

From

Chief Town Planner, Haryana-cum- Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan, Madhya Marg, Block-A, Sector-18,
Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcepharyana7@gmail.com
Website www.tcepharyana.gov.in

To

MG Housing Pvt. Ltd .
G-127, 12th floor, Himalaya House,
23 KG Marg, Connaught Place,
New Delhi.

Memó No. LC-3374/JD(NC)/2020/ 7147 Dated:- 17-03-2020

Subject: Approval of service Plan Estimates for Affordable Plotted Colony (under DDJAY-2016) for an area measuring 15.00 acers, (License No. 12 of 2017 dated 21.04.2017 in the revenue estate of village Garhi Alawalpur, Sector- 19, Dharuhera, District Rewari being developed by M.G. Housing Pvt. Ltd.

Reference: Your letter dated 19.09.2019 and PSTCP memo no. Misc 2157/7/16/2006-2TCP dated 28.01.2013 on the subject cited above.

The Service Plan/Estimates of aforesaid Group Housing Colony has been examined and observed that you have proposed the STP and UGT in the green area in service plan estimates which affects the green area of the colony and which is not approved in the layout and zoning plan. Therefore, in-principle approval for the same is granted for the purpose of inviting objection as per policy dated 28.01.2013 on the following conditions:-

- a. That you shall invite objections from each existing allottee regarding the said amendment in the building plans through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- b. Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of building plans within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Gurugram.
- c. A copy of the earlier approved building plans and the revised building plans being approved in principle shall be hosted on your website and site office for information of all such existing allottees.
- d. That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised building plans showing changes in the earlier approved plan on the website of the licensee.
- e. To display the revised building plans showing changes from the approved building plans at your site office.


For MG Housing Pvt. Ltd.


Auth. Signatory

- f. That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original building plans as well as the revised layout plan/building plans shall be available in your office as well as in the office of the Senior Town Planner, Gurugram for reference of the general public.
- g. The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to you and objector to explain their position regarding revised building plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the building plans, which shall be binding upon you.
- h. That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- i. That you shall submit an undertaking stating that you shall maintain 7.5% of licensed area as organized green area.
- j. That you shall not give the advertisement for booking/sale of plots till the final approval of revised building plans.

Thereafter, "Final" approval of the service plan estimate will be conveyed after examination of objections, if any, received in this regard, allottees of the colony within 30 days after issuance of communication as and when issued by you.

A copy of the revised layout plan of the aforesaid plotted colony (under DDJAY, 2016) and public notice for the purpose of inviting objections along with draft notice for inviting objections are enclosed for further necessary action.


 (Narender Kumar)
 District Town Planner (HQ),
 O/o Director, Town & Country Planning
 Haryana, Chandigarh.

Endst. No. LC-3374/JD(NC)/2020/_____ Dated:- _____

A copy is forwarded to the Senior Town Planner, Gurugram with the request that the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about revision in buildings. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same to enable final decision on the matter.

(Narender Kumar)
 District Town Planner (HQ),
 O/o Director, Town & Country Planning
 Haryana, Chandigarh.

For MG Housing Pvt. Ltd.


 Auth. Signatory

Endst. No. LC-3374/JD(NC)/2020/_____

Dated:-_____

A copy is forwarded to Nodal Officer, Website Updation alongwith scanned approved provisional revised building plan in CD format with a request to host the list of such revised building plan mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above.

(Narender Kumar)
District Town Planner (HQ),
O/o Director, Town & Country Planning
Haryana, Chandigarh.

For MG Housing Pvt. Ltd.


Auth. Signatory

Directorate of Town and Country Planning, Haryana.
SCO-71-75, Sector-17-C, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana6@gmail.com
Web Site: www.tcpharyana.gov.in

MemoNo.ZP-1152/SD(BS)/2017/ 22835 Dated: 13-9-17

To

M.G. Housing Pvt. Ltd.
G-127, 12th Floor, Himalaya House,
23 K.G. Marg, New Delhi-110001.

Subject:- Approval of Zoning Plan of Affordable Residential Plotted Colony
(Under Deen Dayal Jan Awas Yojna -2016) for an area measuring 15.00
acre (Licence No. 12 to 2017 dated 21.04.2017) in Sector- 19,
Dharuhera District Rewari being developed by M.G. Housing Pvt. Ltd.

Please refer on the subject noted above.

Please find enclosed a copy of approved Zoning Plan of the above said
Affordable Residential Plotted Colony bearing Drg. No. DTCP-6074 dated
13.09.2017 and Commercial site bearing Drg No. DTCP-6075 dated 13.09.2017 and
6076 dated 13.09.2017.

DA/As above

(S.K. Sehwari)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1152/SD(BS)/2017/ _____ Dated: _____

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

1. The Senior Town Planner, Gurugram alongwith copy of approved zoning plans.
2. The District Town Planner, Rewari alongwith copy of approved zoning plans.

DA/As above

(S.K. Sehwari)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

For MG Housing Pvt. Ltd.


Auth. Signatory

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg Chandigarh;
Phone:0172-2549349 e-mail:tpharyana7@gmail.com;
Website: http://tpharyana.gov.in

Regd.

LC-IX

(See Rule 16 (2))

To

M.G. Housing Pvt. Ltd.,
G-127, 12th Floor, Himalaya House,
23 KG Marg, Connaught place,
New Delhi.

Memo No. LC-3374/Asstt (RK)/2020/ 19992 Dated: 10-11-2020

Subject: Grant of completion certificate of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna) over an area measuring 15.00 acres (license no 12 of 2017 dated 21.04.2017) in the revenue estate of village Garhi Alawalpur, Sector- 19, Dharuhera, Distt. Rewari being developed by MG Housing Pvt. Ltd.

Refer to your application dated 25.08.2020 requesting to grant completion certificate over an area measuring 15.00 acres in license No. 12 of 2017 dated 21.04.2017 granted for development of Affordable Residential Plotted Colony (under DDJAY) in Sector 19, Dharuhera, Distt. Rewari.

2. It is hereby certified that the required development works i.e. water supply, Sewerage, Storm Water Drainage, Roads, Horticulture and Electrification etc. in the said Affordable Residential Plotted Colony (under DDJAY-2016) comprising of license no 12 of 2017 dated 21.04.2017 granted over an area measuring 15.00 acres in the revenue estate of village Garhi Alawalpur, Sector-19, Dharuhera, District Rewari 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 completion certificate is granted on the following terms and conditions:-

- 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 Rewari.
- That the colonizer will be solely responsible for making arrangement of water supply and disposal of sewage and storm water drainage till arrangement of external services laid down by HSVP/State Govt. and if the bed level of internal sewer/ SWD not match/tally with the external services to be laid by HSVP/State Govt. later on and pumping is required for disposal of sewerage and SWD, licensee company will make his own arrangement at own expenses in subject cited licence and also company will maintain the services till the as per licence conditions.


Director

Town & Country Planning
Haryana, Chandigarh

For MG Housing Pvt. Ltd.



Auth. Signatory

- 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 CFL/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. 15407-15408 dated 01.09.2020 and the conditions imposed by CA-HSVP, Panchkula in the letter annexed as Annexure A-1.
- k) That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- l) That you shall extend the Bank Guarantee on account of IDW for a period of five year from the issuance of this certificate as per provision of Rule 20 of Rules, 1976.
- m) That you shall be responsible of electrical installations to maintain and operate the installations in a condition free from danger and as recommended by the manufacturer or by the relevant code of practice of the bureau of Indian standards.
- n) That you shall abide by the terms & conditions of Environmental Clearance as well as comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Act.

For MG Housing Pvt. Ltd.


Auth. Signatory

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with and also the said completion shall become null and void if the compliance report of the Superintendent Engineer (Planning), HVPNL, Panchkula is not received within one month from the issuance of this certificate and if same is not found in order. Further, this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.
DA/As above.

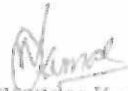

(K. Makrand Pandurang, IAS)
Director
Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-3374-Asstt.(RK)-2020/

Date:

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

1. Chief Administrator, HSVP, Panchkula.
2. Senior Town Planner, Gurugram with a request to immediately take over the possession of the land under community facilities and demarcate/fence the same and ensure that the it is protected from any kind of encroachments till the time the same is handed over to the Government/Local Authority as per the provisions of DDJAY Policy-2016.
3. District Town Planner, Rewari with a request to get mutation in respect of gift deed executed vide deed no. 1149 dated 30.10.2020 in this office of Sub-Registrar, Dharuhera. It is also requested to protect the said land from any kind of encroachments and take action against the offenders under the provisions of Act/Rule, if required.
4. Chief Account Officer O/o DTCP, Haryana, Chandigarh.
5. Project Manager (IT) of this Directorate.
6. Superintending Engineer (Planning), HVPNL, Sector-6, Panchkula in reference to this office memo no. 16060 dated 11.09.2020 for sending the requisite report at the earliest.


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

For MG Housing Pvt. Ltd.


Auth. Signatory