

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

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LC-IX
(See Rule 16 (2))

Regd. To

Uddar Gagan Properties Pvt. Ltd. & others
Suncity Business Tower,
2nd Floor, Golf Course Road,
Sector 54, Gurugram

Memo No. CC-31-PA(B)/2018/ 2297

Dated: 16-01-18

Subject:

Request for grant of completion certificate for the residential plotted colony developed over an area measuring 141.322 acres in Sector 54, Gurugram bearing license No. 89-95 of 1998 dated 03.07.1998, 43 of 2003 dated 19.11.2003, 44-47 of 2003 dated 27.11.2003, 152-156 of 2005 dated 21.09.2005, 1208-1209 of 2006 dated 23.10.2006 & 233 of 2007 dated 15.10.2007.

Refer to your application dated 01.12.2016 & subsequent letter dated 13.12.2017 on the matter as subject cited above.

2. Licence No. 89-95 of 1998, 43 of 2003, 44-47 of 2003, 152-156 of 2005, 1208-1209 of 2006 & 233 of 2007 were granted in your favour for setting up of residential plotted colony over an area measuring 141.322 acres in Sector 54, 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 99.377 acres was issued vide memo No. 1089 dated 14.01.2002.

3. Chief Engineer, HUDA, Panchkula vide memo No. 22814 dated 06.02.2017 informed that the services over entire area i.e. 141.322 acres with respect to aforesaid residential plotted colony in sector 54, 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. Senior Town Planner, Gurugram vide memo No. 185 dated 20.01.2017 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 plotted colony at sector 54, Gurugram comprising of licences mentioned above for 141.322 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:-

- That the company shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
- The NSL formation level of roads have been verified and are correct. You shall be responsible in case any mistake in levels etc.
- 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.

- d) 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.
- e) Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- f) That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- g) 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.
- h) 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.
- i) That you shall be fully responsible for the maintenance and upkeep of all roads, open spaces, public parks for a period of five years from the date of issuance of final completion certificate unless earlier relieved of said responsibility and thereupon transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the Local Authority or as directed.
- j) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- k) That you shall use LED fittings for street lighting in the licenced colony.
- l) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 28.06.2000, 24.12.2004, 06.08.2009, 21.06.2001, 29.06.2012 & 06.09.2005 and the conditions imposed by CA-HUDA, Panchkula in the letter annexed as Annexure A-1.
- m) That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
- n) That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5th 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.
- o) That the audit of books of account shall 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 and company shall give indemnity bond that colonizer would pay Infrastructure Augmentation Charges (IAC) on getting the audit done or deposit the profit margin above 15 percent.
- p) That the occupation certificate for the Primary School site & Nursery School site situated in group housing component i.e. GH-I having area 9.04 acres shall be obtained in pursuance of the order dated 27.11.2017 of Appellate Authority-cum-PSTCP passed in appeal No. 35 of 2016, before 02.04.2018, otherwise, the sites will be taken over by the Govt. as per 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. CC-31-PA(B)-2018/ 2302

Dated: 16-1-18

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 within one month of condition No. (n) and also with the request to depute one of the Chartered Accountant empanelled by the Department for conducting third party audit of the books of the company in respect of ensuring profit margin upto 15% of the total project cost.
- ✓ Nodal Officer, Website updation.


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