

Directorate of Town & Country Planning, Haryana

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Regd.

LC-X

(See Rule 16 (2))

To

Gavel Builders and Construction Pvt. Ltd., Keyna Builders and Construction Pvt. Ltd., Jingle Builders and Developers Pvt.Ltd., Morina Builders and Developers Pvt. Ltd. Jesen Builders and Developers Pvt. Ltd., Morven Builders and Developers Pvt. Ltd., Morgan Builders and Developers Pvt.Ltd., Ghansham Singh S/o Trilok Singh, Vivek Singh S/o Gansham Singh, Nirman Singh, Karan Singh, Dharam Singh S/o Mehar Singh, Rajpal Singh S/o Surat Singh, Mehar Singh S/o Puran Singh C/o DLF Homes Panchkula Pvt. Ltd. SCO No.190-192, Sector-8-C, Chandigarh.

Memo No. LC-1647 Vol-III-JE(VA)-2017/ 16792 Dated: 17-07-2017

Subject:

Request for issuance of part completion certificate for the land measuring 75.0 acres w.r.t. Licence No. 11 of 2010 dated 02.02.2010 granted for setting up of Residential Plotted Colony over an area measuring 118.562 acres falling in the revenue estate of village Bhagwanpur in Sector-3, Pinjore Kalka, District Panchkula.


Refer your application dated 19.02.2015, requesting to grant part completion certificate in respect of Residential Plotted Colony being developed over an area measuring 118.562 acres bearing Licence No. 11 of 2010 dated 02.02.2010 falling in the revenue estate of village Bhagwanpur in Sector-3, Pinjore Kalka, District Panchkula.

Chief Engineer, HUDA, Panchkula vide memo no. 6179 dated 25.05.2015 informed that the services with respect to Residential Plotted Colony of DLF Homes Panchkula Pvt. Ltd. in their Residential Plotted Colony in an area of 118.562 acres in the revenue estate of village Bhagwanpur in Sector-3, Pinjore Kalka, District Panchkula have been got checked and reported laid at site and are operational/functional. The services includes water supply, sewerage, SWD, roads, street lighting and horticulture. The services Planner, Panchkula vide memo no. 1763 dated 08.05.2015 has confirmed about laying of the colony for the land measuring 75.0 acres out of total licenced area measuring 118.562 acres (licence no. 11 of 2010 dated 02.02.2010) as per approval plans.

In view of these reports, it is hereby certified that the required development works on the land measuring 75.0 acres in the said Residential Plotted Colony at Panchkula comprising of Licence mentioned above for 118.562 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, etc. The part completion certificate is granted on the following terms and conditions:-

1. The services will be laid by the colonizer upto alignment of proposed external services of the town and connection with the HUDA 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.

2. 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 HUDA/State Government as per their scheme.
 3. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SMD, roads etc. will be proportionate of EDC provisions.
 4. That the roof top rain harvesting system shall be maintained properly and kept operational all the time to come.
 5. That in case some additional structures are required to be constructed and decided by HUDA 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 HUDA water supply line.
 6. 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.
 7. 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 as approved in the service plan estimates of your colony from the date of issuance of final completion certificate or earlier relieved of said 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.
 8. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
 9. That you shall use LED fittings for street lighting in the licenced colony.
 10. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo dated 13.06.2011 and the conditions imposed by CA-HUDA, Panchkula in the letter annexed as Annexure A-1.
 11. That you shall be required to obtain final completion certificate after laying out the colony as per approved layout plan and completion of Internal Development Works as per approved specifications and design as required under section 3(6) of the Haryana Development and Regulation of Urban Area Act, 1975.
 12. That you shall get the licence renewed as laid down under rule 13 of the Haryana Development and Regulation of Urban Area Rules, 1976 till the grant of final completion certificate.
 13. That you shall complete the construction of community buildings as per provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975.
 14. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
 15. This part completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with.
- DA/As above.


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

Endst. No. LC-1647 Vol-III-JE(VA)-2017/

Dated:

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Panchkula.
4. Chief Accounts Officer O/o Director, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.

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