

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg
Chandigarh; Phone:0172-2549349 e-mail:tcpharyana7@gmail.com

LC-IX
(See Rule 16 (2))

To

Smt. Rajkumari W/o Sh. J.L. Gugrani
In collaboration with ROF Housing and Infrastructure Pvt. Ltd.,
M-18, Greater Kailash-II,
New Delhi-48.

Memo No. LC-2739/JE(S)/2022/ 19124

Dated: 06-07-2022

Subject:- Grant of completion certificate in respect of license No. 41 of 2017 dated 06.07.2017 granted for setting up Commercial Colony on the land measuring 0.4875 acres falling in Sector-43, District- Gurgaon being developed by ROF Housing & Infrastructure Pvt. Ltd & others.

Refer to your application dated 06.03.2020 to grant completion certificate in respect of licence No. 41 of 2017 dated 06.07.2017 granted for setting up Commercial Colony on the land measuring 0.4875 acres falling in Sector-43, District- Gurgaon.

Chief Engineer, HSVP, Panchkula vide his Memo No. CE-1/SE(HQ)/SDE(W)/2020/103596 dated 13.07.2020 informed that the services have been laid at site and are operational/functional with respect to Licence No. 41 of 2017 dated 06.07.2017 granted for setting up Commercial Colony on the land measuring 0.4875 acres falling in Sector-43, District- Gurgaon. Senior Town Planner, Gurgaon vide his memo no. 2013 dated 19.06.2020 confirmed about laying of the colony as per approved plans.

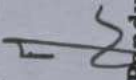
In view of these reports it is hereby certified that the required development works in the said commercial colony over an area measuring 0.4875 acres in Sector-43, Gurgaon as indicated on the enclosed site plan duly signed by me read in conjunction with the following terms and conditions have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- i. 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 Gurgaon.
- ii. That you shall 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.
- iii. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- iv. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- v. 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.

- vi. 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.
- vii. 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 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.
- viii. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- ix. That you shall use CLF/LED fittings for street lighting in the licenced colony.
- x. That the colonizer shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no 21974 dated 09.09.2019 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
- xi. That company shall get the bank guarantees on account of IDW revalidated at least 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.
- xii. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.

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.


(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2739/JE(S)/2022/

Date:

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

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner (P), Gurugram.
4. District Town Planner (Enf.), Gurugram
5. Chief Account Officer of this Directorate.
6. Project Manager (IT) with a request to host this approval on website.



(Rajesh Kaushik)
District Town Planner (HQ)
For: Director, Town & Country Planning

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh
Phone: 0172-2549349; website:-<http://tcepharyana.gov.in>

ORDER

Whereas, license no. 41 of 2017 dated 06.07.2017 granted to Smt. Raj Kumari W/o Sh. J.L. Gugnani in collaboration with ROF Housing and Infrastructure Pvt. Ltd. under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up Commercial Colony on the land measuring 0.4875 acres falling in Sector-43, District- Gurugram Manesar Urban Complex. 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 it Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 31.03.2022, the licensee has submitted a request as per policy dated 14.06.2012 under Section 13 of Haryana Development and Regulation of Urban Areas Act, 1975. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 9,000/-. The same has been deposited vide transaction no.3167042263011326 dated 30.06.2022.

3. Accordingly, in exercise of power conferred under Section-13(l) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby compound the offence of non compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2022.

(K. Makrand Pandurang, IAS)

Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-2739/JE(S)/2022/ 19131 Dated: 06-07-2022

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

1. Smt. Rajkumari W/o Sh. J.L. Gugnani In collaboration with ROF Housing and Infrastructure Pvt. Ltd., M-18, Greater Kailash-II, New Delhi-48.
2. Chief Accounts Officer of this Directorate.



(Rajesh Kaushik)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh