Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: http//tcpharyana.gov.in

Regd.
To

Receptive Buildwell LLP,
812, Ring Road Mall, Plot No. 21,
Manglam Place, Sector-3,
Rohini, Delhi – 110085.

Memo No. LC-4612/JE(SJ)/2026/ 23827 Dated: 07-07-2026

Subject: **Approval of revised Service Plan Estimate of Commercial colony (under TOD Policy dated 09.02.2016) granted over an area measuring 2.36875 acres (Licence no. 48 of 2022 dated 18.04.2022) in sector -89, Gurugram Manesar Urban Complex.**

Reference: Chief Administrator, HSVP, Panchkula office memo no. 194631 dated 30.06.2026 on the subject cited above.

The service plan estimate of above said licenced colony have been checked & corrected, wherever necessary by the Chief Administrator, HSVP as conveyed vide above referred letter which are being approved subject to the following terms and conditions: -

1. That you will have to pay the proportionate cost of external development charges for setting up of Commercial Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, street lighting, horticulture etc. on gross acreage basis as and when determined by HSVP/Director. These charges are modifiable and modified charges will be binding upon you.
2. That the maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance work out to Rs. 86.06 lacs, as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt. /Govt. agency.
3. That 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 all technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as **Annexure-A,** alongwith recommendation of HSVP dated 07.04.2026 **Annexure-B.**
5. That 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.
6. That the appropriate provision for fire fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.

7. That you shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by HSVP/State Govt. in this area as per scheme.

8. That the correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/storm water drainage of the colony by gravity with the master services. In case pumping is required the same will be provided by you.

9. That roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. Arrangement for seggration of first rain not to be entered into the system shall also be made by you.

10. That the estimates do not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.

11. That you shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural responsibility will entirely rest upon you.

12. 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.

13. That you will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.

14. That this estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will for part of the building works.

15. That in case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.

16. That you shall get the electrical service plan estimates approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.

17. That you shall get the permission of competent Authority, before laying services through Panchayat/Government land, if any.

18. That while laying the services at site, the adequate distance/depth shall be maintained as per norms of HSVP.

19. 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.

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

DA/As Above.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4612/JE(SJ)/2026/ Dated:

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his memo No. CA-HSVP/CE-I/SE(HQ)/EE(M)/SDE(G)/2026/194631 dated 30.06.2026 for information and necessary action please.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh.