Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhawan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com
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Regd.

LC-IX
(See Rule 16 (2)

To

Pardos Affordable Housing Pvt. Ltd,
Regd Office: 61-63, Panchkuian Road,
Second Floor, New Delhi-110001.

Memo No. LC-4045-PA(VA)-2023/ 15469 Dated: 23-05-2023

Subject: **Request for grant of completion certificate w.r.t. Affordable Residential Plotted Colony (DDJAY) over an area measuring 13.80625 acres (licence no. 02 of 2020 dated 07.01.2020) in the revenue estate of village Malpura, Sector-07, Dharuhera, District Rewari.**

Please refer to your application dated 17.11.2021 on the subject cited above.

Whereas, Chief Engineer, HSVP, Panchkula vide memo no. 75683 dated 11.05.2022 has confirmed that the services with respect to above said colony have been got checked and found that all the public health services have been laid as per approved service plan estimates and are operational/functional. Senior Town Planner, Gurugram vide memo no. 2136 dated 12.04.2022 has also confirmed about laying of the colony as per approved plans.

In view of above said reports, it is hereby certified that the required development works in the aforesaid colony having area measuring **13.80625** acres, as indicated on the enclosed plans 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 and horticulture. The 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 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 Rewari.
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 HSVP/State Government as per their scheme.
3. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
4. That you shall maintain a roof top rain water harvesting system properly and shall keep it operational all the time.
5. 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.
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 31.03.2021 and the conditions imposed by CE-HSVP, Panchkula.
11. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP.
12. That you shall get the bank guarantees on account of IDW revalidated atleast one month before its expiry for an amount equivalent to 1/5th amount thereof shall be kept unreleased to ensure upkeep and maintenance of the colony for a period of five years from the date of issue of the completion certificate under Rule 16 or earlier, in case the colonizer is relieved of the responsibilities in this behalf.
13. That you will comply with the terms and conditions as approved from the concerned power utility.

This completion certificate shall be void ab-initio, if any of the conditions mentioned above are not complied with. Further, 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 & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4045-PA(VA)-2023/ Dated:

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

1. Chief Engineer, HSVP, Panchkula.
2. Senior Town Planner, Gurugram.
3. District Town Planner, Rewari.
4. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
5. Project Manager (IT) of this Directorate.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director General Town & Country Planning,
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

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

ORDER

Whereas, licence no. 02 of 2020 dated 07.01.2020 granted for setting up of an Affordable Residential Plotted Colony under DDJAY over an area measuring 13.80625 acres in the revenue estate of village Malpura, Sector-07, Dharuhera, District Rewari under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed thereunder. As per terms and conditions of the licence and of the agreement executed on LC-IV, the colonizer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and it Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 24 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 2022-2023, the licencee has submitted a request for composition of said offence. As per the rates finalized by the Govt. the composition fee has worked out as ₹ 52,000/- which have been deposited through e-payment dated 27.04.2023.

3. Accordingly, in exercise of power conferred under Section-13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence committed due to delay in compliance of above said Rules upto 2022-2023.

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

Endst. No. LC-4045/PA(VA)/2023/ 15475 Dated: 23-05-2023

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

1. Pardos Affordable Housing Pvt. Ltd, Regd Office: 61-63, Panchkuian Road, Second Floor, New Delhi-110001.
2. Chief Accounts Officer of this Directorate.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh