

## Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana6@gmail.com

Regd.

(LC-IX)

[[See Rule 16(2)]]

To

Vijay Laxmi Infrabuild Pvt. Ltd.,  
Regd. Office: Flat No. 104, 929/1,  
Naiwala, Faiz Road, Kroal Bagh,  
New Delhi-110005.

Memo No.LC-3430-JE (MK)-2021/ 26068 Dated: 12-10-2021

**Subject: -** Request for issuance of completion certificate in respect of affordable residential plotted colony under DDJAY over an area measuring 5.00 acres in Licence No. 27 of 2019 dated 24.02.2019 situated in the revenue estate of village Jaundhi, Sector-29, Jhajjar.

Refer to your application dated 11.06.2021 to grant completion certificate in respect of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 5.00 acres situated in the revenue estate of village Jaundhi, Sector-29, Jhajjar in license no. 27 of 2019 dated 24.02.2019.

2. Chief Engineer, HSVP, Panchkula vide his memo no. CE-1/SE(HQ)/SDE(W)/2021-135955 dated 05.08.2021 informed that the services with respect to aforesaid licenced colony have been got checked and found that all the public health services have been laid at site and are operational/functional. Senior Town Planner, Rohtak vide memo no. 2029 dated 02.08.2021 confirmed about laying of the colony as per approved layout plans.

3. Further, SE (Planning), HVPNL, Panchkula has also confirmed vide memo dated 08.09.2021 that all the electrical infrastructure have been laid out as per approved scheme.


4. In view of above said reports, it is hereby certified that the required development works in the aforesaid colony having area measuring 5.00 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, horticulture & electrification etc. The completion certificate is granted on the following terms and conditions:-

- a) 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 Jhajjar.

- 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 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. 4120 dated 19.02.2021 and the conditions imposed by CA-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 water / sewer connection from HSVP shall be obtained immediately after providing external services to this aspect in the vicinity of the site.
- m) That Bank Guarantee amounting Rs. 17.78 lac having validity of minimum 5 years shall be deposited to ensure upkeep and maintenance of the colony as per Rule 20 of Rules 1976 before de-mortgage of 15% saleable 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 & Country Planning  
Haryana, Chandigarh.



Endst. No. LC-3430- JE(MK)-2021/

Date:

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

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

(Babita Gupta)

District Town Planner (HQ)

For: Director, Town & Country Planning  
Haryana, Chandigarh

## Directorate of Town & Country Planning, Haryana


Nagar Yojana Bhawan, Plot No. 3, Block-A, Sector 18A, Madhya Marg, Chandigarh; Phone:0172-2549349  
e-mail:tcpharyana7@gmail.com; http://tcpharyana.gov.in

### ORDER

Whereas, license no. 27 of 2019 dated 24.02.2019 granted for setting up of an affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 5.00 acres situated in the revenue estate of village Jaundhi, Sector-29, Distt. Jhajjar 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 its Rules, 1976 thereof.

2. And, whereas, for delay in compliance of the provisions of Rule 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976, the licensee has submitted a request to compound the said offence. As per the rates finalized by the Govt. the composition fee has been worked out as Rs. 50,000/-, which has been deposited by the colonizer through GR No. 80809143 Dated 18.08.2021.

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 of delay in compliance of the provisions of Rules 24, 26, 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the colonizer upto 31.03.2021.


  
(K. Makrand Pandurang, IAS)  
Director,  
Town & Country Planning  
Haryana Chandigarh

Endst. no. LC-3329-JE(MK)/2021/ 26074

dated: 12-10-2021

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

- i. Vijay Laxmi Infrabuild Pvt. Ltd., Regd. Office: Flat No. 104, 929/1, Naiwala, Faiz Road, Koral Bagh, New Delhi-110005.
- ii. Chief Accounts Officer of this Directorate.

  
(Babita Gupta)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh