

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;

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

Website: <http://tcpharyana.gov.in>

LC-IX
(See Rule 16 (2))

To

M/s Hero Realty Pvt. Ltd.
264, Okhla Industrial Estate,
Phase-III, New Delhi-110020.

Memo No. LC-4749/JE (SK)/2025/ 38074 Dated: 30-09-2025

Subject: Grant of completion certificate in respect of license no. 193 of 2022 dated 24.11.2022 granted for setting up affordable residential plotted colony under DDJAY-2016 over an area measuring 5.0125 acres in sector-85, District Gurugram granted to Hero Realty Pvt. Ltd.

Reference:- Application dated 01.01.2025 on the subject cited above.

2. Whereas, Chief Administrator, HSVP, Panchkula vide memo no. 200945 dated 20.06.2025 has confirmed that the services with respect to above said colony have been got checked and found that all the public health services have been laid as per approved service plan estimates. Senior Town Planner, Gurugram vide memo no. 2407 dated 12.05.2025 has also confirmed about laying of the colony as per approved plans. Superintending Engineer/OP Circle-I, DHBVN, Gurugram vide their office letter memo dated 16.09.2025 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of above said reports, it is hereby certified that the required development works in the aforesaid colony area measuring 5.0125 acres (License No. 193 of 2022 dated 24.11.2022), 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 and horticulture. 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.
- That the colonizer 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.
- Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- 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 is 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. You 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 as approved in the service plan estimates of your colony for 5 years 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
- 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 LED fittings for street lighting in the licenced colony
- j. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 26.06.2023 and the conditions imposed by CE-I, HSVP, Panchkula in the letter annexed as Annexure A-1.
- k. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
- l. That the bank guarantee equivalent to 1/5th amount thereof shall be kept un-realised 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 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.

Note: It may also be made clear to the colonizer that he shall also comply with the orders passed by NGT and other courts. However, key points are as under -

- 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 adhered to 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) 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.

- n. That you shall comply with the directions issued by Hon'ble 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. regarding implementation of "The Prohibition of employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013), 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 is not complied with. Further, this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above.



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

Endst. No. LC-4749/JE(SK)-2025/

Date:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner(P), Gurugram.
4. Project Manager (IT) of this Directorate.


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