Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
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Regd. .-

To

Adore Propmart LLP,
1F-22-26, Ozone Centre,
Sector-12, Faridabad-121007.

Memo No. LC-5131/Asstt(RK)/2024/ 14894 Dated: 20/05/24

Subject: **Approval of Service Plan/Estimates for Group Housing Colony over an area measuring 9.2453 acres (Licence no. 264 of 2023 dated 19.12.2023) in the revenue estate of village Shikohpur and Kherki Daula, Sector-77, Gurugram Manesar Urban Complex being developed by Adore Propmart LLP.**

Reference: Chief Engineer-I, HSVP, Panchkula vide memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/84607 dated 04.04.2024.

The Service Plan/Estimates for Group Housing Colony over an area measuring 9.2453 acres (Licence no. 264 of 2023 dated 19.12.2023) in the revenue estate of village Shikohpur and Kherki Daula, Sector-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. 84607 dated 04.04.2024.
2. That you shall revalidate the Bank Guarantee submitted on account of IDW well before one month of its expiry.
3. That you will have to pay the proportionate cost to the External Development Charges for setting up 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.
4. 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.
5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

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

Endst. No. LC-5131/Asstt(RK)/2024/ Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo no. CE-I/SE(HQ)/EE(M)/SDE(G)/2024/84607 dated 04.04.2024 for information and necessary action please.

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