

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
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(LC-IX)

[[See Rule 16(2)]]

To

Whiteland Corporation Pvt. Ltd.,
4610, DLF Qutab Enclave Complex,
Phase-IV, Village Chakkarpur,
Gurugram.

Memo No. LC-3672+LC-4006/Asstt(RK)/2024/ 22554 Dated: 22-07-2024

Subject: Request for grant of Completion Certificate of Commercial Plotted Colony bearing licence no. 67 of 2021 dated 13.09.2021 over an area measuring 2.65 acres falling in village Begampur Khatola, Sector-71, Gurugram- Whiteland Corporation Pvt. Ltd.

Refer to your application received on 23.11.2023 for grant of completion certificate in respect of Commercial Plotted Colony bearing licence no. 67 of 2021 dated 13.09.2021 over an area measuring 2.65 acres falling in the revenue estate of village Begampur Khatola, Sector-71, Gurugram Manesar Urban Complex.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/158689 dated 11.06.2024 informed that the services with respect to Commercial Plotted Colony over an area measuring 2.65 acres in Sector-71, Gurugram Manesar Urban Complex falling under Licence No. 67 of 2021 dated 13.09.2021 have been got checked and reported laid at site and are operational/functional. The service include water supply, flushing water supply, sewerage, SWD & Roads.

Senior Town Planner, Gurugram & District Town Planner, Gurugram vide his memo no. 3145 dated 10.06.2024 & Endst. no. 5124 dated 04.06.2024 respectively confirmed about laying of the colony as per approved layout plan.

The Superintending Engineer(Op), DHBVN, Gurugram vide memo no. Ch-2/SE/PLC/File no. 34/DH/418 dated 08.02.2024 has requested to Chief Engineer/Commercial, DHBVN, Hisar to send the requisite report in reference to this office memo. no. 3561 dated 31.01.2024 pursuance of order dated 30.10.2019 issued by DTCP, Haryana. Hence, this completion certificate is granted subject to the condition that colonizer shall submit the NOC from HVPNL having clear cut recommendation for grant of completion certificate within a period of 30 days as committed by colonizer through undertaking, failing which this completion certificate shall become void-ab-initio and the BG available with the Department against EDC/IDW shall not be released.

3. In view of these reports, it is hereby certified that the required development works in the said Commercial Plotted Colony over an area measuring 2.95 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, Flushing Water Supply, Sewerage, SWD & Roads 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 Gurugram.

Director
Town & Country Planning
Haryana, Chandigarh



- ii. 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.
- 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 Solar Water Heating System be installed at appropriate place as per instructions/norms of HAREDA.
- v. That the colonizer shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
- vi. 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.
- vii. That the NSL formation level of roads have been verified and are correct. the colonizer shall be responsible in case of any mistake in levels etc.
- viii. That the colonizer 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.
- ix. That the colonizer shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- x. That the colonizer shall use CFL/LED fittings for street lighting in the licensed colony.
- xi. That the colonizer shall comply with the conditions of revised Service Plan/Estimates forwarded by CE-I, HSVP, Panchkula vide memo no. CE-I/ACE(HQ)/HDM(G)/2021/179990 dated 19.10.2021 & this office memo no. 33575-33576 dated 31.12.2021 in the letter annexed as Annexure A-1.
- xii. That the colonizer shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- xiii. That the colonizer 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.
- xiv. That the colonizer shall abide by the terms and conditions contained in the NOC regarding Fire safety measures issued by the Director, Urban Local bodies.
- xv. That outer façade of the building shall not be used for the purpose of advertisement and placement of hoardings.
- xvi. That the colonizer shall neither erect nor allow the erection of any communication and transmission tower on the top of the building blocks.

Director
Town & Country Planning
Haryana State Pollution Control Board



- xvii. That the colonizer shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- xviii. The Bank Guarantee amounting to Rs. 50.926 lacs i.e. equivalent to 1/5th amount of net development cost (as mentioned in memo no. CE-I/ACE(HQ)/HDM(G)/2021/179990 dated 19.10.2021) thereof shall be kept unreleased to ensure upkeep and maintenance of the colony or part thereof, as the case may be, for a period of five years from the date of issuance of this completion certificate.
- xix. That stone work at site required to completed upto 24.07.2024 and colonizer shall submit the completion report through District Town Planner, Gurugram within one month.
- xx. That this completion certificate is subject to the orders of Hon'ble Supreme Court in CA No. 8977 of 2014 titled as Jai Narayan @ Jai Bhagwan & others V/s State of Haryana and final outcome of CBI investigation under process.

Note: It may also be made clear that the colonizer 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 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-3672+LC-4006/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 with request to initiate further action against the violation in construction of SCOs made by colonizer against the standard design approval as approved vide memo no. ZP-1501/JD(RA)/2022/38549 dated 23.12.2022 by the Department, if any..
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