

Directorate of Town & Country Planning, Haryana

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

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

LC-IX

{See Rule 16 (2)}

To

Spiti Township LLP,
G-14, Ground Floor, Jangpura Extension,
New Delhi-14.

Memo No. LC-4966 /JE(AK)/2025/ 31989 Dated: 18.08.2025

Subject: Request for grant of completion certificate w.r.t. license no. 171 of 2023 dated 24.08.2023 granted for setting up of Residential Plotted Colony (under NILP) over an area measuring 10.05625 acres in the revenue estate of Gopalpur, Sector-99, Gurugram.

Reference your application dated 04.03.2025 & G-mail dated 11.08.2025 & 12.08.2025 requested to grant completion certificate in respect of Residential Plotted Colony (under NILP) over an area measuring 10.05625 acres bearing license no. 171 of 2023 dated 24.08.2023 in the revenue estate of Gopalpur, Sector-99, Gurugram.

Chief Administrator, HSVP, Panchkula vide memo no. 209856 dated 26.06.2025 informed that the services in the above mentioned residential plotted colony (under NILP) over an area measuring 10.05625 acres in the revenue estate of Gopalpur, Sector-99, Gurugram have been got checked and reported laid at site and are operational /functional. The services included water supply, sewerage, SWD, Roads, Street lighting and horticulture. Further, informed that internal storm water has been provided by the society which is concerned with rain water harvesting system and is functional.

Senior Town Planner, Gurugram & DTP, Gurugram vide his memo no. 2881 dated 05.06.2025 & 5231 dated 04.06.2025 respectively confirmed about laying of the colony as per approved layout plans.

Superintending Engineer(Op) Circle-I Gurugram vide memo no. CH-113/Drg./OCCB dated 04.06.2025 has recommended for grant of completion certificate in reference to this office memo no. 16899 dated 07.05.2025.

In view of these report, it is hereby certified that the required development works i.e. water supply, sewerage, storm water, drainage, roads, horticulture etc. in the said residential plotted colony (under NILP) at Gurugram comprising licences mentioned above for 10.05625 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 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.

- b) 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.
- 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 the NSL formation level of roads have been verified and are correct. the colonizer shall be responsible in case of any mistake in levels etc.
- g) 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 of 5 years from the date of issuance of this completion certificate unless earlier relieved of this 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.
- h) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- i) That you shall use CLF/LED fittings for street lighting in the licenced colony.
- j) That you shall comply with the conditions of Service Plan/Estimates forwarded by CE-I, HSVP, Panchkula vide memo no. CE-I /SE(HQ)/EE(M) /SDE(W-I)/2024/203317 dated 22.07.2024 & this office memo no. 36301 dated 25.01.2024 in the letter annexed as Annexure A-1.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That the bank guarantee equivalent to 1/5 amount thereof shall be kept unrealised to ensure un-keep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976 or earlier in case the owner is relieved of the responsibility in this behalf by the Government.
- m) That you shall submit gift deed & mutation for an area measuring 1.443 acres falls under 24 mtr wide roads as per verified demarcation plan within a period of 30 days of issuance of this completion certificate.

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 Hon'ble 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

DA/As above



(Amit Khatri, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-4966/JE(AK)/2025/

Dated:

A copy is forwarded to the following for information: -

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. SE, 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.


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