

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

Regd.

(LC-IX)
[[See Rule 16(2)]]

To

Sadan Realtech Pvt. Ltd.
M2K, Corporate Park, 4th Floor,
N Block, Mayfield Garden, Sector-51,
Gurugram.

Memo No. LC-4227/JE(AK)/2025/ 40552

Dated: 17-10-2025

Subject: Request for issuance of completion certificate in respect of licence no. 174 of 2022 dated 21.10.2022 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 14.1375 acres in the revenue estate of Dhanwapur, Sector-104, Gurugram.

Refer to your application received on 22.08.2025 & 14.10.2025 to grant of Completion Certificate in respect of License no. 174 of 2022 dated 21.10.2022 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 14.1375 acres in the revenue estate of Dhanwapur, Sector-104, Gurugram.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2025/329662 dated 13.10.2025 informed that the services with respect to Affordable Plotted Colony over an area measuring 14.1375 acres in the revenue estate of Dhanwapur, Sector-104, Gurugram falling under Licence No. 174 of 2022 dated 21.10.2022 have been got checked and reported laid out site and are operational/functional.

Director
Town & Country Planning
Haryana, Chandigarh

Senior Town Planner, Gurugram vide his memo no. 5256 dated 13.10.2025 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, DHBVN-Gurugram updated on 08.10.2025 at department portal in reference to this office memo no. 35701 dated 10.09.2025 has informed that the instant affordable plotted colony under DDJAY-2016 over an area measuring 14.1375 acres (license no. 174 of 2022 dated 21.10.2022) in revenue estate of Dhanwapur, Sector-104, Gurugram being developed by M/s Sadan Realtech Pvt. Ltd. and the ultimate load of 1665.15 KW or 1860 KVA has been released on 33 KV level vide MT1 no. 3/2319 dated 25.09.2025. However, the builder has entered into group formation with M/s Adani M2K Projects LLP, Sector-102, Gurugram whose switching station is already energized. Therefore, it is recommended to issue completion certificate.

3. In view of these reports, it is hereby certified that the required development works in the said Affordable Plotted Colony over an area measuring 14.1375 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 completion certificate is granted on the following terms and conditions: -


- a) 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.
- b) 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.
- 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 the 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. You shall be responsible in case of any mistake in levels etc.
- 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 you shall comply with the conditions of revised Service Plan/Estimates approved by the Department vide memo no. 39056 dated 10.12.2024 and the conditions imposed by CA-HSVP, Panchkula.
- j) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- k) 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.
- l) That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- m) That the licensee will maintain all the services from five years from the date of issuance of completion certificate as per bilateral agreement.
- n) That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.

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.

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.



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

Endst. No. LC-4227/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