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

JMK Holdings Pvt. Ltd.,
13th Floor, Dr. Gopal Das Bhawan,
28, Barakhamba Road, Connaught Palace,
New Delhi – 110001.

Memo No. LC-4632/JE(AK)/2025/ 22111 Dated: 12-06-25

Subject: **Request for issuance of Completion Certificate in respect of License no. 69 of 2022 dated 27.05.2022 granted for setting up of Commercial Plotted Colony over an area measuring 3.428 acres in the revenue estate of village Harsaru, Sector-88, Gurugram being developed by JMK Holdings Pvt. Ltd.**

Refer to your application received on 03.11.2023 to grant of Completion Certificate in respect of License no. 69 of 2022 dated 27.05.2022 granted for setting up of Commercial Plotted Colony over an area measuring 3.428 acres in the revenue estate of village Harsaru, Sector-88, Gurugram.

2. Chief Engineer-I, HSVP, Panchkula vide his memo no. CE-I/ CE-II/SE(HQ)/EE(M)/SDE(G)/2025/122789 dated 18.04.2025 informed that the services with respect to Commercial Plotted Colony over an area measuring 3.428 acres in the revenue estate of village Harsaru, Sector-88, Gurugram falling under Licence No. 69 of 2022 dated 27.05.2022 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Gurugram vide his memo no. 1416 dated 27.03.2025 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer, OP Circle-I DHBVN memo no. 59 dated 02.04.2025 has informed that the instant commercial project is developed by M/s JMK Holdings Pvt. Ltd. by installed 2500 KVA T/F capacity as internal electrical infrastructure alongwith erection of 33/11 KV independent feeder against its sanctioned ultimate load of 1686 KW or 1873.33 KVA which is sufficient to cater the load of project as per sanction memo no. Ch-09/PC-GC-888/MNSR dated 21.03.2023. Therefore, it is recommended to issue completion certificate.

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 3.428 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 completion certificate is granted on the following terms and conditions: -

a) 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.

b) 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.

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. The applicant company 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 as approved in the service plan estimates of your colony from the date of issuance of 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.

h) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.

i) That you shall use 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 dated 08.05.2020 and the conditions imposed by CEO-GMDA, Gurugram in the letter annexed as Annexure A-1.

k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.

l) That the bank guarantee equivalent to 1/5 amount thereof shall be kept un-realised to ensure un-keep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976 or earlier in case the owner is relieved of the responsibility in this behalf by the Government.

m) 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.

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 and19.01.2015 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 on28.04.2015 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.

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-4632/JE(AK)/2025/ 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.

Babita
(BABITA GUPTA)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone: 0172-2549349 Email: tcpharyana7@gmail.com
Website: http//tcpharyana.gov.in

ORDER

Whereas, Licence No. 70 of 2022 dated 27.05.2022 granted for setting up of Commercial Plotted Colony over an area measuring 2.512 acres in the revenue estate of village Harsaru, Sector-88, Gurugram under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. 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 Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licencee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has worked out to be Rs. 12,000/-. Colonizer has deposited the composition fee of Rs. 12,000/- vide GR No. 127251530 dated 29.01.2025.

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 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2024.

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

Endst. no. LC-4633/JE(AK)/2025/ 22118 dated: 12/06/25

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

1. JMK Holdings Pvt. Ltd., 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Palace, New Delhi – 110001.
2. Chief Accounts Officer of this Directorate.

Babita
(BABITA GUPTA)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh