

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

DLF Ltd.,
3rd Floor, Shopping Mall,
Arjun Marg, DLF City, Phase-I,
Gurugram-122002.

Memo No. LC-4223-Vol-II/Asstt(RK)/2024/ 17105

Dated: 12/06/24

Subject: Request for grant of part completion certificate for an area measuring 7.901 acres part of licence no. 94 of 2021 dated 12.11.2021 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres in Sector-93, Gurugram being developed by DLF Ltd.

Refer to your application received on 15.03.2024 for grant of part completion certificate for an area measuring 7.901 acres part of licence no. 94 of 2021 dated 12.11.2021 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area measuring 26.91875 acres in Sector-93, Gurugram.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/SDE(W-1)/OA(HQ)/2024/76708 dated 26.03.2024 informed that the services with respect to subject cited site have been got checked and reported laid at site and are operational/functional. The Superintendent Engineer, HSVP, Circle-I, Gurugram has reported that all the external services of the colony shown on the plans have been laid by the firm complete in all respect except some minor changes and are as per approved layout/drawings of service plan estimate. The services laid are operational/functional and suit with the master services laid/to be laid by HSVP.

Senior Town Planner, Gurugram & DTP, Gurugram vide his memo no. 1906 dated 02.04.2024 & 2532 dated 29.03.2024 respectively confirmed about laying of the colony as per approved layout plans.

Superintending Engineer(Op), DHBVN, Gurugram vide memo no. Ch-153/Drg.OCCB dated 26.04.2024 has recommended for grant of part completion certificate for an area measuring 7.901 acres in reference to this office memo no. 10560 dated 21.03.2024.

3. In view of these reports, it is hereby certified that the required development works in the said Affordable Plotted Colony under DDJAY-2016 over an area measuring 7.901 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: -

- 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

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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 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 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 the colonizer shall comply with the conditions of Service Plan/Estimates forwarded by CE-I, HSVP, Panchkula vide memo no. CE-I/ACE(HQ)/HDM(G)/2021/217506 dated 24.12.2021 & this office memo no. 1937 dated 24.01.2022 in the letter annexed as Annexure A-1.
- 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 neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.

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.
- v) Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh vs Union of India & Ors. has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instruction/prevailing law.

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, IAS)
Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-4223-Vol-II/Asstt(RK)/2024/

Dated:

A copy is forwarded to the following for information: -

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


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