

Directorate of Town & Country Planning, Haryana

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

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LC-IX

(See Rule 16 (2))

To

Active Promoters Pvt. Ltd.,
Balalaika Builders Pvt. Ltd.,
In collaboration with Emaar India Ltd.,
Emaar Business Park, MG Road,
Sikanderpur Chowk, Sector-28,
Gurugram-122002.

Memo No. LC-4171/JE (VA)-2022/2322 Dated: 28-01-2022

Subject: Grant of Completion Certificate for the Commercial Plotted Colony bearing licence no. 20 of 2020 dated 11.08.2020 developed over an area measuring 5.7354 acres in the revenue estate of village Badshahpur, Sector-65, Gurugram.

Please refer to your application dated 06.08.2021 and subsequent letter dated 24.01.2022 on the subject cited above.

2. Whereas, Chief Engineer, HSVP, Panchkula vide memo no. 203737 dated 01.12.2021 has confirmed that the services with respect to above said colony have been got checked and found that all the public health services have been laid as per approved service plan estimates and are operational/functional. Senior Town Planner, Gurugram vide memo no. 5751 dated 29.11.2021 has also confirmed about laying of the colony as per approved plans.


3. In view of above said reports, it is hereby certified that the required development works in the aforesaid colony having area measuring 5.7354 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 and horticulture. The 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 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.

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 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.
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 comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 22.06.2021 and the conditions imposed by CE- HSVP, Panchkula.
10. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
11. 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.
12. That Bank Guarantee equivalent to 1/5th amount of the BG deposited on account on IDW having validity of minimum 5 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976.
13. That you will comply with the terms and conditions as approved from the concerned power utility.
14. That the report/recommendations of SE.HVPNL, Panchkula regarding erection & commissioning of the Electrical Infrastructure (external & internal) in the colony as per the approved scheme shall be submitted within 30 days from issuance of this letter.
15. That you shall submit gift deed in respect of transfer of land falling within alignment of sector dividing road/green belt within 15 days from issuance of this letter.

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.



(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4171-JE (VA)-2022/

Dated:

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

1. Chief Engineer, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. PM(IT) O/o DTCP with the request to update the status on Departmental website.


(Amit Matholia)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh