

Directorate of Town & Country Planning, Haryana

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

Phone:0172-2549349 e-mail:tcpharyana7@gmail.com;

Website: <http://tcpharyana.gov.in>

LC-IX
(See Rule 16 (2))

To

Signatureglobal Developers Ltd.,
1308, 13th Floor, Gopal Das Bhawan,
28 Barakhamba Road,
New Delhi-110001.

Memo No. LC-3054-II-JE(SK)/2026/4664 Dated: 09-02-26

Subject: Request for grant of completion certificate in respect of license no. 63 of 2014 dated 07.07.2014 granted for setting up of Affordable Group Housing Colony over an area measuring 5.0 acres in the revenue estate of Village Nakhanaula, Sector 81, Gurugram.

Reference:- Application dated 08.07.2022 & 09.02.2023 on the matter as subject cited above.

Whereas, Signatureglobal Developers Ltd. vide above referred application has requested for grant of completion certificate for area measuring 5.0 acres bearing licence no. 63 of 2014 dated 07.07.2014 granted for setting up of Affordable Group Housing Colony over an area measuring 5.0 acres in the revenue estate of Village Nakhanaula, Sector 81, Gurugram in prescribed LC-VIII under Rule-16 of Rules, 1976.

Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/244943 dated 15.11.2023 informed that the services in the above mentioned Affordable Group Housing Colony over an area measuring 5.0 acres in the revenue estate of Village Nakhanaula, Sector 81, Gurugram have been got checked and reportedly laid at site and are operational /functional. The services included water supply, flushing water supply, sewerage, SWD & Roads.

District Town Planner, Gurugram vide Endst. No. 4139 dated 19.05.2023 & Senior Town Planner, Gurugram vide memo. no. 3650 date 26.05.2023 informed that the all internal roads are constructed, LED street light have been installed, green area has been developed as per approved building plans.

Superintending Engineer DHBVN, Gurugram vide memo no. Ch.71/DRG.OCCB dated 19.07.2024 has informed that the developer has completed/laid the internal electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

In view of these report, it is hereby certified that the required development works in the said Affordable Group Housing Colony over an area measuring 5.0 acres in the revenue estate of Village Nakhanaula, Sector 81, Gurugram as indicated on the enclosed approved layout plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. 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 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 is 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 for 5 years 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 vide this office memo no. 25113 dated 09.10.2019.
- k. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
- l. That the bank guarantee equivalent to 1/5th amount thereof shall be kept un-realised 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.
- m. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

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 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. 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. 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 Manual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013), 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 is not complied with. Further, 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-3054-II/JE(SK)-2026/

Date:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Account Officer O/o DTCP, Haryana, Chandigarh.
5. Project Manager (IT) of this Directorate.


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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

ORDER

Whereas, Licence no. 63 of 2014 dated 07.07.2014 granted for setting up of Affordable Group Housing Colony over an area measuring 5.0 acres in the revenue estate of Village Nakhanaula, Sector 81, Gurugram 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.

2. And, whereas, for non-compliance of the provisions of Rules 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs.12,000/-. Colonizer has deposited the composition fee of ₹ 12,000/- vide Transaction GR No. 144373213 dated 23.12.2025.

3. 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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2025.

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

Endst. No. LC-3054-II/JE(SK)/2026/ 4670

Dated: 09-02-26

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

1. Signatureglobal Developers Ltd., 1308, 13th Floor, Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001.
2. Chief Accounts Officer of this Directorate.

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