

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

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To

Robbin Software Pvt. Ltd. and others,  
C/o Emaar MGF Land Ltd.,  
ECE House, 28 Kasturba Gandhi Marg,  
New Delhi.

Memo No. LC-1031-Vol-III-JE (BR)-2016/ 25419.

Dated: 17-11-2016

Subject:

**Approval of service plan/estimates of Residential Group Housing Colony (Licence no. 56 of 2009 & 62 of 2013) in Sector-77 of GMUC, District Gurgaon- Emaar MGF Land Ltd.**

Reference:

Chief Enigneer-I, HUDA, Panchkula Memo No. CE-I/EE(W)/CHD(G)/2016/25134-35 dated 15.07.2016 on the subject noted above.

The service plan/ estimates of Residential Group Housing Colony for which licence No 56 of 2009 & 62 of 2013 has been granted for an area measuring 29.34675 acres Sector-77, Gurgaon has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. You will have to pay the proportionate cost of external development charges for setting up of Group Housing Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture etc. on gross acreage basis as and when determined by HUDA. These charges will be modifiable and if modify the same will be binding upon you.
2. The Maintenance Charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. has been included in the estimate as per detail given in the estimate and the total cost works out to Rs. 946.20 Lacs. It may be made clear to you that you are liable to maintain the estate developed by yourself as per HUDA norms for ten years or till such time, the colony is taken over by the local authority/State Govt.
3. The overall density of the colony works out to 314 PPA. The final development plan exhibits the density @ 100-300 PPA part of sector-77, Gurgaon. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation of services only.
4. **FIRE FIGHTING:-**  
The provision made in the estimate has been checked for estimation purposes. However, it may be made clear to the colonizer that the appropriate provision for fire fighting arrangement as required in the NBC/ISI should also be provided by the colonizer and fire safety certificate should also be obtained by the colonizer from the competent authority before undertaking any consent. The colonizer will be solely responsible for fire safety arrangement.
5. All technical notes and comments incorporated in this estimate in two sheets will also apply. A copy of these is also appended as Annexure-'A'.

**6. STREET LIGHTING:-**

The provision for street lighting on acreage basis has been made. The street lighting, fixture and wiring etc. will be done as per HVPNL specifications, rules and regulations which will be highlighted in the covering letter. The above estimate does not include the provision for electrification.

**7. AIR TRAFFIC RULES/REGULATIONS:-**

The group housing complex consists the construction of multi-storied building RCC water tank has been proposed on the top of the building. The total height of the building and top of the water tank above ground level has not been defined/indicated on the plans. The violation of Air Traffic Rules/Regulations and height of the building may be examined by your office.

8. You have proposed to make sewer/storm water system function through pumping up to initial STP/HUDA line. Therefore, it will be your responsibility to make the pumping arrangement and Maintenance Charges, thereof for sewerage & storm water disposal for all the time to come.

9. It may be made clear to you that you will not make the connection with the master services without prior approval of the competent authority, in writing.

10. For disposal of sewage of the colony, through existing treatment Plant in your colony. It may be made clear to you that you will be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Department till such time the HUDA services are made available as per proposal of the Town. All the link connection with the HUDA services shall be made by you at your own cost.

11. The estimate does not include the provision of electrification of the colony. However, it may be made clear to you that the supervision charges, O & M charges shall be paid by you directly to the HVPNL Department.

12. For licenses at isolated placed or at places where HUDA has to acquire land and float sector, you will have to make their own arrangement by way of tube well after approval from Central Ground Water Board, with in your respective colonies, HUDA can make available the water only after HUDA sector, in which licensed area falls, is development. It is also subject to:-

- i. Availability of litigation & encroachment free land.
- ii. Permission within reasonable period from Central Ground Water Board, Forest and Environment Department.
- iii. Sufficient funds are made available for carrying out the External Development works.
- iv. Till the water supply and other services are made available by HUDA, the license will have to make their own arrangements, Tube wells can be bored with permission from Central Ground Water Board and other concerned authority for the purposes.
- v. HUDA shall supply the drinking water only to the license granted in the master plan area.

13. You have proposed to recycling water to be utilized for flushing purposes, thus it is made clear to you will made provision of separate flushing line, storage tank,

metering system, pumping system and plumbing. It is further clarified to you 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 system independent to each other, will be adopt one for potable water supply and second for recycled water. Home/office/business establishment will have been access to two water pipelines.
- ii. Potable water supply and SWD line will be laid on one side of berms and sewer lines and recycled water supply lines will be laid on opposite berms of road. Recycled water line will be above sewer lines. Wherever unavoidable and if all pipes of potable water supply, sewer and recycled water supply 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 line shall be above recycled water line which should be above sewer. Minimum clear vertical separation between a potable water line and recycled water line shall be one foot if not possible then readily identifiable sleeve should be used.

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

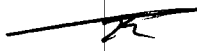
- a) Recycled water pipes, fitting, Appurtenances, valves, taps, meters, hydrants will be of Red Color or painted red.
  - b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets. Hydrants Valves both surface and subsurface, Covers and all conspicuous places of recycle distribution system.
  - c) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.
  - d) Octagonal covers, red in color or painted Red and words "Recycled Water Not fit for Drinking" embossed on them should be used for recycled water.
14. It may be made clear to you that there will be no pollution due to disposal of sewerage of your colony. The disposal of effluent should be in accordance to the standard norm, fixed by the Haryana State Pollution Control Board/Environment Deptt.
15. You will be responsible for the construction of various structures such as RCC UGT and OHSR; water/sewerage treatment plant etc. according to the standard specification, good quality workmanship and water tightness of all the structures.
16. It may also be clarified to the colonizer that he will be solely responsible to lay the services up to the external services laid/to be laid by HUDA on sector dividing road at respective locations/points.
17. The correctness of the levels of the colony will be solely your responsibility for integrating the internal sewer/storm water drainage of the colony by gravity with

the master services. In case pumping is required the same will be provided & maintained by you for all the time to come.

18. In case it is decided by Govt. that HUDA/Govt. will construct 24 Mtrs. wide road and will extended master services on 24 Mtrs. internal circulation road then additional amount at rates as decided by the authority/Govt. will be recoverable over and above EDC from you.
19. You will get the road level/formation level of services fixed from the concerned Superintending Engineer before execution of work at site.
20. In case some additional structures are required to be constructed and decided by the HUDA at a later stage, the same will be binding upon you. Flow control valves will be installed preferably of automatic type on water supply connection with HUDA water supply line.
21. Level of the external services to be provided by HUDA i.e. water supply, sewage, will be proportionate of EDC deposited.
22. It may be made clear to you that the rain harvesting system shall be provided by you, as per Central Ground Water Authority norms/Haryana Govt. notification and the same will be kept operational/maintained all the time. Arrangement for segregation of first rain not to be entered into the system shall also be made by you.

A copy of the approved service plan/estimates and annexure 'A' are enclosed. You are requested to supply five additional copies of the approved service plan/estimates to the Chief Engineer, HUDA, Panchkula under intimation to this office.

DA/ as above.

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

Endst. No. LC-1031-Vol-II-JE (BR)-2016/

Dated:

A copy is forwarded to the Chief Engineer-I, HUDA, Panchkula with reference to his Memo No. CE-I/EE(W)/ CHD(G)/2016/25134-35 dated 15.07.2016 for information and necessary action please.

(S.K. Sehrawat)  
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Haryana, Chandigarh.