

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

LC-IX

(See Rule 16 (2))

To

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

Memo No. LC-1513 Vol-III-PA(VA)-2023/ 5462

Dated: 23/02/23

Subject:

Request for grant of completion certificate of services w.r.t. Group Housing Colony over an area measuring 15.025 acres (Licence No. 38 of 2010 dated 14.05.2010) in Sector-108, Gurugram.

Refer to your application received on 10.10.2022 to grant Completion Certificate w.r.t licence no. 38 of 2010-dated 14.05.2010 granted for setting up of Group Housing Colony over an area measuring 15.025 acres in Sector-108, Gurugram.

2. CE, Infra-II, GMDA, Gurugram vide memo no. 214001/9/2022 dated 02.12.2022 informed that the services with respect to license no. 38 of 2010 dated 14.05.2010 granted for setting up of Group Housing Colony for the land measuring 15.025 acres in Sector-108, Gurugram have been got checked and reported that services i.e. water supply, sewerage, SWD, roads, street lighting and horticulture laid at site and are operational/functional.

Senior Town Planner, Gurugram vide his memo no. 441 dated 17.01.2023 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, HVPNL-Panchkula vide email dated 02.02.2023 in reference to SE'OP'DHBYN, Gurugram letter no. Ch. 109/Drg.OCCB dated 31.01.2023 & report of CE/Commercial DHBYN, Hisar vide memo no. Ch-545/BPAC-NOC/GGN-I/SOL-997/Vol-IV dated 02.02.2023 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. 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 15.025 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 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 GMDA/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.

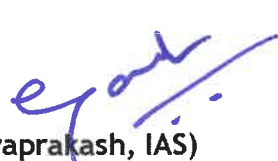
b) That your will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per

Director General
Town & Country Planning
Haryana, Chandigarh

requirement/guidelines of HSPCB/Environment Department till such time, the external services are provided by GMDA/HSVP/State Government as per their scheme.

- c) Level/Extent of the services to be provided by GMDA/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 GMDA/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 GMDA/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 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.
- 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 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 16.08.2013 and the conditions imposed by CA- HSVP, Panchkula.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by GMDA/HSVP.
- l) That you shall get the bank guarantees on account of IDW revaluated atleast 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.

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.


(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1513 Vol-III-PA(VA)-2023/

Dated:

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

1. Chief Executive Officer, GMDA.
2. Chief Engineer, HSVP, Panchkula.
3. Senior Town Planner, Gurugram.
4. District Town Planner, Gurugram.
5. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
6. Project Manager (IT), with the request to update the same on the departmental website.



(S.K. Sehwat)
District Town Planner (HQ)
For Director General Town & Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
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ORDER

Whereas, Licence No. 38 of 2010 dated 14.05.2010 stands granted in favour of Experion Developers Pvt. Ltd. the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Group Housing Colony over an area measuring 15.025 acres in Sector-108, Gurugram. 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 its 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, upto 31.03.2022. As per the rates finalized by the Govt. the composition fee has been worked out as Rs. 3,000/-. The colonizer has deposited the same through online payment vide transaction no. TCP325978221029120302 dated 29.10.2022.

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 committed due to delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2022.


(T.L. Satyaprakash, IAS)
Director General,
Town and Country Planning,
✓ Haryana, Chandigarh

Endst. No. LC-1513-VOL-III/PA(VA)-2023/ 5470

Dated: 23/02/23

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

1. Chief Accounts Officer of this Directorate.
2. ~~Experion Developers Pvt. Ltd, F-9, 1st Floor, Manish Plaza-1, Plot No. 7, MLU, Sector-10, Dwarka, New Delhi-110075.~~


(S.K. Sehrawat)
District Town Planner (HQ)
For Director General Town & Country Planning,
Haryana, Chandigarh