# Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18/A, Madhya Marg, Chandigarh.
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(LC-IX) [{See Rule 16(2)}]

To

Spice One Builders Pvt. Ltd.
In collaboration with One Height Developers Pvt. Ltd.
8-D, Hansalya, 15, Barakhamba Road,
New Delhi-110001

Memo No:-LC-4040/PA (MK)-2026/ 34809 Dated: 29-09-2026

**Subject:** **Grant of Completion Certificate in respect of licence no. 157 of 2023 dated 10.08.2023 & 95 of 2025 dated 10.06.2025 granted for setting up of Affordable Residential Plotted colony under DDJAY over an area measuring 15.8125 acres & 2.05 acres total area measuring 17.8625 acres in village Kheri Sadh, Tehsil Sampla, Sector 27A Rohtak - One Height Developers Pvt. Ltd.**

2. Please refer to your application dated 10.03.2026 to grant of Completion Certificate in respect of licence no. 157 of 2023 dated 10.08.2023 & 95 of 2025 dated 10.06.2025 granted for setting up of Affordable Residential Plotted colony under DDJAY over an area measuring 15.8125 acres & 2.05 acres total area measuring 17.8625 acres in the revenue estate of village Kheri Sadh, Tehsil Sampla, Sector 27A Rohtak.

3. The Chief Administrator, HSVP, Panchkula vide his memo no. 151042 dated 20.05.2026 informed that the services with respect to Affordable Residential Plotted colony under DDJAY over an area measuring 15.8125 acres & 2.05 acres total area measuring 17.8625 acres in the revenue estate of village Kheri Sadh, Tehsil Sampla, Sector 27A Rohtak have been got checked and reported that the services are laid at site and are operational/functional. Senior Town Planner, Rohtak vide his memo no. 1166 dated 05.05.2026 confirmed about laying of the colony as per approved layout plans. The SE, HVPNL vide memo dated 06.08.2026 has recommended for grant of completion certificate.

4. 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 17.8625 acres 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) That 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 Rohtak.

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) That 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 licencee 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.

For SPICE ONE BUILDERS PVT LTD.

Authorised Signatory/Director

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 licencee 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 licencee shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.

i) That licencee shall use CFL/LED fittings for street lighting in the licenced colony.

j) That licencee 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 licencee shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

l) That licencee 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.

m) That licencee are required to deposit the Bank Guarantee of 1/5$^{th}$ amount of IDW as per provision of Rule 20 of Rules 1976 and shall be got revalidated at least before its expiry.

n) That licencee shall deposit the differential fee and charges in view of decision taken in the meeting of Council of Ministers dated 02.02.2026, within a period of 30 days of final notification regarding increase in fee & charges, without any objection/ claim.

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.

(Dr. J. Ganesan, IAS)
Director General, Town & Country Planning
Haryana Chandigarh

Endst. No. LC-4040-PA (MK)-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, Rohtak.
5. District Town Planner, Rohtak.
6. Chief Account Officer of this Directorate.
7. PM (IT) with a request to host this approval on website.

(Sanjay Saini)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

For SPICE ONE [illegible]ERS PVT. LTD.

Authorised Signatory/Director