

# 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

Regd.

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

To

Elite Homes Pvt. Ltd.,  
Shop No. 30, M2K Mall, 16 Mangalam Place,  
District Centre, Sector-3, Rohini,  
New Delhi-110085.

Memo No. LC-4116/Asstt(RK)/2024/ 32770

Dated: 24-10-24

**Subject: Issuance of Completion Certificate in Licence No. 23 of 2020 dated 31.08.2020 granted for setting up of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.16875 acres (2.3125 acres after migration from part of Licence No. 189 of 2007 and fresh area measuring 2.85625 acres) in the revenue estate of village Malpura & Gari Alawalpur, Sector-5, Dharuhera, District Rewari.**

With reference to application received on 18.05.2022 to grant Completion Certificate in Licence No. 23 of 2020 dated 31.08.2020 granted for setting up of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.16875 acres (2.3125 acres after migration from part of Licence No. 189 of 2007 and fresh area measuring 2.85625 acres) in the revenue estate of village Malpura & Gari Alawalpur, Sector-5, Dharuhera, District Rewari.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/SDE(W)/HDM(G)/2022/211552 dated 16.12.2022 informed that the services with respect to Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.16875 acres falling in the revenue estate of village Malpura & Gari Alawalpur, Sector-5, Dharuhera, District Rewari have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram & District Town Planner, Rewari vide his memo no. 7418 dated 16.11.2022 & 5600 dated 28.09.2022 confirmed about the laying of the colony as per approved layout plans.

Superintending Engineer(Op), Circle, DHBVN, Rewari vide memo no. Ch-23/RC/Load-341 dated 18.07.2024 has recommended for grant of completion certificate in reference to this office memo no. 16785 dated 17.06.2022.

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 5.16875 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 includes water supply, sewerage, storm water, drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- That the services will be laid by you upto alignment of proposed external services of the town and connection with the HSVP system will be done with **For Elite Homes Pvt. Ltd.**

Director/Authorised Signatory

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- the prior approval of the competent authority. In case pumping is required, the same will be done by you at its own cost. The services will be provided as per provision in the EDC of Gurugram.
- ii. 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.
  - iii. That the Level/Extent of the services to be provided by HSVP i.e. Water Supply, Flushing Water Supply, Sewerage, SWD & Roads etc. will be proportionate of EDC provisions.
  - iv. That Solar Water Heating System be installed at appropriate place as per instructions/norms of HAREDA.
  - v. That you shall maintain a 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 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.
  - ix. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
  - x. That you shall use CLF/LED fittings for street lighting in the licenced colony.
  - xi. That you shall comply with the conditions of Service Plan/Estimates forwarded by CE-I, HSVP, Panchkula vide memo no. CE-I/SE(HQ)/SDE(W)/2020/179399 dated 10.11.2020 & this office memo no. 14385 dated 21.06.2021 in the letter annexed as Annexure A-1.
  - xii. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
  - xiii. 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.

  
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- xiv. That you shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- xv. That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.
- xvi. That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- xvii. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- xviii. The Bank Guarantee amounting to Rs. 63.124 lacs i.e. equivalent to 1/5<sup>th</sup> amount of net development cost (as per CE-I/SE(HQ)/SDE(W)/2020/179399 dated 10.11.2020) 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.
4. It may also be made clear that you 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.
- 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

(Amit Khatri, IAS)  
Director, Town & Country Planning  
For Elite Homes Pvt. Ltd. & Haryana, Chandigarh

Director/Authorised Signatory

Endst. No. LC-4116/Asstt(RK)/2024/

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, Rewari.
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 (HQ)

For: Director, Town & Country Planning  
Haryana, Chandigarh

For Elite Homes Pvt. Ltd.



Director's Authorised Signatory