

Directorate of Town and Country Planning, Haryana

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh, web site: tcpharyana.gov.in  
Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

LC-IX

(See Rule 16 (2))

To

Ujjwal Colonizers Pvt. Ltd.  
Aparajita Realtors Pvt. Ltd.  
Suryanchal Colonizers Pvt. Ltd.  
Ujjwal Buildwell Pvt. Ltd.  
in collaboration with Sharad Farms and Holdings Pvt. Ltd.  
Suncity Business Tower, 2nd Floor, Golf Course Road,  
Sector-54, Gurugram- 122002


Memo No. LC-3266-PA(SN)-2017/4811 Dated: 05-02-18

**Subject:** Issuance of completion certificate in respect of Residential Affordable Plotted Colony comprising license No. 25 of 2017 dated 08.06.2017 over an area measuring 5.64687 acres in Sector 36, Rohtak being developed by Sharad Farms & Holdings Pvt. Ltd.

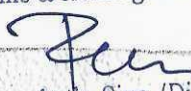
Refer your application dated 02.11.2017, requesting to grant completion certificate in respect of Residential Affordable Plotted Colony for an area measuring 5.64687 acres under Licence No. 25 of 2017 dated 08.06.2017 granted for setting up of a Residential Affordable Plotted Colony over an area measuring 5.64687 acres in Sector 36, Rohtak.

Chief Engineer-I, HUDA, Panchkula vide memo no. 242673 dated 21.12.2017 informed that the services with respect to area measuring 5.64687 acres of Residential Affordable Plotted Colony being developed by Sharad Farms & Holdings Pvt. Ltd. in the revenue estate of village Para, Sector 36, Rohtak have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. Further, informed that the boosting station alongwith UGT for water supply, trunky STP for sewerage treatment etc. has been provided by the colonizer.

Senior Town Planner, Rohtak vide memo no. 8030 dated 18.12.2017 informed that the colony has been laid out as per approved layout plan and all the basis amenities/services like water supply, sewerage, storm water, drainage, electricity and roads have been provided as per approved plan and these are functional at site. Further, informed that the open spaces/green areas have been developed by the applicant company as per approved layout plan/zoning plan and the applicant company has also handed over the 10% area of the licence colony reserved for provision of community facility as per approved layout plan/zoning plan in compliance of condition no. 2 (vii) of the Licence No. 25 of 2017. Further, also informed that the site is approachable from existing 24 meters wide circulation road of existing Residential Plotted Colony under Licence No. 1134-1166 of 2006 dated 22.09.2006, 187 of 2008 dated 08.11.2008, 17 of 2009 dated 31.05.2009, 04 of 2017 dated 21.01.2014 & 02 of 2015 dated 19.06.2015 in Sector 34 (P), 35 & 36, Rohtak and the applicant company has handed over the area falling under 24 meters wide roads of licence colony to District Town Planner, Rohtak which further requested to Estate Officer, HUDA, Rohtak to take over the possession vide letter dated 11.01.2018.

  
D.T.C.P. (Hr.)

For Sharad Farms & Holdings Pvt. Ltd.

  
Auth. Sign./Director


In view of these report, it is hereby certified that the required development works in the said Residential Affordable Plotted Colony at Rohtak comprising of Licence mentioned above for 5.64687 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, etc. The completion certificate is granted on the following terms and conditions:-

1. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA system will be done by the developer company at his own cost with the prior approval of the competent authority. In case pumping is required, the same will be done by the developer company at its own cost. The services will be provided as per provision in the EDC of Rohtak.
2. That the developer company 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 HUDA/State Government as per their scheme.
3. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That the roof top rain harvesting system shall be maintained by the society properly and kept operational all the time to come.
5. That in case some additional structures are required to be constructed and decided by HUDA 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 HUDA water supply line.
6. 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.
7. 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.
8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
9. That you shall use LED fittings for street lighting in the licenced colony.
10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 26.10.2017 and the conditions imposed by Chief Engineer-I, HUDA, Panchkula in the letter annexed as Annexure A-1.

For Sharad Farms & Holdings Pvt. Ltd.

  
Auth. Sign./Director

11. That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5<sup>th</sup> amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier, in case the colonizer is relieved of the responsibilities in this behalf.
  12. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
  13. This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.
- DA/As above.


  
(T.L. Satyaprakash, I.A.S.)  
Director, Town and Country Planning  
Haryana, Chandigarh.

Endst. No. LC-3266-PA(SN)-2017/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Rohtak.
3. District Town Planner, Rohtak.
4. Account Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer (Website) to update the status on website.

  
(Lalit Kumar)  
District Town Planner, (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh.

For Sharad Farms & Holdings Pvt. Ltd.

  
Auth. Sign./Director