

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

SCO 71-75, Sector 17C, Chandigarh  
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LC-IX  
(See Rule 16 (2))

Regd. To

Ajay Enterprises Pvt. Ltd. & others  
8<sup>th</sup> Floor, Eros Corporate Tower,  
Nehru Place, New Delhi-19.

Memo No. LC-210-PA(B)/2017/ 32004 Dated: 13-12-2017.

Subject: Request for grant of completion certificate for area measuring 115.109 acres for development of residential plotted colony bearing license No. 42-47 of 1995 dated 18.12.1995, in Sector 49, 50, Gurugram Manesar Urban Complex.

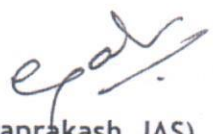
Refer to your application dated 11.02.2016 & subsequent letter dated 23.05.2017, 29.09.2017 & 31.10.2017 on the matter as subject cited above.

2. Licence No. 42-47 of 1995 dated 18.12.1995 was granted in your favour for setting up of residential plotted colony over an area measuring 115.109 acres in Sector 49 & 50, Gurugram Manesar Urban Complex under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 & Rules framed thereunder. After completing all internal development works in the colony in accordance with the approved plans & specifications and receipt of confirmation about the same from Chief Administrator, HUDA, Panchkula/STP, Gurugram, part completion certificate for plotted component having area 103.95 acres was issued vide memo No. 19616 dated 17.12.1998, whereas, part completion certificate for the group housing component having area 11.158 acres was issued vide memo No. 29821 dated 22.11.2017.
3. As Senior Town Planner, Gurugram has now confirmed vide memo No. 6894 dated 14.11.2017 that all the community sites in the said residential plotted colony have either been completed by the colonizer and OC has been obtained or transferred in favour of HUDA, except 1 No. of Nursery School situated in Block C, which has been transferred in favour of third party and is under construction.
4. In view of above facts, report received from STP, Gurugram and the official record, it is hereby certified that the required development works in the colony having area measuring 115.109 acres bearing license No. 42-47 of 1995 dated 18.12.1995 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:-
  - i) That the company shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
  - ii) The NSL formation level of roads have been verified and are correct. You shall be responsible in case any mistake in levels etc.
  - iii) 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.

- iv) That the company shall comply with the conditions of service plan estimates approved by the Department vide memo dated 10.11.1998 & 14.06.2007 and the conditions imposed by Chief Administrator, HUDA, Panchkula in the letter annexed as Annexure A-1.
- v) That the company shall neither erect nor allow the erection of any Communication and Transmission Tower in the colony.
- vi) That the company shall use LED fittings for street lighting in the licensed colony.
- vii) 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.
- viii) That the Nursery School site, allotted in favour of third party i.e. AA Associates shall be taken over by the Govt. in case, construction of the same shall not be completed as per provisions of section 3(3)(a)(iv) of Act 8 of 1975.

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

Endst. No. LC-210-PA(B)-2017/ 32008

Dated: 13-12-17

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

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