

Directorate 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) of Rules 1976)

To

Home Surprise Builders LLP
in collaboration Pyramid Infratech Pvt. Ltd.,
H-38, Ground Floor, M2K White House,
Sector 57, Gurugram-122002.

Memo No. LC-4345/JE(RK)/2024/ 39946

Dated: 16-12-24

Subject: Issuance of completion certificate in respect of license no. 120 of 2021 dated 24.12.2021 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 5.04375 acres falling in the revenue estate of village Palra, Sector-70A, Gurugram.

Refer to your application received on 23.10.2023 to grant of completion certificate in respect of license no. 120 of 2021 dated 24.12.2021 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 5.04375 acres falling in the revenue estate of village Palra, Sector-70A, Gurugram.

2. Chief Engineer-I, HSPV, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/78271 dated 27.03.2024 informed that the services in respect of license no. 120 of 2021 dated 24.12.2021 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 5.04375 acres falling in the revenue estate of village Palra, Sector-70A, Gurugram have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Panchkula vide this memo no. 1386 dated 06.03.2024 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, HVPNL-Panchkula vide memo no. Ch-41/SE/DGR-7A dated 19.07.2024 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

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 5.04375 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 & electrification etc. The completion certificate is granted on the following terms and conditions: -

- i. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such roads, open space, public parks and public health services like

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- water supply, sewerage and drainage etc. free of cost to the Government or the Local Authority as directed.
- ii. 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.
 - iii. That you shall 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.
 - iv. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
 - v. That you shall maintain the 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 neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
 - ix. That you shall use LED fittings for street lighting in the licensed colony.
 - x. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 13149 dated 16.05.2022 and the conditions imposed by CE-HSVP, Panchkula.
 - xi. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
 - xii. That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
 - xiii. That you shall maintain all the services from five years from the date of issuance of completion certificate as per bilateral agreement.
 - xiv. The Bank guarantee equivalent to 1/5th amount of the BG deposited on account of IDW having validity of minimum 05 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976.


Note: It may also be made clear to the colonizer that he 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/prevaling 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-4345/JE(RK)/2024/

Dated:

A copy is forwarded to the following for information: -

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) for updation on the departmental website.


(Narender Kumar)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh