

BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL BENCH, NEW DELHI

OA No. 68 of 2022

IN THE MATTER OF;

Raman Sharma

... Applicant

VERSUS

State of Haryana and others

... Respondents

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Place: Chandigarh
Dated: 24.02.2025


(Chander Shekhar Khare)
Director

Town & Country Planning Haryana
on behalf of Respondent No. 4

Through



**Rahul Khurana Adv
Counsel for R-4
M. 9811894060**

BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL BENCH, NEW DELHI

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State of Haryana and others

... Respondents

Affidavit of Chander Shekhar Khare,
Director, Town and Country Planning,
Haryana on behalf of Respondent No.4.

I, the above-named deponent, do hereby solemnly affirm and state as under: -

1. That the above-named OA is pending for final adjudication before this Hon'ble Tribunal and is now listed for hearing on 27.02.2025.
2. That this affidavit is being filed in compliance of the order dated 21.01.2025, passed by this Hon'ble Tribunal, wherein, the answering deponent has been directed to file an affidavit giving information with respect to the aspects as mentioned in para No.3 of the above said order.
3. The contents of the para no. 3 are reproduced as under: -

"The Director, Town and Country Planning Haryana has directed to file his own affidavit in respect of the following aspects: -

- (i) *whether land measuring 24.681 acres was part and parcel of any of the earlier licenses granted during the period 1992-1997 before issuance of EIA Notification dated 14.09.2006- if so details of the license in which*

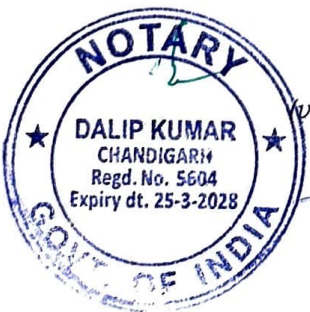
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land measuring 24.681 acres was included may be mentioned;

- (ii) what was the stipulated period within which the residential colonies covered under the above said licenses granted during the period 1992 - 1997 were to be completed;
- (iii) whether residential colonies covered under the above said licenses granted during the period 1992 - 1997 had been completed before grant of license no. 15 of 2008- if not what is the extended completion period of the residential colony not so completed;
- (iv) whether respondent no. 8 filed separate applications for modification of layout plan/zoning plan of residential colonies covered by separate licenses alongwith separate modified layout plan/zoning plan or filed joint application with composite layout plan and zoning plan compositely modifying all layout plans/zoning plans in respect of all the residential colonies covered by licenses granted during the period 1992-1997 alongwith residential colony covered by license no. 15 of 2008;
- (v) what is the land area of the respective residential colonies developed and what is the built up area of the buildings/constructed projects covered by licenses granted during the period 1992-1997 and license no. 15 of 2008 respectively;
- (vi) whether respondent no. 8 took all licenses for townships and area development project/residential colonies for sale of plot by it on which the buildings were to be constructed by the purchasers- if so what is the respective township/development project area developed by respondent no. 8;
- (vii) whether respondent no. 8 took any of the licenses for building or construction projects for sale of building/constructed projects by it for occupation by the purchasers- if so what is the built up area of the buildings/projects constructed by respondent no. 8; and

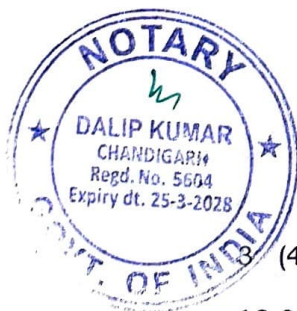


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(viii) Whether any building or constructed project under license no. 15 of 2008 exceeds exempted built up/constructed project area and due to being within the ambit of EIA Notification dated 14.09.2006 required EC and whether EC has been obtained for the same or not;"

4. That however, before giving information relating to the above aspects, the answering deponent intends to bring to the knowledge of this Hon'ble Court, the amendments carried out in the provisions of the Haryana Development and Regulations of Urban Areas Act, 1975 (hereinafter referred to as 'Act of 1975') and 'Rules, 1976' framed thereunder with the relevant amendments.
5. That the licenses are granted under Section 3 of the Act of 1975 after the satisfaction of Director. Initially the licenses so granted for validity period of two years. It was observed that the establishment of colony could not be completed within a period of two years and accordingly, a Bill was introduced in the Haryana Vidhan Sabha for extending the validity period of license from two years to four years. The relevant extract of Objects and Reasons is reproduced as under: -

"In view of the fact that development of residential (plotted/group housing) commercial or industrial colonies are long-gestation projects which most often achieve final completion only in few decades time and in no case in less than four years period. Accordingly, the Government has taken a decision to revise the validity period of license to four years and the license renewal period to two years, for which Section-3 of the Act is sought to be amended."



After the approval of the Bill, the amendment in the Section-

- (4) Act of 1975 was carried out vide notification dated 18.03.2009 whereby the validity of license was increased from two

years to four years. Subsequently, another amendment was carried out by further extending the initially validity of license from four years to five years vide notification dated 04.04.2014. It is pertinent to mention here that the colonizer is required to obtain several approvals from other Departments before commencing the development works.

6. That Rule-13 of the Rules, 1976 provides for renewal of license for a further period on the payment of prescribed fee since its framing as the colonizer may not complete the development works within the validity period. The licenses were used to be renewed for a period of one year at a time till the commencement of amendment dated 18.03.2009, whereby the renewal period was extended from one year to two years. At present the license can be renewed even for a period of five years. The increased period of renewal reduces the paper work and burden on the resources of the Government.
7. That the colonizer is required to get the renewal of the license till the time the final completion certificate of the colony is obtained by the coloniser. With the delay in execution of development works, the coloniser gets penalized by payment of license renewal fee.
8. That Rule 5 of Rules, 1976 regarding development works to be provided in colony is reproduced as under: -

"The designs and specifications of the development works to be provided in a colony shall include: -

- a) *metalling of roads and paving of footpaths;*
- b) *turfing and plantation with trees of open spaces;*
- c) *street lighting;*
- d) *adequate and wholesome water supply;*
- e) *sewers and drains both for storm and sullage water and necessary provision for their treatment and disposal; and*



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f) any other work that the Director may think necessary in the interest of proper development of a colony;

9. That the completion certificate/part completion certificate is granted as per provisions of Rule 16 of Rules, 1976. Provisions of the said Rule are reproduced as under: -

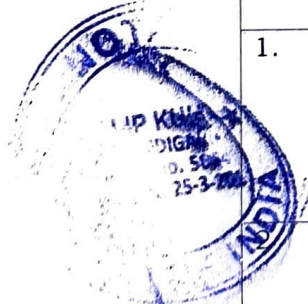
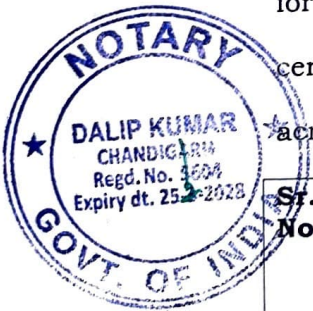
"16. [Completion certificate/Part Completion Certificate [Section 24].—

(1) After the colony has been laid out according to approved layout plans and development works have been executed according to the approved designs and specifications, the coloniser shall make an application to the Director in Form LC-VIII alongwith a demand draft on account of Infrastructure Augmentation Charges as per the rates prescribed in the Schedule-B of these rules if not paid earlier in accordance with the provision of Section 3(7) of the Act.]

(2) After such [scrutiny], as may be necessary, the Director may issue a [completion certificate/part completion certificate] in form LC-IX or refuse to issue such certificate stating the reasons for such refusal:"

10. That as per provisions of Rule 16 of Rules, 1976 after completing the internal development works, the respondent no. 8 had applied for grant of part completion certificate. The part completion certificate from year 1996 to 2016 for an area measuring 192.606 acres were granted as per detail given below: -

Sl. No.	License no. and date	Area in Acres	Validity of license	Date of issuance of part completion certificate	Area for which part completion certificate was issued.
1.	71-75 of 1992 dated 28.10.1992	107.682	27.10.2024	23.02.1996	97.282
	4-8 of 1993 dated	16.18	17.03.2025	03.05.1996	16.08



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	18.03.1993				
3	15-19 of 1994 dated 08.12.1994	14.962	07.12.2024	03.05.1996 & 06.06.2003	10.332 & 2.94
4	4-8 of 1995 dated 15.11.1995	26.83	14.11.2024	05.02.2003	26.83
5	36-46 of 1997 dated 21.07.1997	14.461	20.07.2024	05.02.2003	14.461
6	15 of 2008 dated 31.01.2008	24.681	30.01.2025	27.09.2016	24.681
	Total	204.796			192.606

From the perusals of above table, it may be seen that part completion for an area measuring 167.925 acres has already been granted prior to notification dated 14.09.2006.

11. That the point wise submissions in respect of the aspects mentioned in para No.3 of the order dated 21.01.2025 are as under: -

(i) ***whether land measuring 24.681 acres was part and parcel of any of the earlier licenses granted during the period 1992-1997 before issuance of EIA Notification dated 14.09.2006- if so details of the license in which land measuring 24.681 acres was included may be mentioned;***

It is submitted that the additional license bearing license no. 15 of 2008 dated 31.01.2008 for an area measuring 24.681 acres was granted subsequent to issuance of EIA notification dated



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14.09.2006. This licensed area is contiguous to existing licenses granted to the respondent no. 8 and is part of colony namely Malibu Town. Therefore, the above said land measuring 24.681 acres was not part of any license granted during the period 1992 to 1997.

- (ii) ***what was the stipulated period within which the residential colonies covered under the above said licenses granted during the period 1992 - 1997 were to be completed;***

In reply to the above query, it is submitted that the coloniser is required to get the renewal of the license till the time the final completion certificate of the colony is obtained by the coloniser. There is no restriction on number of renewals, hence no specific deadline can be given for completion of the colony. Accordingly, the licenses granted between year 1992 to 1997 cannot be assigned specific time period for completion of the colony.

- (iii) ***whether residential colonies covered under the above said licenses granted during the period 1992 - 1997 had been completed before grant of license no. 15 of 2008- if not what is the extended completion period of the residential colony not so completed;***

In this connection, it is submitted that before grant of license no. 15 of 2008 dated 31.01.2008, the completion certificate for an area measuring 167.925 acres was granted in respect of the residential plotted colony, for which, licenses were granted from 1992 to 1997. Therefore, the completion certificate for an area measuring 167.925 acres was already granted to the coloniser before issuance of MoEF notification dated 14.09.2006. Hence, balance area for which completion certificate or occupation certificate was granted after issuance of MoEF notification dated



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14.09.2006 remains 36.871 acres i.e. less than the prescribed limit of 50 hectares as per notification dated 14.09.2006.

That the detail of the validity of the license and the date of grant of part completion certificate is already mentioned in the chart given in reply to the observations, made in para No. 10 above. As per which the development works could not be completed by the coloniser within the original period of validity of the license. However, the coloniser had got the licenses renewed from time to time till the issue of part completion certificate. Further, in case of group housing project measuring 11.89 acres, the occupation certificate was issued on 30.08.2000 & 10.03.2017. However, the final completion certificate for this colony is still to be issued.

- (iv) ***whether respondent no. 8 filed separate applications for modification of layout plan/zoning plan of residential colonies covered by separate licenses alongwith separate modified layout plan/zoning plan or filed joint application with composite layout plan and zoning plan compositely modifying all layout plans/zoning plans in respect of all the residential colonies covered by licenses granted during the period 1992-1997 alongwith residential colony covered by license no. 15 of 2008;***

In view of the above query, it is submitted that there is no separate colony under license no. 15 of 2008. As already stated above that license no. 15 of 2008 dated 31.01.2008 was granted for an area measuring 24.681 acres contiguous to the already licensed area making total area of colony as 204.796 acres.

The respondent no. 8 submitted application for grant of license alongwith form LC-I signed by individual land owners for an area measuring 26.85 acres on 26.04.2004. The composite



layout plan comprising the already licensed area and proposed additional area for grant of license was also enclosed. The same was not found in order as the additional area for grant of license was to be considered for area measuring 24.681 acres. Therefore, condition with regard to amended layout plan was imposed in the Letter of Intent (LOI) issued on 18.12.2007. The respondent no. 8 while submitting the compliances of the terms and conditions of LOI submitted the rectified layout plan also. The license no. 15 of 2008 was issued for an area measuring 24.681 acres as per the verified ownership. The composite layout plan was issued alongwith license no. 15 of 2008.

After receipt of verified demarcation plan, the zoning plan of the colony was issued on 14.07.2008.

The respondent no. 8 submitted the application for approval of revised layout plan on account of shifting of BSNL telephone exchange and the same was approved in-principle on 25.03.2015 for the purpose of inviting objections as per policy dated 28.01.2013. However, the same was not approved.

Since, the respondent no. 8 constructed essential services as per the requirement of the colony which were not depicted in the approved layout plan, therefore, revised layout plan for the entire colony was submitted on 03.10.2018.

Thereafter, the revised layout plan was again approved in-principle by the Director on 07.03.2019 as per prevailing policy dated 28.01.2013 to compound the unauthorized structures erected by the colonizer in the green area/parks in the form of public utility set-ups i.e. Electric Sub-station (ESS), Sewerage Treatment Plant (STP), Pump rooms, DG sets etc. The said in-principle approval dated 07.03.2019 specially mentioned that



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colonizer shall obtain the objections and suggestions from the general public and Senior Town Planner, Gurugram was directed to certify the list of allottees and objections received from them the aforesaid in-principle approved layout plan.

It is pertinent to mention that while granting the in-principle approval on 07.03.2019 on the layout plan, it was duly deliberated that the provisions provided in the zoning regulations of development plan w.r.t. green area i.e. 2.5 square meters per person.

As per the norm of 2.5 square meter per person as provided under the statue and zoning regulations of notified Development Plan, the green area requirement for the colony works out to 10.86 acres (5.62%), whereas, the green area of 12.064 acres (6.25%) stands provided in revised layout plan approved in-principle in the year, 2019. Therefore, the green area provided in the colony is more than minimum the requirement as per the earlier practice as well as the present applicable norms. A copy of approved revised layout plan issued alongwith license no. 15 of 2008 is enclosed as **Annexure D-2** and the layout plan approved in-principle on 07.03.2019 which is yet not finalized is enclosed as **Annexure D-3**. From the comparison of the two plans, it may be seen that there is no change in the area of group housing, number of residential plots, area of community sites and commercial.

what is the land area of the respective residential colonies developed and what is the built up area of the buildings/constructed projects covered by licenses granted during the period 1992-1997 and license no. 15 of 2008 respectively;

That as per approved layout plan issued with license no. 15 of 2008, out of the total area of 204.796 acres, an area measuring



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11.89 acres is earmarked for group housing. Out of the total area of 204.796 acres, an area measuring 96.418 acres (49.98% of the net planned area) is earmarked for residential plots.

That as already submitted in above sub para (iv), there is no separate colony under license no. 15 of 2008. The license no. 15 of 2008 dated 31.01.2008 was granted for an area measuring 24.681 acres contiguous to the already licensed area making total area of colony as 204.796 acres.

The permissible built up area of the buildings/constructed projects/ to be constructed covered by licenses granted during the period 1992-1997 and license no. 15 of 2008 were governed by Rule-49 of the Punjab Scheduled Roads and Controlled Areas Restricted of Unregulated Development Rules, 1965 in case of individual plots. The restrictions with regards to erection of building shown on the zoning plan are also applicable as per Rule-48 (2) read with Rule-38 (xlii) of Rules, 1965. The provisions of Rule 49 have also been incorporated in the approved zoning plan. Now Rules 38-125 pertaining to building rules have been substituted by Haryana Building Code-2017 as amended from time to time.

The licensed colony also includes a plot of group housing measuring 11.89 acres. The permissible FAR for group housing component was 175% (84204.8313 Sqm) and occupation certificates of the group housing have been granted on 30.08.2000 and 10.03.2017, the FAR achieved is 84054.253 Sqm i.e. within the permissible limit. There is no change in area of group housing. *Me*

The permissible covered area for erection/re-erection of buildings in case of residential plots shall be governed by Code 6.3 (3) a (i) of Haryana Building Code-2017. The covered area as per



approved building plans may vary from plot to plot and therefore neither it may be relevant nor can be calculated without huge exercise. It is pertinent to mention here that the notification dated 14.09.2006 is not applicable on construction of residences on individual plots.

- (vi) ***whether respondent no. 8 took all licenses for townships and area development project/residential colonies for sale of plot by it on which the buildings were to be constructed by the purchasers- if so what is the respective township/development project area developed by respondent no. 8;***

In reply to the above query, the comments given in sub para no. (v) above are reiterated. However, it is submitted that the construction (erection or re-erection of buildings) was governed by Rules, 1965 as explained in sub para no. (v) above. Primarily, the construction on said plots is generally done by individuals, but there is no bar on the colonizer to raise construction himself on the basis of approved building plans as per law. It is not ascertained at the time of approval of building plans whether they are submitted by individual or the colonizer by himself. Further, the ownership of land can be changed during and even after construction.

Further, as stated in para no. 8 above, the development works have been defined in the Rule 5 of Rules, 1976 and after completing the development works, the respondent no. 8 has already obtained the part completion certificate for 192.606 acres, out of total area measuring 204.796 acres. Therefore, area measuring 192.606 acres has been developed at site as per terms and conditions of license. As per the approved layout plan approved with licence no. 15 of 2008, 1396 numbers of residential



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plots have been earmarked which is a huge number. Therefore, to ascertain the detail regarding construction raised upon individual plots by project proponent or the individual plot owner requires a huge exercise.

- (vii) ***whether respondent no. 8 took any of the licenses for building or construction projects for sale of building/constructed projects by it for occupation by the purchasers- if so what is the built up area of the buildings/projects constructed by respondent no. 8.***

In reply to the above query, the comments given in sub para no. (vi) above are reiterated. It is further submitted that in case of group housing project, the coloniser himself undertakes the development/constructions of the project. Although the colonizer should give the possession of flats after grant of occupation certificate from the answering deponent, but in case the colonizer gives possession to the allottees before grant of occupation certificate, the offense is compoundable.

In case of sale of building/constructed projects on the residential plot by the respondent no. 8, the occupation certificate is granted to the applicant who is owner at the time of application for grant of occupation certificate, irrespective of the built up area.

- (viii) ***Whether any building or constructed project under license no. 15 of 2008 exceeds exempted built up/constructed project area and due to being within the ambit of EIA Notification dated 14.09.2006 required EC and whether EC has been obtained for the same or not;***

That it is submitted that out of the total area of 204.796 acres, License No.15 of 2008 was granted for an area measuring 24.681 acres in addition to already licensed area of 180.115 acres after issue of MoEF notification dated 14.09.2006. The Part Completion Certificates of 167.92 acres were issued by the office of



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answering deponent before grant of additional license no. 15 of 2008 and also before issuance of notification dated 14.09.2006. Moreover, no such condition for compliance of the notification dated 14.09.2006 was imposed in the licenses granted prior to 14.09.2006 as the same has not come into the force.

Further, perusal of Sr. No. 8(b) of Schedule of MoEF notification reveals that this notification is applicable for the townships and area development projects covering an area more than 50 hectares or built up area more than 1,50,000 sq meters. In the present case, the Part Completion Certificates of 167.92 acres was granted before the applicability of notification dated 14.09.2006. The balance area for which the completion certificate is to be granted is 36.871 acres or 14.927 hectares. Therefore, the notification dated 14.09.2006 is not applicable for the balance area. The license no. 15 of 2008 granted for an area measuring 24.681 acres or 9.918 hectares does not come under the ambit of notification dated 14.09.2006.

Further, the competent authority for taking action for violations of environment laws is Haryana State Pollution Control Board, SIEAA as well as MoEF. The coloniser i.e. Malibu Estate Pvt. Ltd. (MEPL), is bound to abide by such laws. The competent authority may take action against the colonizer if any violation of environment laws is found.

12. That it is respectfully prayed that the abovesaid affidavit may kindly be taken on record of this Hon'ble Tribunal in the interest of justice.

In view of the submissions, made in forgoing paras, the present application is not maintainable against the answering deponent.



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It is therefore, respectfully prayed that the same may kindly be dismissed qua the answering deponent.

Place: Chandigarh
Dated: 24.02.2025


Deponent

VERIFICATION:

Verified that the contents of Para 1 to 12 of the affidavit are true and correct to the best of my knowledge and based on information derived from official record which are believed to be true. No part of it is false and nothing material has been concealed therein. Legal submissions have been made on advice.

Place: Chandigarh
Dated: 24.02.2025


Deponent

Certified that the Affidavit/SPA/GPARA has been read over & Explained to the Deponent/Executant, who seemed directly to understand the same at the time of making & signing the documents.

Attested as Identified
24 FEB 2025
NOTARY CHANDIGARH



From

Director,
Town & Country Planning,
Haryana, Chandigarh.

To

M/s Malibu Estate Pvt. Ltd. and its associate companies,
38, DDA, Commercial Complex,
Kalash Colony Extension, New Delhi-110048.

Memo No. 5DP(IV)-2003/8273
Dated 6.6.2003

Subject: Grant of part completion certificate in respect of licensed area of 2.94 acres forming part of license no. 15 to 19 of 1994 dated 8.12.94.

.....
Reference your application dated 4.11.1997 and 3.11.2000 requesting for grant of part completion certificate in respect of part of your residential colony, at Gurgaon for which license No. 15 to 19 of 1994, dated 8.12.94 for an area of 14.962 acres out of which 1.69 acres land has been reserved for group housing development and part completion certificate for plotted area 10.332 acres had already been granted to you.

It is certified that the required development works on the part area of 2.94 acres forming part of licenced residential colony namely Malibu Towne comprising of licences detail of which have been given in Annexure 'A' and as indicated on the enclosed layout plan of the colony Malibu Towne at Gurgaon duly signed by me read in conjunction with the following terms and conditions, have been completed to my satisfaction. The development works are water have been supply, sewerage, supply, water drainage, mads Horticultural and electrification etc.:

- i) That you shall abide by the directions of Director, Town and Country Planning, Haryana till the time final completion certificate of the entire colony namely Malibu Towne, is granted. You shall also carry out all left over services/ works which are deemed appropriate by the Director, Town and Country Planning, Haryana.
- ii) That you will be fully responsible to meet with the demand and requirement of water as per the prescribed norms/ provisions and maintain the allied services

Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

- till such time these are made available by HUDA. In case some additional tubewells are required the approved be provided by you.
- iii) That you will be sole responsible the disposal of sewerage and storm water of the colony till such time the external services are provided by HUDA/ State Government as per their scheme.
- iv) That the services will be laid by you up to the alignment of proposed external works of HUDA for their connections and disposal arrangements. All the links and connections with the HUDA services will be done by you at your own cost with the prior approval of Competent authority. In case pumping is required the same will done by you at your cost.
- v) That you will be sole responsible for integrating the internal serv laid in the various pockets with the existing system of your colony.
- vi) That in case some additional structures are required to be construct and decided by HUDA at a later stage the same would be bind upon you.
- vii) That you will furnish an undertaking to the effect you shall Pay due amount of external development charges/ enhanced external development charges after the final reconciliation of accounts will 30 days in lump sum on its demand by the department.
- viii) That this partial completion certificate is without prejudice to final decision on the transfer/lease/construction of common buildings.
- ix) That you will get these licences renewed till such time I completion certificate of the colony is granted to you by the Director, Town and Country Planning, Haryana, Chandigarh.
- x) That you will submit the certificate to DTCP Haryana within 90 days of the full and final completion of the project from a Chartered Accountant that a minimum of 20% in case of EWS/LIG plots 25% plots of "No profit No loss' category have been allotted as conditions of Bilateral Agreement.
- xi) That you will submit the certificate within 90 days of full and I completion of the project that the overall net profit (after mal provisions for all the taxes) has not exceeded 15% of the total pro COSI
- xii) That the bank guarantee furnished by you at the time of grant of licences on account of internal development works will be revalidated till the final completion of the colony is granted.

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Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

xiii) That the Department will retain 25% bank guarantees of the total. of construction of community buildings in the area and the same duly be released after the completion of construction of common buildings.

xiv) That this part completion certificate is only in respect of the serve mentioned herein and the final completion certificate in respect of total area Including the area mentioned in this certificate would granted after all the obligations/liabilities cast upon you through agreements and Act and Rules are discharged to the satisfaction the Director, Towa and Country Planning, Haryana: In the even failure of the licencee to do so, this partial completion certificate would be deemed to have been cancelled at any time. You shall abide by all the directions/instructions of DTCP and provision Act No.8 of 1975 and Rules, 1976 framed thereunder.

Endst. No. 5DP(IV)-2003/8274

Dated 6.6.2003

A copy is forwarded to the Chief Engineer, HUDA, Panchkula with reference to his letter No.5527 dated 28.7.98 for information and necessary action. The above partial completion certificate in respect of licences mentioned above relating to the residential colony namely Malibu Towne at Gurgaon has been granted keeping in view his report and certification made on the service plans by him. Follow up action on the relevant terms and conditions on which the part completion certificate has been granted may be taken under intimation to this office.

-SD-

Director,
Town and Country Planning,
Haryana Chandigarh.

Endst No. 5DP(IV)-2003/8275-79

Dated: 6.6.2003

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

- i) The Administrator, HUDA, Gurgaon:
- ii) The Sundt. Engineer, HUDA, Gurgaon
- iii) The Senior Town Planner Gurgaon
- iv) The District Town Planner Gurgaon,
- v) The Executive, Engineer, HUDA

CS
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

-SD-

Director,
Town and Country Planning,
Haryana Chandigarh

From

Director,
Town & Country Planning,
Haryana, Chandigarh.

To

- i) M/s Malibu Estate Pvt. Ltd.,
 - ii) M/s Dinero Estate Pvt. Ltd.
 - iii) M/s Casa Estate Pvt. Ltd.
 - iv) M/s Santaluna Estate Pvt. Ltd.
 - v) M/s Sanpedro Estate Pvt. Ltd.
- 38, DDA Commercial Complex,
Kailash Colony Extn. (Zamrudpur), New Delhi-
110048

Memo No. 5DP-96/6739

Dated : 3-5-96

Subject: Issuance of part completion certificate under Rule 16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

Reference your application No. ME/CC/4 to 8 of 1993/96, dated 15.3.96 and No. ME/CC/15 to 19 of 1994/96, dated 16.4.96 requesting for completion certificate in respect of part of your colony namely Malibu Towne at Gurgaon for which licence No.4 to 8 of 1993, dated 19.3.93 covering an area of 16.18 acres and licence no. 15 to 19 of 1994 dated 8.12.94 covering an area of 14.962 acres were granted to you.

2. It is certified that the required development works on the part of the colony namely Malibu Towne comprising of licence details of which have been given in the Annexure 'A' as indicated on the enclosed layout plan of the colony Malibu Towne at Gurgaon 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 and Electrification etc.:

- (i) That you shall abide by the directions of Director, Town and Country Planning, Haryana till the time final completion certificate of the entire colony namely Malibu Towne, is granted. You shall also carry out all left over services/ works which are deemed appropriate by the Director, Town and Country Planning, Haryana
- (ii) That you will be fully responsible to meet with the demand of water as per the prescribed norms and provisions and maintain the allied services. You

shall further abide by the directions of DTCP to provide the requisite number of tubewells as per the schedule determined and specified by the DTCP and you shall furnish an undertaking to this effect within one month from the date of issue of this letter.

