

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

LC-IX

(See Rule 16 (2))

Regd. To

Heavenly Resorts Pvt. Ltd. & others  
Shop No. 30, M2K Mall, Manglam Place,  
Distt. Centre, Sector 3, Rohini,  
New Delhi-85

Memo No. LC-735(II)-PA(B)/2017/ 18470 Dated: 31/07/2017

**Subject:** Request for grant of part completion certificate for an area measuring 52.338 acres, out of the total licensed land measuring 74.581 acres bearing license No. 189 of 2007 dated 16.06.2007, granted for development of residential plotted colony in Sector 5 & 7A, Dharuhera, Distt. Rewari.

Refer to your application dated 06.09.2016 & subsequent letter dated 30.11.2016 requesting to grant part completion certificate for an area measuring 52.338 acres, out of total licensed land measuring 74.581 acres in respect of residential plotted colony bearing license No. 189 of 2007 dated 16.06.2007, situated in Sector 5 & 7A, Dharuhera, Distt. Rewari.

2. Chief Engineer, HUDA, Panchkula vide memo No. 138477 dated 24.07.2017 informed that the services over an area measuring 52.338 acres with respect to aforesaid residential plotted colony in sector 5 & 7A, Dharuhera, Distt. Rewari have been got checked and reported laid at site and are operational/ functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Senior Town Planner, Gurugram vide memo No. 4511 dated 22.07.2017 has confirmed about laying of the colony as per approved plans.


4. In view of these reports, it is hereby certified that the required development works in the said residential plotted colony at Dharuhera, Distt. Rewari comprising of Licence mentioned above for 52.338 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:-

- i) The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA 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 Dharuhera.
- 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 HUDA/State Government as per their scheme.
- iii) Level/Extent of the services to be provided by HUDA 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 HUDA 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 HUDA 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 the maintenance and upkeep of all roads, open spaces, public parks for a period of five years from the date of issuance of final completion certificate unless earlier relieved of said responsibility and thereupon transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the Local Authority or 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 LED fittings for street lighting in the licenced colony.
- x) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 08.08.2012 and the conditions imposed by CA-HUDA, Panchkula in the letter annexed as Annexure A-1.
- xi) That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
- xii) That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5<sup>th</sup> 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.
- xiii) That you will comply with the terms and conditions as approved from the concerned power authority i.e. Chief Electrol Inspector to Govt. Haryana vide their memo dated 25.07.2017.
- xiv) That the land forming part of 18 m/24 m internal roads/service road of the sector shall be transferred free of cost in favour of the Govt. before obtaining final completion certificate of the colony.
- xv) That all the community sites shall be completed as per the provisions of section 3(3)(a)(iv) of Act 8 of 1975.
- xvi) That delay in allotment of EWS plots, if any, shall be got compounded as per policy dated 16.08.2013.
- xvii) That the license shall be got renewed as per the provisions of Rule 13 of Rules 1976 till the obtaining of final completion certificate.

This part completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.

DA/As above.


  
(T.L. Satyaprakash, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. No. LC-735(II)-PA(B)-2017/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Rewari.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh to ensure compliance of condition No. (xii).
5. Nodal Officer, Website updation.

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

# 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

✓ Elite Homes Pvt. Ltd,  
Shop No. 30, M2K Mall, 16 Mangalam Place,  
Dist. Centre, Sector-3, Rohini,  
New Delhi-110085.

Memo No. LC-735-B-PA(VA)-2024/ 5578 Dated:

13-02-2024

**Subject:** Request for grant of part completion certificate for an area measuring 15.58725 acres in respect of licence no. 189 of 2007 dated 16.06.2007 and licence no. 06 of 2020 dated 20.01.2020 granted for development of Residential Plotted Colony in Sector-5, 6 & 7A, Dharuhera, District Rewari.

Refer to your application received on 28.07.2022 to grant of part completion certificate for an area measuring 15.58725 acres in respect of licence no. 189 of 2007 dated 16.06.2007 and licence no. 06 of 2020 dated 20.01.2020 granted for development of Residential Plotted Colony in Sector-5, 6 & 7A, Dharuhera, District Rewari.

2. CE-I, HSVP, Panchkula vide memo no. 124544 dated 05.06.2023 informed that the services with respect to licence no. 189 of 2007 dated 16.06.2007 and licence no. 06 of 2020 dated 20.01.2020 granted for setting up of Residential Plotted Colony in Sector-5, 6 & 7A, Dharuhera, District Rewari 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. 7414 dated 16.11.2022 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 Rewari comprising of Licence mentioned above for 15.58725 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 Rewari.
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 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.
6. 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.
7. 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 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.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 30.06.2022 and the conditions imposed by CE-1, HSVP, Panchkula.
11. That you shall abide by all prevailing norms/rules and regulations as fixed by GMDA/HSVP.
12. That you shall extend the validity of the bank guarantee on account of IDW atleast one month 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, IAS)  
Director,  
Town & Country Planning,  
Haryana, Chandigarh ✓

Endst. No. LC-735-B-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, Rewari.
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.

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