

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

✓ Elan Buildcon Pvt. Ltd.
15th Floor, Two Horizon Centre, DLF Phase-V,
Golf Course Road, Sector 43,
Gurugram-122002.

Memo No. LC-2015/JE (RK)/2024/ 34708 Dated: 18-11-24

Subject: - Issuance of completion certificate of Commercial Colony over an area measuring 2.00 acres falling in the revenue estate of village Badshahpur, Sector 67, Gurugram falling under licence no. 84 of 2012 dated 28.08.2012.

Refer to your application received on 29.09.2023 to grant of completion certificate in respect of Commercial Colony over an area measuring 2.00 acres situated in the revenue estate of Village Badshahpur, Sector 67, Gurugram in License No. 84 of 2012 dated 28.08.2012. The subjected licence has been transferred alongwith change in development rights in favour of Elan Buildcon Pvt. Ltd. vide this office memo no. 9333 dated 08.04.2019.

2. Chief Engineer-1, HSVP, Panchkula vide their memo no. CE-I/SE(HQ)/EE(M)/SDE(W-1)/2023/245146 dated 15.11.2023 informed that the services with respect to Commercial Colony over an area measuring 2.00 acres situated in the revenue estate of Village Badshahpur, Sector 67, Gurugram in License No. 84 of 2012 dated 28.08.2012 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide their memo no. 7653 dated 01.12.2023 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer, 'OP' Circle-II, DHBVN Gurugram vide their office memo dated 14.03.2024 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 over an area measuring 2.00 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:-

- MM
- 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 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. 4462 dated 22.02.2021 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) That the colonizer shall abide by the terms and condition of the access permission issued by NHAI vide their letter no. PIU/EC/NH-248A/08/10/10/2022-23/2271 dated 27.03.2023.

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 Honble 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.

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.



(Chander Shekhar Khare, IAS)
Chief Administrator, HSVP-cum-Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2015/JE (RK)/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