

# 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

Hartal Builders & Developers Pvt. Ltd.,  
SCO-1, Part-1, HUDA Market, Sector-18,  
Faridabad-121007

Memo No. LC-3950-PA-(SK)/2023/28327 Dated: 28-08-2023

Subject: Grant of completion certificate in licence no. 64 of 2019 dated 06.06.2019 granted for setting up of Affordable Residential Plotted Colony (DDJAY) on the land measuring 13.10 acres falls in Sector-97, District- Faridabad - Hartal Builders and Developers Pvt. Ltd.

Refer to your application received on 09.11.2022 & 03.07.2023 to grant completion certificate in respect of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 13.10 acres situated in Sector-97, District Faridabad in license no. 64 of 2019 dated 06.06.2019.

Chief Engineer-1, HSVP, Panchkula vide his memo no. CE-I/SE (HQ)/SDE (W-2)/SDE (F)/2023/131295 dated 13.06.2023 informed that the services with respect to Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 13.10 acres situated in Sector-97, District Faridabad in license no. 64 of 2019 dated 06.06.2019 have been got checked and reported laid at site and are operational/functional. Senior Town Planner, Faridabad vide his memo no. 1082 dated 16.05.2023 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 13.10 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 Palwal.
- 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.

- 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. 7767 dated 24.03.2021 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 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.
- n) 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.

- o) That you shall submit the bank guarantee equivalent to 1/5<sup>th</sup> amount of Rs. 36.26 lacs against Internal Development Works as per approved Service Plan / Estimate within a period of 30 days from the date of issuance of this completion order.

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.

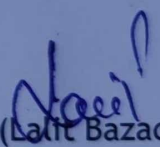
  
(T.L. Satyaprakash, IAS)  
Director General, Town and Country Planning  
& Haryana, Chandigarh

Endst. No. LC-3950- PA (SK)-2023/

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. 131295 dated 13.06.2023.
4. The Superintending Engineer, HSVP, Faridabad.
5. The Senior Town Planner, Faridabad.
6. The District Town Planner, Faridabad.
7. Project Manager (IT) with a request to host this letter website.

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



# 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

## ORDER

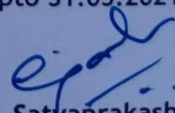
Whereas, licence No. 64 of 2019 dated 06.06.2019 granted in favour of Hartal Builders & Developers Pvt. Ltd., SCO-1, Part-1, HUDA Market, Sector-18, Faridabad-121007 under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and Rules framed there under for setting up of Affordable Residential Plotted Colony (DDJAY) over an area measuring 13.10 acres in Sector-97, Faridabad. The licence is valid upto 05.06.2024. 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. 4,54,000/- as per detail given below:-

Sr. No.	Rules	Delay Period	Rate of composition charges	Amount (Rs.)
1.	24	Upto 2022-2023	Rs. 10,000/- per quarter of delay in submission of copy of advertisement beyond 30 days	1,40,000/-
2.	26 (2)	Upto 2022-2023	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 2022-2023	Rs. 10,000/- per month (or part thereof) in delay submission of account details	2,30,000/-
4.	28	Upto 2022-2023	Rs. 1,000/- per annum (or part thereof) for each delayed in submission of monthly statement	72,000/- + 12,000/-
Total				4,54,000/-

The Colonizer has deposited an amount of Rs. 4,54,000/- against the composition fee through online vide GRN no. 98783677 dated 31.01.2023 & 105514474 dated 29.07.2023.

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.

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