

## Directorate of Town and Country Planning, Haryana

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Regd.

LC-IX  
(See Rule 16 (2))

To

Sh. Roshan Lal S/o Sh. Kundan Lal,  
Smt. Sushila Devi W/o Sh. Daya Nand  
Sh. Subhash Chand S/o Sh. Sukh Dayal,  
Sh. Gyan chand S/o Sh. Sukh Dayal,  
C/o Tulip Infratech Pvt. Ltd.  
12<sup>th</sup> floor, Indraprakash building,  
21, Barakhamba Road, New Delhi-110001.

Memo No. LC-1190/PA(SN)/2017/

Dated:

**Subject:** Issuance of completion certificate against Licence No. 42 of 2009 dated 01.08.2009 granted for setting up of a Residential Group Housing Colony over an area measuring 17.7062 acres in Sector 70, Gurugram Manesar Urban Complex-Tulip Infratech Pvt. Ltd.

Refer your application dated 08.02.2017, requesting to grant completion certificate in respect of Residential Group Housing Colony being developed over an area measuring 17.7062 acres bearing Licence No. 42 of 2009 dated 01.08.2009 falling in Sector-70, Gurugram Manesar Urban Complex.

Chief Engineer, HUDA, Panchkula vide memo no. 79599 dated 05.05.2017 informed that the services with respect to Residential Group Housing Colony of Tulip Infratech Pvt. Ltd. in their Residential Group Housing Colony in an area of 17.7062 acres in the Sector-70, Gurugram Manesar Urban Complex have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Senior Town Planner, Gurugram vide memo no. 2002 dated 12.04.2017 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 Residential Group Housing Colony at Gurugram Manesar Urban Complex comprising of Licence mentioned above for 17.7062 acres as indicated on the enclosed layout 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, storm water, drainage, roads, horticulture, etc. The completion certificate is granted on the following terms and conditions:-

1. That the building shall be used for the purpose, for which occupation certificate has been granted vide memo no. 52406 dated 20.09.2013 & memo no. 2427 dated 08.02.2017.
2. That you shall comply with all the conditions laid down in the occupation certificates granted by the department in respect of aforesaid licensed colony
3. That you will be fully responsible for supply of water as per norms till such time the colony is handed to the local authority or any other Govt. agency and till such time, you shall maintain the internal services to the satisfaction of the Director.
4. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA 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.
5. 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 HUDA/State Government as per their scheme.
6. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.

7. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
8. That in case some additional structures are required to be constructed and decided by HUDA 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 HUDA water supply line.
9. 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.
10. 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.
11. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
12. That you shall use LED fittings for street lighting in the licenced colony.
13. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 30.01.2013 and the conditions imposed by CA-HUDA, Panchkula in the letter annexed as Annexure A-1.
14. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
15. The Department is free to conduct an independent audit of books of accounts by an independent agency of its choice, if required in future and in case it is noticed that the profit is exceeded by 15% surplus amount alongwith interest shall be deposited within two months in the State Government Treasury.
16. That Bank Guarantee equivalent to 1/5th on account of IDW will be kept unreleased as per provisions of Rule 20 of Haryana Development and Regulations of Urban Area Rules 1976.
17. This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

DA/As above.

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

Dated: 25/7/17

Endst. No. LC-1190/PA(SN)/2017/ 17801

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh to ensure compliance of condition no. 16 of this letter.
5. Nodal Officer, Website updation.

  
(HITESH SHARMA)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh