Directorate of Town & Country Planning, Haryana

Nagar YojanaBhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh , Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-IX
(See Rule 16(2))

To

Spiti Township LLP,
G-14, Ground Floor,
Jangpura Extension,
New Delhi-14.

Memo No:-LC-4954/JE(SJ)/2026/ 28604 Dated: 10-08-26

Subject: **Request for grant of completion certificate w.r.t. license no. 123 of 2023 dated 07.06.2023 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 12.14028 acres in the revenue estate of Gopalpur, Sector-99, Gurugram being developed by Spiti Township LLP.**

2. Refer to your application dated 04.03.2025 for grant of Completion Certificate in respect of licence no. 123 of 2023 dated 07.06.2023 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 12.14028 acres in the revenue estate of Gopalpur, Sector-99, Gurugram.

3. Chief Administrator, HSVP, Panchkula vide memo no. 209858 dated 26.06.2025 confirmed that the public health services like water supply, sewerage and drainage etc. have been laid out as per approved service plan estimate and are operational/functional at site. Senior Town Planner, Gurugram vide memo no. 2799 dated 30.05.2025 has also confirmed about laying of the colony as per approved layout plan. Further, SE-DHBVN has recommended to grant completion certificate vide memo no. Ch.111/Drg/OCCB dated 04.06.2025 as the electrical infrastructure has been laid out as per approved scheme.

4. In view of above it is hereby certified that the required development works in the above said colony as indicated on the enclosed 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:-

a) 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 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 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 approved by the Department vide memo dated 22.11.2024 and the conditions imposed by CA, Haryana Shahri Vikas Pradhikaran in the letter annexed as Annexure A-1.

k) That a valid bank guarantee equivalent to 1/5th amount of BG already furnished against IDW shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issuance of this completion certificate or earlier, in case the colonizer is relieved of the responsibilities in this behalf.

l) That the Government has accorded in-principle approval for revision of rates of Infrastructure Augmentation Charges. You shall liable to pay the differential amount of the aforesaid charges as per the revised rates, as and when demanded by the Department.

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 & Country Planning
Haryana, Chandigarh.

Endst. No. LC-4956/JE(SJ)-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.

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

Directorate of Town & Country Planning, Haryana
Nagar Yojna Bhawan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Web site tcpharyana.gov.in - E-mail: tcpharyana7@gmail.com

ORDER

Whereas, licence no. 123 of 2023 dated 07.06.2023 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 12.14028 acres in the revenue estate of Gopalpur, Sector-99, 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 licenses 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.

2. And whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 for the year 2024-25 & 2025-26, the licensee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 3,59,000/- for the period upto 2024-25 & Rs. 1,12,000/- for the period upto 2025-26, which has been deposited through e-payment vide GR No. 136667014 dated 10.07.2025 & GR No. 156526173 dated 30.07.2026 respectively.

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 committed due to delay in compliance of above said Rule upto 31.03.2026.

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

Endst.no. LC-4956-JE(SJ)-2026/ 28613 Dated: 10-08-2026

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

1. Spiti Township LLP, G-14, Ground Floor, Jangpura Extension, New Delhi-14.
2. Chief Accounts Officer of this Directorate.

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