

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

JMS Buildwell Realty Pvt. Ltd.,
Regd. Office: Plot No. 2380-SP,
Sector-46, Gurugram - 122001.

Memo No. LC-3717-B/JE(AK)/2025/4067 Dated:

30-01-2025

Subject: - Request for issuance of Completion Certificate in respect of License no. 166 of 2022 dated 18.10.2022 granted for setting up of Affordable Plotted Colony over an area measuring 5.0458 acres in the revenue estate of village Wazirpur, Sector-95A, Gurugram.

Refer to your application received on 24.06.2024 to grant of completion certificate of Affordable Plotted Colony over an area measuring 5.0458 acres in the revenue estate of village Wazirpur, Sector-95A, Gurugram Manesar Urban Complex falling under Licence No. 166 of 2022 dated 18.10.2022.

2. Chief Engineer-I, HSVP, Panchkula vide their office memo no. Chief Engineer-I/CE-I/CE-II/SE(HQ)/EE(W)/SDE(W-1)/2024/282199 dated 23.10.2024 informed that the services with respect to Affordable Plotted Colony over an area measuring 5.0458 acres in the revenue estate of village Wazirpur, Sector-95A, Gurugram Manesar Urban Complex falling under Licence No. 166 of 2022 dated 18.10.2022 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide their office memo no. 5299 dated 27.09.2024 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer, OP Circle-I, DHBVN, Gurugram vide memo no. CH-197/Drg/OCCB dated 29.11.2024 has recommended the case and informed that the request of the colonizer regarding formation of group for sharing of 33 KV switching station of M/s Chirag Buildtech Pvt. Ltd., Sector 95, Gurugram.

Superintending Engineer, OP Circle-I, DHBVN, Gurugram vide memo no. CH-197/Drg/OCCB dated 29.11.2024 has informed that the developer has installed 1000 KVA T/F as internal electrical infrastructure. The builder has laid 33 KV line from existing 33KV switching station of M/s Chirag Buildtech Pvt. Ltd., Sector-95 who have offered the 500 sq yard land, the land has also been handed over to DHBVN through registered gift deed and the switching station has already been commissioned. Beside that the builder has also made an irrevocable registered agreement with M/s Chirag Buildtech Pvt. Ltd. Therefore, SE, DHBVN has recommended to issue completion certificate.

In view of these reports, it is hereby certified that the required development works in the said Affordable Plotted Colony over an area measuring 5.0458 acres in the revenue estate of village Wazirpur, Sector-95A, Gurugram read with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads,

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horticulture, etc. The completion certificate is granted on the following terms and conditions: -

- a) 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.
- b) 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.
- 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 the 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 neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- h) That you shall use LED fittings for street lighting in the licenced colony.
- i) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 15066 dated 21.05.2024 and the conditions imposed by CA-HSVP, Panchkula.
- j) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- k) That the bank guarantee equivalent to 1/5 amount thereof shall be kept unrealised 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.
- l) That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- m) That the licensee will maintain all the services from five years from the date of issuance of completion certificate as per bilateral agreement.

- n) That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- o) This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

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.

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-3717-B/JE(AK)/2025/

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.


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