

Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
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Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

To

RG City Developers Pvt. Ltd,
Regd. Office: 35/2, Street No-6,
Friends Colony, Industrial Area,
Shahdara, Delhi-110095.

Memo No. LC-3432/JE(RK)/2023/ 29325 dated: 04-09-2023

Subject: Request for grant of completion certificate in licence no. 54 of 2018 dated 14.08.2018 granted for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 7.26875 acres in revenue estate of village Takhana, Sector-5, Nilokheri-Taraori, Distt. Karnal.

Reference: Your application dated 17.01.2023 on the subject cited above.

Refer to your application received on 17.01.2023 to grant of completion certificate in licence No. 54 of 2018 dated 14.08.2018 granted for development of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 7.26875 acres falling in the revenue estate of village Takhana, Sector-5, Nilokheri-Taraori, Distt. Karnal.

2. Chief Engineer-II, HSVP, Panchkula vide his memo no. CE-II/SE(HQ/SDE(W-2)/SDE(W-3)/2023/164649 dated 27.07.2023 informed that the services with respect to Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 7.26875 acres falling in the revenue estate of village Takhana, Sector-5, Nilokheri-Taraori, Distt. Karnal in licence no. 54 of 2018 dated 14.08.2018 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Panchkula vide his memo no. 3145 dated 21.07.2022 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, HVPNL-Panchkula vide memo no. Ch-37/SE/Mon/Elect. Plan/Case File No. 80/KNL/21-22 dated 08.08.2023 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.


3. In view of these reports, it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 7.26875 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 & electrification 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 space, 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 thereafter transfer all such roads, open space, 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 Panchkula.
 - iii. That you shall 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 you shall maintain the roof top rain water harvesting system properly and shall keep it operational all the time.
 - 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 licensed colony.
 - x. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 20034 dated 11.11.2020 and the conditions imposed by CA-HSVP, Panchkula.
 - xi. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
 - xii. That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
 - xiii. That you shall maintain all the services from five years from the date of issuance of completion certificate as per bilateral agreement.
 - xiv. That you shall submit the mutation of gift deed no. 872 dated 09.08.2023 within period of 30 days.

This completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with and this approval will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

DA/As above


(T.L. Satyaprakash, IAS)
Director General,
Town and Country Planning,
Haryana, Chandigarh.

Endst. No. LC-3432/JE(RK)/2023/

Dated:

A copy is forwarded to the following for information: -

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

(Ashish Sharma)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh