

Directorate of Town & Country Planning, Haryana

Ayodhya Bhawan, Sector 18, Chandigarh

Phone:0172-2549349; e-mail:tcphry@gmail.com

http://tcpharyana.gov.in

To

Pioneer Urban Land & Infrastructure Pvt. Ltd.
Paras Down Town Centre,
5th and 7th Floor, Golf Course Road,
Sector-53, Gurgaon.

Memo No. LC-1025(Vol-II)-JE(B)-2012/ 16111

Dated: 27/8/12

Subject:

Approval of service plan estimates for Internal development works in respect of residential group housing colony being developed on area measuring 24.606 acres in Sector-62, Gurgaon - Manesar Urban Complex (License No. 268 of 2007 dated 03.12.2007).

Ref:

Please refer your application on the subject noted above.

The service plan/ estimates of residential group housing colony being developed on area measuring 24.606 acres in Sector 62, Gurgaon - Manesar Urban Complex have been checked and corrected wherever necessary by the Chief Administrator, HUDA & are hereby approved subject to the following terms and conditions:-

1. That you will have to pay the proportionate cost of external development charges for setting up of residential plotted colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HUDA. These charges will be modifiable and modified charges will be binding upon you.
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. 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.
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.
5. You shall be fully responsible to meet the demand, to dispose of effluent and drain water till these services are provided by HUDA and all link connections with the external system shall be made 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 to be laid/ laid by HUDA/ State Govt. in this area as per scheme.
6. 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.
7. You shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the HUDA services are made available as per the proposal of the town. All the link connections with the HUDA services shall be made by you at your own cost.
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. It is made clear that level/extent of external services to be provided by HUDA will be in accordance with EDC deposited.
10. 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.
11. 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.

12. 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.
13. You shall be sole responsible for the construction of various structures such as RCC under ground tank etc according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
14. In case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you.
15. That you shall transfer the land under master plan road as well as service road to HUDA for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
16. Levels of services to be provided by HUDA i.e. Water Supply, Sewerage will be proportionate of EDC deposited.
17. In case it is decided by Govt. that HUDA/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. 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.
20. 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.
21. Solar water heating system shall be provided by you as per the norms approved by the Haryana Govt.
22. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing 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.
 - (e) Huda will be supply recycle water for green belts, irrigation and parth only but not for flushing in houses, group housing, commercial areas. The developer himself from his STP, however will laid the system for recycle demand of his licensed colony within his premises.



23. It is clarified that release of water for external source will take about five years for the new licensed area subject to the following:-
- (i) Availability of litigation and encroachment free land.
 - (ii) Permission within reasonable period from forest and environmental department wherever required.
 - (iii) Till the water supply and other services made available by HUDA, the licensee will have to make their own arrangements. Tube well can be bored with permission from Central Ground Water Board and other concerned authority for the purposes.
 - (iv) HUDA shall supply the drinking water only to the license granted in the master plan area.
 - (v) HUDA shall provide water supply along NPR/SPR at the initial stage and various colonizer will have to take connection from this water supply main upto their site at their own expenses till the land of the master road encircling the licensed area is acquired and the area in between the licensed area and the NPR/SPR is further acquired by HUDA or licensees.
24. It is clarified that you shall liable to maintain the estate developed by you for 10 years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.

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, HUDA, Panchkula under intimation to this office.


(DEVENDRA NIMBOKAR)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh
dtg.hqdn.tcp@gmail.com

Endst. No. LC-1025(Vol-II)-JE(B)-2012/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his office Memo No. 9338 dated 20.07.2011 and 5782 dated 07.05.2012 for information and necessary action.

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