

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh
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Regd.

LC-IX
{See Rule 16(2)}

To

Braham Vatika Real Estate Pvt. Ltd.
Shop No. 48, Opposite Peer, Sector-7,
Bal Bhawan Road, Ambala.

Memo No. LC-3670-JE(SS)-2021/ 6916

Dated: 16-03-2024

Subject:

Issuance of completion certificate for the Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 7.50625 acres (License No. 35 of 2018 dated 08.06.2018) falling in the revenue estate of Village Umri, Sector 32, Kurukshetra.

Refer your application dated 17.09.2020, requesting to grant completion certificate for the Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 7.50625 acres (License No. 35 of 2018 dated 08.06.2018) falling in the revenue estate of Village Umri, Sector 32, Kurukshetra.

2. Chief Engineer, HSVP, Panchkula vide memo No. 15763 dated 28.01.2021 informed that the services with respect to affordable residential plotted colony under DDAJY of an area of 7.50625 acres in Sector 32, Kurukshetra (under license No. 35 of 2018 dated 08.06.2018) have been got checked and reported laid at site and are operational/functional. The services include water supply, sewerage, SWD, roads and street lighting.

Senior Town Planner, Panchkula vide Memo No. 3340 dated 12.12.2020 informed that the colony has been laid out as per approved layout plan.

3. In view of these reports, it is hereby certified that the required development works over an area measuring 7.50625 acres of Residential Plotted Colony comprising of above said licence have been completed to my satisfaction. The development works are water supply, sewerage, storm water, drainage, roads, horticulture, etc. The completion certificate is granted on the following terms and conditions:-

- (i) 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 five years 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.
- (ii) 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 Kurukshetra.

- (iii) That you 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.
- (iv) Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- (v) That the roof top rain harvesting system shall be maintained properly and kept operational all the time to come.
- (vi) 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.
- (vii) 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.
- (viii) That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- (ix) That you shall use LED fittings for street lighting in the licenced colony.
- (x) That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 12.03.2020 and the conditions imposed by HSVP, Panchkula in the letter.
- (xi) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
- (xii) That you shall not allot the balance 50% plots till the submission of sanctioned mutation of gifts deed no. 4251 & 4252 and defreeze of the 50% of the area.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with.



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

Endst. No. LC-3670-JE(SS)-2021/

Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Kurukshetra.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.


(Rohit Chauhan)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

ORDERS

Whereas, License No. 35 of 2018 dated 08.06.2018 stands granted to Braham Vatika Real Estate, Office: Sector 32, NH-1, Kurukshetra under the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. As per terms and conditions of the licenses 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.

And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2019. As per the rates finalized by the Govt. the composition fee has worked out as Rs. 2,24,000/-. The company has deposited composition charges amounting Rs. 2,81,000/- online vide memo dated 17.02.2021.

Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 31.03.2020.



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

Endst. No. LC-3670-JE(SS)/2021/ 6923

Dated: 16-03-2021

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

1. Chief Accounts Officer, O/o Director, Town and Country Planning Haryana Chandigarh.
2. Braham Vatika Real Estate, Office: Sector 32, NH-1, Kurukshetra.



(Rohit Chauhan)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh