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

Navi Estates LLP,
15, Jain Mandir Compound,
Connaught Place,
New Delhi -110001.

Memo No. LC-3519/JE (SK)/2025/14995 Dated: 24-4-2025

Subject: **Approval of Service Plan Estimates of Commercial Colony over an area measuring 2.625 acres (License no. 79 of 2018 dated 17.11.2018) in Sector-34, Sohna, District Gurugram.**

Ref: Chief Administrator, HSVP, Panchkula office memo no. CA/CE-1/CE-II/SE(HQ)/EE(M)/SDE(G)/2024/330323 dated 06.12.2024.

The Service Plan Estimates of Commercial Colony over an area measuring 2.625 acres (License no. 79 of 2018 dated 17.11.2018) in Sector-34, Sohna, District Gurugram being developed by you, has been checked and corrected wherever necessary by Chief Administrator, HSVP, Panchkula and 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 dated 06.12.2024.
2. That you will have to pay the proportionate cost to the External Development Charges for the subject cited 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 be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.

7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these alongwith recommendation letter dated 06.12.2024 received from Chief Administrator, HSVP, Panchkula is also appended as Annexure-A.

Note (1):-

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 Controlled 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.

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

Endst. No. LC-3519-JE(SK)-2025/ Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula in reference to his memo no. Chief Administrator, HSVP, Panchkula memo no. CA/CE-1/CE-II/SE(HQ)/EE(M)/SDE(G)/2024/330323 dated 06.12.2024 for information and necessary action please.

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

Tel. : 2570982
Toll Free No. : 1800-180-3030
Website : www.hsvp.in
Email : cencrhuda@ gmail.com

हरियाणा शहरी विकास प्राधिकरण
HARYANA SHEHARI VIKAS PRADHIKARAN

Address: C-3, HSVP , HQ Sector-6
Panchkula

CE-I No. 330323
Dated: 6/12/2024

Annexure-A

SUB:- Approval of service plan estimate of Commercial Colony on area measuring 2.625 acres (Licence No. 79 of 2018 dated 17.11.2018) in Sector-34, Sohna, Gurugram being developed by Smt. Monika Raizada W/o Naveen Raizada in collaboration with Navi Estates LLP.

Technical note and comments:-

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

2. 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.

3. 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.

4. 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.

5. The colonizer will 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 the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.

6. 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, colonizer himself will be responsible for structural stability of all structures.

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

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

Tel. : 2570982
Toll Free No. : 1800-180-3030
Website : www.hsvp.in
Email : cencrhuda@ gmail.com

हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI VIKAS PRADHIKARAN

Address: C-3, HSVP , HQ Sector-6 Panchkula

9. 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.
10. 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 the colonizer from concerned Executive Engineer of HSVP.
11. The developer may be directed to get the Sewage Treatment Plant (STP) got designed from a Govt. Institute like IIT, NIT etc. so as to ensure that the technology adopted by him is appropriate. He must take this action before construction of STP and submit documentary proof for the same at the time of grant of occupation certificate. The efficacy of such STP shall be checked randomly by the concerned Regional Officer of HSPCB.
12. 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 provided as per approved X-section and specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
13. The specifications for various roads will be followed as per IRC/MORTH specifications.
14. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
15. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

Sub Divisional Engineer (G),
for Chief Administrator, HSVP,
Panchkula.