Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh,
Phone: 0172-2549349; E-mail: tcpharyana7@gmail.com

Regd.

To

DLF Ltd., Milda Buildwell Pvt. Ltd. & others,
in collaboration with DLF Ltd.,
1st Floor, DLF Gateway Tower,
R Block, DLF City, Phase-III,
Gurugram-122002.

Memo No. LC-5120/Asstt(RK)/2024/ 12370 Dated: 19/04/2024

Subject: **Approval of Service Plan/Estimates for an area measuring 25.148 acres (phase-I) part of Licence No. 219 of 2023 dated 25.10.2023 granted over an area measuring 116.2965 acres under NILP policy in Sector-76 & 77, Gurugram Manesar Urban Complex being developed by DLF Ltd.**

Reference: Please refer to Chief Engineer-I, HSVP, Panchkula office Memo No. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/71507 dated 18.03.2024 on the matter as subject cited above.

The Service Plan/Estimates for an area measuring 25.148 acres (phase-I) part of Licence No. 219 of 2023 dated 25.10.2023 granted over an area measuring 116.2965 acres under NILP policy in Sector-76 & 77, Gurugram Manesar Urban Complex being developed by you, has been checked and corrected wherever necessary by Chief Engineer-I, 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 Engineer-I, HSVP, Panchkula office memo no. 71507 dated 18.03.2024.
2. That the process for release of Bank Guarantee amounting to Rs 622.8225 lacs (LC-2514) will be taken into further consideration after submission of additional Bank Guarantee amounting to Rs. 283.61348 lacs (Rs 161.85314 lacs + Rs 121.76034 lacs) in respect of licence no 219 of 2023 dated 25.10.2023.
3. That you shall revalidate the Bank Guarantee submitted on account of IDW well before one month of its expiry.
4. That you will have to pay the proportionate cost to the External Development Charges for setting up Residential Group Housing Colony (under NILP policy) 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.
10. 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 Engineer-I, 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-5120/Asstt(RK)/2024/ Dated:

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

1. Chief Engineer-I, HSVP, Panchkula in reference to his memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/71507 dated 18.03.2024.
2. Chief Account Officer O/o DTCP, Haryana.

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