

**Order
Urban Local Bodies
Haryana Chandigarh**

No. DULB/CTP/TA-KNL/2021/215

Dated: 12.01.2021

In exercise of the powers conferred under Section 267 of the Haryana Municipal Corporation Act, 1994 (Act 16 of 1994), the Government of Haryana hereby sanctions the Town Planning Scheme under Affordable Plotted Colony (Deen Dayal Jan Awas Yojna-2016) over an area measuring 28 Bigha 10 Biswa (5.9378 acres) comprised in khasra nos. 8705/2/1, 8709, 8708/1/1, 9785/8707/2/1, 9785/8707/2/2, 9786/8707 and 8704/3/1 of revenue estate of village Kasba Karnal, Sector-36, Karnal and the limits of Municipal Corporation, Karnal belonging Sh. Satbir Singh Punia S/o Sh. Rati Ram and Sh. Virender Punia S/o Sh. Satbir Singh Punia.

1. The Town Planning Scheme is bearing drawing no. DULB/CTP/2021/01 dated 4.1.2021 is hereby approved subject to the following conditions:
 - (i) That the affordable residential plotted scheme will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - (ii) That the conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Municipal Corporation Act, 1994 are duly complied with.
 - (iii) That you will pay the External Development Charges of Rs. 170.32 lacs. (after adjustment of Rs. 35.87 lacs. already deposited on 07.10.2014 for the earlier approved residential plotted Town Planning Scheme over this site) in installment. First installment of 10% of the total amount of EDC shall be payable within a period of 30 days from the date of issue of this order. The balance 90% shall be deposited in six equal six monthly installments alongwith interest at the rate of 12% per annum. The penal interest at rate of 3% p.a. shall be deposited for the delay in the payment of such installments.
 - (iv) That you shall maintain and upkeep all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open space, public parks and public health services free of cost to the Municipal Corporation, Karnal.
 - (v) That you shall integrate the services of Haryana Shahari Vikas Pradhikaran/Municipal Corporation, Karnal as and when made available.
 - (vi) That you shall not submit any other application for approval of Town Planning Scheme/grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Municipal Corporation Act, 1994 /the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the Haryana Municipal Corporation Act, 1994.
 - (vii) That you will transfer area of the Town Planning Scheme free of cost to the Government for provision of community facilities duly earmarked on layout plan. This will give flexibility to the Director to work out the requirement of community infrastructure at Sector level and accordingly, made provisions. The said area will be earmarked on the layout plan to be approved along with the Town Planning Scheme.
 - (viii) That you understand that the development/construction cost of 24m/18m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24m/18m wide major internal roads as and when finalized and demanded by the Department.
 - (ix) That you shall obtain NOC/clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
 - (x) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of the Director, urban Local Bodies Haryana till these services are made available from External Infrastructure to be laid by services are made available from external infrastructure to be laid by Haryana Shahari Vikas Pradhikaran/Municipal Corporation, Karnal or any other agency and provisions of EDC facilities may take long time and you shall not claim any damages against the Department for loss occurred if any.
 - (xi) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
 - (xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
 - (xiii) That you shall use only LED fitting for internal lighting as well as campus lighting.

- (xiv) That you shall convey the 'Ultimate Power Load requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of approval of Town Planning Scheme to enable provisions of site in the scheme area for Transformers/Switching Stations/Electric Sub- Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xv) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non-inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per sqm/per sft. to the allottees while raising such demand from the plot owners.
- (xvi) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvii) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the scheme area and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical(distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e UBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xviii) That you shall complete the project within five years (3 + 2 years) from date of grant of approval of Town Planning Scheme as per clause 1(ii) of the policy notified on 1.4.2016.
- (xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xx) That you will pay the labour cess as per policy instructions issued by Haryana Government vide memo Mosc. 2057-5/25/2008/2TCP dated 25.02.2010.
- (xxi) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of internal development works in the colony.
- (xxii) That no further sale shall take place after submitting application for approval of Town Planning Scheme.
- (xxiii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxiv) That no provision of the Haryana Ceiling on Land Holdings Act, 1972 has been violated due to purchase of applied land.
- (xxv) That you shall abide by the terms and conditions of the policy notified on 1.4.2016.
- (xxvi) That the provisions of the Haryana Real Estate (Regulation and Development) Act, 2016 and rules framed there under shall be followed by the applicant in letter and spirit.
2. The Town Planning Scheme is valid for three years and may be further renewed by the Government for additional two years subject to payment of extension fee. No further extension will be permitted.

Dated:

(S.N Roy)

Additional Chief Secretary to Govt. Haryana,
Urban Local Bodies Department.

Endst. No.

Dated:

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

- 1 The Deputy Commissioner, Karnal.
- 2 Commissioner, Municipal Corporation, Karnal.
- 3 District Town Planner, Karnal.
- 4 Chief Accounts Officer, Directorate of Urban Local Bodies Haryana, Panchkula for checking the fee/charges levied in this case.

(Chirag Singh)
Assistant Town Planner
for Director, Urban Local Bodies,
Haryana, Panchkula.