

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh

Phone: 0172-2549349, Email: tcphry@gmail.com, www.tcpharyana.gov.in

Memo No. DS-(R)-LC-2005/2011/ 19365 Dated: 23/12/11

To

M/s Gurgaon Infratech Pvt. Ltd.,
M/s Landscape Structure Pvt. Ltd.,
M/s Ardent Properties Pvt. Ltd.,
C/o M/s Tata Services Pvt. Ltd.,
Jivan Bharti, Tower-1, 10th Floor, 124,
Connaught Circus, New Delhi-110001.

Subject: - Approval of the Service Plan/Estimates for of Group Housing Colony the land measuring 36.2515 acres, in sector-72, Gurgaon being developed by M/s Landscape Structure Pvt. Ltd. & M/s Ardent Properties Pvt. Ltd. & M/s Gurgaon Infratech Pvt. Ltd. C/o M/s Tata Services Ltd. (Licence No. 200 of 2008 dated 08.12.2008 & 155 of 2008 dated 14.08.2008)

Reference: - Vide letter memo no. 9211 dated 18.07.2011 of CA HUDA, Panchkula on the subject noted above.

The service plan/ estimates of the Group Housing Colony being developed on the land measuring 36.2515 acre (Licence No. 200 of 2008 dated 08.12.2008 & 155 of 2008 dated 14.08.2008) in Sector-72, Gurgaon has been checked and corrected wherever necessary by Chief Administrator, HUDA, Panchkula and are hereby approved subject to the following terms and conditions:-

1. You shall pay the proportionate cost of external development charges for setting up of the residential plotted colony, for the Services like Water Supply, Sewerage, Storm Water Drainage, Roads, Bridges, Community Buildings, Street Lighting and Horticulture etc. on gross acreage basis as and when determined by HUDA/Director. These charges are modifiable as and when approved by the Authority/Government and modified charges will be binding upon the colonizer.
2. The maintenance Charges for various services like water supply, sewerage, storm water drainage, roads, street lighting and Hort., etc. has been included by the firm in the Sub Work No. VII and the total cost of works out to Rs. 601.40 lacs. It may be made clear to the colonizer that they are liable to maintain the estate developed by them for 10 years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.
3. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation/services only.
4. You shall make appropriate provision for fire fighting arrangement 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. 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".
6. The wiring system of street lighting will be under ground and the specification of the street lighting fixture etc. will be as per relevant standard of HVPNL.
7. The Group Housing Complex consists the construction of multi-storeyed 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.
8. You shall be fully responsible for making arrangement of disposals of sewerage and storm water drainage till such time these are made available by HUDA/ State Govt. and all link connection with the external system will be made by you at your own cost. You shall have to ensure that the sewer and 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.
9. You shall 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 and correctness of the levels of the colony.
10. You shall use the recycled water for flushing purpose. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer 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.
11. The correctness of the levels of the colony will be sole responsibility of the colonizer 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 colonizer for all the time to come.
12. The rain harvesting system shall be provided by you as per norms and the same shall 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.
13. The estimates 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 HVPN.
14. You shall be solely responsible for the construction of various structures such as RCC under ground tank etc. according to the standard specifications good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
15. In case, some additional structure are required to be constructed and decided by Haryana Urban Development Authority at a later stage, the same will be constructed by your company.
16. You will not make the connection with the master services i.e. water supply, sewerage, storm water drainage without getting its approval from the competent authority.

17. The level / extent of the services to be provided by the HUDA i.e. water supply sewerage will be proportionate to EDC deposited.
18. In case, it is decided by Govt. that master services be extended on 24 M wide internal circulation road additional amount at rates as decided by the authority will recoverable from colonizer over and above the EDC.
19. The construction of master road is yet to take place, the developer will get the road level/formation level of his services fixed from the concerned SE before execution.

A copy of the approved service plan/estimates is enclosed herewith. 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

(P.P Singh)
District Town Planner (HQ)
For Director General, Town and Country Planning
Haryana, Chandigarh

Endst. No. LC-2005/DS-(R)-2011/

Dated:

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No.CE-1/EE (W)/SDE (W)/ADM (HQ)/9211 dated 18.07.2011 for information and necessary action please.

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