

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

Zuku Exports Pvt. Ltd.
275, Piccadilly House Floor 1,
Captain Gaur Marg, Srinivas Puri,
New Delhi-110065.

Memo No. LC-3276/ JE (SB)/2024/ 20735 Dated: 10/07/24 ✓

Subject: - Issuance of Completion Certificate for License No. 53 of 2017 dated 22.07.2017 granted for setting up of an Affordable Residential Plotted Colony under (DDJAY-2016) over an area measuring 12.675 acres falling in the revenue estate of village Kanwal, Sector-27, Ambala.

Refer to your application received on 19.12.2023 for grant of completion certificate in respect of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 12.675 acres falling in the revenue estate of village Kanwal, Sector-27, Ambala bearing Licence No. 53 of 2017 dated 22.07.2017.

2. Chief Engineer-II, HSVP, Panchkula vide their memo no. CE-II/SE(HQ)/SDE(W-3)/OA(HQ)/2024/129585 dated 15.05.2024 informed that the services with respect to Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 12.675 acres falling in the revenue estate of village Kanwal, Sector-27, Ambala under Licence No. 53 of 2017 dated 22.07.2017 have been got checked and reportedly laid at site and are operational/functional.

Senior Town Planner, Panchkula vide their memo no. 903 dated 28.03.2024 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/planning, HVPNI, Panchkula vide memo no. CH 3/SE/PLG/File No. 34/UH/139 dated 21.06.2024 in reference to SE/Monitoring, UHBVNL- Panchkula letter no. CH-32/SE/Mon/Elect.Plan/249/AMB/2022-2023 dated 20.06.2024 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. In view of these reports it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 12.675 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:-

- a) 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.

For ZUKU EXPORTS PVT. LTD.


Authorised Signatory

- b) 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 Ambala.
- c) That you shall be solely responsible for making arrangements 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.
- 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 in levels etc.
- 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 licensed colony.
- j) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 15651 dated 06.06.2022 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 get re-validate the bank guarantee on account of IDW before its expiry of 30 days.
- n) 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.

For ZUKU EXPORTS PVT. LTD.


Authorised Signatory

Endst. No. LC-3276/ JE (SB)/2024/

Dated:

A copy is forwarded to the following for information: -

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



(Divya Dogra)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana, Chandigarh

For ZUKU EXPORTS PVT. LTD.



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