

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

(LC-IX)
[See Rule 16(2)]

To

Martial Buildcon Pvt. Ltd
1221-A, Devika Tower, 12th Floor,
Nehru Place, New Delhi-110019.

Memo No. LC-1929- JE (SB)-2023/ 36444 Dated: 27-10-2023

Subject: - Request for grant of completion certificate of IT Park Colony over an area measuring 5.025 acres in the revenue estate of village Maidawas and Badshahpur, Sector 67, Gurugram Manesar Urban Complex falling under Licence No. 117 of 2011 dated 23.12.2011 being developed by Martial Buildcon Pvt. Ltd..

Refer to your application received on 22.09.2020 & 22.04.2022 to grant of completion certificate in respect of IT Park Colony over an area measuring 5.025 acres in the revenue estate of village Maidawas and Badshahpur, Sector 67, Gurugram Manesar Urban Complex falling under Licence No. 117 of 2011 dated 23.12.2011.

2. Chief Engineer-1, HSVP, Panchkula vide their office memo no. CE-I-/ACE(HQ)/HDM(G)/OA(HQ)/2021/88461 dated 02.11.2021 informed that the services with respect to IT Park Colony over an area measuring 5.025 acres in the revenue estate of village Maidawas and Badshahpur, Sector 67, Gurugram Manesar Urban Complex falling under Licence No. 117 of 2011 dated 23.12.2011 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide their office memo no. 5003 dated 21.10.2021 confirmed about laying of the colony as per approved building plans.

Supertending Engineer/Planning, HVPNL-Panchkula vide their office memo no. CH-15/SE/PLG/File No.34/DH/204 dated 16.06.2023 in reference to CE/Commercial, DHBVN, Hisar memo no. CH-730/OLNC-HT/BPAC-NOC/Gurugram-II/SOL-1000/Vol-V dated 13.06.2023 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 IT Park Colony over an area measuring 5.025 acres as indicated on the enclosed completion building 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:-

- a) That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such roads, open space, 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.

- b) 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.
- c) 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.
- d) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- e) That you shall maintain the 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. You shall be responsible in case of any mistake in levels etc.
- 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 26.11.2020 and the conditions imposed by CE-HSVP, Panchkula.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That the colonizer are required to get the Bank Guarantee of 1/5th of the amount revalidated as per provision of Rule 20 of Rules 1976 and you shall be got revalidated within a period of 30 days from grant of Completion Certificate failing which the same shall become null and void.
- m) That the colonizer will comply with the terms and conditions as approved from the concerned power utility.

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.


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

Endst. No. LC-1929- JE (SB)-2023/

Dated:

A copy is forwarded to the following for information: -

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

(R.S. Batth)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana Chandigarh

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