

Directorate of Town & Country Planning, Haryana

Nagar YojanaBhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh , Phone: 0172-2549349
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Regd.

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

To

Sh. Dharam Singh, Jitender Singh Ss/o Sh. Jai Narayan
& Sh. Kalyan Singh S/o Sh. Suresh Singh
in collaboration with JMS Buildwell Realty Pvt. Ltd.,
Plot No. 2380-SP, Sector-46,
Gurugram-122001.

Memo No:-LC-4221/JE(SJ)-2026/

Dated:

S282

13-02-2026

Subject:

Request for grant of part completion certificate of an area measuring 10.385 acres (after excluding the area measuring 0.215 acres under commercial pocket) forming part of licence no. 44 of 2020 dated 29.12.2020 granted for setting up of Affordable Plotted Colony over an area measuring 10.60 acres in Sector-95A, Gurugram being developed by JMS Buildwell Realty Pvt. Ltd.

Refer to your application dated 12.03.2024 for grant of part Completion Certificate of an area measuring 10.385 acres (after excluding the area measuring 0.215 acres under commercial pocket) forming part of licence no. 44 of 2020 dated 29.12.2020 granted for setting up of Affordable Plotted Colony over an area measuring 10.60 acres in Sector-95A, Gurugram.

Chief Administrator, HSVP, Panchkula vide his memo no. 407139 dated 24.12.2025 informed that the services with respect to affordable residential plotted colony under DDJAY over an area measuring 10.385 acres in Sector-95A, Gurugram have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Gurugram vide his memo no. 6160 dated 05.12.2025 confirmed about laying of the colony as per approved layout plans.

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 10.385 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 part 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.
- 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.
- 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 you 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

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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 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 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 CFL/LED fittings for street lighting in the licenced colony.
- j) That you shall comply with the conditions of Service Plan/Estimates conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
- k) That you shall get the bank guarantees on account of IDW revalidated at least one month before its expiry for an amount equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier, in case the colonizer is relieved of the responsibilities in this behalf.
- l) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- m) That you shall obtain the final completion certificate within the validity period of licence.
- n) That you shall get obtain the water / sewer connection from HSVP within one month and you shall make your own arrangements for sewer disposal and water supply till the connection.

This part 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-4221-JE(SU)-2026/

Dated:

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

- 1. The Chief Administrator, HSVP, Sector-6, Panchkula.
- 2. The Chief Engineer, HSVP, Sector 6, Panchkula
- 3. Superintending Engineer (Planning), HVPNL, Panchkula
- 4. Senior Town Planner, Gurugram.
- 5. District Town Planner (P), Gurugram.
- 6. District Town Planner (Enf.), Gurugram.
- 7. Chief Account Officer of this Directorate.
- 8. Project Manager (IT) with a request to host this approval on website.


(Narender Kumar)

Narender Kumar
DTP(HQ)