- (iii) That the services will be laid by you upto the alignment of proposed external works of HUDA for their connections and disposal arrangements. All the links and connections with the HUDA services will be done by you.
- (iv) That you will be sole responsible for laying the services through unlicensed area for linking and connecting with master services, if any, as per the directions of DTCP.
- (v) That in case some additional structures are required relating to public health services/ internal development works, to be constructed as desired by DTCP/ HUDA at later stage, the same would be binding upon you.
- (vi) That you will be sole responsible for making disposal arrangement of sewerage and storm water drainage of your colony till such time the HUDA services are made available.
- (vii) That this partial completion is without prejudice to the final decision on the the transfer/ lease/ construction of community buildings.
- (viii) That you shall make the pumping arrangements in case invert level of sewerage & storm water drainage system laid by you are lower then the HUDA system.
- (ix) That you will construct the community building on the community sites in the said area within a period of three years. This period would commence after two months of the issue of this officer letter dated 25.10.94 during which you will submit the building plans for sanction. This three years period, however, will exclude 90 days statutory period given for the approval of the building plans.
- (x) That you will get these licenses renewed till such time final completion certificate of the colony is granted to you by the DTCP.
- (xi) An undertaking to the effect that you shall pay the due amount of external development charges/ enhanced external development charges after the final reconciliation of EDC accounts.


Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

- (xii) That the department will retain 25% bank guarantee of the total cost of construction of community buildings in the area and the same will only be released after the completion of construction of community buildings.
- (xiii) That this part completion certificate is only in respect of the services mentioned herein and the final completion certificate in respect of the total area including the area mentioned in this certificate would be granted after all the obligations/ liabilities cast upon you through the agreements and Act & Rules are discharged to the satisfaction of the Director, Town and Country Planning, Haryana. In this event of failure of the colonizer to do so, this partial completion certificate would be deemed to have been cancelled at any time. You shall also abide by all the directions/ instructions of DTCP and provisions of Act No. 8 of 1975 and Rules framed thereunder. You shall continue to maintain the services as per the provisions of Act and Rules.

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Endst No. 5DP-96/

Dated

A copy is forwarded to the Chief Engineer, HUDA, Manimajra (UT), Chandigarh with reference to his letter No.12462, dated 22.8.94 and No.1352, dated 9.2.96. The above partial completion certificate in respect of licences, the detail of which is given in Annexure 'A' relating to the residential colony namely Malibu Towne at Gurgaon has been granted keeping in view his report and certification made on the service plans by him. Follow up action on the relevant terms and conditions on which the part completion certificate has been granted may be taken under intimation to this office.

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Endst No. 5DP-96/

Dated

Y. N. S.
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

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

- i) The Administrator, HUDA, Gurgaon
- ii) The Sundt. Engineer, HUDA, Gurgaon
- iii) The Senior Town Planner Gurgaon
- iv) The District Town Planner Gurgaon
- v) The Executive Engineer, HUDA, Gurgaon

-SD-

Director,
Town and Country Planning,
Haryana Chandigarh.


Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

From

Director,
Town & Country Planning,
Haryana, Chandigarh.

To

- i) M/s Malibu Estate Pvt. Ltd.,
 - ii) M/s Dinero Estate Pvt. Ltd.
 - iii) M/s Casa Estate Pvt. Ltd.
 - iv) M/s Santaluna Estate Pvt. Ltd.
 - v) M/s Sanpedro Estate Pvt. Ltd.
- 38, DDA Commercial Complex,
Kailash Colony Extn. (Zamrudpur), New Delhi- 110048

Memo No. 5DP-96/2580


Dated : 23-2-96

Subject: Issuance of part completion certificate under Rule 16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

Reference your application No. ME/CC/71-75/95 dated 25/27.10.95 to requesting for completion certificate in respect of part of your colony namely Malibu Towne at Gurgaon for which licence No. 71 to 75 of 1992 dated 28.10.92 covering an area of 107.682 acres were granted to you.

2. It is certified that the required development works on the part of the colony namely Malibu Towne comprising of licence details of which have been given in the Annexure 'A' as indicated on the enclosed layout plan of the colony Malibu Towne at Gurgaon 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 and Electrification etc.:

- (i) That you shall abide by the directions of Director, Town and Country Planning, Haryana till the time final completion certificate of the entire colony namely Malibu Towne, is granted. You shall also carry out all left over services/ works which are deemed appropriate by the Director, Town and Country Planning, Haryana.
- (ii) That you will be fully responsible to meet with the demand of water as per the prescribed norms and provisions and maintain the allied services. You shall further abide by the directions of DTCP to provide the requisite


Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

- number of tubewells as per the schedule determined and specified by the DTCP and you shall furnish an undertaking issue of this letter.
- (iii) That the services will be laid by you upto the alignment of proposed external works of HUDA for their connections and disposal arrangements. All the links and connections with the HUDA services will be done by you.
 - (iv) That you will be sole responsible for laying the services through unlicensed area for linking and connecting with master services, if any, as per the directions of DTCP.
 - (v) That in case some additional structures are required relating to public health services/ internal development works, to be constructed as desired by DTCP/ HUDA at later stage, the same would be binding upon you.
 - (vi) That you will be sole responsible for making disposal arrangement of sewerage and storm water drainage of your colony till such time the HUDA services are made available.
 - (vii) That this partial completion is without prejudice to the final decision on the transfer/ lease/ construction of community buildings.
 - (viii) That you shall make the pumping arrangements in case invert level of sewerage & storm water drainage system laid by you are lower then the HUDA system.
 - (ix) That you will construct the community building on the community sites in the said area within a period of three years. This period would commence after two months of the issue of this officer letter dated 25.10.94 during which you will submit the building plans for sanction. This three years period, however, will exclude 90 days statutory period given for the approval of the building plans.
 - (x) That you will get these licenses renewed till such time final completion certificate of the colony is granted to you by the DTCP.
 - (xi) An undertaking to the effect that you shall pay the due amount of external development charges/ enhanced external development charges after the final reconciliation of EDC accounts.
 - (xii) That the department will retain 25% bank guarantee of the total cost of construction of community buildings in the area and the same will only be released after the completion of construction of community buildings.

Paiz
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

(xiii) That this part completion certificate is only in respect of the services mentioned herein and the final completion certificate in respect of the total area including the area mentioned in this certificate would be granted after all the obligations/ liabilities cast upon you through the agreements and Act & Rules are discharged to the satisfaction of the Director, Town and Country Planning, Haryana. In this event of failure of the colonizer to do so, this partial completion certificate would be deemed to have been cancelled at any time. You shall also abide by all the directions/ instructions of DTCP and provisions of Act No. 8 of 1975 and Rules framed thereunder. You shall continue to maintain the services as per the provisions of Act and Rules.

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Endst No. 5DP-96/

Dated

A copy is forwarded to the Chief Engineer, HUDA, Manimajra (UT), Chandigarh with reference to his letter No.12462 dated 22.8.94. The above partial completion certificate in respect of licences, the detail of which is given in Annexure 'A' relating to the residential colony Malibu Towne at Gurgaon has been granted keeping in view his report and certification made on the service plans by him. Follow up action on the relevant terms and conditions on which the part completion certificate has been granted may be taken under intimation to this office.

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Endst No. 5DP-96/

Dated

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

- i) The Administrator, HUDA, Gurgaon
- ii) The Sundt. Engineer, HUDA, Gurgaon
- iii) The Senior Town Planner Gurgaon
- iv) The District Town Planner Gurgaon
- v) The Executive Engineer, HUDA, Gurgaon.

Tom
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

From

Director,
Town & Country Planning,
Haryana, Chandigarh.

To

M/s Malibu Estate Pvt. Ltd.,
38, DDA Commercial Complex,
Kailash Colony Extension, New Delhi-110048

Memo No. 5DP(iv0)-2003/2458
Dated : 5-2-2003

Subject: Grant of part completion certificate in respect of licensed area of license No. 4 to 8 of 1995, dated 15.11.95 and license No. 36 to 46 of 1997 dated 21.7.97.

Reference your application dated 9.11.2000 requesting for grant in respect of part of your residential colony at Gurgaon for which license No. 4 to 8 of 1995, dated 15.11.95 for an area of 26.83 acres and license No. 36 to 46 of 1997 dated 21.7.97 for an area of 14.461 acres were granted to you.

It is certified that the required development works on the part area of the residential colony namely Malibu Towne comprising of licence detail of which have been given in the Annexure 'A' as indicated on the enclosed layout plan of the colony Malibu Towne at Gurgaon 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 and Electrification etc.:

- (i) That you shall abide by the directions of Director, Town and Country Planning, Haryana till the time final completion certificate of the entire colony namely Malibu Towne, is granted. You shall also carry out all left over services/ works which are deemed appropriate by the Director, Town and Country Planning, Haryana.
- (ii) That you will be fully responsible to meet with the demand and requirement of water as per the prescribed norms/ provisions and maintain the allied services till such time these are made available by HUDA. In case some additional tubewells are required the approved be provided by you.


Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

- (iii) That you will be sole responsible the disposal of sewerage and storm water of the colony till such time the external services are provided by HUDA/ State Government as per their scheme.
- (iv) That the services will be laid by you up to the alignment of proposed external works of HUDA for their connections and disposal arrangements. All the links and connections with the HUDA services will be done by you at your own cost with the prior approval of Competent authority. In case pumping is required the same will done by you at your cost.
- (v) That you will be sole responsible for integrating the internal serv laid in the various pockets with the existing system of your colony.
- (vi) That in case some additional structures are required to be constructed and decided by HUDA at a later stage the same would be binding upon you.
- (vii) That you will furnish an undertaking to the effect you shall Pay the due amount of external development charges/ enhanced external development charges after the final reconciliation of accounts within 30 days in lump sum on its demand by the department.
- (viii) That this partial completion certificate is without prejudice to the final decision on the transfer/lease/construction of common buildings.
- (ix) That you will get these licences renewed till such time I completion certificate of the colony is granted to you by the Director, Town and Country Planning, Haryana, Chandigarh.
- (x) That you will submit the certificate to DTCP Haryana within Ninety days of the full and final completion of the project from a Chartered Accountant that a minimum of 20% in case of EWS/LIG plots 25% plots of "No profit No loss' category have been allotted as conditions of Bilateral Agreement.
- (xi) That you will submit the certificate within 90 days of full and I completion of the project that the overall net profit (after mal provisions for all the taxes) has not exceeded 15% of the total pro COSI.
- (xii) That the bank guarantee furnished by you at the time of grant of said licences on account of internal development works will be revalidated till the final completion of the colony is granted.

- (xiii) That the Department will retain 25% bank guarantees of the total of construction of community buildings in the area and the same will only be released after the completion of construction of common buildings.
- (xiv) That this part completion certificate is only in respect of the services mentioned herein and the final completion certificate in respect of total area including the area mentioned in this certificate would be granted after all the obligations/liabilities cast upon you through agreements and Act and Rules are discharged to the satisfaction of the Director, Town and Country Planning, Haryana. In the event of failure of the licensee to do so, this partial completion certificate would be deemed to have been cancelled at any time. You shall abide by all the directions/instructions of DTCP and provisions of Act No.8 of 1975 and Rules, 1976 framed thereunder.

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Endst No. 5DP(IV)-2003/

Dated

A copy is forwarded to the Chief Engineer, HUDA, Panchkula with reference to his letter No.397 dated 13.1.03 for information and necessary action. The completion certificate in respect of licences mentioned above relating to the report and certification made on the services plan by him. Follow up action on the relevant terms and conditions on which the part completion certificate has been granted may be taken under intimation to this office.

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.
Dated

Endst No. 5DP(IV)-2003/

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

- i) The Administrator, HUDA, Gurgaon
- ii) The Supt. Engineer, HUDA, Gurgaon
- iii) The Senior Town Planner, Gurgaon
- iv) The District Town Planner, Gurgaon
- v) The Executive Engineer, HUDA, Gurgaon


Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Directorate of Town & Country Planning, Haryana

SCO-75-75, 2nd Floor, Sector-17 C, Chandigarh
 Phone: 0172-2549349 E-mail: tcpfar@gmail.com
 Website: [http:// tcparyana.gov.in](http://tcparyana.gov.in)

Regd.

(LC-IX)

[(See Rule 16(2))]

To

Blood Field Properties and Holdings Pvt. Ltd.
 Subhash Chand, Ram Chand Ss/o Nand Lal
 Gyani S/o Juglal, Naresh, Satpal Ss/o Shri Chotte Lal, Lakhmi, Rotash,
 Bhim Singh Ss/ Jhabbu, Smt. Sada Kaur Wd/o Om Prakash, Vijay Kumar,
 Dhrambir Ss/o Om Prakash, Smt. Phoolwati,
 Smt. Mukesh Ds/o Omprakash, Balwan Singh S/o Deep Chand,
 Subh Ram, Hari Singh Ss/o Chandgi Ram,
 Jage Ram, Uday Chand, Daya Chand Ss/o Ram Mehar,
 Risal Singh, surte, Meer Singh Ss/o Shri Chand,
 Smt. Chandro Wd/o Zile Singh, Raghu Jeet, Bajinder Ss/o Zile Singh,
 Smt. Shakuntala D/o Zile Singh,
 Balkishan, Jai Kishan Ss/o Ram Kumar,
 Dharma S/o Govind Ram, Rajeshwar S/o Bharat Singh,
 BALwant Somgi S/o Chandan Singh, Ram Avtar S/o Jeeta,
 C/o Malibu Estate Pvt. Ltd.
 38, DDA, Commercial Complex
 Kailash Colony Extension (Zamrudpur)
 New Delhi-48

Memo No:-LC-479-Vol-II-JE (VA)-2016/20456

Dated: 27/9/2016

Subject: Grant of part completion w.r.t license no. 15 of 2008 dated 31.01.2008 granted for the land measuring 24.581 acres for setting up of Residential Plotted Colony in Sotter-47 & 50, Distt. Gurgaon.

Ref: Please refer to your application dated 07.02.2013

It is hereby certified that the required development works w.r.t. licence no. 15 of 2008 dated 31.01.2008 for the land measuring 24.681 acres (after excluding the Pocket-A as hatched on the layout plan) for Residential Plotted Colony have been completed to my satisfaction. The development works 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. tube-wells are required you shall provide the same. In case some additional tube-wells are required you shall provide the same.


Yp2
 Assistant Town Planner
 O/o Director, Town & Country
 Planning, Haryana, Chandigarh

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 price 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 DTCP/HUDA at a later stage, the same would be binding upon you.
5. That you shall maintain a roof top rain water harvesting system properly rating keep it operational till the time.
6. That you shall ensure upkeep and maintenance of the colony till such time transferred to the Govt. or Local Authority.
7. That you shall comply with the direction regarding execution of development works any required in relation to planning and development of the area.
8. That you shall abide by the provisions of Apartment Ownership Act, 1983 and Rules framed there under.
9. That the outer facade of the buildings shall not be used for the purpose of advertisement and placement of hoardings.
10. That you shall use Compact Fluorescent Lamps (CFL) in dwelling units as well as street lighting.
11. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on the top of the building blocks.
12. That you as well as transferee shall abide by the decision regarding time extension for construct of community sites.
13. You shall submit the approval of service plan estimate and NOC regarding installation of Electrical Infrastructure in the colony.
14. This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

-SD-

(Arun Kumar Gupta, IAS)

Director General, Town and Country Planning,
Haryana Chandigarh.


Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

Endst No:-LC-479-Vol-II-JE (VA)-2016/20457-462

Dated: 27/9/2016

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 Superintendent Engineer, Gurgaon.
5. The Senior Town Planner, Gurgaon.
6. The District Town Planner, Gurgaon.

-SD-

District Town Planner (HQ)
Director General, Town and Country Planning,
Haryana Chandigarh.

Ude
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

FORM BR-VII
(See Code 4.11(2), (4) and (5))
Form of Occupation Certificate

From

Director,
Town & Country Planning Department,
Haryana, SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana3@gmail.com
Website www.tcpharyana.gov.in

To

Malibu Estate Pvt. Ltd.,
Malibu Towne, Sohna Road,
Gurugram-122101.

Memo No. ZP-5-Vol-IV/SD(BS)/2017/4724 Dated 10-03-2017

Whereas Malibu Estate Pvt. Ltd. has applied for the issue of an occupation certificate In respect of the buildings described below:-

DESCRIPTION OF BUILDING

City: Gurugram:-

- Licence No. 71 to 75 of 1992 dated 28.10.1992, Licence No. 4 to 8 of 1993 dated 18.03.1993 & Licence No. 15 to 19 of 1994 dated 08.12.1994.
- Total area of the Group Housing Colony measuring 11.89 acres.
- Sector-47 & 50 Gurugram Manesar Urban Complex.
- Indicating description of building, covered area, towers, nature of building etc.

Tower/ Block No	No. of Dwelling Units	No. of Floors	FAR		FAR Achieved	
			%	Area in Sqm.	%	Area In Sqm.
Building No. 4 (Type-C) Wing-II	76	Ground Floor, 1 st to 13 th Floor	25.04 2	12049. 28	25.342	12193.85
Building No. 2 (Type-A).	60	Ground Floor, 1 st to 15 th Floor	34.14 4	16429. 111	35.132	16904.71 6
EWS block (Building-5)	40	Ground Floor, 1 st to 3 rd Floor	2.214	1065.1 04	2.260	1087.296
EWS Block (Building-6)	32	Ground Floor, 1 st to 3 rd Floor	1.803	867.64	1.820	875.76
						31061.62 2

Y. J. Singh
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

I hereby grant permission for the occupation of the said buildings, after considering NOC from fire safety issued by Commissioner, Municipal Corporation, Gurugram, Structure Stability Certificate given by Sh. Rangari Raj Kumar Dhanraj, ME (Civil), Public Health Functional reports received from Superintending Engineer (HQ), HUDA, Panchkula & Chief Engineer, HUDA, Panchkula & Certificate of Registration of lift issued by inspector of Lifts-cum-Executive Engineer, Electrical Inspectorate, Haryana and after charging the composition charges amount of 50,46,428/- for the variations vis-a-vis approved building plans with following conditions: -

1. The building shall be used for the purposes for which the occupation certificate is being granted and in accordance with the uses defined in the approved Zoning Regulations/Zoning Plan and terms and conditions of the licence.
2. That you shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed thereunder. All the flats for which occupation certificate is being granted shall have to be compulsorily registered and a deed of declaration will have to be filed by you within the time schedule as prescribed under the Haryana Apartment Ownership Act 1983. Failure to do so shall invite legal proceedings under the statute.
3. That you shall apply for the connection for disposal of sewerage, drainage & water supply from HUDA as and when the services are made available, within 15 days from its availability. You shall also maintain the Internal services to the satisfaction of the Director till the colony is handed over after granting final completion.
4. That you shall be fully responsible for supply of water, disposal of sewerage and storm water of your colony till these services are made available by IRMA/State Government as per their scheme.
5. That In case some additional structures are required to be constructed as decided by HUDA at later stage, the same will be binding upon you.
6. That you shall maintain roof top rain water harvesting system properly and keep it operational all the time as per the provisions of Haryana Building Code, 2017.

7. The basements and stilt shall be used as per provisions of approved zoning plan and building plans.
8. That the outer facade of the buildings shall not be used for the purposes of advertisement and placement of hoardings.
9. That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
10. That you shall comply with all conditions laid down in the Memo. No. MCG/FS/SFSO/2016/2472 dated 09.08.2016, FS/2017/4780/129 dated 20.01.2017 & MCG/FS/SFSO/2017/04 dated 02.01.2017 of the Commissioner, Municipal Corporation, Gurugram with regard to fire safety measures.
11. You shall comply with all the conditions laid down in Form-D issued by inspector of Lifts-cum-Executive Engineer, Electrical inspectorate, Haryana, HUDA Primary School Building, Block-C-2, Sushant Lok-I, Gurugram.
12. The day & night marking shall be maintained and operated as per provision of International Civil Aviation Organization (ICAO) standard.
13. That you shall use Light-Emitting Diode lamps (LED) in the building as well as street lighting.
14. That you shall impose a condition in the allotment/possession letter that the allottee shall used Light-Emitting Diode lamps (LED) for internal lighting, so as to conserve energy.
15. That you shall apply for connection of Electricity within 15 days from the date of issuance of occupation certificate and shall submit the proof of submission thereof to this office. In case the electricity Li supplied through Generators then the tariff charges should not exceed the tariff being charges by DHBVN.
16. That provision of parking shall be made within the area earmarked/ designated for parking to the colony and no vehicle shall be allowed to park outside the premises.

17. Any violation of the above said conditions shall render this occupation certificate null and void.

-SD-

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

Endst. No. ZP-5-Vol-IV/SD(BS)/2017/4725-4731

Dated 10-03-2017

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

1. The Commissioner, Municipal Corporation, Gurugram with reference to his office Memo. No. MCG/FS/SFSO/2016/2472 dated 09.08.2016, FS/2017/4780/129 dated 20.01.2017 & MCG/FS/SFSO/2017/04 dated 02.01.2017 vide which no objection certificate for occupation of the above-referred buildings have been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further in case of any lapse by the owner, necessary action as per rules should be ensured. in addition to the above, you are requested to ensure that adequate fire fighting infrastructure is created at Gurugram for the high-rise buildings and concerned Fire Officer will be personally responsible for any lapse/violation.
2. Chief Engineer, HUDA, Panchkula with reference to his office memo no. 1301,30 dated 13.12,2016.
3. Superintending Engineer (HQ), HUDA, Panchkula with reference to his office memo no. 172 dated 04.07.2011, memo no. 30 dated 13.01.2015 & memo no. 280/14500 dated 01.06.2016.
4. Senior Town Planner, Gurugram with reference to his office memo. No. 1968 dated 18.08.2011, Memo No, 1485 dated 19.11.2014 & Memo No. 593 dated 10.05.2016.
5. District Town Planner, Gurugram with reference to his office Endst. No. 3348 dated 26.07,2011, Endst. No. 4598 dated 12.11.2014 & Endst. No. 1548 dated 28.03.2016.

Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

6. District Town Planner (Enf.), Gurugram.
7. Nodal Officer, website updation.

-sd-

(Vijay Kumar)

District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh.

U
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

FORM BR-VI
[Sec Rule - 47 (1)]

From

Director,
Town & Country Planning Department,
Haryana, Chandigarh.

To

M/s Malibu Estate Pvt. Ltd.,
38, DDA, Commercial Complex,
Kalash Colony Extn.
New Delhi-110048.
Memo No. 5DP-2000/13077

Dated 30-08-2000

Where as M/s Malibu Estate Pvt Ltd. has applied for the issue an occupation certificate in respect of the buildings described below, I Hereby grant permission for the buildings subject to the following conditions:-

- i) That to keep trained staff In three shifts. and fire protection system tested during the inspection by Fife Station Officer, Gurgaon shall always available in good Working condition. If any lapse is found in the fire protection system at the time of outbreak of fire action will be taken as per rules.
- ii) The day and night marking shall be maintained and coerated as per Airport Authority of India letter No.- 27/NOC/552/124 dated 24.03.2000.
- iii) That you will be fully responsible to meet the demand and requirement of water as per norms till such time water Is made available by HUDA.
- iv) That the services laid you upto alignment of proposed external arrangements will be done by you at your own cost.
- v) That in case some additional structures are-required to be constructed and decided by HUDA at later stage, the same will be binding upon you.
- vi) The basement will be used only for parking and services as per provision of approved Zoning Plan.

DESCRIPTION OF BUILDING

City: Gurgaon	Street	11.89 acres Group Housing Scheme in Malibu Estate Gurgaon Building-1, Buildign-3, (wing I &II)
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 Assistant Town Planner
 O/o Director, Town & Country
 Planning, Haryana, Chandigarh

Building-4 Wing-I & Porch (Residential Buildings
including basement lower and upper)

-SD-
Director,
Town and Country Planning,
Haryana Chandigarh.

Dated:

Endst. No. 5DP-2000/

Dated :

A copy is forwarded to the Chief Engineer, HUDA Panchkula, with reference to his letter No. 2018 dated 3.7.2000 for information and necessary action.

District Town Planner (Hq.) BP
for Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. 5DP-2000/

Dated :

A copy is forwarded to the Superintendent Engineer (HQ), Haryana Urban Development authority, Panchkula with reference to his letter 34 dated 22.11.99 for information and necessary action.

District Town Planner (Hq.) BP
for Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. 5DP-2000/

Dated :

A copy is forwarded to the Senior Town Planner, Gurgaon with reference to his memo Nos. 3628 dt. 9.12.99 & 2006 dated 20.6.2000 for information and necessary action.

District Town Planner (Hq.) BP
for Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. 5DP-2000/

Dated :

A copy is forwarded to the District Town Planner, Gurgaon with reference to his letter Endst. No. 3354 dated 26.11.99 for information and necessary action.

District Town Planner (Hq.) BP
for Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. 5DP-2000/

Dated :

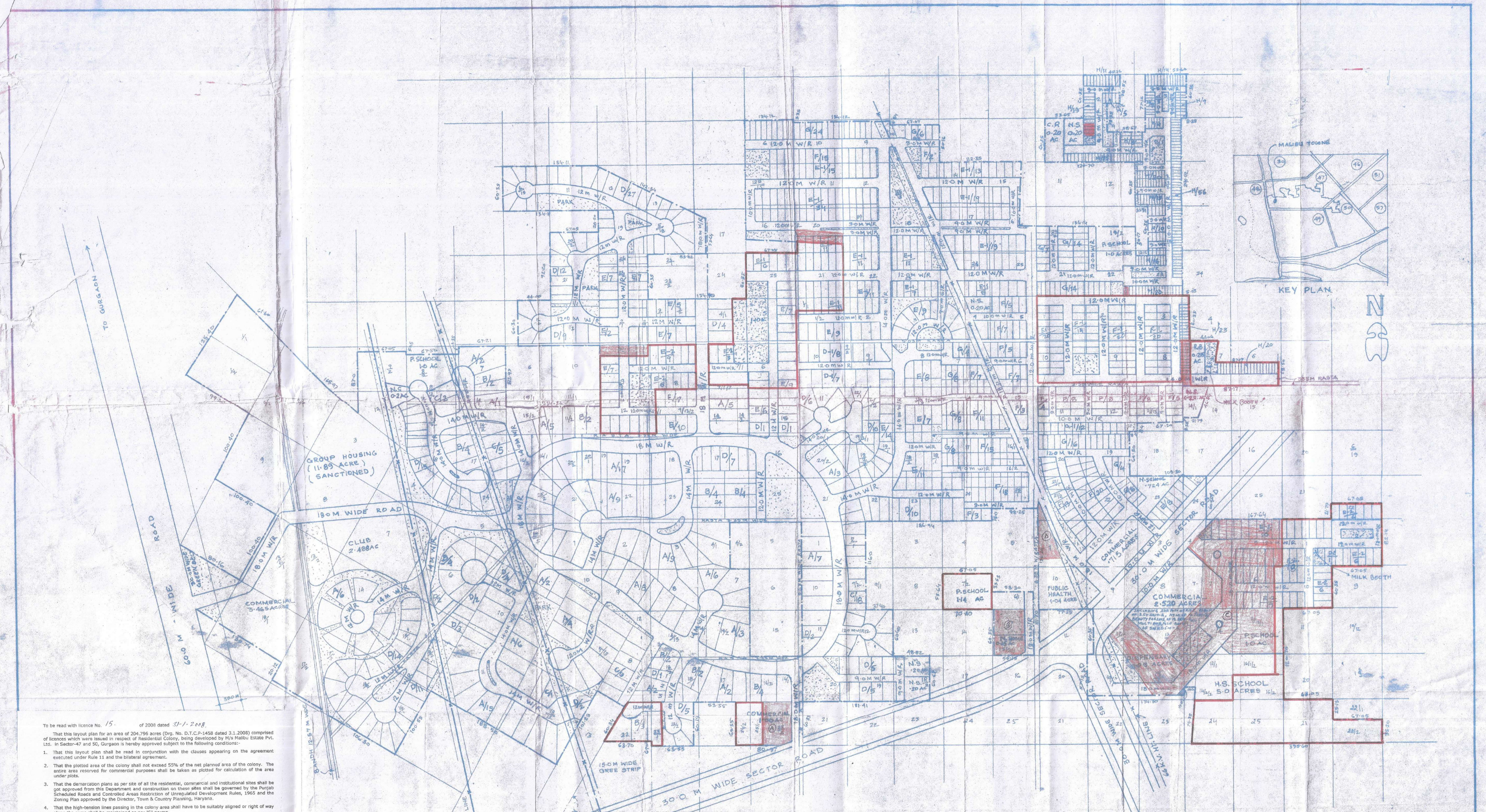
A copy is forwarded to the Fire Station Officer Gurgaon with reference to his letter No. FS-2000/403 dated 4.7.2000 vide which no objection certificate for occupation of the above referred building has been granted. It is requested to ensure compliance of the conditions imposed by your letter under reference. Further, In case of any lapse by the owner necessary action as per rules should be ensured. In addition to the above, you requested to ensure that adequate fire fighting infrastructure is created at

Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh

Gurgaon for the high rise buildings and the Fire Officer Gurgaon will be personally responsible for any lapse/violation, as the necessary funds have been released by HUDA.

District Town Planner (Hq.) BP,
for Director, Town & Country Planning,
Haryana, Chandigarh

U/2
Assistant Town Planner
O/o Director, Town & Country
Planning, Haryana, Chandigarh



- To be read with licence No. 15 of 2008 dated 31/1/2008
- This is the layout plan for an area of 204.796 acres (D.T.P. No. D.T.C.P. 458 dated 31.1.2008) comprised of licences which were issued in respect of Residential Colony, being developed by M/s Malibu Estate Pvt. Ltd. in Sector-47 and 50, Gurgaon is hereby approved subject to the following conditions:-
1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 3. That the demarcation plans as per site of all the residential, commercial and institutional sites shall be approved from this Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 4. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
 5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
 6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
 8. That the colonizer shall provide the revised approved road circulation in the lay out plan.
 9. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 10. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
 11. At the time of demarcation, if required percentage of NPLU/ EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 13. The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 14. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 15. The portion of the sector/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(ii) of the Act No.8 of 1975.
 16. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 kanals.
 17. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 18. That the colonizer shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1231 (E) Dated 14.9.2008 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 19. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/terms and conditions, notification as applicable.
 20. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 21. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as campus lighting.

LICENCED LICENCE = TOTAL (APPLIED FOR)
 TOTAL AREA OF SCHEME = 180.115 + 24.681 = 204.796 ACRES
 AREA UNDER GROUP HOUSING = 11.89 = 11.89 ACRES
 NET PLANNED AREA = 192.905 ACRES

DETAIL OF PLOTS

TYPE	SIZE IN MTS	AREA IN SQ. MTS.	NO. OF PLOTS	TOTAL AREA IN SQ. MTS.
A	20 X 42	840	118	99120.00
B	18 X 35	630	31	19530.00
C	16 X 35	560	32	17920.00
D	15 X 28	420	158	66360.00
D-1	16 X 24	384	15	5760.00
D-2	13.66 X 24.525	335.01	1	335.01
E	12 X 25	300	137	46100.00
E-1	10.18 X 22.60	230.07	176	40492.32
E-2	10.376 X 24.175	250.84	79	19818.36
F	10 X 20	200	164	32800.00
F-1	9.577 X 17.50	167.60	74	12402.40
G	8 X 20	160	119	19040.00
G-1	10.10 X 12.60	126.28	12	1515.00
H	4 X 12.50	50	280 (20.057)	14000.00
TOTAL		280	1376 PLOTS	390191.09 sqm
AREA UNDER NURSING HOME (6.250)				1011.71 sqm

DETAIL OF FACILITIES (FOR PLOTTED & GROUP HOUSING)

FACILITIES	REQUIRED	PROVIDED	AREA IN ACRES
NURSERY SCHOOL	7	7	1.424
PRIMARY SCHOOL	4	4	4.440
DISPENSARY	1	1	1.05
CRECHE	1	1	0.20
RELIGIOUS BUILDING	1	1	0.215
CLUB	1	1	2.488
HIGHER S. SCHOOL	1	1	5.0

NOTE:- SUB POST OFFICE OF 40 SQ.MT AREA WILL BE PROVIDED IN SHOPPING CENTRE
 A PUBLIC HEALTH SITE OF 10.42 AC HAS BEEN PROVIDED IN LAYOUT PLAN WHICH IS NOT A PART OF COMPOSITE NORMS.

POPULATION
 NOS. PERSON PER PLOT
 116 X 13.5 = 1566 P
 280 X 4 = 1120 P
 17586 PERSONS

DENSITY
 PLOTTED = 17586 PERSONS
 GROUP HOUSING = 2472 PERSONS (SANCTIONED)
 20058 PERSONS
 DENSITY PER ACRES = 20058 / 204.796 = 97.92 P/A
 SN = 98 P/A

TOTAL @ 100% = 391202.71 SQM
 OR = 96.668 ACRES
 AREA UNDER COMMERCIAL = 7.700
 104.968 AC = 54.103%

LICENCE APPLIED FOR AREA SHOWN AS
 LAYOUT CHANGED IN OLD LICENCED AREA
 SHOWN THUS

Khamesh CHITRESH SHARMA (D.T.P. (H))
 S.P. SHILTON (D.T.P. (H))

LAYOUT PLAN

SCALE: 1:2000

REVISED RESIDENTIAL COLONY IN SECTOR 47 & 50 GURGAON (HARYANA)

VILLAGE FATEHPUR, TIKRI, JHARSA & ADAMPUR (GURGAON)

MALIBU ESTATE PVT. LTD.

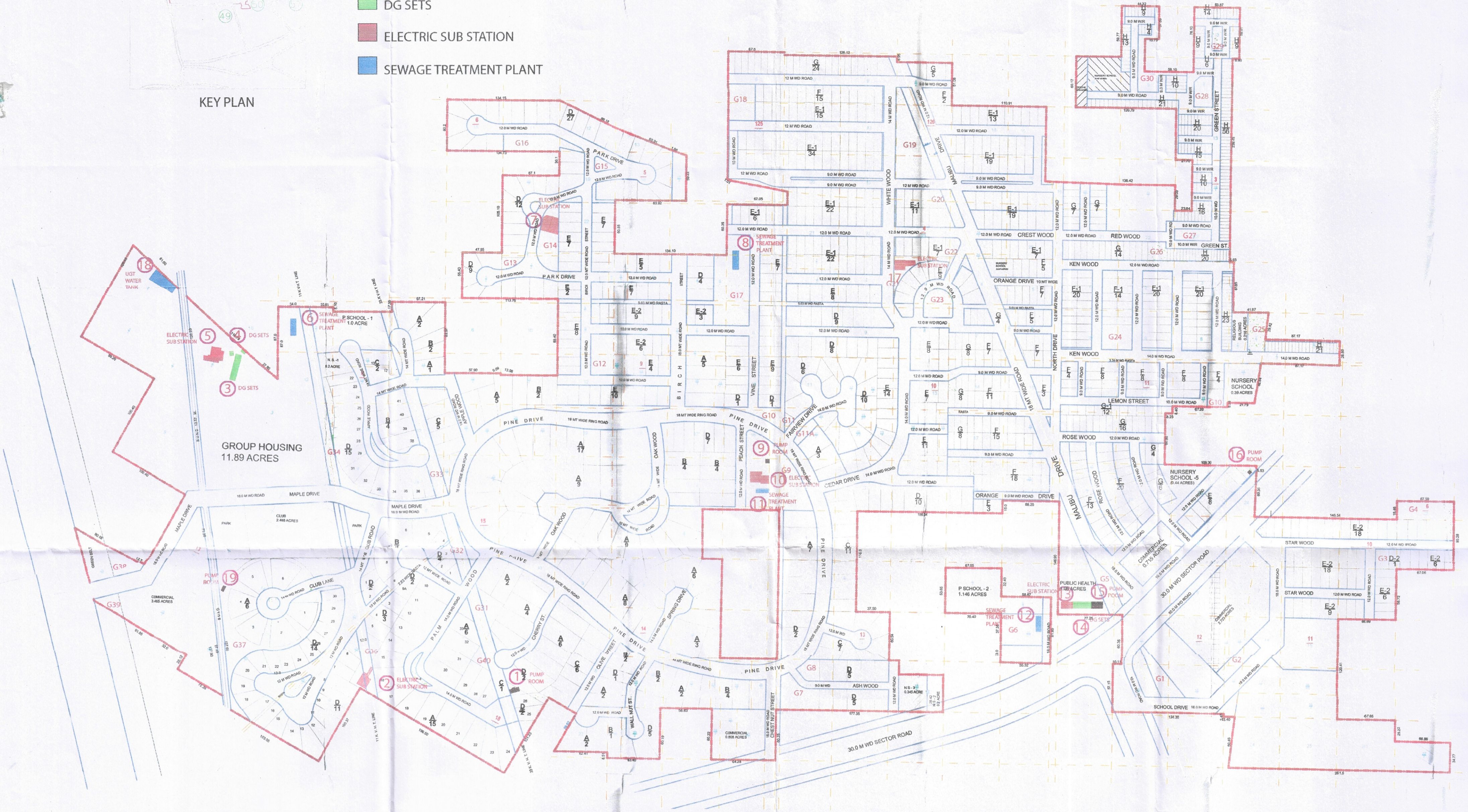
Architects: At. Harish Kumar, Sahi Hospital Buildings, Jangpura, New Delhi-110014

R.C. GULATI & ASSOCIATES
 ARCHITECTS ENGINEERS & PLANNERS
 SAHI HOSPITAL BUILDINGS JANGPURA NEW DELHI-110014

MALIBU TOWNE

- PUMP ROOM
- DG SETS
- ELECTRIC SUB STATION
- SEWAGE TREATMENT PLANT

KEY PLAN



DETAIL OF PLOTS				
TYPE	SIZE (MTR)	AREA (SQ MTRS)	NO. OF PLOTS	TOTAL AREA (SQ MTR)
A	20 X 42	840	118	99120.00
B	18 X 35	630	31	19530.00
C	16 X 35	560	32	17920.00
D	15 X 28	420	158	66360.00
D-1	16 X 24	384	15	5760.00
D-2	13.66 X 24.525	335.01	1	335.01
E-1	12 X 25	300	137	41100.00
E-2	10.18 X 22.60	230.07	176	40492.32
F	10.376 X 24.179	250.84	79	19816.36
F-1	10 X 20	200	164	32800.00
G	9.577 X 17.50	167.6	74	12402.40
G-1	8 X 20	160	119	19040.00
H	10.10 X 12.50	126.25	12	1515.00
G	4 X 12.50	50	280	14000.00
(A)	TOTAL PLOTS		1396	390191.09
(B)	AREA UNDER NURSING HOME (0.25 ACRE)			1011.71
TOTAL (A) + (B)				391202.80
TOTAL (A) * (B)				96.668
AREA UNDER COMMERCIAL		3.99%		7.70
TOTAL AREA		54.10%		104.368

DETAIL OF FACILITIES (FOR PLOTTED & GROUP HOUSING)				
SNO.	FACILITIES	REQUIRED	PROVIDED	AREA IN ACRES
1	NURSERY SCHOOL	7	7	1.924
2	PRIMARY SCHOOL	4	4	4.40
3	DISPENSARY	1	1	1.05
4	CRECHE	1	1	0.2
5	RELIGIOUS BUILDING	1	1	0.215
6	CLUB	1	1	2.488
7	HIGHER S. SCHOOL	1	1	5.0

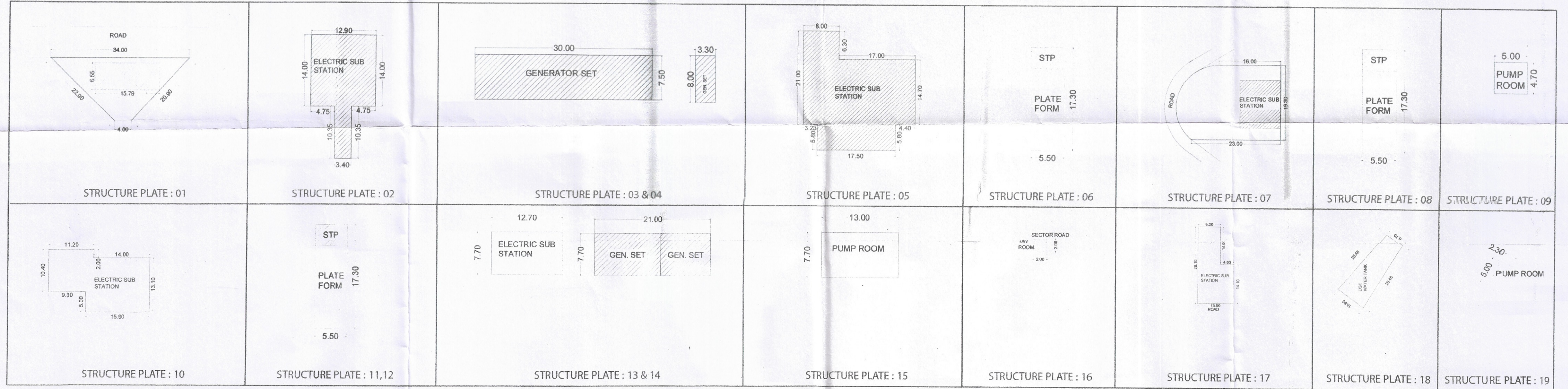
NOTE : SUB POST OFFICE OF 40 SQ. MT. AREA WILL BE PROVIDED IN SHOPPING CENTRE. A PUBLIC HEALTH SITE OF 1.04 ACRE HAS BEEN PROVIDED IN LAYOUT PLAN. WHICH IS NOT A PART OF COMPOSITE NORMS

TOTAL AREA OF SCHEME	204.796 ACRES
AREA UNDER GROUP HOUSING	11.89 ACRES
NET PLANNED AREA (IN ACRES)	192.906 ACRES

DETAIL OF PUBLIC UTILITY SITES		
SNO.	PUBLIC UTILITY SITE	AREA IN SQ. M
1	PUMP ROOM	291.06
2	ELECTRIC SUB STATION	215.79
3	DG SETS	280.08
4	DG SETS	280.08
5	ELECTRIC SUB STATION	519.02
6	SEWAGE TREATMENT PLANT	95.15
7	ELECTRIC SUB STATION	483.94
8	SEWAGE TREATMENT PLANT	95.15
9	PUMP ROOM	23.50
10	ELECTRIC SUB STATION	313.58
11	SEWAGE TREATMENT PLANT	95.15
12	SEWAGE TREATMENT PLANT	190.19
13	ELECTRIC SUB STATION	190.19
14	DG SETS	100.10
15	PUMP ROOM	80.55
16	PUMP ROOM	4.00
17	ELECTRIC SUB STATION	298.1
18	LIGHT WATER TANK	222.285
19	PUMP ROOM	11.50
TOTAL AREA	3414.295	
TOTAL AREA (IN ACRES)	0.843	

(A) TOTAL ORIGINAL GREEN AREA SANCTIONED IN ACRES	12.892	6.68%
(B) AREA UNDER PUBLIC UTILITY SITES IN ACRES	0.843	
(A)-(B) = REMAINING GREEN AREA	12.049	6.25%

NO'S OF PLOT X PERSON PER PLOT	POPULATION		DENSITY	
	TOTAL PERSON	PLOTTED GROUP HOUSING	TOTAL PERSON	DENSITY PER ACRE
1116	15066	17586	17586	20058/204.796
280	2520	17586	17586	=97.94
TOTAL PERSON	17586	17586	17586	OR SAY 98 PPA



1. That this revised Layout plan for an area of 204.796 acres (Reg. No. DTCP-9626 dated 28.09.2016) comprising of 1116 plots is approved in respect of Residential Plotted Colony being developed by Malibu Estate Pvt. Ltd. in Sector-47 & 50, Gurgaon & hereby approved subject to the following conditions:
2. That the developer shall be responsible for the construction of the Public Utility Sites as shown in the layout plan and shall provide the same in accordance with the provisions of the Haryana Town & Country Planning, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
3. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the developer shall provide the same in accordance with the provisions of the Haryana Town & Country Planning, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
5. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
6. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
7. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
8. All green belts provided in the layout plan shall be developed as per the provisions of the Haryana Town & Country Planning, 1955 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
9. Any minor deviation and/or modification in the layout plan shall be approved by the Director, Town & Country Planning, Haryana.
10. The portion of the revised development plan roads (green belts) as provided in the Development Plan, which form part of the reserved green belts shall be handed over to the government on the date of completion of the project.
11. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
12. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
13. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
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18. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.
19. That the developer shall ensure that the public utility sites are suitably aligned or right of way along the same shall be maintained as per the norms.

LAYOUT PLAN



REVISED RESIDENTIAL COLONY IN SECTOR 47 & 50 GURGAON (HARYANA)
 VILLAGE FATEHPUR, TIKRI, JHARSA & ADAMPUR (GURGAON)

MALIBU ESTATE PVT. LTD.
 For Malibu Estate Pvt. Ltd.
 OWNER'S SIGN

For Malibu Estate Pvt. Ltd.
 ARCHITECT'S SIGN

Assistant Town Planner
 O/o Director, Town & Country Planning, Haryana, Chandigarh