

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, 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-2755-PA(VA)-2024/ 3494 Dated: 30-01-2024

Subject: Request for grant of part completion certificate for the land measuring 26.0775 acres out of total licenced granted area measuring 116.5125 acres w.r.t. licence no. 57 of 2013 dated 11.07.2013 and licence no. 114 of 2019 dated 12.09.2019 granted for setting up of Residential Plotted Colony in the revenue estate of village Dharampur, Sector-108, District Gurugram.

Refer to your application received on 08.05.2023 to grant of part completion certificate for the land measuring 26.0775 acres out of total licenced granted area measuring 116.5125 acres w.r.t. licence no. 57 of 2013 dated 11.07.2013 and licence no. 114 of 2019 dated 12.09.2019 granted for setting up of Residential Plotted Colony in the revenue estate of village Dharampur, Sector-108, District Gurugram.

2. CE-I, HSVP, Panchkula vide memo no. 211578 dated 03.10.2023 informed that the services with respect to licence no. 57 of 2013 dated 11.07.2013 and licence no. 114 of 2019 dated 12.09.2019 granted for setting up of Residential Plotted Colony in the revenue estate of village Dharampur, Sector-108, District Gurugram for the applied part completion area measuring 26.0775 acres in Sector-108, District 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. 5484 dated 01.09.2023 confirmed about laying of the colony as per approved layout plans.

3. In view of these reports, it is hereby certified that the required development works in the said Residential Plotted Colony at Gurugram comprising of Licences mentioned above for 26.0775 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 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.

2. That you 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 GMDA/HSVP/State Government as per their scheme.
3. 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.
4. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
5. That you shall construct and transfer the land forming part of sector / 24/18 mtr wide internal roads and green belt free of cost to the Govt. within a period of 30 days.
6. That you shall allot balance NPPL plots on the rate already approved by the Department within a period of three months.
7. 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.
8. 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.
9. 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.
10. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
11. That you shall use LED fittings for street lighting in the licenced colony.
12. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 30.09.2015 & 25.03.2021 and the conditions imposed by Chief Administrator, HUDA.
13. That you shall abide by all prevailing norms/rules and regulations as fixed by GMDA/HSVP.
14. That you shall extend the validity of bank guarantees of IDW which is going to be expired on 21.02.2024 before its expiry.

This part 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)
Director,
Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-2755-PA(VA)-2024/

Dated:

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

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



(S.K. Sehrawat)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh

