

# PROJECT :- HABITAT RESIDENCE

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
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Regd.

(LC-IX)

[[See Rule 16(2)]]

To

BCC Edutech Pvt. Ltd.,  
In collaboration with Conscient Infrastructure Pvt. Ltd.,  
Corp. Off:10th Floor, Tower- D, Global Business Park,  
MG Road, Gurugram - 122002  
Email ID: [info@conscient.in](mailto:info@conscient.in)

Memo No. LC-3023- JE(MK)2024/ 11803 Dated: 10/04/24

**Subject:** Request for issuance of completion certification for licence no. 15 of 2016 dated 26.09.2016 & and 63 of 2019 dated 05.06.2019 for setting up of Affordable Group Housing Colony over an area measuring 7.394 acres & 5.08125 acres i.e. Total area 12.47525 acres falling in the revenue estate of village -Faridpur, Sector-78, Faridabad - Conscient Infrastructure Pvt. Ltd.

Refer to your application dated 13.07.2023 to grant of completion certification for licence no. 15 of 2016 dated 26.09.2016 & and 63 of 2019 dated 05.06.2019 for setting up of Affordable Group Housing Colony over an area measuring 7.394 acres & 5.08125 acres i.e. Total area 12.47525 acres falling in the revenue estate of village - Faridpur, Sector-78, Faridabad.

Chief Engineer, HSVP, Panchkula vide his memo no. CE-1/SE(HQ)/EE (M)/SDE(F)/2024/ 39859 dated 20.02.2024 informed that the services with respect of licence no. 15 of 2016 dated 26.09.2016 & and 63 of 2019 dated 05.06.2019 for setting up of Affordable Group Housing Colony over an area measuring 7.394 acres & 5.08125 acres i.e. Total area 12.47525 acres falling in the revenue estate of village -Faridpur, Sector-78, Faridabad have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Faridabad vide his memo no. 67 dated 05.01.2024 confirmed about laying of the colony as per approved layout plans.

In view of these reports it is hereby certified that the required development works in the said affordable group housing colony over an area measuring 7.394 acres & 5.08125 acres i.e. Total area 12.47525 acres as indicated on the enclosed layout 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:-

Director  
Town & Country Planning  
Haryana, Chandigarh



1. That the building shall be used for the purpose, for which occupation certificate has been granted vide memo no. 33663 dated 31.12.2021 & 27352 dated 21.08.2023.
2. That you shall comply with all the conditions laid down in the occupation certificates granted by the department in respect of aforesaid licensed colony
3. That you will be fully responsible for supply of water as per norms till such time the colony is handed to the local authority or any other Govt. agency and till such time, you shall maintain the internal services to the satisfaction of the Director.
4. 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 Faridabad.
5. 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.
6. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
7. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
8. 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.
9. 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.
10. 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.
11. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority



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12. That you shall use LED fittings for street lighting in the licenced colony.
13. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 31.03.2021 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
14. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
15. The Department is free to conduct an independent audit of books of accounts by an independent agency of its choice, if required in future and in case it is noticed that the profit is exceeded by 15% surplus amount alongwith interest shall be deposited within two months in the State Government Treasury.
16. That Bank Guarantee equivalent to 1/5th on account of IDW will be kept unreleased as per provisions of Rule 20 of Haryana Development and Regulations of Urban Area Rules 1976.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are 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 & Country Planning  
Haryana, Chandigarh.

Endst. No. LC-3023- JE(MK)-2024/

Date:

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

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

(Savita Jindal)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh

