

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

KLJ Realtech Pvt. Ltd.,
KLJ House, 8A, 5th Floor,
Shivaji Marg, (Najafgarh Road),
New Delhi-110015.

Memo No. LC-1643-Vol-II/Asstt(RK)/2024/20116

Dated: 04/07/24

Subject: Grant of completion certificate of Commercial Colony situated over an area measuring 3.556 acres (Licence No. 48 of 2008 dated 14.03.2008) in Sector-83, Gurugram Manesar Urban Complex -KLJ Realtech Pvt. Ltd.

Refer to your application received on 28.08.2023 for grant of completion certificate of Commercial Colony over an area measuring 3.556 acres (Licence No. 48 of 2008 dated 14.03.2008) in Sector-83, Gurugram Manesar Urban Complex.

2.1 Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/SDE(W-1)/2024/58720 dated 06.03.2024 informed that the services with respect to Commercial Colony over an area measuring 3.556 acres in Sector-83, Gurugram Manesar Urban Complex falling under Licence No. 48 of 2008 dated 14.03.2008 have been got checked and reported laid at site and are operational/functional.

2.2 Senior Town Planner, Gurugram & District Town Planner, Gurugram vide his memo no. 427 dated 19.01.2024 & 275 dated 05.01.2024 respectively confirmed about laying of the colony as per approved revised building plans.

2.3 Superintending Engineer(Op), DHBVN, Gurugram vide memo no. Ch-04/Drg.OCCB dated 03.06.2024 has recommended for grant of completion certificate in reference to this office memo no. 12204 dated 16.04.2024.

3. In view of aforesaid reports, it is hereby certified that the required development works in the said Commercial Colony over an area measuring 3.556 acres as indicated on the enclosed site 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, SWD & Roads etc. The completion certificate is granted on the following terms and conditions: -

- a) That the services will be laid by you 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 you at its own cost. The services will be provided as per provision in the EDC of Gurugram.
- b) That you 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.

Director
Town & Country Planning
Haryana, Chandigarh

- c) That the Level/Extent of the services to be provided by HSVP i.e. Water Supply, Flushing Water Supply, Sewerage, SWD & Roads etc. will be proportionate of EDC provisions.
- d) That Solar Water Heating System be installed at appropriate place as per instructions/norms of HAREDA.
- e) That you shall maintain a 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 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.
- i) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- j) That you shall use CLF/LED fittings for street lighting in the licenced colony.
- k) That you shall comply with the conditions of Service Plan/Estimates forwarded by CE-I, HSVP, Panchkula vide memo no. CE-I/SE(HQ)/SDE(W)/2020/181294 dated 12.11.2020 & this office memo no. 15819 dated 07.06.2022 in the letter annexed as Annexure A-1.
- l) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- 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 abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- o) That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.
- p) That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- q) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- r) The Bank Guarantee amounting to Rs. 85.746 lacs i.e. equivalent to 1/5th amount of net development cost (as per CE-I/SE(HQ)/SDE(W)/2020/181294 dated 12.11.2020) thereof shall be kept unreleased to ensure upkeep and

maintenance of the colony or part thereof, as the case may be, for a period of five years from the date of issuance of this completion certificate.

- s) That you shall pay the enhanced EDC dues as on 30.05.2024 amounting to Rs.312.30 lacs (under stay), as and when demanded by the Department after the final decision of Hon'ble High Court in CWP No. 5835 of 2013 titled as Balwan Singh & Others Vs State of Haryana.
4. It may also be made clear that you 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.
- v) 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. has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court 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 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.

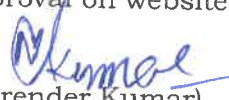

(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-1643-Vol-II/Asstt(RK)/2024/

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.


(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh