

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

LC-IX

{See Rule 16 (2)}

Regd. To

DLF Limited,
DLF Centre, Sansad Marg,
New Delhi -110001.

Memo No. LC-2523-H/Asstt.(RK)/2023/ 37099 Dated: 02-11-2023

Subject: Grant of Part Completion Certificate for area measuring 15.198 acres part of Residential Plotted Colony of area measuring 179.924 acres bearing license no. 59 of 2011, 14 of 2012 & 13 of 2019 in Sector-91 & 92, District Gurugram being developed by DLF Ltd.

Reference your application dated 10.11.2022 requested to grant part completion certificate in respect of residential plotted colony over an area measuring 15.198 acres part of colony over an area measuring 179.924 acres bearing license no. 59 of 2011, 14 of 2012 & 13 of 2019 in Sector-91 & 92, District Gurugram.

Chief Administrator, HSVP, Panchkula vide memo no. 132062 dated 13.06.2023 informed that the services in the above mentioned residential plotted colony on an area measuring 15.198 acres in Sector-91 & 92 District Gurugram have been got checked and reported laid at site and are operational /functional. The services included water supply, sewerage, SWD, Roads, Street lighting and horticulture. Further, informed that internal storm water has been provided by the society which is concerned with rain water harvesting system and is functional.

District Town Planner, Gurugram vide Endst. No. 5153 dated 15.03.2023 informed that the applied part of colony over an area measuring 15.198 acers has been laid out as per approved layout plan.

In view of these report, it is hereby certified that the required development works i.e. water supply, sewerage, storm water, drainage, roads, horticulture etc. in the said residential plotted colony at Gurugram comprising licences mentioned above for **15.198 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 part completion certificate is granted on the following terms and conditions:-

- 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.
- That you 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 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 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 part 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.
- g) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- h) That you shall use LED fittings for street lighting in the licenced colony.
- i) That you shall comply with the conditions of Service Plan/Estimates approved by HSVP.
- j) That you shall abide by all prevailing norms/rules and regulations or any required in relation to planning and development of the area as fixed by DTCP/HSVP..
- k) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- l) That you shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- m) That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.

- n) That the licensee as well as transferee will construction the community site as per notification dated 05.02.2020 and section 3(3)(a)(iv), Rule-11(e) & 15 A of The Haryana Development and Regulation of Urban Areas Rules, 1976.
- o) That you shall transfer the balance 44 EWS flats within 4 months to Housing Board Haryana from the issuance of this part completion certificate.
- p) That you shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.
- q) That you shall complete the construction work of 33 KV switching station within 6 months from issuance of this part completion certificate.
- r) That you shall transfer the land falling under 18/24/30 mtr. wide internal road free of cost to the Govt. within 6 months issuance of this part completion certificate.

Note: It may also be made clear to the colonizer that he shall also comply with the orders passed by NGT:-

- i) The directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application no. 21 of 2014 in the matter of Vardhman Kaushik V/S Union of India and Ors. Shall be implemented by colonizer.
- ii) Implementation of instructions issued by Hon'ble NGT during hearing held on 28.04.2015 in OA no. 21 of 2014 and OA no. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India & Ors, shall be complied with by the colonizer.
- iii) NGT orders in application no. 45 of 2015 & M.A. No. 126 of 15 titled as Haryana Welfare Association V/S State of Haryana Gurugram.
- iv) Ground water shall not be used for the purpose of construction of building in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012

DA/As above



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

Dated:

Endst. No. LC-2523-H-Asstt. (RK)/2023/

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

1. Chief Administrator, HSVP Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Gurugram.
4. Chief Accounts Officer, O/o Director General Town & Country Planning, Haryana, Chandigarh.
5. PM (IT) to update the status on website.


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