

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com

LC-IX

Regd.

{See Rule 16 (2)}

To

✓ Manglam Multiplex Pvt. Ltd.,
Office No. GF-I, Vipul Plaza,
Village- Haiderpur, Sector-54,
Gurugram.

Memo No. LC-3281(A+B+C)-II-JE(RK)/2025/ 8341 Dated:

10-03-2025

Subject: Request for grant of completion certificate in respect of license no. 15 of 2017 dated 02.05.2017 granted for setting up of Mix Land Use Colony (70% Residential & 30% Commercial) over an area measuring 14.4125 acres falling in Sector- 65, Gurugram.

Please refer to your application dated 16.09.2024 on the matter as subject cited above.

Whereas, Manglam Multiplex Pvt. Ltd. vide above referred application has requested for grant of completion certificate for area measuring 14.4125 acres bearing licence no. 15 of 2017 dated 02.05.2017 granted for setting up of Mix Land Use Colony (70% Residential & 30% Commercial) over an area measuring 14.4125 acres falling in Sector- 65, Gurugram Manesar Urban Complex in prescribed LC-VIII under Rule-16 of Rules, 1976.

Chief Engineer-I, HSVP, Panchkula vide his memo no. C.A./CE-I/CE-II/SE(HQ)/EE(M)/SDE(G)/2025/22889 dated 21.01.2025 informed that the services in the above mentioned Mix Land Use Colony (70% Residential & 30% Commercial) over an area measuring 14.4125 acres falling in Sector 65, Gurugram have been got checked and reportedly laid at site and are operational /functional. The services included water supply, flushing water supply, sewerage, SWD & Roads.

District Town Planner, Gurugram vide Endst. No. 12104 dated 11.12.2024 & Senior Town Planner, Gurugram vide memo. no. 6448 dated 12.12.2024 informed that the all internal roads are constructed, LED street light have been installed, green area has been developed as per approved building plans.

Superintending Engineer, DHBVN, Gurugram vide memo no. Ch-81/DGR-7A dated 16.01.2025 has informed that the developer has completed/laid the internal electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

In view of these report, it is hereby certified that the required development works in the said Mix Land Use Colony (70% Residential & 30% Commercial) over an area measuring 14.4125 acres falling in Sector 65, Gurugram-Manesar Urban Complex as indicated on the enclosed approved layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The completion certificate is granted on the following terms and conditions: -

- i. 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 Gurugram.

- ii. That you 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.
- iii. Level/Extent of the services to be provided by HSVP i.e. water supply, sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- iv. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- v. 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.'
- vi. 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 part 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.
- vii. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- viii. That you shall use LED fittings for street lighting in the licenced colony.
- ix. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 7423 dated 11.03.2019 and the conditions imposed by CE-HSVP, Panchkula.
- x. That you shall abide by all prevailing norms/rules and regulations or any required in relation to planning and development of the area as fixed by DTCP/HSVP.
- xi. 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) Act, 1981 and Water (Prevention and Control of Pollution) Act, 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 Act.
- xii. That you shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the competent authority.
- xiii. That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.
- xiv. That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- xv. The completion certificate is subject to the final outcome/orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan@Jai Bhagwan & Others Vs State of

Haryana & Others with Civil Appeal No. 13828 of 2015 and Civil Appeal No. 9211-9213 of 2016 titled State of Haryana Vs Dev Dutt and final outcome of CBI investigation under process.

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.
- 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/prevaling law.

DA/As above

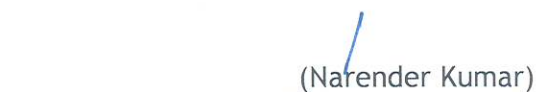

(Amit Khatri, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-3281(A+B+C)-II-JE(RK)/2025/

Dated:

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

1. Chief Administrator, HSVP Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Accounts Officer, O/o Director Town & Country Planning, Haryana, Chandigarh.
5. PM (IT) to update the status on website.


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