

Directorate of Town and Country Planning, Haryana
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Regd.

LC-IX
(See Rule 16 (2))

To

Experion Developers Pvt. Ltd. & Others
F-9, First Floor, Manish Plaza-1,
Plot No. 7, MLU, Sector 10, Dwarka
New Delhi-110075

Memo No. LC-2755 (Vol-II)-PA(SN)-2018/10093 Dated: 22-03-18

Subject:

Request for issuance of part completion over an area measuring 44.178 acres out of 100.48125 acres under Licence No. 57 of 2013 dated 11.07.2013 granted for setting up of a Residential Plotted Colony over an area measuring 100.48125 acres in Sector 108 Gurugram.

Refer your application dated 10.04.2017, requesting to grant part completion certificate in respect of Residential Plotted Colony for an area measuring 54.22425 acres out of 100.48125 acres under Licence No. 57 of 2013 dated 11.07.2013 granted for setting up of a Residential Plotted Colony over an area measuring 100.48125 acres in Sector 108, Gurugram.

Chief Engineer, HUDA, Panchkula vide memo no. 239287 dated 15.12.2017 informed that the services with respect to part area measuring 54.22425 acres part of Residential Plotted Colony being developed by Experion Developers Pvt. Ltd. in the revenue estate of village Dharampur, Sector 108, Gurugram have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Further, informed that internal storm water have been provided by the society which is connected with rain water harvesting system and is functional.

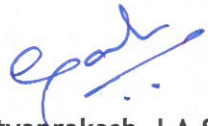
Senior Town Planner, Gurugram vide memo no. 180 dated 09.01.2018 informed that the colony has been laid out in all respect for an area measuring 44.178 acres out of applied area measuring 54.22425 acres as per approved layout plan.

In view of these report, it is hereby certified that the required development works in the said Residential Plotted Colony at Gurugram comprising of Licence mentioned above for 44.178 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, etc. The part 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 HUDA system will be done by the society at his own cost with the prior approval of the competent authority. In case pumping is required, the same will be done by the society at its own cost. The services will be provided as per provision in the EDC of Gurugram.
2. That the society 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 HUDA/State Government as per their scheme.
3. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That the roof top rain harvesting system shall be maintained by the society properly and kept operational all the time to come.

5. That in case some additional structures are required to be constructed and decided by HUDA 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 HUDA 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 14.08.2006 and the conditions imposed by CE-HUDA, Panchkula in the letter annexed as Annexure A-1.
11. That you shall be required to obtain final completion certificate after laying out the colony as per approved layout plan and completion of Internal Development Works as per approved specifications and design as required under section 3(6) of the Haryana Development and Regulation of Urban Area Act, 1975.
12. That you shall get the licence renewed as laid down under rule 13 of the Haryana Development and Regulation of Urban Area Rules, 1976 till the grant of final completion certificate.
13. That you shall complete the construction of community buildings as per provisions of Act No. 8 of 1975.
14. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
15. This part completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.


DA/As above.


(T.L. Satyaprakash, I.A.S.)
Director General, Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-2755 (Vol-II)-PA(SN)-2018/ 10094-98 Dated: 22-03-2018

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Account Officer O/o DGTCP, Haryana, Chandigarh.
5. Nodal Officer (Website) to update the status on website.


(Sanjay Kumar)
District Town Planner, (HQ)
O/o Director General, Town and Country Planning,
Haryana, Chandigarh.