

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh  
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Regd.

LC-IX  
(See Rule 16 (2))

To

Emaar India Ltd,  
(Formerly known as Emaar MGF Land Ltd.).  
306-308, Square One, C-2, District Centre,  
Saket, New Delhi-110017.

Memo No. LC-4263-PA(VA)-2023/ 39224 Dated: 16-11-2023

Subject:

Grant of Part Completion Certificate w.r.t. licence no. 14 of 2021 dated 12.03.2021 granted for setting up of Commercial Plotted Colony for the land measuring 6.40625 acres falling in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex.

Emaar India Ltd has request for grant of part Completion Certificate of services w.r.t. Commercial Plotted Colony over an area measuring 6.40625 acres (Licence No. 14 of 2021 dated 12.03.2021) falling in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex. After receiving request for grant of part completion certification, reports have been taken from Chief Engineer-I, HSVP, Panchkula and Senior Town Planner, Gurugram.


Chief Engineer-I, HSVP, Panchkula vide memo no. 158074 dated 09.09.2022 has informed that the services with respect to licence no. 14 of 2021 dated 12.03.2021 granted for setting up of Commercial Plotted Colony for the land measuring 6.40625 acres falling in the revenue estate of village Bajghera, Sector-114, Gurugram have been got checked and reported to be laid at site and are operational/functional. The services include water supply, sewerage, SWD, roads, street lighting and Horticulture. Senior Town Planner, Gurugram vide memo no. 5511 dated 22.08.2022 has confirmed about laying of the colony as per approved plans.

In view of these reports, it is hereby certified that the required development works in the said Commercial Plotted Colony at Gurugram comprising of Licence mentioned above for 6.40625 acres read 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 part completion certificate is granted on the following terms and conditions:-

1. 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.
2. 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.
3. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.

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4. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
5. 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.
6. 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.
7. 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 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.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 21.09.2021 and the conditions imposed by CE-1, HSVP, Panchkula.
11. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
12. That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier, in case the colonizer is relieved of the responsibilities in this behalf.
13. That you will comply with the terms and conditions as approved from the concerned power utility.
14. This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning,  
Haryana, Chandigarh  
Dated:

Endst. No. LC-4263-PA(VA)-2023/

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

1. Chief Engineer-1, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Accounts Officer O/o Director General Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.

  
(S.K. Sehwat)  
District Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh