

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

53 Buildwell Pvt. Ltd.,
109, Chaudhary Complex, 9, Veer Savarkar Block,
Shakarapur, Laxmi Nagar,
East Delhi-110092

Memo No. LC-3030-JE-(SK)/2019/ 32176

Dated: 30-12-2019

Subject: Grant of completion certificate of license No. 59 of 2014 dated 25.06.2014 issued for setting up of Affordable Group Housing colony over an area measuring 5.00625 acres, Sector 82, Distt. Faridabad - S3 Buildwell Pvt. Ltd.

Please refer to your application dated 03.05.2019 and 08.08.2019 requesting for completion certificate for an area of 5.00625 acres in respect of Affordable Group Housing Colony in Sector-82, Faridabad for which the licence No. 59 of 2014 dated 25.06.2014 were granted to you.

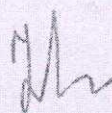
Chief Engineer-1, HSVP, Panchkula vide his memo no. CE-1/SE (HQ)/SDE (F)/2019/102019 dated 11.06.2019 informed that the services with respect to affordable group housing colony of an area measuring 5.00625 acres in Sector-82, District Faridabad in license no. 59 of 2014 dated 25.06.2014 falling in Sector-82, Faridabad have been got checked and laid at site and are operational/functional. Senior Town Planner, Faridabad vide his memo no. 2342 dated 10.06.2019 confirmed about laying of the colony as per approved building plans.

It is hereby certified that the required development works on the whole of the affordable group housing colony as indicated in the enclosed layout plan, duly signed by me have been completed to my satisfaction. The development works are water supply, sewerage, storm water drainage, roads, street light and horticulture. 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 Faridabad.
- 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. 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 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 20.07.2018 and the conditions imposed by CA-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.
- 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.

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.



 (K. Makrand Pandurang, IAS)
 Director, Town and Country Planning,
 Haryana, Chandigarh.

Endst. No. LC-3030-JE (SK)-2019/

Dated:-

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

1. The Commissioner, Municipal Corporation Faridabad.
2. The Administrator, HSVP, Faridabad.
3. The Chief Engineer, HSVP, Panchkula with reference to his letter No. 102019 dated 11.06.2019.
4. The Superintending Engineer, HSVP, Faridabad.
5. The Senior Town Planner, Faridabad.
6. The District Town Planner, Faridabad.
7. Project Manager (IT) with a request to host this letter website.


 (Vijender Singh)
 District Town Planner, (HQ)
 For Director, Town and Country Planning,
 Haryana, Chandigarh

A

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

ORDER

Whereas, licence No. 59 of 2014 dated 25.06.2014 granted in favour of S3 Builwell Pvt. Ltd., 109, Chaudhary Complex, 9, Veer Savarkar block, Shakarapur, Laxmi Nagar, East Delhi-110092 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Affordable Group Housing Colony over an area measuring 5.00625 acres falling in Sector-82, Faridabad. 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 its Rules, 1976 thereof.

2. And, whereas, for non-compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee for delay submission of documents of compliance of Rules 1965 has been worked out to be Rs. 13,37,000/- has been worked out. The licensee has deposited both the amounts through online payment vide transaction no. TCP321231970141822 on dated 01.07.2019.

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 financial year 2018-19.



(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. no. LC-3030-JE (SK)-2019/ 32184

Dated: 30-12-2019

A copy is forwarded to the following for information:-

1. S3 Builwell Pvt. Ltd., 109, Chaudhary Complex, 9, veer Savarkar block, Shakarapur, Laxmi Nagar, East Delhi-110092.
2. Chief Accounts Officer of this Directorate.


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

