

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

Skywhales Developers LLP,
1032A/1, MM Tower, 3rd floor,
Railway Road, Dayanand Colony,
Gurugram-122001

Memo No. LC-4697-JE-(AK)/2024/

12585

Dated:

23/04/24

Subject:

Request for grant of completion certificate w.r.t. Affordable Residential Plotted Colony (DDJAY) over on land measuring 6.00625 acres (licence no. 78 of 2022 dated 24.06.2022) falling in the revenue estate of village Gopalpur, Tehsil Harsaru, Sector-99A, District Gurugram.

Please refer to your application received on 06.10.2023 & 14.03.2024 on the subject cited above.

Whereas, the Chief Engineer-1, HSVP, Panchkula vide his memo no. CE-I/SE (HQ)/EE(M)/SDE(W-1)/2023/272033 dated 20.12.2023 informed that the services with respect to Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 6.00625 acres situated in Sector-99A, District Gurugram in license no. 78 of 2022 dated 24.06.2022 have been got checked and reported laid at site and are operational/functional. Senior Town Planner, Gurugram vide his memo no. 09 dated 02.01.2024 confirmed about laying of the colony as per approved layout plans.

In view of these reports it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring **6.00625 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 etc. The 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 the colonizer 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.

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- 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 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 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.
- h) That you shall neither erect nor allow the erection of any communication and transmission Tower within colony without prior approval of competent authority.
- i) That you shall use CLF/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 no. 22849 dated 12.07.2023 and the conditions imposed by CE-HSVP, Panchkula in the letter annexed as Annexure A-1.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- m) That you shall submit No Objection Certificate from HVPNL for grant of Completion Certificate within 60 days from issuance of this letter.
- n) 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.
- o) That you shall submit the bank guarantee equivalent to 1/5th amount of Rs 36.26 lacs against Internal Development Works as per approved Service Plan / Estimate within a period of 30 days from the date of issuance of this completion order.

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.

(Amit Khatri, IAS)
Director, Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-4697- JE (AK)-2024/

Dated:

A copy is forwarded to the following for information: -

1. The Commissioner, Municipal Corporation Gurugram.
2. The Administrator, HSVP, Gurugram.
3. The Chief Engineer, HSVP, Panchkula.
4. The Superintending Engineer, HSVP, Gurugram.
5. The Superintending Engineer(Planning), HVPNL, Panchkula with reference to his letter No. 38524 dated 10.11.2023.
6. The Senior Town Planner, Gurugram.
7. The District Town Planner, Gurugram.
8. Project Manager (IT) with a request to host this letter website.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, 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. 78 of 2022 dated 24.06.2022 granted in favour of Skywhales Developers LLP, 1032A/1, MM Tower, 3rd floor, Railway Road, Dayanand Colony, Gurugram-122001 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Affordable Residential Plotted Colony (DDJAY) over an area measuring 6.00625 acres in Sector-99A, Gurugram. The licence is valid upto 23.06.2027. As per terms and conditions of the licence and of the Bilateral agreement executed on form LC-IV B with Director, Town & Country Planning, 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 and conditions in the agreement.

2. Whereas, licensee has failed to comply the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, and whereas 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 to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 3,29,000/- for the year 2022-23 and Rs. 12,000/- for the year 2023-24.

The Colonizer has deposited an amount of Rs. 3,29,000/- vide GRN no. 112650373 dated 06.02.2024 for the year 2022-23 & Rs 12,000/- vide GRN no. 115559510 dated 15.04.2024 for the year 2023-24 against the composition fee.

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 of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2024.

(Amit Khatri, IAS)
Director, Town and Country Planning
Haryana, Chandigarh

Endst. no. LC-4697/JE(AK)-2024/ 12594

Dated: 23/04/2024

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

1. Skywhales Developers LLP, 1032A/1, MM Tower, 3rd floor, Railway Road, Dayanand Colony, Gurugram-122001.
2. Chief Accounts Officer of this Directorate.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh