

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

(LC-IX)

[[See Rule 16(2)]]

To

✓ GLS Infraprojects Pvt. Ltd.,
707, 7th Floor, JMD Pacific Square,
Sector-15, Part-II,
Gurugram - 122001.

Memo No. LC-4702/JE(AK)/2024/

33776

Dated:

07-11-2024

Subject:

Issuance of Completion Certificate in respect of License no. 88 of 2023 dated 17.04.2023 granted for setting up of Affordable plotted colony under DDJAY over an area measuring 5.04514 in the revenue estate of village Wazirpur, Sector-92, Gurugram being developed by GLS Infraprojects Pvt. Ltd.


Please refer to your application received on 20.08.2024 for grant of Completion Certificate in respect of License no. 88 of 2023 dated 17.04.2023 granted for setting up of Affordable plotted colony under DDJAY over an area measuring 5.04514 in the revenue estate of village Wazirpur, Sector-92, Gurugram.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/CE-II/SE (HQ)/EE (W)/SDE (W-1)/2024/265499 dated 07.10.2024 informed that the services with respect to subject cited site have been got checked and reported laid at site and are operational/functional. The Superintendent Engineer, HSVP, Circle-1, Gurugram has reported that all the external services of the colony shown on the plans have been laid by the firm complete in all respect except some minor changes and are as per approved layout/drawings of service plan estimate. The services laid are operational/functional and suit with the master services laid/to be laid by HSVP.

3. Senior Town Planner, Gurugram & DTP, Gurugram vide his memo no. 5391 dated 01.10.2024 & 8762 dated 01.10.2024 respectively confirmed about laying of the colony as per approved layout plans. Superintending Engineer (Op), DHBVN, Gurugram vide memo no. Ch-177/Drg. OCCB dated 29.10.2024 has recommended for grant of part completion certificate for an area measuring 5.04514 acres in reference to this office memo no. 27387 dated 30.08.2024.

4. In view of these reports, it is hereby certified that the required development works in the said Affordable Plotted Colony under DDJAY-2016 over an area measuring 5.04514 acres as indicated on the enclosed layout plan 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 etc. The part completion certificate is granted on the following terms and conditions:

- The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HSVP 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.
- That you 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 HSVP /State Government as per their scheme.


Director
Town & Country Planning
Haryana, Chandigarh ✓


- c) Level/Extent of the services to be provided by HSVP i.e. water supply, sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- d) That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- e) That in case some additional structures are required to be constructed and decided by HSVP 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 HSVP water supply line.
- f) 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 part 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.
- g) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- h) That you shall use LED fittings for street lighting in the licenced colony.
- i) That the colonizer shall comply with the conditions of Service Plan/Estimates forwarded by CE-I, HSVP, Panchkula vide memo no. CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/199803 dated 15.09.2023 & this office memo no. 2345 dated 22.01.2024 in the letter annexed as Annexure A-1.
- j) That you shall abide by all prevailing norms/rules and regulations or any required in relation to planning and development of the area as fixed by DTCP/HSVP.
- k) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- l) That you shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- m) That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.
- n) That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- o) The Bank Guarantee amounting to Rs. 83.876 lacs i.e. equivalent to 1/5th amount of net development cost (as per CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/199803 dated 15.09.2023) thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or part thereof, as the case may be, for a period of five years from the date of issuance of this completion certificate.
- p) That the licensee shall submit the copy of mutation against the gift deed dated 13.10.2023 and 28.08.2024 duly issued by Halka Patwari within a period of 30 days from issuance of this certificate.
- q) That you will comply with the terms and conditions as approved from the concerned power utility.

Note: It may also be made clear to the colonizer that he shall also comply with the orders passed by NGT:-

- i) The directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application no. 21 of 2014 in the matter of Vardhman Kaushik V/S Union of India and Ors. Shall be implemented by colonizer.
- ii) Implementation of instructions issued by Honble NGT during hearing held on 28.04.2015 in OA no. 21 of 2014 and OA no. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India & Ors, shall be complied with by the colonizer.
- iii) NGT orders in application no. 45 of 2015 & M.A. No. 126 of 15 titled as Haryana Welfare Association V/S State of Haryana Gurugram.
- iv) Ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- v) Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh vs Union of India & Ors. has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instruction/prevailing law.

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.

DA/As above.

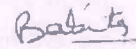

(Chander Shekhar Khare, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Encl. No. LC 4702/JE (AK)/2024/

Dated:

A copy is forwarded to the following for information:

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


(BABITA GUPTA)
District Town Planner (HE)
For: Director, Town & Country Planning,
Haryana Chandigarh