

Directorate of Town & Country Planning, Haryana
Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tcp.hararyana.gov.in - e-mail: tcp.harayana7@gmail.com

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Fantabulous Town Developers Pvt. Ltd.,
1102, Signature Tower-A, 11th Floor,
South City-I, Gurugram.

Memo No. LC-3333-JE (SB)-2021/ 33689 Dated: 31-12-2021

Subject: - Issuance of Completion Certificate in Licence No. 21 of 2018 dated 20.03.2018 granted for setting up of Affordable Plotted Colony under DDJAY-2016 over an area 15.0 acres in the revenue estate of village Kailash, Sector-28A, Karnal being developed by Fantabulous Town Developers Pvt. Ltd

Refer to your application received on 04.06.2021 & 28.12.2021 to grant of completion certificate in respect of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 15.00 acres in the revenue estate of village Kailash, Sector-28A, Karnal in license no. 21 of 2018 dated 20.03.2018.

2. Chief Engineer-II, HSVP, Panchkula vide his memo no. CE-II-HSVP/EE (HQ/HDM(K)/2021/209557 dated 10.12.2021 informed that the services with respect to affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 15.0 acres situated in the revenue estate of village- Kailash, Sector-28A, Karnal in license no. 21 of 2018 dated 20.03.2018 have been got checked and reported laid at site and are operational/functional.

Senior Town Planner, Panchkula vide his memo no. 4385 dated 30.11.2021 confirmed about laying of the colony as per approved layout plans.

Superintending Engineer/Planning, HVPNL-Panchkula vide memo no. CH-8/SE/PLG/File No. 34/UH/71 dated 17.12.2021 in reference to SE/Monitoring, UHBVN-Panchkula letter no. CH.20/File No. 35/Elect. Plan/KNL/19-20 dated 17.12.2021 has informed that the developer has laid the electrical infrastructure in the colony as per approved electrical infrastructure plan/estimate.

3. 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 15.0 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:-

- i. That you shall be fully responsible for operation, upkeep and maintenance of all roads, open space, public parks and public health services like water supply, sewerage and drainage etc. for a period of five years from the date of issuance of final completion certificate or earlier relieved of said responsibility and thereafter transfer all such

- roads, open space, 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.
- ii. 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 Karnal.
- iii. That you shall 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.
- iv. Level/Extent of the services to be provided by HSVP i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
- v. That you shall maintain the roof top rain water harvesting system properly and shall keep it operational all the time.
- vi. 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.
- vii. 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.
- viii. That you shall neither erect nor allow the erection of any communication and transmission Tower with in colony without prior approval of competent authority.
- ix. That you shall use LED fittings for street lighting in the licenced colony.
- x. That you shall comply with the conditions of Service Plan/Estimates approved by the Department vide memo no. 24022 dated 22.09.2021 and the conditions imposed by CA/HSVP, Panchkula.
- xi. That you shall abide by all prevailing norms/rules and regulations as fixed by HSVP/local authority.
- xii. That you shall kept all the services including water supply and sewerage treatment plant functional at site without any hindrance.
- xiii. That you shall maintain all the services from five years from the date of issuance of completion certificate as per bilateral agreement.
- xiv. That you shall not allot the balance 50% plots till the submission of sanctioned mutation of gift deed no. 21157, 21158 and 20317 and defreeze of the 50% of the area.
- 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-3333- JE (SB)-2021/

Dated:

A copy is forwarded to the following for information: -

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.
4. Chief Account Officer of this Directorate.
5. Project Manager (IT) with a request to host this approval on website.

(Narender Kumar)
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. 21 of 2018 dated 20.03.2018 stands granted in favour of Fantabulous Town Developers Pvt. Ltd., under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Affordable Plotted Colony under DDJAY-2016 over the land measuring 15.0 acres in the revenue estate of village Kailash, Sector-28A, Karnal. 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 its Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, upto 31.03.2021. As per the rates finalized by the Govt. the composition fee has been worked out as Rs. 6,00,000/-. The colonizer has deposited the same through online payment vide transaction no. TCP3211821120894112 dated 08.12.2021.

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 committed due to delay in 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, I.A.S)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-3333-JE (SB)-2021/ 33696 Dated: 31-12-2024

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

1. Chief Accounts Officer of this Directorate.
2. Fantabulous Town Developers Pvt. Ltd., 1102, Signature Tower-A, 11th Floor, South City-I, Gurugram.

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