

Directorate of Town & Country Planning, Haryana

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

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Regd.

LC-IX

(See Rule 16 (2))

To

Wings Realtors Pvt. Ltd.,
A-215, NKV Residency, Sector 72 A,
Gurugram- 122002.

Memo No. LC-4517/JE(DS)-2026/ 4102 Dated: 04-02-2026

Subject: - Request for issuance of Completion Certificate of Affordable Plotted colony over an area measuring 5.0125 Acres in Sector- 35, Sohna bearing license no. 87 of 2021 dated 27.10.2021- Wings Realtors Pvt. Ltd.

Refer to your application received on 15.07.2024 for grant of Completion Certificate of Affordable Plotted colony over an area measuring 5.0125 Acres in Sector- 35, Sohna bearing license no. 87 of 2021 dated 27.10.2021.

2. Chief Administrator, HSVP, Panchkula vide their office memo no. CA/CE-I/CE-II/SE(HQ)/EE(W)/SDE(G)/2024/309039 dated 19.11.2024 informed that the services with respect to Affordable Plotted Colony under DDJAY over an area measuring 5.0125 Acres in Sector- 35, Sohna bearing license no. 87 of 2021 dated 27.10.2021 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide their office memo no. 5245 dated 25.09.2024 confirmed about laying of the colony as per approved layout plans.

In view of these reports, it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under DDJAY at Sohna comprising of Licence mentioned above for 5.0125 acres read with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads etc. The completion certificate is granted on the following terms and conditions: -

- a) 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 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.
- 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. 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 19.07.2022 and the conditions imposed by CA, HSVP, Panchkula.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
- l) That you will comply with the terms and conditions as approved from the concerned power utility.
- m) That you shall abide by the permission dated 20.11.2024 for setting up of club and Occupation Certificate dated 14.10.2025.
- n) That you shall submit/revalidate bank guarantee amounting to Rs. 19,32,600/- on account of 1/5th bank guarantee of IDW for a period of 5 years within 30 days of issuance of this certificate.

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. D

Endst. No. LC-4517-JE(DS)-2026/

Dated:

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

1. Chief Engineer, HSVP, Panchkula.
2. Superintending Engineer, HVPNL, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
6. Nodal Officer, Website updation.

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(Sunena)