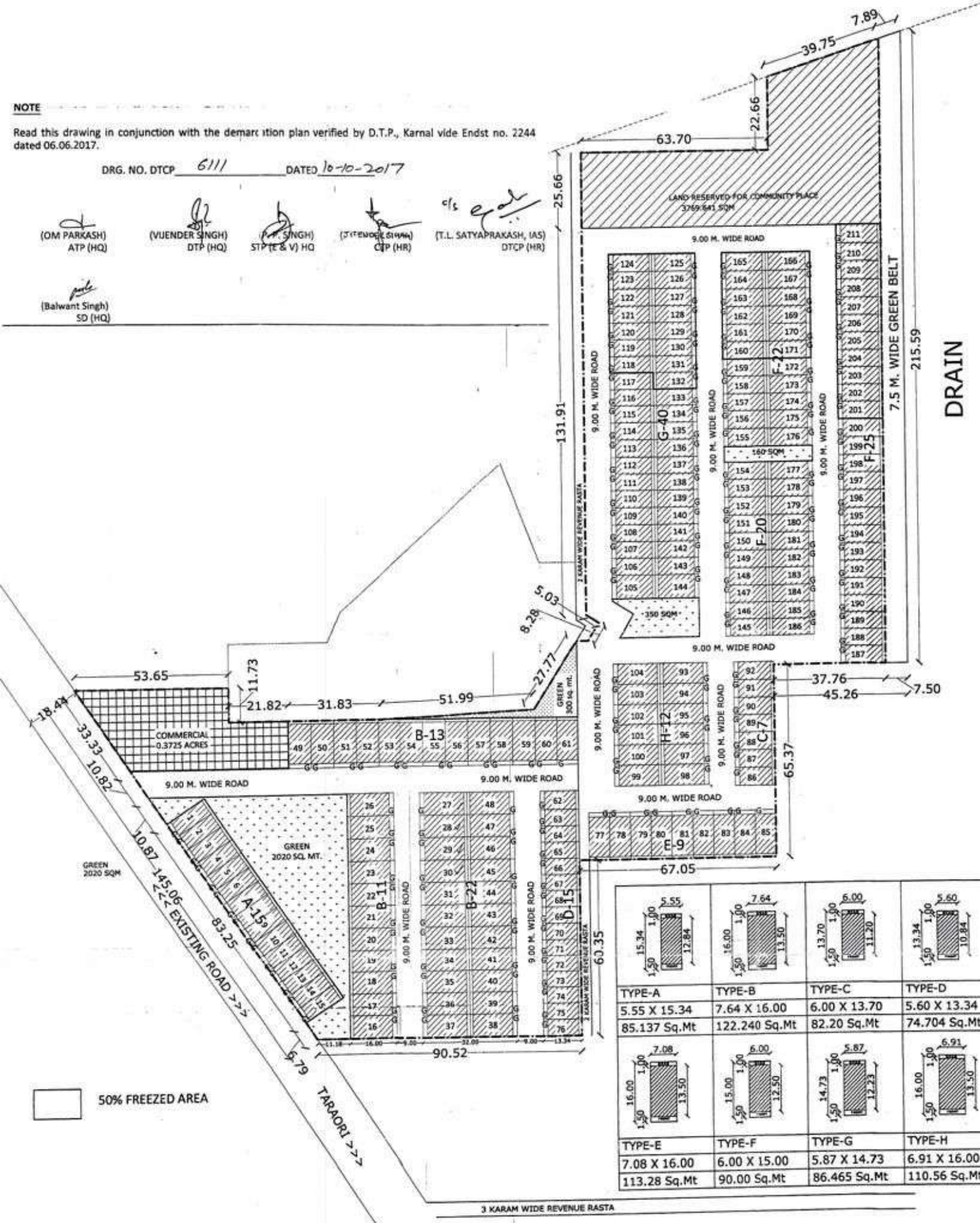


**NOTE**

Read this drawing in conjunction with the demarcation plan verified by D.T.P., Karnal vide Endst no. 2244 dated 06.06.2017.

DRG. NO. DTCP 6111 DATED 10-10-2017

(OM PARKASH) ATP (HQ)  
 (VJENDER SINGH) DTP (HQ)  
 (S.P. SINGH) STP (E & V) HQ  
 (JITENDER SINGH) CTP (HR)  
 (T.L. SATYAPRAKASH, IAS) DTCP (HR)  
 (Balwant Singh) SD (HQ)



50% FREEZED AREA

TYPE-A	TYPE-B	TYPE-C	TYPE-D
5.55 X 15.34	7.64 X 16.00	6.00 X 13.70	5.60 X 13.34
85.137 Sq.Mt	122.240 Sq.Mt	82.20 Sq.Mt	74.704 Sq.Mt
TYPE-E	TYPE-F	TYPE-G	TYPE-H
7.08 X 16.00	6.00 X 15.00	5.87 X 14.73	6.91 X 16.00
113.28 Sq.Mt	90.00 Sq.Mt	86.465 Sq.Mt	110.56 Sq.Mt

3 KARAM WIDE REVENUE RASTA

To

Sh. Jai Narain S/o Sh. Puran Chand  
Sh. Suresh Kumar S/o Sh. Mohan Lal,  
R/o # 129, Vigyan Vihar,  
Delhi-110092.

Memo. No. LC-3249-JE(SK)-2017/ 2918 Dated: 6-9-17

**Subject:** Approval of Service Plan/Estimates in Licence No. 14 of 2017 dated 02.05.2017 granted for setting up Affordable Residential Plotted colony over an area measuring 9.315 acres in Sector 4, Taraori, District Karnal.

The Service Plans/Estimates in respect of Licence no. 14 of 2017 dated 02.05.2017 granted for setting up Affordable Residential Plotted colony over an area measuring 9.315 acres in Sector 4, Taraori, District Karnal being developed by you has been checked and corrected wherever necessary by Chief Engineer-II, HUDA, Panchkula and are hereby approved subject to the following terms and conditions:-

1. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
2. That you are liable to maintain the licensed area for ten years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.
3. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to met the requirement of HVPNL and as well environment.
4. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
5. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
6. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
7. That level/extent of external services to be provided by HUDA will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HUDA.
8. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
9. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
10. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HUDA or any developing agency on Sector dividing road at respective locations/points

11. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you
12. In case some additional structures are required to be constructed and decided by HUDA/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HUDA.
13. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
14. In case it is decided by Govt. that HUDA/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
15. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
16. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
17. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
18. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
19. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
20. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
21. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.
22. That you shall transfer the land under master plan road as well as service road to Govt./HUDA for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
23. That you have to make your own arrangement by way of installation of tube well after approval of CGWB, with in respective colony. HUDA can make available the water only after HUDA sector in which colony falls is developed. It is also subject to:-
  - i) Availability of litigation and encroachment free land.
  - ii) Permission within reasonable period from CGWB forest and Environment Department.
  - iii) Till the water supply and other services are made available by HUDA, the licensee will have to make their own arrangement T/Wells can be bored with permission from Central Ground Water Board and other concerned authority for the purposes.
  - iv) HUDA shall supply the drinking water only to the licence granted in the mater plan area.

**NOTE(1):-**

In order to implement the directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application No. 21 of 2014 in the matter

of Vardhman Kaushik V/s Union of India and Ors. the following instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site as under:-

- i) It shall be ensured that there should be no hot mixing on the road side. During construction and maintenance of road, it shall be also ensure that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
- ii) The demolition material and construction material is transported with proper coverage and precautions, in order not to be cause serious air pollution.
- iii) No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metalled road.
- iv) Such storage does not cause any obstruction to the free flow of traffic and/ or inconvenience to the pedestrians. Every builder, contractor or person shall ensure that the construction material is completely covered by tarpaulin. To ensure that no dust particles are permitted to pollute the air quality as a result of such storage.
- v) The builder/contractor will be responsible and ensure that their activity does not cause any air pollution during the course of the construction and/or storage of material or construction activity. Defaulter shall be liable to be prosecuted under the law in force.
- vi) All trucks or vehicles of any kind which are used for construction purposes and/or are carrying construction materials like cement sand and other allied material shall be fully covered dust free and/or other precautions would be taken to ensure that enroute their destination, the dust, sand or other particles are not permitted to be released in the air and/or contaminate air. Any truck which is not complying with these directions would not be permitted to enter in the NCR region.

**NOTE(2):-**


Implementation of instruction used by Hon'ble NGT during hearing held on 28.4.2015 in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Ors, the following instruction issued vide letter No. CEIEE-W/CHD(G)/4971-89 dated 30.4.2015 shall be complied with in the construction work as under:-

- a. All the direction contained in our order dated 4<sup>th</sup> December, 2014 shall continue to be in force and the Authorities concerned would carry out the said directions in their true spirit and substance.
- b. There shall be complete prohibition of burning of any kind of garbage leave, waste plastic, rubber, self-moulding compound and such other materials in the open. Any person affected or concerned would have a right to make a complaint in writing.
- c. NGT further directed that all the Corporations of concerned states falling in NCR would notify on their websites, address and Mobile Number to which such complaint can be made/sent.
- d. Immediately upon receipt of such complaint, the concerned Authority and for Authorities the designed Officers would proceed to take action in accordance with law.
- e. For every incident of burning of any such above stated material, the person who is found actually burning such and/ or responsible for or abating such burning would be liable to pay compensation in terms of the Section 15 of the Nation Green Tribunal Act, 2010 for polluting the environment and would be liable to pay a sum Rs. 5000/- (to be paid instantaneously).
- f. In the event such offender refuses to comply with the directions of the Authorized Officers, the Authorized Officers would be at liberty to serve a notice upon him for appearing before the Tribunal and to show cause why the person burning, abating or responsible for such burning materials afore indicated, be not directed to pay compensation as may be determined by the Tribunal in accordance with law.
- g. The orders of the NGT are to be complied with as a decree / order of the Civil Court. All these Authorities and the Police are duty bound to carry out the directions/orders of the Tribunal in accordance with law. The money so collected, shall be maintained by the Corporation and / or any Authority as a separate fund to be utilized for improvement, restoration and restitution of the environmental degradation resulting from such activity or otherwise.
- h. The payment of such compensation shall not absolve the offender of other liabilities that such person may incur under different laws in force including other provisions of the National Green Tribunal Act, 2010.
- i. NGT has directed that there is no burning of leaves or horticulture residue, all the Corporations, Authorities and the State Governments to ensure that there is proper composting pits area-wise prescribed within one week from today (28.04.2015). The

composting will be only at those sites and all the Corporations, Authorities and the State Governments shall be responsible to provide due space for collection and deposit of horticulture waste including leaves for composting purposes at these sites.

- j. Each officer under whose jurisdictions the area would fall, would be personally responsible for imposition of compensation and costs.
- k. The composition sites should be provided nearer to the places where there is large numbers of trees, gardens and compost pits which also convert into self-manure should be used for horticulture purposes to ensure that the burden on the site does not increase beyond its capacity.
- l. Decision in regard the land fill sites should be taken expeditiously as possible. Such adequate number of sites if not earmarked, should be identified by the respective corporations and authorities if not done so far.
- m. No one would permit the building of plastic and allied products in NCR area. If authorities notice any burning of such materials they would not only ensure that such activity does not persist, but even would be entitled to seize the entire material which is illegally and unauthorized stored/held by a person who does not possess of a license or authorization for dealing with such products in accordance with the plastic waste Management and Handling Rules, 2011. Upon seizure of such material, the authorities would take a direction from Hon'ble NGT and dispose of the same by giving it to the authorized dealer in accordance with the directions issued.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/estimates to the Chief Administrator, HUDA, Panchkula under intimation to this office.  
DA/As above

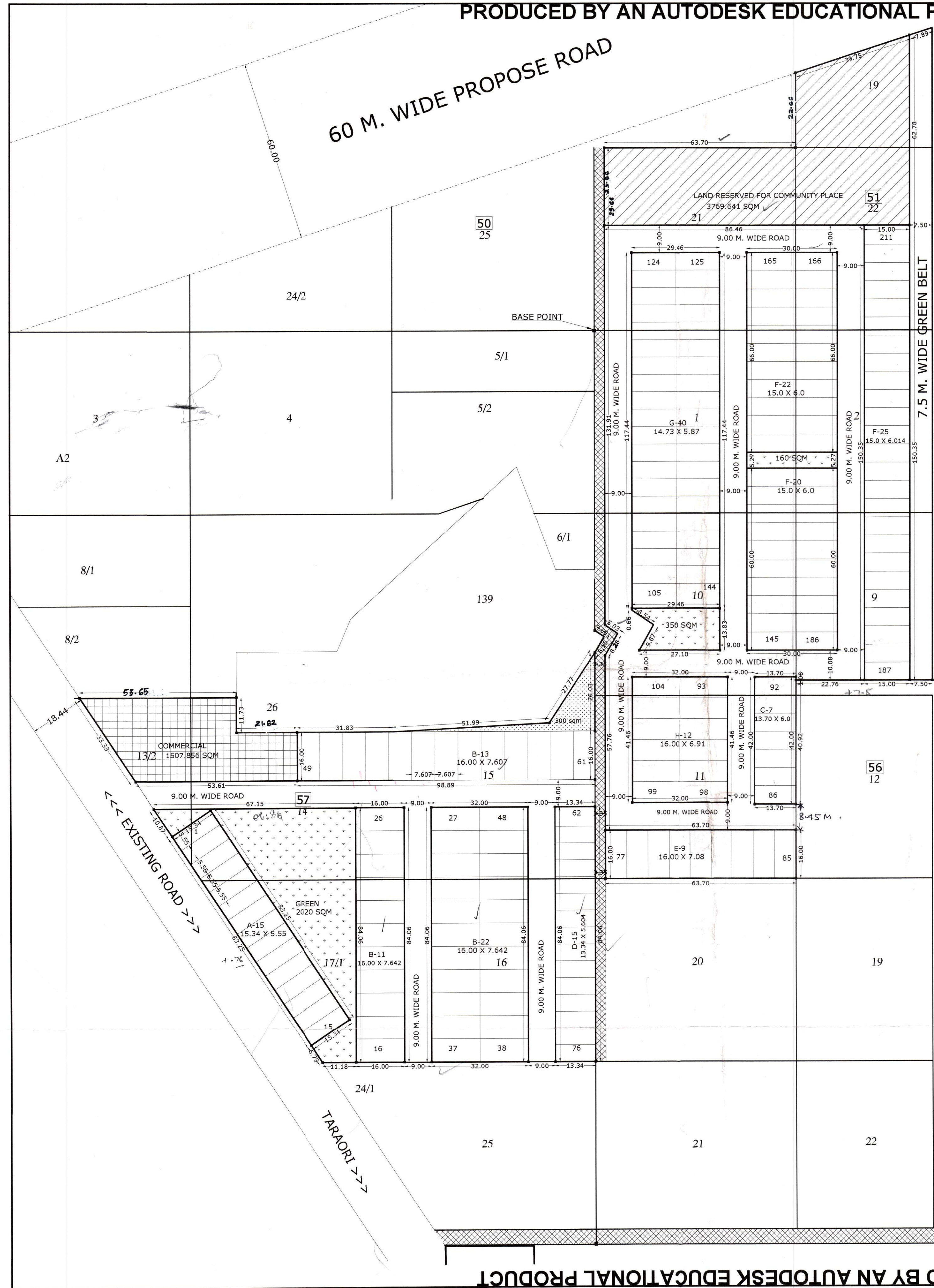
  
(Vijender Singh)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-3249-JE(SK)-2017/

Dated :

A copy is forwarded to the Chief Engineer-II, HUDA, Panchkula with reference to his memo No. 160124 dated 29.08.2017 for information and necessary action please.

1  
(Vijender Singh)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana, Chandigarh



AREA STATEMENT		37696.408	9.315		
NET PLANNED AREA					
TOTAL PERMISSIBLE SALE ABLE AREA	24502.665	6.055	65.000		
PERMISSIBLE SALE ABLE AREA OF COMM.	1507.856	0.373	4.000		
AREA RESERVED FOR COMMUNITY SITE	3769.641	0.932	10.000		
PROPOSED AREA UNDER RESIDENTIAL USE	20430.085	5.040	54.110		
PROPOSED AREA UNDER COMMERCIAL USE	1507.856	0.373	4.000		
TOTAL SALE ABLE AREA	21905.521	5.413	58.110		
PERMISSIBLE GREEN AREA	2827.231	0.699	7.507		
PROPOSED GREEN AREA	2830.000	0.699	7.507		

DETAIL OF PLOTS							
S. NO.	CATEGORY	LENGTH	WIDTH	PLOT NO	NO. OF PLOTS	AREA	
1	CAT-A	15.34	X	5.55	1 TO 15	15	1277.055
2	CAT-B	16.00	X	7.64	16 TO 48	33	4083.92
		16.00	X	7.607	49 TO 61	13	1582.256
3	CAT-C	13.7	X	6.00	86 TO 92	7	575.4
4	CAT-D	13.34	X	5.60	62 TO 76	15	1121.3604
5	CAT-E	16.00	X	7.08	77 TO 85	9	1019.52
		15.00	X	6.00	145 TO 186	42	3780
6	CAT-F	15.00	X	6.014	187 TO 211	25	2255.25
		14.73	X	5.87	105 TO 144	40	3458.604
8	CAT-H	16.00	X	6.91	98 TO 104	12	1326.72
					211	20430.085	

Dimensions verified at site

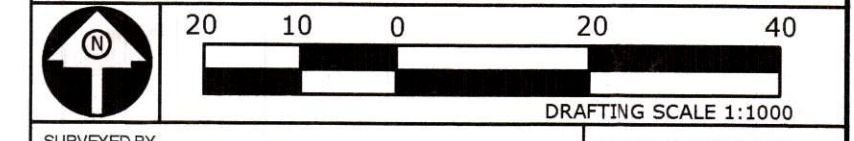
JE (o.y) ATP  
 District Town Planner  
 KARNAL

LEGENDS	
DEMARCATION	
REVENUE STONE	
DEMARCATION STONE	
REVENUE RASTA	
KHASRA LINE	

NOTES  
 1 ALL DIMENSIONS ARE IN METER.

PROJECT  
 DEMARCATION OF AFFORDABLE PLOTTED COLONY AT TARAORI DISTT. KARNAL, HARYANA.

CLIENT



SURVEYED BY  
  
 UNIQUE LAND SURVEY  
 ALL TYPE OF LAND SURVEY  
 P. NO. -1348, SECTOR-1, ROHTAK, HRY. -124001  
 e-mail: landsurvey@gmail.com  
 Cell: +91 9996003416, +91 9810524943

DATE: MAY 12, 2017  
 SURVED BY: DRN. BY  
 S. ROHILLA

Jai Narain

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

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17 C, Chandigarh.

Phone : 0172-2549349 email: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Website: <http://tcpharyana.gov.in>

LC-IX  
(See Rule 16 (2))

Regd. To

✓ Sh. Suresh Kumar S/o Sh. Mohan Lal,  
Sh. Tarun Bansal S/o Sh. Jai Narain,  
Sh. Rishav Bansal S/o Sh. Rakesh Bansal,  
129, Vigyan Vihar, Delhi-92.

Memo No. LC-3249-JE(RK)-2019/ 2207

Dated: 04-09-2019

**Subject:** Request for grant of completion certificate for the affordable residential plotted colony under DDJAY developed over an area measuring 9.315 acres in Sector-4, Nilokheri-Taraori bearing licence No.14 of 2017 dated 02.05.2017.

Please refer to your application dated 10.04.2019 on the matter as subject cited above.

2. Chief Engineer, HSVP, Panchkula vide memo No. 127115 dated 17.07.2019 informed that the services with respect to area measuring 9.315 acres in the aforesaid licence no.14 of 2017 dated 02.05.2017 granted for development of affordable residential plotted colony under DDJAY in Sector-4, Nilokheri-Taraori have been got checked and reported laid at site and are operational/functional. Senior Town Planner, Panchkula vide memo No. 1643 dated 27.06.2019 has also confirmed the report of CE, HSVP and intimated that the colony has been laid out as per approved layout plan. The services include water supply, sewerage, SWD, roads, street lighting and horticulture.
3. In view of these reports, it is hereby certified that the required development works over an area measuring 9.315 acres of affordable residential plotted colony under DDJAY 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 Taraori.
  - (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 and the conditions imposed by CA, HSVP, Panchkula in the letter.
  - (xi) That you shall submit bank guarantee on account of IDW amounting Rs. 26.52 lac (equivalent to 1/5<sup>th</sup> amount of BG required against IDW)having validity of minimum five years before getting 15% saleable area de-mortgaged.
  - (xii) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
  - (xiii) This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with.



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

Endst. No. LC-3249-JE(RK)-2019/

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, Karnal.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.



(Priyam Bhardwaj)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh