Directorate of Town & Country Planning, Haryana

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

To

R.C. Sood & Company Pvt. Ltd. C/o Advance India Projects Ltd. New Delhi
(formally known as RJS Finance & Investment Pvt. Ltd.)
10th floor, EROS Corporate Tower, Nehru Place.
New Delhi- 110019

Memo No.LC-1313-JE (DS)-2020/16760 Dated: 21-09-2020

Subject: **Approval of service plan estimates for commercial Colony over an area measuring 4.418 acres in the revenue estate of village Badshahpur, Sector-66, Gurugram-Manesar Urban complex (licence no. 197 of 2008 dated 05.12.2008,)- R.C Sood & company Pvt. Ltd. C/o Advance India Projects Ltd. New Delhi.**

Ref: Chief Engineer-I, HSVP memo no. CE-I/SE(HQ)/SDE(W)/2020/14418 dated 27.07.2020.

The service plan/estimates for Commercial Colony over an area measuring 4.418 acres in the revenue estate of Village Badshahpur, Sector-66, Gurugram-Manesar Urban complex (licence no. 197 of 2008 dated 05.12.2008) 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. You will have to pay the proportionate cost of external development charges for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross average basis as and when approved by the Director. These charges are modifiable as and when approved by the Government and modified charges will be binding upon the colonizer.
2. You are liable to maintain the estate developed by you as per HSVP norms till such time the colony is taken over by the Local Authority/State Govt.
3. The wiring system of the street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL.
4. That appropriate provision for fire fighting as required in the NBC/ISI code should also be provided by you and a fire safety certificate will be obtained by you from the competent authority before undertaking any construction. You will be sole responsible for fire safety arrangements.
5. You will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP and all link connections with the external system will be done by you at your own cost. You will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services laid/to be laid by HSVP/State Govt. in this area as per your scheme. In case pumping is required the same will be done by you at your own cost.
6. It is made clear 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. The arrangement for segregation of first rain shall be made by you.

7. The correctness of the levels of the colony will be your sole responsibility and you will integrate the internal sewer/storm water drainage of the colony by gravity with the master services.
8. The estimate do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by you directly to the concerned power utility.
9. You will be responsible for the construction of various structures such as RCC underground tank etc. according to the standard specifications, good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
10. In case some additional structures are required to be constructed and decided by the Director/HSVP at a later stage, the same will be binding upon you.
11. You will not make the connection with the master services i.e. water supply, sewerage, storm water drainage without getting its approved from the competent authority.
12. Levels/extent of the services to be provided by the HSVP i.e. water supply, sewerage will be proportionate of EDC as and when made available by HSVP till that you will make your own arrangement.
13. You will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
14. You shall get approved the electrical service plan estimates from the concerned power utility within 60 days and submit the same in this office after approval.
15. You shall implement the direction given by the National Green Tribunal in OA No. 21 of 2014 and 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India & others as per the condition imposed by the Chief Engineer-I, HSVP, Panchkula.
16. 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, Panchkula under intimation to this office.

DA/As Above.

(S.K Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1313-JE (DS)-2020/ Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his letter No. 14418 dated 27.07.2020. for information and necessary action please.

(S.K Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh