

Directorate of Town & Country Planning, Haryana

Nagar Ayojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;
e-mail:tcpharyana7@gmail.com; Website: http://tcpharyana.gov.in

LC-IX (See Rule 16 (2))

To

BD Infradevelopers LLP,
(formerly known as BD Infradevelopers Pvt. Ltd.)
Unit No. 131, First Floor, Vatika Tower-A,
Golf Course Road, Sector-54,
Gurugram-122003.

Memo No: LC-3748/JE (SJ)/2026/35353 Dated: 01-10-2026

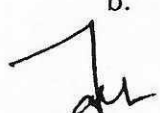
Subject: Grant of completion certificate for Affordable Group Housing Colony over an area measuring 7.3375 acres bearing Licence No. 30 of 2019 dated 28.02.2019 (5.0 acres) & Licence no. 39 of 2021 dated 19.07.2021 (2.3375 acres) in Sector-90, Gurugram Manesar Urban Complex-BD Infradevelopers LLP.

Please refer to your application dated 25.08.2026 on the subject cited above.

Your request for grant of completion certificate for Affordable Group Housing Colony over an area measuring 7.3375 acres bearing Licence No. 30 of 2019 dated 28.02.2019 (5.0 acres) & Licence no. 39 of 2021 dated 19.07.2021 (2.3375 acres) in Sector-90, Gurugram Manesar Urban Complex has been examined in respect of the notification dated 18.12.2024 (amendment in Act no. 8 of 1975). Occupation certificate for entire colony stands granted on 07.05.2025 & 07.08.2026 after obtaining report from all concerned.

Accordingly, the completion certificate is hereby granted subject to the following terms and conditions:-

- a. The services will be laid by the colonizer up to 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 Panipat.
- 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 is 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.'


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Town & Country Planning
Haryana Chandigarh

- f. 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.
- 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 for 5 years 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 within 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 and the conditions imposed by CA, HSVP, Panchkula.
- k. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
- l. That the bank guarantee equivalent to 1/5th 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.

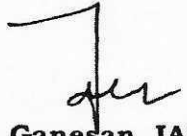
Note: It may also be made clear to the colonizer that he shall also comply with the orders passed by NGT and other courts. However, key points are as under:-

- 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 adhered to 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) 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.

- iv) That you shall comply with the directions issued by Hon'ble 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. regarding implementation of "The Prohibition of employment as Manual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013), 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 is not complied with. Further, this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.


(Dr. J. Ganesan, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh ✓

Endst. No. LC-3748/JE(SJ)-2026/

Date:

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 (P), Gurugram.
4. District Town Planner (Enf.), Gurugram.
5. PM (IT) of this Directorate to host the permission on website.


(Ashish Sharma)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh ✓