

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http\\:tcpharyana.gov.in

LC-IX  
(See Rule 16 (2))

Regd. To

Classic Real Estates Developers Pvt. Ltd.,  
Vipul Tech Square, Golf Course Road,  
Sector 43, Gurugram - 122009.

Memo No. LC-298-PA(B)/2017/ 13764

Dated: 12-12-2017

Subject: Request for grant of completion certificate for an area measuring 3.1875 acres bearing license No. 77-78 of 1998 dated 27.04.1998, granted for development of commercial colony in Sector 43, Gurugram Manesar Urban Complex.

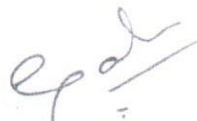
Refer to your application dated 13.04.2007 on the matter as subject cited above.

2. Chief Engineer, HUDA, Panchkula vide memo No. 13465 dated 25.09.2007 informed that the services over an area measuring 3.1875 acres with respect to aforesaid commercial colony in sector 43, Gurugram 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. District Town Planner, Gurugram vide memo No. 6090 dated 16.10.2007 has confirmed about laying of the colony as per approved plans.

4. In view of these reports, it is hereby certified that the required development works in the said commercial colony at sector 43, Gurugram comprising of licence mentioned above for 3.1875 acres 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:-

- a) That the company shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
- b) The NSL formation level of roads have been verified and are correct. You shall be responsible in case any mistake in levels etc.
- c) That the company shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of final completion certificate unless, earlier relieved of this responsibility, at which you shall transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority as the case may be.
- d) That the company shall comply with the conditions of service plan estimates approved by the Department vide memo dated 26.04.2007 and the conditions imposed by Chief Administrator, HUDA, Panchkula in the letter annexed as Annexure A-1.
- e) That the company shall neither erect nor allow the erection of any Communication and Transmission Tower in the colony.
- f) That the company shall use LED fittings for street lighting in the licensed colony.
- g) That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier, in case the colonizer is relieved of the responsibilities in this behalf.
- h) That the audit of books of account may be got conducted from an independent agency by the department at any stage and if it is found that the net profit earned by company is more than 15% of total project cost, then action in accordance with the provisions of Act/Rules will be initiated.

This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst. No. LC-298-PA(B)-2017/


31769

Dated:

12-12-17

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. (g).
- ✓ 5. Nodal Officer, Website updation.

  
(Rajesh Kaushik)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh