

# Directorate of Town & Country Planning, Haryana

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Cordial Infrastructure Pvt. Ltd.,  
11<sup>th</sup> Floor, Paras Twin Towers,  
Sector-54, Gurugram.

Memo No. LC-1541+5025/JE(AK)/2024/38788 Dated: 09-12-2024

**Subject: Request for issuance of Completion Certificate in respect of License no. 39 of 2023 dated 22.02.2023 granted for setting up of Commercial Plotted Colony over an area measuring 3.25 acres in Sector-114, Gurugram.**

Refer to your application received on 20.06.2024 to grant of Completion Certificate in respect of License no. 39 of 2023 dated 22.02.2023 granted for setting up of Commercial Plotted Colony over an area measuring 3.25 acres in Sector-114, Gurugram.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/CE-2/SE(HQ)/EE(W)/SDE(W-1)/2024/284347 dated 24.10.2024 informed that the services with respect to Commercial Plotted Colony over an area measuring 3.25 acres in Sector-114, Gurugram have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide his memo no. 5843 dated 29.10.2024 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, DHBVN Panchkula vide memo no. CH-187/Drg. dated 21.11.2024 in reference to report of CE/Commercial DHBVN, Hisar vide memo no. Ch-6/PC-GC-501/City dated 03.08.2023 has informed that the instant commercial project is developed by M/s Cordial Infrastructure Pvt. Ltd. by installed 2\*1000 KVA 33/11-0.433 KVA T/F as internal electrical infrastructure along with erection of 33KVA independent feeder from the switching station of M/s CSN Estates Pvt. Ltd. Sector-114, Gurugram against its sanctioned ultimate load of 1346.1 KVA or 1495 KVA which is sufficient to cater the load of project as per sanction memo no. Ch-6/PC-GC-501/City dated 03.08.2023. 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 Commercial Plotted Colony over an area measuring 3.825 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) 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.

Director  
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- 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-1541+5025/JE(AK)/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, 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**

## Directorate of Town & Country Planning, Haryana

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


e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

### ORDER

Whereas, Licence No. License no. 39 of 2023 dated 22.02.2023 granted for setting up of Commercial Plotted Colony over an area measuring 3.25 acres in Sector-114, Gurugram Manesar Urban Complex the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof.

And, whereas, for non-compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 31.03.2024, the licensee has submitted a request as per policy dated 14.06.2012 under Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 3,92,000/-. The same has been deposited vide transaction no. TCP31553241128174994 dated 29.11.2024.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.

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


Endst. No. LC-1541+5025/JE(AK)/2024/

38795

Dated: 09-12-24

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

1. Cordial Infrastructure Pvt. Ltd., 11th Floor, Paras Twin Towers, Sector-54, Gurugram.
2. Chief Accounts Officer of this Directorate.

  
(Ashish Sharma)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana Chandigarh