

Annexure - A

**Directorate of Town & Country Planning, Haryana**

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349  
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Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Happy Life Construction Pvt. Ltd. & Others  
in collaboration with Nextra Developers LLP  
M-116, 2<sup>nd</sup> Floor, Connaught Place,  
New Delhi - 110001

Memo No.LC-3329-JE (MK)-2021/23447 Dated: 20-09-2021

Subject: - Request for grant of Completion Certificate in respect of licence no. 24 of 2017 dated 13.06.2017 granted for setting up of Affordable Residential Plotted colony over an area measuring 14.75937 acres falling in Sector-2, Kharkhauda, District-Sonepat.

Refer to your applications dated 12.03.2019 and 20.10.2020 to grant completion certificate in respect of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.75937 acres situated in the revenue estate of village Khakhauda, Sector-2, Distt. Sonipat in license no. 24 of 2017 dated 13.06.2017.

2. Chief Engineer, HSVP, Panchkula vide his memo no. CE-1/SE(HQ)/SDE(R/F)/2020-115513 dated 28.07.2020 informed that the services with respect to aforesaid licenced colony have been got checked and found that all the public health services have been laid at site and are operational/functional. Senior Town Planner, Rohtak vide memo no. 986 dated 19.03.2020 & 1260 dated 24.05.2021 confirmed about laying of the colony as per approved layout plans.

3. Further, SE (Planning), HVPNL, Panchkula has also confirmed vide memo dated 06.09.2021 that all the electrical infrastructure has been laid out as per approved scheme.

4. In view of above said reports, it is hereby certified that the required development works in the aforesaid colony having area measuring 14.75937 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, horticulture & electrification 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

  
Director  
Town & Country Planning  
Haryana, Chandigarh

the prior approval of the competent authority. In case pumping is required, the same will be done by the colonizer at its own cost.

- b) That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water of its 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 of 5 years from the date of issuance of this completion certificate unless earlier relieved of this 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 no. 27855 dated 27.09.2018 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
- k) That you shall abide by all prevalling norms/rules and regulations as fixed by HSVP/local authority.
- l) That water / sewer connection from HSVP shall be obtained immediately after providing external services to this aspect in the vicinity of the site.
- m) That transfer deed of the land falling under alignment of sector/service road & green belt shall be executed and submitted in this office before de-mortgage of the mortgaged area in lieu of IDW.
- n) That Bank Guarantee amounting Rs. 37.15 lac having validity of minimum 5 years shall be deposited to ensure upkeep and maintenance of the colony as per the provisions of the Act 1976 before de-mortgage of 15% saleable area.

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.

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

Endst. No. LC-3329- JE(MK)-2021/

Date:

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

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Rohtak.
3. District Town Planner, Sonapat with the request to get executed the mutation of the community site land in favour of the Department.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

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