

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

<http://tcpharyana.gov.in>

LC-IX

(See Rule 16 (2))

To

Alpha G. Corp Development Pvt. Ltd. & others,
Golf View Corporate Towers, Tower-A,
Golf Course Road, Sector-42,
Gurugram-122002.

Memo No. LC-632D -PA(B)-2018/

Dated:

Subject:

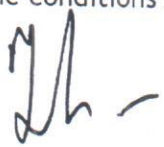
Request for grant of part completion certificate for an area measuring 85.569 acres, out of the total licensed area measuring 227.02 acres bearing license No. 296-301 of 2005 dated 16.12.2005, 948-955 of 2006 dated 15.05.2006 & 29 of 2011 dated 05.04.2011 granted for development of residential plotted colony in Sector-28 & 29, Karnal.

Please refer to your application dated 11.04.2017 on the matter as subject cited above.

2. Chief Engineer, HUDA, Panchkula vide memo No. 161323 dated 30.08.2017 informed that the services with respect to area measuring 85.569 acres in the Residential Plotted Colony having area measuring 227.02 acres and bearing license No. 296-301 of 2005 dated 16.12.2005, 948-955 of 2006 dated 15.05.2006 & 29 of 2011 dated 05.04.2011 in Sector-28 & 29, Karnal have been got checked and reported laid at site and are operational/functional. The services include water supply, sewerage, SWD, roads, street lighting and horticulture. Senior Town Planner, Panchkula vide memo No. 3419 dated 17.08.2017 has confirmed the report of Engineering wing of HUDA.
3. In view of these reports, it is hereby certified that the required development works over an area measuring 85.569 acres of Residential Plotted Colony comprising of licences above, 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, etc. The part 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 HUDA 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 Panchkula.
 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 HUDA/State Government as per their scheme.
 3. Level/Extent of the services to be provided by HUDA i.e. water supply sewerage, SWD, roads etc. will be proportionate of EDC provisions.
 4. That the roof top rain harvesting system shall be maintained properly and kept operational all the time to come.
 5. That in case some additional structures are required to be constructed and decided by HUDA 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 HUDA 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 of five years 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 13.02.2013 and the conditions imposed by CA-HUDA, Panchkula in the letter.
11. That you shall be required to obtain final completion certificate after laying out the colony as per approved layout plan and completion of Internal Development Works as per approved specifications and design as required under section 3(6) of the Haryana Development and Regulation of Urban Area Act, 1975.
12. That you shall get the licence renewed as laid down under rule 13 of the Haryana Development and Regulation of Urban Area Rules, 1976 till the grant of final completion certificate.
13. That you shall complete the construction of community buildings as per provisions of Section 3(3)(a)(iv) of Act No. 8 of 1975.
14. That you shall pay the EDC installment as per EDC relief policy dated 12.04.2016.
15. That you shall abide by all prevailing norms/rules and regulations as fixed by HUDA.
16. This part completion certificate shall be void-ab-initio, if any of the conditions mentioned above are not complied with.

DA/As above.



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

Endst. No. LC-632DI-PA(B)-2018/ 12311

Dated: 19-04-18

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

1. Chief Administrator, HUDA, Panchkula.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.
4. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
5. Nodal Officer, Website updation.


(Vijender Singh)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana Chandigarh