AFFORDABLE PLOTTED COLONY UNDER DDJAY-2016 OF LICENCE NO-66 OF 2022 ON LAND MEASURING 10.25625 ACRE AT SECTOR 26, REWARI, FOR M/S GURUTEK ESTATE PVT. LTD.

DRAWING TITLE - TYPICAL S.C.O.(S02 TO S05) PLAN, ELEVATION & SECTION

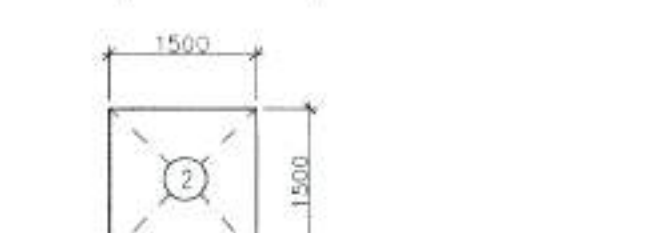
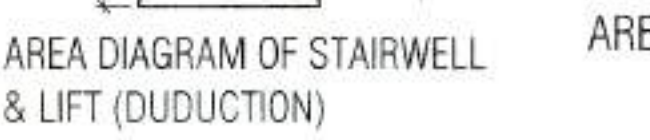
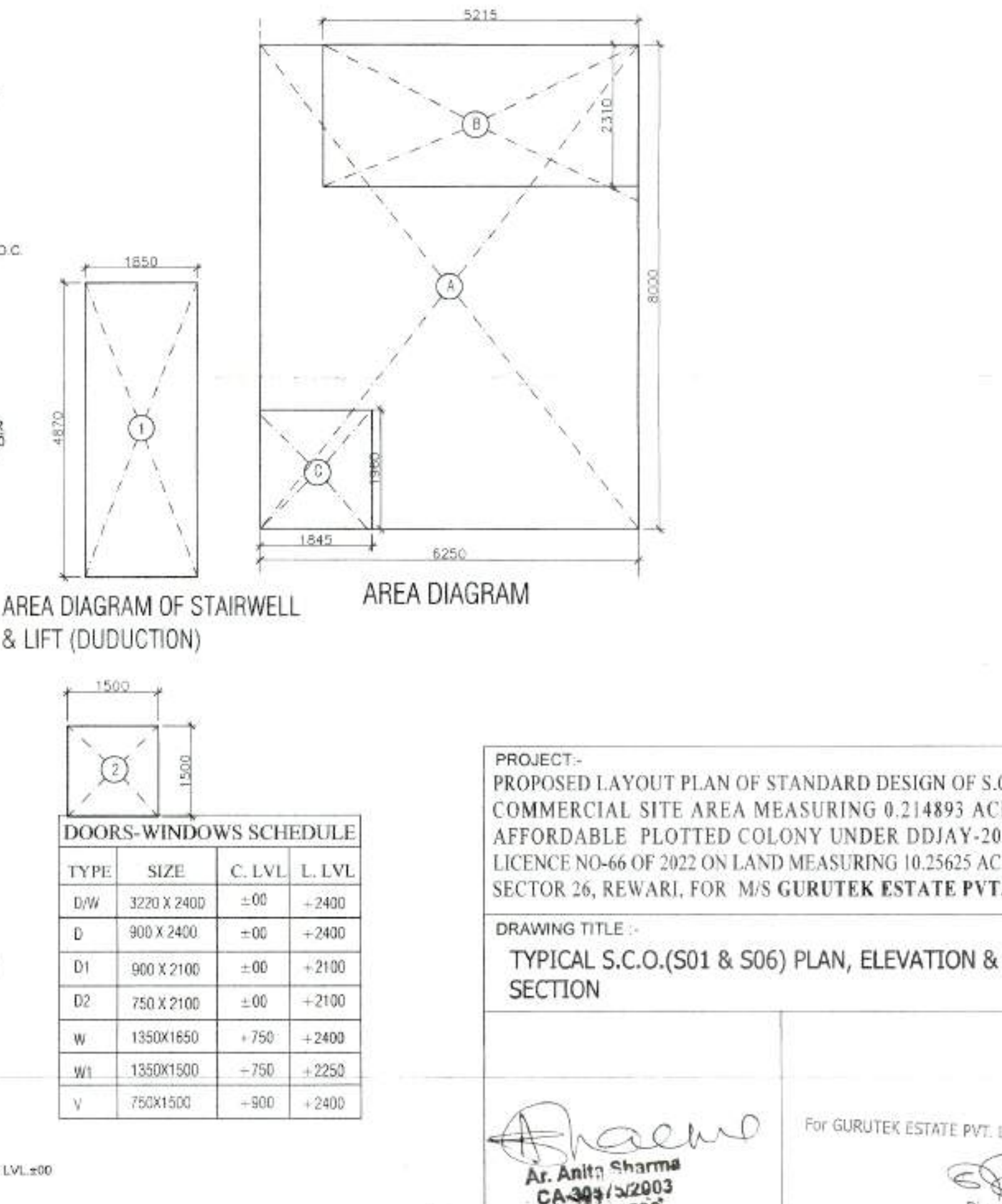
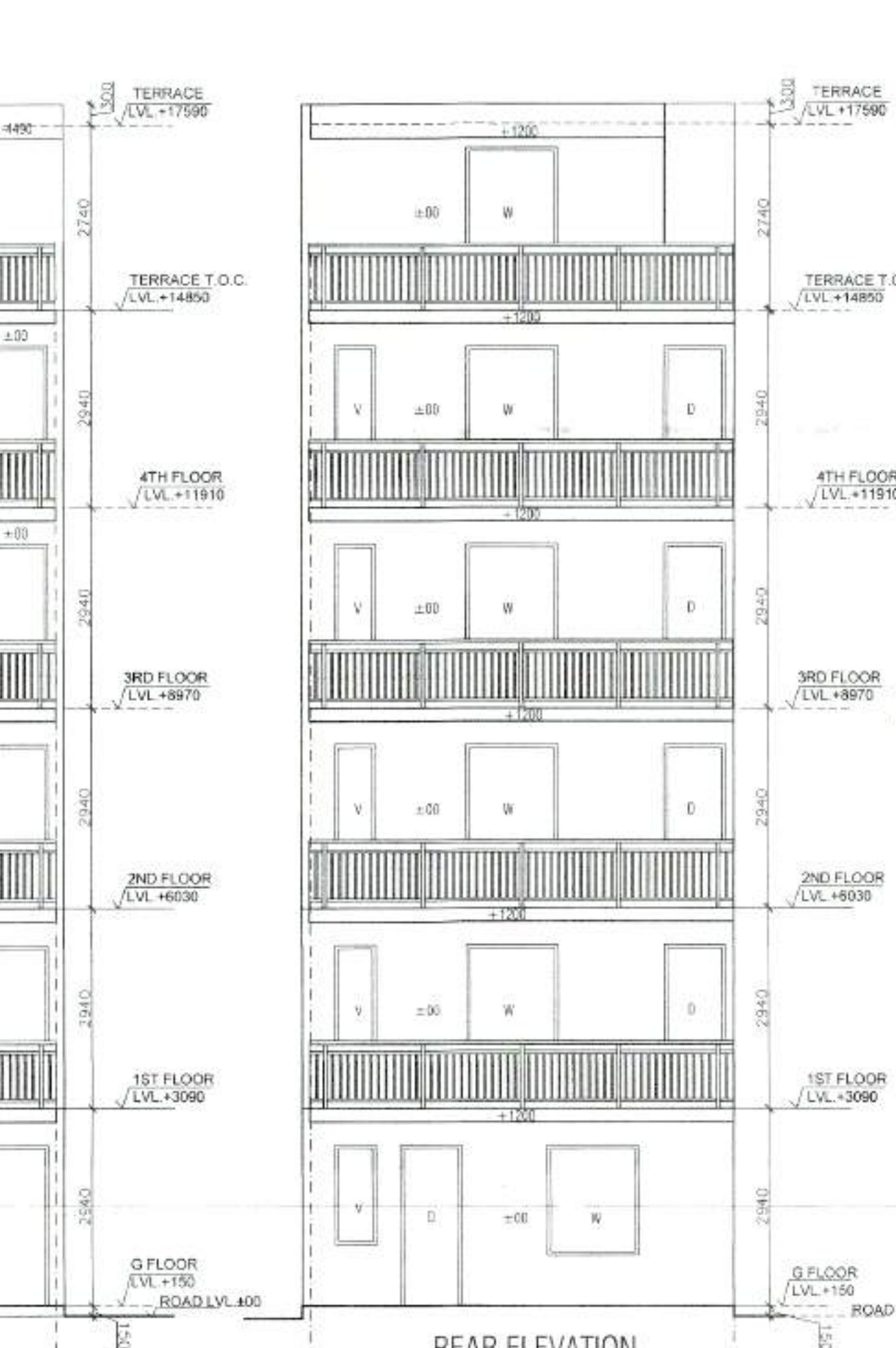
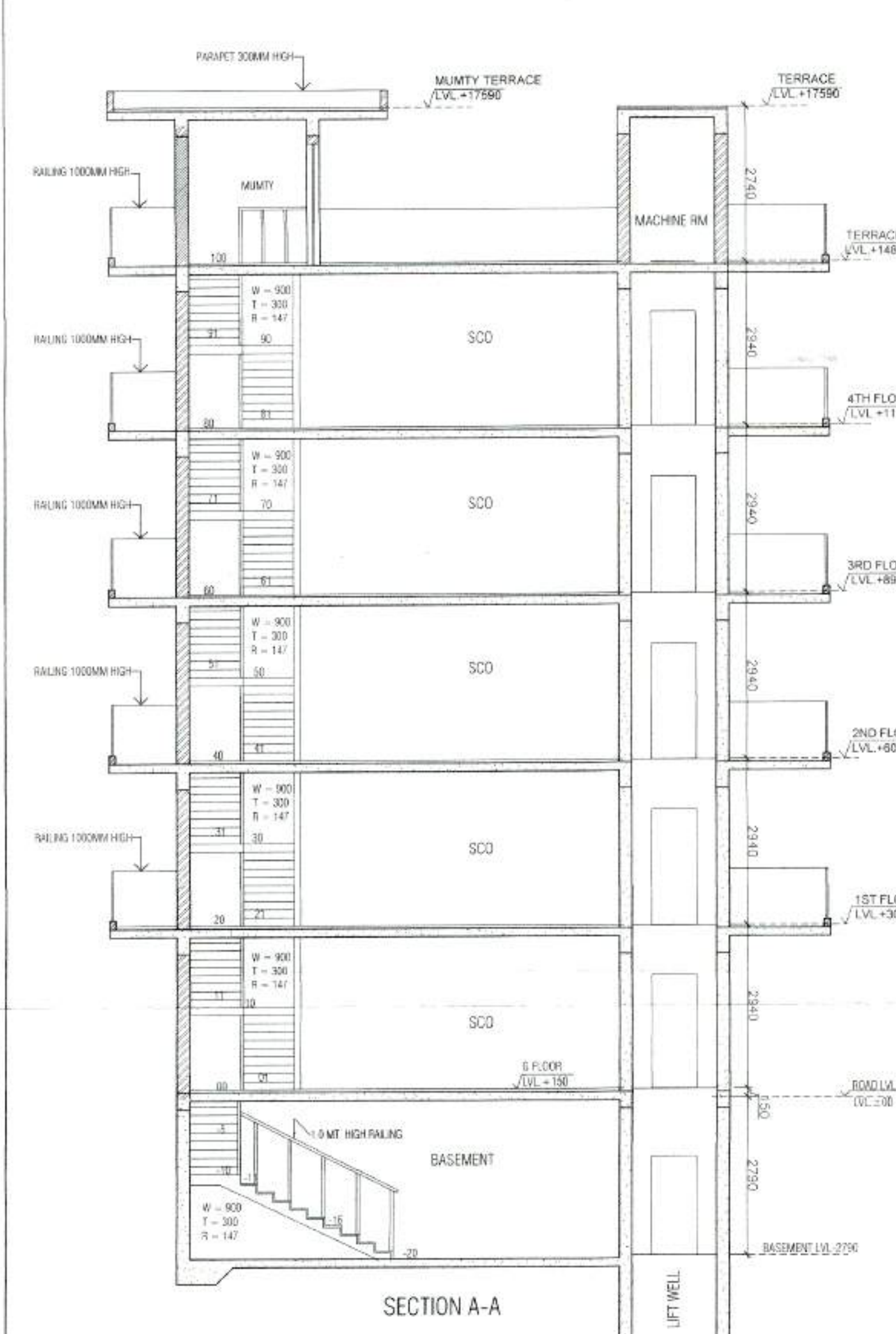
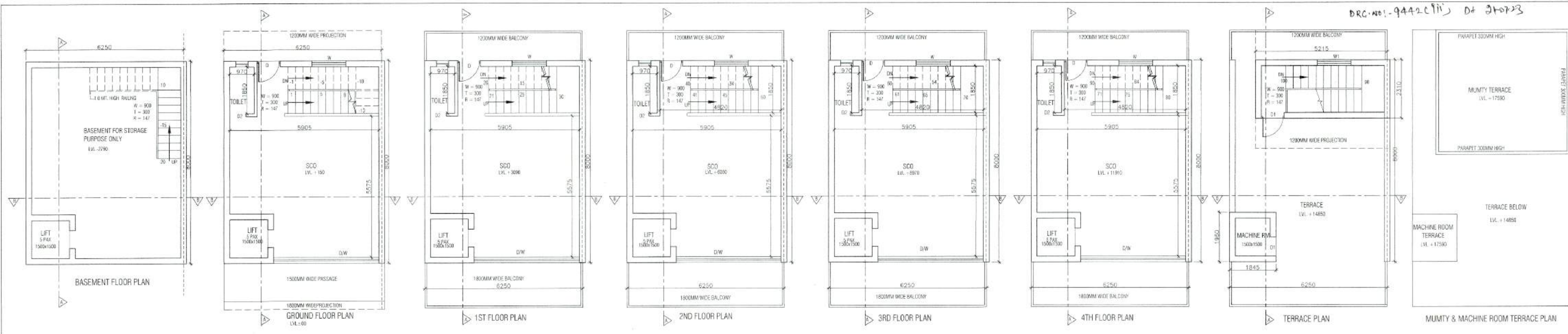
For GURUTEK ESTATE PVT. LTD.

ARCHITECT'S SIGN: *Anita Sharma*  
CA-30573/2003  
9417350590

OWNER SIGN: *[Signature]*  
Director

Hitesh Sharma (HITESH SHARMA) STP(HQ)  
Rajesh Dutt (RAJESH DUTT) JD(HQ)  
T.L. Satyaprakash, IAS (T.L. SATYAPRAKASH, IAS) DGTCP(HR)  
S.K. Sehrawat (S.K. SEHRAWAT) DTP(HQ)  
Rajesh Chauhan (RAJESH CHAUHAN) ATP (HQ)

DRC NO. 9442(11) Dt 21-07-23



DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D/W	3220 X 2400	±00	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
D2	750 X 2100	±00	+2100
W	1350 X 1650	+750	+2400
W1	1350 X 1500	+750	+2250
V	750 X 1500	-900	+2400

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BUILTUP AREA CALCULATION					
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FIRST FLOOR AREA (GROUND FLOOR AREA - LIFTWELL)	50.000	-	2.250	47.750	SQ.M.
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PROJECT:- PROPOSED LAYOUT PLAN OF STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 0.214893 ACRE IN AFFORDABLE PLOTTED COLONY UNDER DDJAY-2016 OF LICENCE NO-66 OF 2022 ON LAND MEASURING 10.25625 ACRE AT SECTOR 26, REWARI, FOR M/S GURUTEK ESTATE PVT. LTD.

DRAWING TITLE :-  
TYPICAL S.C.O.(S01 & S06) PLAN, ELEVATION & SECTION

Ar. Anil Sharma  
CA-393/32003  
9417850590  
ARCHITECT'S SIGN.

For GURUTEK ESTATE PVT. LTD.  
Director  
OWNER SIGN.

(HITESH SHARMA) STP(HQ)  
(P. P. S. SHARMA) (P.P.H)  
(T.L. SATYAPRAKASH, IAS) (DGTC/HR)  
(S.K. SEHRAWAT) DTP(HQ)  
(RAJAT CHAUHAN) ATP (HQ)  
(RAJESH DUTT) JD(HQ)