Directorate of Town & Country Planning, Haryana

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To

Essel Housing Projects Pvt. Ltd.
LGF-10, Vasant square Mall, Plot-A, Sector-B,
Pocket-V, Community Centre, Vasant Kunj,
New Delhi-70.

Memo. No. LC-224-F-Asstt.(RK)-2020/ 15533 Dated: 03-09-2020

Subject: **Approval of additional/revised service plan estimates for tower No. Q1, Q2, R1, R2, R3, R4, S1 (Platinum A, F, B, C, D, E & S1 EWS) falling in Group Housing Colony being developed over an area measuring 5.56875 acres (license No. 21 & 22 of 2016 dated 17.11.2016, 32 & 33 of 2009 dated 11.07.2009) part of group housing colony measuring 36.51875 acres (license No. 48 of 1995 dated 20.12.1995 and 21 & 22 of 20016 dated 17.11.2016) in Sector 28, GMUC being developed by Essel Housing Projects Pvt. Ltd.**

Please refer your application on the matter as subject cited above.

The service plan/ estimates of Affordable Group Housing Colony being developed over an area measuring 5.56875 acres (license No. 21 & 22 of 2016 dated 17.11.2016, 32 & 33 of 2009 dated 11.07.2009) part of group housing colony measuring 36.51875 acres (license No. 48 of 1995 dated 20.12.1995 and 21 & 22 of 2016 dated 17.11.2016) in Sector 28, GMUC has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Gurugram Town.
2. 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.
3. That you are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
4. 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.
5. 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.

6. 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.
7. 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.
8. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.
9. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
10. The estimate does 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 solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flashing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.

(i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.

(ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

(a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.

(b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.

(c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.

(d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.

13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.

14. 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 stability responsibility will entirely rest upon you.

15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.

16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.

17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.

18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.

19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.

20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.

21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.

22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.

23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.

24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.

26. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo. no. CE-I/SE(HQ)/SDE(W)/2020/73336 dated 29.05.2020.

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

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

Endst. No LC-224-F-Asstt. (RK)-2020/ Dated :

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W)/2020/73336 dated 29.05.2020 for information and necessary action please.

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