Directorate of Town and Country Planning, Haryana

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

Regd.
To

Tarc Ltd.,
2nd Floor, C-3, Qutab Institutional Area, Katwaria Sarai,
New Delhi-110016.

Memo No. LC-5066/JE (RK)/2025/ 50091 Dated: 31-12-2025

Subject: **Approval of the service plan estimate for license no. 137 of 2023 dated 05.07.2023 (6.95 acres), 15 of 2025 dated 29.01.2025 (1.26875 acres), 99 of 2025 dated 13.06.2025 (0.64375 acres) & 100 of 2025 dated 17.06.2025 (0.268 acres) granted for setting up of Group Housing Colony thereby making total area of the colony measuring 9.1405 acres in Sector 63A, Gurugram.**

Reference: Chief Administrator, HSVP, Panchkula office memo no. 391629 dated 11.12.2025.

The service plan estimate for license no. 137 of 2023 dated 05.07.2023 (6.95 acres), 15 of 2025 dated 29.01.2025 (1.26875 acres), 99 of 2025 dated 13.06.2025 (0.64375 acres) & 100 of 2025 dated 17.06.2025 (0.268 acres) granted for setting up of Group Housing Colony thereby making total area of the colony measuring 9.1405 acres in Sector 63A, Gurugram are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Administrator, HSVP, Panchkula office memo no. 391629 dated 11.12.2025.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up of Group Housing Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also

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be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.

7. The technical notes and comments of CA, HSVP are applicable as mentioned under:

a. All detailed working drawings would have to be prepared by you for Integrating the internal services proposals with the master proposals of town.

b. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.

c. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.

d. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP from time to time.

e. You shall be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HSVP. All link connections with the State Government/ HSVP system and services will be done by you. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.

f. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR, underground tanks, quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications, you shall be responsible for structural stability of all structures.

g. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

h. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.

i. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.

j. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by you from concerned Executive Engineer of HSVP.

k. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be

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provided as per approved X-section and specifications. If needed, the same may be sought by you from concerned Executive Engineer of HSVP.

l. The specifications for various roads will be followed as per IRC/MORTH specifications.

m. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.

n. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

8. That you shall submit the requisite bank guarantee of Rs. 622/- within 15 days from approval of service plan estimates.

Note (1):-

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, The Air (Prevention and Control of Pollution) Act, 1981 and The Water (Prevention and Control of Pollution) Act, 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.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.

DA/As Above.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No.LC-5066/JE (RK)/2025/ Dated:

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his memo no. 391629 dated 11.12.2025 for information and necessary action please.

(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

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