

Directorate of Town & Country Planning, Haryana

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

Alpha Corp Development Pvt. Ltd.,
602, 6th Floor, Tower-J, World Trade Centre,
Ring Road, Narauji Nagar, New Delhi-110029.

Memo No. LC-4601/ JE (SB)/2026/ 7495 Dated: 03-03-26

Subject: - Issuance of completion certificate of Commercial Plotted Colony bearing Licence No. 108 of 2021 dated 17.12.2021 measuring 4.1055 acres in the revenue estate of village Baldi, Sector-28, Karnal.

Refer to your applications received on 03.07.2025, 22.08.2025, 19.12.2025, 03.02.2026 & 11.02.2026 for grant of completion certificate of Commercial Plotted Colony bearing Licence No. 108 of 2021 dated 17.12.2021 measuring 4.1055 acres in the revenue estate of village Baldi, Sector-28, Karnal.

2. Chief Administrator, HSVP, Panchkula vide their office memo no. CA/CE-I/CE-II/ACE (HQ)/EE(M)/SDE(W-3)/2025/383636 dated 05.12.2025 informed that the services with respect to Commercial Plotted Colony bearing Licence No. 108 of 2021 dated 17.12.2021 measuring 4.1055 acres in the revenue estate of village Baldi, Sector-28, Karnal have been got checked and reportedly laid at site and are operational/functional.

Senior Town Planner, Panchkula vide their office memo no. 3657 dated 28.11.2025 confirmed about laying of the colony as per approved layout plan.

Superintending Engineer/planning, HVPNL, Panchkula vide their office memo no. CH-4/SE/PLG/File No. 34/UH/195 dated 08.01.2026 in reference to SE/Monitoring, UHBVN-Panchkula letter no. CH-30/SE/Mon/Elect. Plan/279/KNL/2022-23 dated 05.01.2026 has informed that the electrical infrastructure in the colony has been laid as per approved electrical infrastructure plan/estimate.

3. In view of above cited reports, it is hereby certified that the required development works in the said Commercial Plotted Colony over an area measuring 4.1055 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 & electrification etc. The completion certificate is granted on the following terms and conditions:-

- That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such roads, open space, 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.
- 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 Karnal.
- That you shall be solely responsible for making arrangement of water supply and disposal of sewage and storm water of their colony as per requirements/guidelines of

For Alpha Corp Development Limited

Authorised Signatory

HSPCB/Environment Department till such time, the external services are provided by HSVP/State Government as per their scheme.

- d) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- e) That you shall maintain the roof top rain water harvesting system properly and shall keep it operational all the time.
- f) 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.
- g) That the NSL formation level of roads have been verified and are correct. You shall be responsible in case of any mistake is observed in levels etc.
- h) That you shall neither erect nor allow the erection of any communication and transmission Tower within colony without prior approval of competent authority.
- i) That you shall use LED fittings for street lighting in the licensed colony.
- j) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 25571 dated 25.08.2022 and the conditions imposed by CA-HSVP, Panchkula.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That you shall keep all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- m) That you shall submit mutation of land donated in favour of Government vide gift deed no. 8124 dated 09.12.2025 within a period of 30 days from issuance of this letter.
- n) That you shall pay the differential IAC as and when demanded by the Department on account of revision of rates, without any objection or claim.
- o) That you shall 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 condition mentioned above is 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-4601/JE (SB)/2026/ 7496-7500 Dated: 03-03-2026

A copy is forwarded to the following for information: -

1. Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.
4. Chief Account Officer of this Directorate.
5. Project Manager (II) with a request to host this approval on website.

Babita
(Babita Gupta)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana, Chandigarh

For Alpha Corp Development Limited

Authorised Signatory