

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

LC-IX

(See Rule 16 (2))

To

✓
Puri Construction Pvt. Ltd,
Regd. Off. 4-7 B, Ground Floor, Tolstoy House,
15 & 17, Tolstoy Marg, New Delhi - 110001
Email Id - marketing@puriconstructions.com

Memo No. LC-4168-JE-(SK)/2020/ 13428

Dated: 10-06-2021

Subject: Grant of completion certificate in licence no. 25 of 2020 dated 14.09.2020 granted for setting up of Affordable Residential Plotted Colony (DDJAY) on the land measuring 14.5875 acres falls in Sector-89, District- Faridabad - Puri Construction Pvt. Ltd.

Refer to your application received on 19.02.2021 to grant completion certificate in respect of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.5875 acres situated in Sector-89, District Faridabad in license no. 25 of 2020 dated 14.09.2020

Chief Engineer-1, HSVP, Panchkula vide his memo no. CE-I/SE (HQ)/SDE(R/F)/2021/46248 dated 15.03.2021 informed that the services with respect to Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.5875 acres situated in Sector-89, District Faridabad in license no. 25 of 2020 dated 14.09.2020 have been got checked and reported laid at site and are operational/functional. Senior Town Planner, Faridabad vide his memo no. 688 dated 18.03.2021 confirmed about laying of the colony as per approved layout plans.

In view of these reports it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 14.5875 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:-

- 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 Faridabad.
- That the colonizer 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.


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- 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 CLF/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. 4115 dated 19.02.2021 and the conditions imposed by CE-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 kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- m) That you will submit the certified copy of mutation of the Gift Deed no. 8211 dated 25.03.2021 after its approval of the Revenue Department in the O/o District Town Planner, Faridabad within a period of 60 days.
- n) That you shall submit the approval of Electrical Service Plan Estimates and verification of the services laid down as per the approval within a period of 60 days after issuance of this letter.
- o) That you shall execute the development works as per Environmental Clearance and 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 Control Board or any other Authority Administering the said Acts.

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.

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

Endst. No. LC-4168- JE (SK)-2021/

Dated:

A copy is forwarded to the following for information: -

1. The Commissioner, Municipal Corporation Faridabad.
2. The Administrator, HSVP, Faridabad.
3. The Chief Engineer, HSVP, Panchkula with reference to his letter No. 46248 dated 15.03.2021.
4. The Superintending Engineer, HSVP, Faridabad.
5. The Senior Town Planner, Faridabad.
6. The District Town Planner, Faridabad to ensure the compliance of condition no. (m) as mentioned above.
7. Project Manager (IT) with a request to host this letter website.

(Sunena)

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

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh

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ORDER

Whereas, licence No. 25 of 2020 dated 14.09.2020 granted in favour of Puri Construction Pvt. Ltd., Regd. Office: 4-7-B, Ground Floor, Tolstoy House, 15 & 17, Tolstoy Marg, New Delhi-110001 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Affordable Residential Plotted Colony (DDJAY) over an area measuring 14.5875 acres in Sector-89, Faridabad. The licence is valid upto 13.09.2025. As per terms and conditions of the licence and of the Bilateral agreement executed on form LC-IV B with Director, Town & Country Planning, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and its Rules, 1976 thereof and conditions in the agreement.


2. Whereas, licensee has failed to comply the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, and whereas licensee has submitted a request as per policy dated 14.06.2012 under section 13 of Haryana Development and Regulation of Urban Areas Act, 1975 to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out to be Rs. 83,000/- as per detail given below:-

Sr. No.	Rules	Delay Period	Rate of composition charges	Amount
1.	24	Upto 2020-21	Rs. 10,000/- per quarter of delay in submission of copy of advertisement beyond 30 days	Rs. 20,000/-
2.	26 (2)	Upto 2020-21	Rs. 1.0 lacs per annum (or part thereof) for delay statement in submission of account after 30 June for each financial year	Nil
3.	27	Upto 2020-21	Rs. 10,000/- per month (or part thereof) in delay submission of account details	Rs. 60,000/-
4.	28	2020-21	Rs. 1,000/- per annum (or part thereof) for each delayed in submission of monthly statement	Rs. 3,000/-
Total				Rs. 83,000/-

The Colonizer has deposited the composition fee through online vide transaction no. TCP315232140978770 dated 09.04.2021.

3. Accordingly, in exercise of power conferred under Section-13(I) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to

compound the offence of non compliance of the provisions of Rules 24, 26(2), 27 and 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer for the period upto 31.03.2021.


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

Endst. no. LC-4168-JE (SK)-2021/ 13426

Dated: 10-06-2021

A copy is forwarded to the following for information:-

1. Puri Construction Pvt. Ltd., Regd. Office: 4-7-B, Ground Floor, Tolstoy House, 15 & 17, Tolstoy Marg, New Delhi-110001.
2. Chief Accounts Officer of this Directorate.

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