

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
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Regd.

(LC-IX)

[(See Rule 16(2))]

To

DBRM Developers LLP,
Rishi Tower, Near Under Pass,
HUDA Chowk,
Palwal-121102

Memo No. LC-3258- JE (MK)-2024/ 12906

Dated: 26/04/2024

Subject: Request for grant of Completion Certificate in respect of licence no. 42 of 2017 dated 06.07.2017 for setting up of Affordable Residential Plotted Colony under DDJAY over an area measuring 8.1125 acres in the revenue estate of Village Palwal, Sector -7, Palwal - DBRM Developers LLP.

Refer to your application dated 19.01.2024 for grant of Completion Certificate in respect of licence no. 42 of 2017 dated 06.07.2017 for setting up of Affordable Residential Plotted Colony under DDJAY over an area measuring 8.1125 acres in the revenue estate of Village Palwal, Sector -7, Palwal.

Chief Engineer, HSVP, Panchkula vide his memo no. CE-I/SE(HQ)/EE(M)/SDE(F)/OA(HQ)/2024/75365 dated 22.03.2024 informed that the services with respect of Affordable Residential Plotted colony under DDJAY over an area measuring 8.1125 acres in the revenue estate of Village Palwal, Sector -7, Palwal have been got checked and reported to be laid at site and are operational/functional. Senior Town Planner, Faridabad vide his memo no. 373 dated 27.02.2024 confirmed about laying of the colony as per approved layout plan.

In view of these reports it is hereby certified that the required development works in the said Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 8.1125 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.

- b) 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 CFL/LED fittings for street lighting in the licenced colony.
- j) That you shall comply with the conditions of Service Plan/Estimates 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 get obtain the water / sewer connection from HSVP within one month and you shall make your own arrangements for sewer disposal and water supply till the connection.
- m) That you shall arrange the disposal of waste of effluent of sewerage.
- n) That you shall supply the treated drinking water.
- o) That you shall increase the capacity of Sewerage Treatment Plant as per requirement/increase in occupancy of area.
- p) That you shall get CTO & other clearances from the concerned competent authority / department.

- q) That you shall abide by any or all instructions issued by the Department from time to time.
- r) That you shall submit the revalidated 1/5th bank guarantee against IDW which is valid upto 5 years for issuance of completion certificate.

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.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh. ✓
Dated:

Endst. No. LC-3258- JE (MK)-2024/

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

1. The Chief Administrator, HSVP, Sector-6, Panchkula.
2. The Chief Engineer, HSVP, Sector 6, Panchkula w.r.t. memo no. CE-I/SE(HQ)/EE(M)/SDE(F)/OA(HQ)/2024/75365 dated 22.03.2024.
3. Superintending Engineer (Planning), HVPNL, Panchkula
4. Senior Town Planner, Faridabad.
5. District Town Planner, Palwal.
6. Chief Account Officer of this Directorate.
7. Project Manager (IT) with a request to host this approval on website.

(Savita Jindal)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Directorate of Town & Country Planning, Haryana

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e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

ORDER

Whereas, Licence no. 42 of 2017 dated 06.07.2017 for setting up of Affordable Residential Plotted Colony under DDJAY over an area measuring 8.1125 acres in the revenue estate of Village Palwal, Sector -7, Palwal 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 developer is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas, Act, 1975 and Rules, 1976.

2. And, whereas, for delay in compliance of the provisions of Rule 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the developer has submitted a request to compound the said offence. As per the rates finalized by the Govt., the composition fee has been worked out to be Rs.12,000/- . Colonizer has deposited the composition fee vide dated 26.03.2024.

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 of delay in compliance of the provisions of Rules 24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2023.

(Amit Khatri, IAS)

Director,

Town & Country Planning,
Haryana, Chandigarh

Dated: 26/04/2024

Endst. no. LC-3258/JE(MK)/2024/ 12914

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

1. DBRM Developers LLP, Rishi Tower, Near Under Pass, HUDA Chowk, Palwal-121102
2. Chief Accounts Officer of this Directorate.

(Savita Jindal)

District Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh.