

Directorate of Town & Country Planning, Haryana

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Regd.

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

To

Creative Buildwell Pvt. Ltd.
Reg. Office-201/6, Kaushalya Park,
Hauz Khas, New Delhi-110016

Memo No:-LC-3791/JE (RA)-2025/ 46244

Dated: 05/12/2025

Subject:

Grant of Completion Certificate in respect of licence no. 31 of 2020 dated 26.10.2020 granted for setting up of Affordable Residential Plotted colony under DDJAY Policy-2016 over an area measuring 10.006 acres in the revenue estate of village Revali, Sector- 17, Sonipat - Creative Buildwell Pvt. Ltd..

Please refer to your application dated 29.05.2023 for grant of Completion Certificate in respect of licence no. 31 of 2020 dated 26.10.2020 granted for setting up of Affordable Residential Plotted colony under DDJAY Policy-2016 over an area measuring 10.006 acres in the revenue estate of village Revali, Sector- 17, Sonipat.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/ CHD(R)/2023/279410 dated 29.12.2023 and 15.10.2025 informed that the services with respect to Affordable Residential Plotted colony under DDJAY Policy-2016 over an area measuring 10.006 acres in the revenue estate of village Revali, Sector- 17, Sonipat have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Rohtak vide his memo no. 550 dated 13.02.2024 confirmed about laying of the colony as per approved layout plans. The SE, HVPNL has recommended the application for completion certificate vide memo dated 28.03.2025.

3. In view of these reports it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 10.006 acres as indicated on the enclosed layout plan duly signed by me read in conjunction have been completed to my satisfaction. The development works are 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 the colonizer up to 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 Sonipat.
- That the licensee 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.
- That level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- That licensee shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- 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 licensee 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.
- h) That licensee shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- i) That licensee shall use CFL/LED fittings for street lighting in the licensed colony.
- j) That licensee shall comply with the conditions of Service Plan/Estimates conditions imposed by CE-I, HSVP, Panchkula in the letter annexed as Annexure A-1.
- k) That licensee shall abide by all prevailing norms/rules and regulations as fixed by HSVP/ local authority.
- l) That licensee shall get obtain the water / sewer connection from HSVP or shall make your own arrangements for sewer disposal and water supply till the connection.
- m) That licensee shall arrange the disposal of waste of effluent of sewerage.
- n) That licensee shall supply the treated drinking water.
- o) That licensee shall increase the capacity of Sewerage Treatment Plant as per requirement/ increase in occupancy of area.
- p) That licensee shall get CTO & other clearances from the concerned competent authority / department.
- q) That licensee are required to deposit the Bank Guarantee of 1/5th amount of IDW (in case of de-mortgage of land) as per provision of Rule 20 of Rules 1976 and shall be got revalidated at least before its expiry.
- r) That licensee shall abide by any or all instructions issued by the Department from time to time.

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-3791/JE (RA)-2025/

Dated:

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

- a) The Chief Administrator, HSVP, Sector-6, Panchkula.
- b) The Chief Engineer, HSVP, Sector 6, Panchkula
- c) Superintending Engineer (Planning), HVPNL, Panchkula
- d) Senior Town Planner, Rohtak.
- e) District Town Planner, Sonipat.
- f) Chief Account Officer of this Directorate.
- g) Project Manager (IT) with a request to host this approval on website.



(Sanjay Saini)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh