

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;
Phone:0172-2549349 e-mail:tcpharyana7@gmail.com;
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LC-IX
(See Rule 16 (2))

To

✓ Sankalp Infraline LLP,
Village Jind, Sector-15, Tehsil and District Jind.

Memo No. LC-4338/Asstt. (MS)/2025/ **8365** Dated: **10-03-25**

Subject: Grant of Completion certificate in respect of Licence No. 08 of 2022 dated 20.01.2022 granted for setting up of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.70 acres in the revenue estate of village Jind, Sector-15, Tehsil and District Jind.

Please refer to your application dated 23.10.2024 on the subject cited above.

2. Whereas, Chief Engineer, HSVP, Panchkula vide memo no. 332334 dated 09.12.2024 has confirmed that the services with respect to above said colony have been got checked and found that all the public health services have been laid as per approved service plan estimates and are operational/functional. Senior Town Planner, Hisar vide memo no. 2055 dated 27.11.2024 has also confirmed about laying of the colony as per approved plans.

3. In view of above said reports, it is hereby certified that the required development works in the aforesaid colony having area measuring 5.70 acres, as indicated on the enclosed plans 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 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 Jind.
- b. That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of 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 abide by all prevailing norms/rules and regulations as fixed by HSVP.
- j. The 15% saleable area stands freezed in the lieu of 25% BG on account of IDW.
- k. That Bank Guarantee equivalent to 1/5th amount of the BG deposited on account on IDW having validity of minimum 5 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976 and the 15% plots mortgaged against the 25% BG on account of IDW will only be de-mortgaged after submitting the 1/5 bank guarantee of IDW.
- l. That you will comply with the terms and conditions as approved from the concerned power utility.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above is not complied with. Further, 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-4338/Asstt. (MS)/2025/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Hisar with a request to take necessary action for demarcation & fencing of the land of community site to protect the same from any encroachments
3. District Town Planner, Jind.
4. Chief Account Officer O/o DTCP, Haryana, Chandigarh.
5. Project Manager (IT) of this Directorate.


(Surekha Yadav)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

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ORDER

Whereas, Licence No. 08 of 2022 dated 20.01.2022 granted for setting up of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 5.70 acres in the revenue estate of village Jind, Sector-15, Tehsil and District Jind 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 its Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 24, 26, 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 has been worked out as Rs. 4,85,000/-, which has been deposited by the colonizer through GR No. 123703320 Dated 12.11.2024.

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 delay in compliance of the provisions of Rules 24, 26, 27 & 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-4338/Asstt. (MS)/2025/ 8371

dated: 10-03-25

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

- i. Sankalp Infraline LLP, Village Jind, Sector-15, Tehsil and District Jind.
- ii. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh.

(Surekha Yadav)
District Town Planner (HQ),
For Director, Town and Country Planning,
Haryana, Chandigarh