

Order  
Urban Local Bodies  
Panchkula, Haryana

Memo No. DULB/CTP/2022/7930

Dated: 17/8/2022

In exercise of the powers conferred Under Section 203 of the Haryana Municipal Act, 1973 (Act 24 of 1973) the Government of the Haryana hereby sanction the Town Planning Scheme under Affordable Plotted Colony (Deen Dayal Jan Awas Yojana-2016) over an area measuring 5.3875 acres (21808.60 sq.mtrs) comprised in khasra no. 83//25/2, 109//5/1/2, 5/2/2, 6/2, 6/3, 15, 16, 108//11, 20, 21/1, 22/1 in the revenue estate of village Basti Bhima. (Sector-15, Residential) and located in the limits of Municipal Council, Fatehabad belonging to M/s Shri Bala Ji Real Estate and Developers through its authorized signatory Sh. Gulshan Arora. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Town Planning Scheme is to be set up, are given in the schedule annexed hereto:

1. The Town Planning Scheme is 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 specification shown in the approved plans.
  - (ii) That the conditions of the agreements already executed are duly fulfilled and the provision of the Haryana Municipal Act, 1973 are duly complied with.
  - (iii) That the B.G towards Infrastructure Development Charges amounting amounting to Rs. 26,93,750/- against the total cost of Internal Development Works amounting Rs. 1,07,75,000/- Shall only be released after the completion of developed works.
  - (iv) That you shall maintain and upkeep of 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 spaces, public parks and public health services free of cost to the local authority.
  - (v) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - (vi) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking Town Planning Scheme/ Change of Land use permission under Haryana Municipal Act, 1973 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1973.
  - (vii) That you will transfer 10% area of the T.P Scheme free of cost to the local authority for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
  - (viii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - (ix) That you will transfer land falling under the 24/18 m wide sector road and green belt part forming part of the Town Planning Scheme free of cost to the Govt.
  - (x) 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.
  - (xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DULB till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran or any other execution agency.
  - (xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.



- (xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xiv) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- (xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xvi) 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 grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xvii) That it will be made clear at the time of booking of plots that specified rates include or do not include EDC. In case of not 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 sqft to the Allottees while raising such demand from the plot owners.
- (xviii) 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.
- (xix) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which applicant shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xx) That you shall complete the project within five years from date of grant of Town Planning Scheme.
- (xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xxii) That you will pay the labour cess as per policy instructions issued by Labour Department.
- (xxiii) That you 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.
- (xxiv) That no further sale has taken place after submitting application for grant of Town Planning Scheme.
- (xxv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxvi) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxvii) That the Khaal passing through the site shall not be encroached upon and shall be kept free from all hindrances.
- (xxviii) That you shall abide by the terms and conditions of policy dated 08.02.2016(DDJAY) and other direction given by the Director time to time to execute the project.
- (xxix) That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- (xxx) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- (xxxi) 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) Act 1981 and Water (Prevention and Control of Pollution) Act 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- (xxxii) That the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by you in true 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.

3. That a copy of approved layout plan, showing the 50% saleable area and area freeze as per clause 5(i) of the policy dated 01.04.2016 is enclosed with this order. The area so freeze shall be allowed to sell only after completion of all Internal Development works in the colony.

Dated:



(Arun Kumar Gupta)  
Principal Secretary to Govt. Haryana,  
Urban Local Bodies Department.

Endst. No. DULB/CTP/2022/7931-35

Dated: 17/08/2022

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

1. The Deputy Commissioner, Fatehabad.
2. District Town Planner, Fatehabad along with a copy of approved layout plan.
3. Executive Officers, Municipal Council, Fatehabad along with a copy of approved layout plan.
- ✓ 4. M/s Shri Bala Ji Real Estate and Developers through its authorized signatory Sh. Gulshan Arora, Shop No. 3, Backside of Anaj Mandi, Fatehabad, 125055- Haryana along with a copy of approved layout plan.
5. Branch Manager, HDFC Bank Limited, opposite Delhi Nursing Home, GT Road, Fatehabad, Haryana-125050 with the information that without the approval of this department bank guarantee no. E33GT02221610006 DATED 10.06.2022 shall not be released.

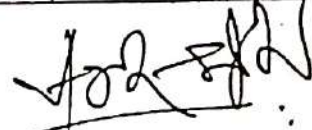


Chief Town Planner  
For Director, Urban Local Bodies,  
Haryana, Panchkula

**Annexure**

**Land details of the Town Planning Scheme (affordable plotted colony under Deen Dayal Jan Awas Yojna) In the revenue estate of village Basti Bhima tehsil & Distt. Fatehabad:- Shri Balaji Real Estate and Developer.**

<b>Sr. No.</b>	<b>Khewat No.</b>	<b>Khasra No.</b>	<b>Area K-M</b>
<b>1.</b>	1506	108//11	7-11
<b>2.</b>	2594	108//20 21/1 22/1	8-0 3-2 1-17 <b>Total: 12-19</b>
<b>3.</b>	2466	109//5/2/2 16	0-14 7-7 <b>Total: 8-1</b>
<b>4.</b>	2474	109//6/2 6/3 15	0-7 5-11 7-11 <b>Total: 13-9</b>
<b>5.</b>	479	83//25/2	0-12
<b>6.</b>	311	109//5/1/2	0-10
<b>7.</b>		<b>Grand Total</b>	<b>43-2</b> <b>21808.60 sq. mtrs.</b> <b>5.3875 acre</b>



(Arun Kumar Gupta)

Principal Secretary, to Govt. Haryana,  
Urban Local Bodies Department.

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