

**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

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Regd.

To

CSN Estates Pvt. Ltd.,  
128, Ground Floor, Sector 44,  
Gurgaon.

Memo. No. LC-2577 (C)-PA(SN)-2017/ 4252

Dated: 06-08-2017

**Subject: Approval of Revised Service Plan/Estimates in Licence No. 85 of 2012 dated 29.08.2012 granted for setting up Group Housing colony over an area measuring 8.875 acres in revenue estate of village Bajghera, Sector 112-113, District Gurgaon- CSN Estates Pvt. Ltd. in collaboration with individual land owners & associate companies**

Kindly refer your application on the subject noted above.

The Revised Service Plans/Estimates in respect of Licence no. 85 of 2012 dated 29.08.2012 granted for setting up Group Housing colony over an area measuring 8.875 acres in revenue estate of village Bajghera, Sector 112-113, District Gurgaon being developed by you has been checked and corrected wherever necessary by Chief Administrator, HUDA, Panchkula and are hereby approved subject to the following terms and conditions :-

- a. You will have to pay the proportionate cost of external development charges for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross acreage basis as and when approved by the Director. These charges are modifiable as and when approved by the Government and modified charges will be binding upon the colonizer.
- b. 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.
- c. You are liable to maintain the estate developed by you as per HUDA norms till such time the colony is taken over by the Local Authority/State Govt.
- d. The wiring system of the street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL.
- e. That appropriate provision for fire fighting 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.
- f. You will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HUDA and all link connections with the external system will be done 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 laid/to be laid by HUDA/State Govt. in this area as per your scheme. In case pumping is required the same will be done by you at your own cost.

- g. It is made clear that there will be no pollution due to disposal of sewerage of the colony. The disposal of effluent should be in accordance with the standard norms fixed by the Haryana State Pollution Control Board/Environment Department.
- h. You will be responsible regarding the portability of the water before supply the water to the resident as presently tubewell based water supply is proposed.
- i. That you will have to make provision of separate flushing line, storage tank, pumping system and plumbing of recycled water. 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.
- j. It is made clear that roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain shall be made by you.
- k. 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.
- l. The estimate do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by the you directly to the HVPNL.
- m. You will be responsible for the construction of various structures such as RCC underground tank etc. according to the standard specifications, good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
- n. In case some additional structures are required to be constructed and decided by the Director General/HUDA at a later stage, the same will be binding upon you.
- o. 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.
- p. Levels/extent of the services to be provided by the HUDA i.e. water supply, sewerage will be proportionate of EDC deposited.
- q. 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 be part of the building works.

- r. Solar water heating system shall be provided by you as per the norm approved by the Haryana Govt.
- s. That the land under service road shall be transferred to HUDA for construction of service road and the proportionate cost for the same shall be paid by you.
- t. In case, it is decided by Govt. that HUDA/Govt. will construct 24 m wide road and will extend master services on 24 m internal circulation road then additional amount at rate as decided by the authority/Govt. will be recoverable over and above EDC.
- u. That construction of master road is yet to take place. Therefore, you will get the road level/formation level of your services fixed from the concerned Superintending Engineer, before execution.
- v. 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 valve will be installed preferably of automatic type on water supply connection with HUDA water supply line.
- w. You will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates and also abide by terms and conditions mentioned in the approved letter of Service Plan Estimate of said colony, issued by CA, HUDA vide letter dated 29.11.2016 (Copy enclosed).
- x. That you shall submit the approved electrical estimates plan for electrical infrastructure from HVPN within 60 days and submit the same in this office for approval.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Engineer, HUDA, Panchkula under intimation to this office.

DA/As above



(Ravi Sihag)  
District Town Planner (HQ)  
O/o Director, Town & Country Planning  
Haryana, Chandigarh

Endst. No LC-2577(C)-PA(SN)-2017/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his memo No. CE-II/EE(W)/CHD(G)/2016/20467 dated 29.11.2016 for information and necessary action please.

(Ravi Sihag)  
District Town Planner (HQ)  
O/o Director, Town & Country Planning  
Haryana, Chandigarh

original letter given to  
Mr. Vipin Mehta for correspondence

by ..  
10/3/17