

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

(L.C-IX)

[[See Rule 16(2)]]

Recd

To

Perfect Constech Pvt. Ltd.,  
A-307, Ansal Chamber-I,  
3 Bhikaji Cama Place,  
New Delhi-110066.

Memo No.LC-2624-JE(DS)-2023/

Dated:

Subject: - Request for grant of completion certificate for Commercial Colony over an area measuring 4.44 acres bearing Licence no. 76 of 2012 dated 01.08.2012 in Sector-68, Gurugram being developed by perfect Constech Ltd.

Refer to your application dated 17.02.2020 for grant of completion certificate for Commercial Colony over an area measuring 4.44 acres bearing Licence no. 76 of 2012 dated 01.08.2012 in Sector-68, Gurugram.

Chief Engineer, HSVP, Panchkula vide his memo no. EIC/SE(HK)/SDE(W)/2020/15194/ dated 25.09.2020 informed that the services with respect to Commercial Colony over an area measuring 4.44 acres bearing Licence no. 76 of 2012 dated 01.08.2012 in Sector-68, Gurugram have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Gurugram vide his memo no. 3529 dated 23.09.2020 confirmed about laying of the colony as per approved Building plans. SE,HVPNL vide their office memo dated 27.05.2022 have recommended the grant of completion certificate.


In view of these reports it is hereby certified that the required development works in the said commercial colony over an area measuring 4.44 acres as indicated on the enclosed plans 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 & electrification etc. The completion certificate is granted on the following terms and conditions:-

1. The services will be laid by you upto alignment of proposed external services of the town and connection with the GMDA system will be done with the prior approval of the competent authority. In case pumping is required, the same will be done by you at your own cost. The services will be provided as per provision in the EDC of Gurugram.
2. That you shall be solely responsible for making arrangement of water supply and disposal of sewage and storm water of colony as per requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme. Level/extent of the services to be provided by GMDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
3. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
4. That in case some additional structures are required to be constructed and decided by GMDA 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 GMDA water supply line.

- i) 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.
- ii) That you shall be fully responsible for operation, upkeep and maintenance of all roads, open spaces, public parks and public health services like water supply, sewerage and drainage etc. for a period as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereupon transfer all such roads open spaces, public parks and public health services like water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- iii) That you shall neither erect nor allow the erection of any communication and transmission tower within colony without prior approval of competent authority.
- iv) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 08.03.2019 and the conditions imposed by CI-HSVP.
- v) That you shall abide by all prevailing norms/rules and regulations as fixed by GMDA.
- vi) That Bank Guarantee equivalent to 1/5<sup>th</sup> amount of the BG deposited on account on IDW having validity of minimum 5 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976.
- vii) That you shall comply with the terms and conditions as approved from the concerned power utility.
- viii) That you shall submit mutation for the land transferred in favour of the Govt. within 30 days of issuance of this completion certificate.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.  
As above.


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

D.O. No. LC-2624- JI (DS)-2023/24547-57

Dated: 25/07/2023

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

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

  
(R.S. Batth)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh