

Directorate of Town & Country Planning, Haryana

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To

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Emaar India Ltd.,
Emaar Business Park, MG Road,
Sikanderpur, Sector-28,
Gurugram-122002.

Memo No. LC-1032-III/ JE (RK)/2025/

46463

Dated: 08-12-2025

Subject: Issuance of Completion Certificate in respect of license no. 163 of 2008 dated 19.08.2008 granted for setting up of Commercial Colony over an area measuring 2.25 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram.

Reference: Your application dated 23.01.2023 & 19.09.2024 on the subject cited matter.

Your request for grant of completion certificate in respect of license no. 163 of 2008 dated 19.08.2008 granted for setting up of Commercial Colony over an area measuring 2.25 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram.

2. Chief Administrator, HSVP, Panchkula vide his memo no. C.A/CE-I/CE-II/SE(HQ)/EE(M)/SDE(G)/2025/332883 dated 15.10.2025 informed that the services in respect of license no. 163 of 2008 dated 19.08.2008 granted for setting up of Commercial Colony over an area measuring 2.25 acres in the revenue estate of village Badshahpur, Sector 66, Gurugram have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide this memo no. 4857 dated 18.09.2025 & District Town Planner, Gurugram vide endst. no. 9859 dated 17.09.2025 confirmed about laying of the colony as per approved building plans.

Superintending Engineer/Planning, DHBVN vide memo no. Ch-16/SE/OP-II/B/PUR/SOL-434 dated 01.08.2025 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 2.25 acres 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, horticulture & electrification etc.

The completion certificate is granted on the following terms and conditions: -

- The services will be laid by you 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.
- 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.

- c. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- d. That Solar Water Heating System be installed at appropriate place as per instructions/norms of HAREDA.
- e. That you shall maintain a 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. The colonizer shall be responsible in case of any mistake in levels etc.
- h. 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 of 5 years from the date of issuance of this completion certificate unless earlier relieved of this 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.
- i. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- j. That you shall use CLF/LED fittings for street lighting in the licenced colony.
- k. That you shall comply with the conditions of Service Plan/Estimates forwarded by CA, HSVP, Panchkula vide memo no. 157520 dated 09.09.2021 and this office memo no. 30916 dated 07.12.2021.
- l. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- 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) 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.
- n. That you shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- o. That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.
- p. That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- q. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

- r. The Bank guarantee equivalent to 1/5th amount of the BG deposited on account of IDW having validity of minimum 05 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976.

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 Mannual 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 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 and Country Planning
Haryana, Chandigarh.

Endst. No. LC-1032-III/JE (RK)/2025/

Dated:

A copy is forwarded to the following for information:

1. Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) for updation on the departmental website.

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