

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
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Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Emaar India Ltd. and others,
Emaar Business Park, BG Road,
Sikanderpur, Sector-28,
Gurugram, Haryana - 122002

Memo No. LC-4670/JE(AK)/2025/ 36657 Dated:

18-09-2025

Subject: Request for issuance of part Completion Certificate for an area measuring 11.240 acres namely EBD-114 Nxt. Commercial Plotted Colony w.r.t. License no. 130 of 2022 dated 25.08.2022 and 14 of 2021 dated 12.03.2021 granted for setting up of Commercial Plotted Colony over an area measuring 11.40 and 6.40625 acres thereby total area measuring 17.80625 acres in Sector-114, Gurugram being developed by Emaar India Ltd.

Refer to your application received on 08.01.2025 to grant of part Completion Certificate for an area measuring 11.240 acres namely EBD-114 Nxt. Commercial Plotted Colony w.r.t. License no. 130 of 2022 dated 25.08.2022 and 14 of 2021 dated 12.03.2021 granted for setting up of Commercial Plotted Colony over an area measuring 11.40 and 6.40625 acres thereby total area measuring 17.80625 acres in Sector-114, Gurugram.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/CE-II/SE(HQ)/EE(M)/SDE(G)/2025/128839 dated 22.04.2025 informed that the services with respect to Commercial Plotted Colony over an area measuring 11.240 acres namely EBD-114 Nxt. Commercial Plotted Colony w.r.t. License no. 130 of 2022 dated 25.08.2022 and 14 of 2021 dated 12.03.2021 granted for setting up of Commercial Plotted Colony over an area measuring 11.40 and 6.40625 acres thereby total area measuring 17.80625 acres in Sector-114, Gurugram have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide his memo no. 2203 dated 28.04.2025 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer, OP Circle-I DHBVN memo no. 167 dated 11.08.2025 has informed that the instant commercial project is developed by M/s Emaar India Ltd. by installed 2 x 6300 KVA 33/11 T/F and (11 x 1000 KVA and 3 x 630KVA) 11/04KVA T/F capacity as internal electrical infrastructure alongwith 33KV switching station is to be created by DHBVN as builder has deposited EESDC charges and handed over the land to Nigam for creation of 33KV switching station. The work of 220/33KV sub-station sector-110/114 is pending on the part of HVPNL. Therefore, it is recommended to issue part completion certificate.

3. In view of these reports, it is hereby certified that the required development works in the said Commercial Plotted Colony over an area measuring 11.240 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 etc. 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 Gurugram.

- b) 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.
- 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 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. The applicant company 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 you 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 21.09.2021 & 15.06.2023 and the conditions imposed by CEO-GMDA, Gurugram 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 unrealised 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.
- n) That you shall submit gift deed of the balance area under 24 mtr wide road alongwith mutation within 30 days of this completion certificate.

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.

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-4670/JE(AK)/2025/

Dated:

A copy is forwarded to the following for information: -

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


(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

