

**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)

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Pigeon Infrastructure Pvt. Ltd.,  
in collaboration with Eldeco Infrastructure and Properties Pvt. Ltd.,  
Regd. Off. 210-212, 2nd Floor, Splendor Forum,  
Jasola District Center, New Delhi - 110025.

Memo No. LC-3745/JE(RK)/2023/ 25907 Dated: 08/08/23

**Subject:** Issuance of completion certificate in licence No. 132 of 2019 dated 12.12.2019 granted for development of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 13.0875 acres falling in the revenue estate of village Kot Behla, Sector-16, Panchkula Extension-II - Pigeon Infrastructure Pvt. Ltd.

Refer to your application received on 02.09.2022 to grant of completion certificate in licence No. 132 of 2019 dated 12.12.2019 granted for development of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 13.0875 acres falling in the revenue estate of village Kot Behla, Sector-16, Panchkula Extension-II.

2. Chief Engineer-II, HSVP, Panchkula vide his memo no. CE-II/SE(HQ)/SDE(W-2)/SDE(W-3)/2023/39210 dated 24.02.2023 informed that the services with respect to Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 13.0875 acres falling in the revenue estate of village Kot Behla, Sector-16, Panchkula Extension-II in licence no. 132 of 2019 dated 12.12.2019 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Panchkula vide his memo no. 4694 dated 08.12.2022 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, HVPNL-Panchkula vide memo no. CH-48/SE/Mon/Elect. Plan/Case File No. 85/AMB/21-22 dated 27.04.2023 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of these reports, it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 13.0875 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 & electrification etc. The completion certificate is granted on the following terms and conditions:-

- i. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such roads, open space, public parks and public health services like


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- water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- ii. 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 Panchkula.
  - iii. That you shall 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.
  - iv. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
  - v. That you shall maintain the roof top rain water harvesting system properly and shall keep it operational all the time.
  - vi. 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.
  - vii. 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.
  - viii. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
  - ix. That you shall use LED fittings for street lighting in the licensed colony.
  - x. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 23926 dated 12.08.2022 and the conditions imposed by CA-HSVP, Panchkula.
  - xi. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
  - xii. That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
  - xiii. That you shall maintain all the services from five years from the date of issuance of completion certificate as per bilateral agreement.

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

For Eideco Infrastructure & Properties Ltd.

  
Authorised Signatory

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

Endst. No. LC-3745/JE(RK)/2023/

Dated:

A copy is forwarded to the following for information: -

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

(Ashish Sharma)  
District Town Planner (HQ)  
For: Director General, Town & Country Planning  
Haryana, Chandigarh

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For Eideco Infrastructure

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Authorised Signatory