

Directorate of Town & Country Planning, Haryana

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Regd.

LC-IX [see Rule 16(2)]

To

Rose Reality Pvt. Ltd. and others,
C/o Anant Raj Ltd. H-65, Cannaught Circus,
New Delhi-1 (info@anantraj.com)

Memo No:-LC-2543 -JE (S)-2014/

8878

Dated:

5/5/14

Subject: - Grant of partial completion in respect of licence no 119 of 2011 granted for setting up of Residential Plotted Colony over area 100.262 acres in Sector-63-A of GMUC, Distt. Gurgaon – Anantraj Industries Ltd. and others.

Please refer to your application dated 08.07.2013, memo dated 13.11.2013 requesting for part completion certificate for an area of 67.65 acres in respect of your residential plotted colony developed on the land measuring 100.262 acres falling in village, Sector-63-A of Gurgaon-Manesar Urban Complex, Distt Gurgaon for which license No. 119 of 2011 dated 28.12.2011.

It is hereby certified that the required development works on the Residential Plotted Colony over an area measuring 65.1125 acres (after excluding the disputed area measuring 2.5375 acres in Civil Suit No. 543 of 2010) indicated in the enclosed layout plan, duly signed by me have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, street light and horticulture. The part completion certificate is hereby granted on the following terms and conditions:-

1. That you shall be fully responsible to meet the demand and requirement of water as per the prescribed norms and all allied services till such time these are made available by the Haryana Urban Development Authority. In case some additional tube-wells are required you shall provide the same.
2. That you shall lay the services up to the alignment of the proposed external services of town for connection and disposal arrangements. All the link connections with the HUDA system shall be done by you at your own cost with prior approval of competent authority. In case pumping is required the same will be done by you at your own cost.
3. That you shall be sole responsible for the disposal of sewage and storm water of the colony till such time the external services are provided by HUDA/State Govt. as per their scheme.
4. That in case some additional structures are required to be constructed and decided by DGTCP/HUDA at a later stage, the same would be binding upon you.
5. That you shall abide by the terms and conditions contained in the NOC regarding fire safety measures issued by the Director, Urban Local Bodies, Haryana.
6. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
7. That you shall ensure upkeep and maintenance of the colony till such time it is transferred to the Govt. or Local Authority.
8. That you shall comply with the direction regarding execution of development works if any required in relation to planning and development of the area.
9. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed there under.

10. That the outer façade of the buildings shall not be used for the purpose of advertisement and placement of hoardings.
11. That you shall use compact Fluorescent Lamps (CFL) in dwelling units as well as street lighting.
12. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on the top of the building blocks.
13. That you will not derive the more 15% profitability on the project cost. In case the net profit exceeds 15% after completion of the project cost, surplus amount shall be deposited by you in Treasury of the State Government, within two months.
14. That you shall complete the services in area reserved for EWS and shall transfer the same to Housing Board Haryana within 6 months from the issuance of this part completion certificate.
15. That the total area under dispute measuring 35K-12M in Civil Suit No. 543 of 2010 though is not considered as part of the said part completion certificate but you shall not create third party rights on this disputed land nor develop this land till the Civil Suit, is not decided and once decided by Hon'ble Court and you shall abide by the decision of the court.
16. That occupation certificate for individual plots, to be granted at the level of Senior Town Planner Gurgaon shall only be issued once the Sewerage Treatment Plant is completed and functional.
17. This completion certificate shall be void-ab-initio, if any, of the conditions mentioned above are not complied with.


(Anurag Rastogi)

Director General, Town & Country Planning
Haryana, Chandigarh

Endst No:- LC-2543 -JE (S)-2014/8879-84 Dated: 5/5/14

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

1. The Commissioner, Municipal Corporation, Gurgaon.
2. The Administrator, HUDA, Gurgaon.
3. The Chief Engineer, HUDA, Panchkula.
4. The Superintending Engineer, HUDA, Gurgaon.
5. The Senior Town Planner, Gurgaon for information and necessary action as per Condition No. 16 above.
6. The District Town Planner, Gurgaon.


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