Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
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Regd.

LC-IX
(See Rule 16 (2))

To

Sepset Properties Pvt. Ltd.,
11th Floor, Paras Twin Towers,
Sector-54, Gurugram.

Memo No. LC-2447/JE(SJ)-2025/2085 Dated: 16-01-2026

Subject: - **Issuance of Completion Certificate in respect of License no. 61 of 2012 dated 13.06.2012 granted for setting up of Group Housing Colony over an area measuring 13.762 acres falling in the revenue estate of village Daultabad in Sector-106, Gurugram.**

Refer to your application received on 10.10.2024 to grant of completion certificate of Residential Group Housing Colony over an area measuring 13.762 acres in Sector-106, Gurugram falling under Licence No. 61 of 2012 dated 13.06.2012.

2. Chief Engineer-I, HSVP, Panchkula vide their office memo no. 309670 dated 19.11.2024 informed that the services with respect to Residential Group Housing Colony over an area measuring 13.762 acres falling in the revenue estate of village Daultabad, Sector 106, Gurugram falling under Licence No. 61 of 2012 dated 13.06.2012 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide their office memo no. 6099 dated 20.11.2024 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer, OP Circle-I, DHBVN, Gurugram vide memo no. CH-41/Drg/OCCB dated 24.03.2025 has recommended the case and informed that the ultimate load of 3352.8 KW with CD3725 KVA is released on 33 KV voltage level vide MT1 no. 15/2200 dated 11.03.2025.

In view of these reports, it is hereby certified that the required development works in the said Group Housing Colony at Gurugram comprising of Licence mentioned above for 13.762 acres read with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture, etc. The completion certificate is granted on the following terms and conditions: -

1. 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.
2. 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.
3. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
5. 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.

6. 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.
7. 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.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 02.06.2016 and the conditions imposed by CE- HSVP, Panchkula.
11. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
12. That you are required to get the Bank Guarantee of 1/5th of the amount revalidated as per provision of Rule 20 of Rules 1976 and you shall be got revalidated within a period of 30 days from grant of Completion Certificate failing which the same shall become null and void.
13. That you shall deposit the outstanding dues of enhanced EDC as per decision of Hon'ble Court.
14. That you will comply with the terms and conditions as approved from the concerned power utility.
15. That you shall handed over EWS Flats as per the instructions of the Director General, Housing for All, Haryana, and submission of the duly verified report to this Department.
16. This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst. No. LC-2447/JE(SJ)-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, Gur ugram.
4. District Town Planner, Gurugram.
5. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
6. Nodal Officer, Website updation.

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

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
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ORDER

Whereas, Licence No. 61 of 2012 dated 13.06.2012 granted for setting up of Group Housing Colony over an area measuring 13.762 acres falling in the revenue estate of village Daultabad in Sector-106, Gurugram under 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 Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licencee 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. 3,36,000/-. Colonizer has deposited the composition fee of Rs. 3,36,000/- vide GR No. 136424697 dated 04.07.2025.

3. Accordingly, in exercise of power conferred under Section-13(I) 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-2447/JE(SJ)/2025/ 2092 Dated: 16-01-2026

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

1. Sepset Properties Pvt. Ltd., 11th Floor, Paras Twin Towers, Sector-54, Gurugram.
2. Chief Accounts Officer of this Directorate.
3. Nodal Officer (IT Cell) O/o DTCP with request to update the status on website.

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