

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

Ajay Enterprises Pvt. Ltd.,
8th Floor, Eros Corporate Tower,
Nehru Place, New Delhi-110019

Memo No. LC-84 Vol-IX-PA-(SK)/2025/ 43503

Dated: 17-11-25

Subject: Grant of completion certificate for Group Housing Colony in licence no. 116 of 1984 dated 21.11.1984, 01 of 1995 dated 28.02.1995 & 117 of 2014 dated 20.08.2014 over an area measuring 33.012 acres in Sector-39, Faridabad -Ajay Enterprises Pvt. Ltd.

Please refer to your application dated 22.10.2024 & 11.11.2025 requesting for grant of Completion Certificate for an area of **33.012 acres** in respect of Group Housing Colony in Sector-39, Faridabad for which the Licence No. 116 of 1984 dated 21.11.1984, 01 of 1995 dated 28.02.1995 & 117 of 2014 dated 20.08.2014.

Chief Administrator, HSVP, Panchkula vide his memo dated 07.02.2025 informed that the services with respect to Group Housing colony of an area measuring 33.012 acres in Sector-39, District Faridabad in License no. 116 of 1984 dated 21.11.1984, 01 of 1995 dated 28.02.1995 & 117 of 2014 dated 20.08.2014 have been got checked and laid at site and are operational/functional. Senior Town Planner, Faridabad vide his memo dated 15.01.2025 confirmed about laying of the colony as per approved building plans.

It is hereby certified that the required development works on the whole of the group housing colony as indicated in the enclosed layout plan, duly signed by me have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, street light 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 Faridabad.
- That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewerage 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.

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- 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. 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 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 22.03.2021 and the conditions imposed by CA- 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 you shall deposit enhanced EDC with interest update within 3 months in case CWP No. 5835 of 2013 titled as Balwan Singh and Others Vs State of Haryana and Others is decided in favour of the department and the department would be competent to recover the said dues even from the other licences of the licensee company.
- m) 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.
- n) That you shall abide by the conditions as laid down in the report of HSVP vide memo. dated 07.02.2025 w.r.t. your affidavit dated 01.02.2025.

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

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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.
- iv. 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 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 and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-84 Vol-IX-PA (SK)-2025/

Dated:-

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

1. The Commissioner, Municipal Corporation Faridabad.
2. The Administrator, HSVP, Faridabad.
3. The Chief Engineer, HSVP, Panchkula.
4. The Superintending Engineer, HSVP, Faridabad.
5. The Senior Town Planner, Faridabad.
6. The District Town Planner, Faridabad.
7. Project Manager (IT) with a request to host this letter website.

(Savita Jindal)
District Town Planner, (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

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