

## Directorate of Town & Country Planning, Haryana

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

Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana2@gmail.com](mailto:tcpharyana2@gmail.com)

Regd.

To

Ananddham Realtors Pvt. Ltd.,  
C/o Ansal Properties & Infrastructure Ltd,  
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,  
New Delhi-110001.  
Email - [apisanctions\\_hr@ansalapi.com](mailto:apisanctions_hr@ansalapi.com)

Memo. No. LC-1575-PA(SN)-2016/ 10982

Dated: 23/5/16

**Subject: Approval of service plan/estimate in license no 291 of 2007 dated 31.05.2007 granted for setting up of a Commercial colony over an area measuring 4.237 acres falling in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon.**

Kindly refer your application on the subject noted above.

The Service Plans/Estimates in respect of commercial colony under the Licence no. 291 of 2007 dated 31.05.2007 granted for an area measuring 4.237 acres falling in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. 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 norms 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 an 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 10.04.2015 (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

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

Endst. No LC-1575-PA(SN)-2016/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his memo No. CE-1/EE(W)/CHD(G)/2015/4054 dated 10.04.2015 for information and necessary action please.

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

From

The Chief Administrator,  
HUDA, Panchkula.

To

The Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Memo No: - CE-I/EE (W)/CHD(G)/2015/4054

Dated:-10/4/15

SUB:-

Approval of Service plan estimate for Commercial Colony for an area measuring 4.237 acres (license No 291 of 2007 dated 31.12.2007) at Village Badshahpur, Sector-67, Gurgaon being developed by M/S. Ansal API, C/o JMD Ltd.

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Please refer to your office Endst. No. ZP-347/ AD(RA)/2013/57350- 58 dated

13.11.2013 ,vide which the revised building plans of Commercial Colony cited in the subject above were approved by your office.

The rough cost estimate / service plans for providing Public Health/B&R Services to be provided by the colonizer M/S. Ansal Properties & Infrastructure Ltd. C/o JMD Ltd. falling in their Commercial Colony on the land measuring 4.237 acres area (license No. 291 of 2007 dated 31.12.2007) at Village Badshahpur, in Sector-67, Gurgaon, have been received from SE, HUDA, Circle-II-Gurgaon vide his Memo No. 2732 dated 04.03.2015. The same have been checked and corrected wherever necessary and are sent herewith for execution as well as for Bank Guarantee purpose, subject to the following comments:-

**1. EXTERNAL DEVELOPMENT CHARGES:-**

The colonizer will have to pay the proportionate cost to the external development charges for setting up Commercial Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HUDA. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.

**2. DENSITY/AREA/POPULATION:-**

The scheme has been designed considering one person per 3 Sqmt. on G.F. , One Person per 6 Sqmt. on F.F. for retail in block-A,B & C and One person per 10 Sqmt. on upper floor i.e. 2<sup>nd</sup> floor to 8<sup>th</sup> floor for office use in block-C and 135 Nos. service apartment on upper floor i.e. 2<sup>nd</sup> floor to 6<sup>th</sup> floor in block-B, within 29996.665 Sqmt. FAR. have been proposed. This may be checked and confirmed by your office that overall density as taken is correct and overall density of sector should be maintained according to final development plan of Gurgaon Town. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of estimation/services.

3. All technical notes and comments incorporated in this estimate in two sheets will also apply.

A copy of these are also appended as Annexure-'A'.

4. The title and name of the License may be examined by your office.

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**5. STREET LIGHTING:-**

The wiring system of street lighting will be as per the relevant standard of HVPNL/DHBVNL and being followed by HUDA in their sector. The firm shall provide automatic on off system street lighting in the complex.

**6. FIRE FIGHTING:-**

The provision made in the estimate has been checked for estimation purpose. However, it may be made clear to the colonizer that the appropriate provision for firefighting 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 construction. The colonizer will be solely responsible for fire safety arrangement.

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

The Commercial Complex Project consists the construction of multi-storeyed building(G+8) stoeyed building, RCC water tower has been proposed on the top of the building. The total height of the building and top of the water tower 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 DGTCP office.

8. The revised layout plan for setting up of Commercial Colony having an area of 4.237 acres area approved by your office No. ZP-347/ AD(RA)/2013/57350-58 dated 13.11.2013 annexed with the estimate have been considered to be correct for the purpose of estimation/service only.

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**9. MAINTENANCE OF SERVICES:-**

The Mtc. charges for various services like water supply, sewerage, SWD, roads, street lighting, Hort., etc. and resurfacing of roads have been included in the estimate as per details given in the estimate and the total cost works out to be **Rs. 134.04 Laacs**, as they are liable to maintain the estate developed by them as per HUDA norms, till such time, the colony is taken over by the local authority/State Govt.

10. It may be made clear to the colonizer that level/extent of external services to be provided by HUDA will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose off effluent and rain water till these services are provided by HUDA.
11. The correctness of the levels of the colony will be sole responsibility of the colonizer for integrating the internal/sewerage, storm water drainage of the colony by gravity with the master services.
12. The service estimate as received has been checked in this office with the consideration that layout plans appended in the services estimate has been checked/ approved by competent authority.
13. The estimate includes the provision of electrification of the colony. (Street lighting only) However, it may be made clear to the colonizer that the supervision charges and O & M charges shall be paid by them directly to the HVPNL/DHBVNL. The firm shall provide automatic on-off system for street lighting in the complex.

14. It shall be mandatory for the firm to provide Solar Water Heating System as per HAREDA specifications. An undertaking in this regard shall be furnished by the owner to DGTCP (Hr.) at the time of Grant of Occupation Certificate.

15. It is made clear to the colonizer that release of water for external source will take about 2 to 3 years for the new licensed area subject to the following:-

- i) Supply of adequate quantity of raw water at tail of NCR water supply channel by Irrigation Deptt. and timely completion of water treatment plant at Chandu Budhera Water Works.
- ii) Availability of litigation and encroachment free land.
- iii) Required quantity of raw water will be made available by irrigation deptt.
- iv) Permission within reasonable period from forest and environment department where ever required.
- v) Till the water supply and other services are made available by HUDA, the licensees will have to make their own arrangements. T/Well can be bored with permission from Central Ground Water Board and other concerned authority, for the drinking purposes only. But no under ground water supply shall be used for construction purposes.
- vi) HUDA shall supply the drinking water only to the license granted in the master plan area.
- vii) 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 up to their site at their own expenses till the land of master road in circling the licensed area is acquired and the area in between licensed area and the NPR/SPR is further acquired by HUDA or licensees.
- viii) Developers will disclose the source of water for construction purposes.

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16. Recycled water is proposed to be utilized for flushing purposes. 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. Even ablution taps should be avoided.

- (i) Two separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water. 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

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water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one foot, if 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, fittings, 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 at 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 "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.

- 17. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets.
- 18. It may be made clear to the colonizer that there will be no pollution due to disposal of sewerage of their colony. The disposal of effluent should be in accordance to the standard norms, fixed by the Haryana State Pollution Control Board/Environment Deptt.
- 19. The colonizer will be responsible for the construction of various structures such as RCC UGT and OHSR; water/sewage treatment plant etc. according to the standard specification. Good quality workmanship and water tightness of all the structures will be responsibility of the colonizer.
- 20. In case some additional structures are required to be constructed, as decided by the HUDA at a later stage, the same will be binding upon the colonizer .Flow control valves will be installed, preferably of automatic type, on water supply connection with HUDA water supply line.
- 21. In case it is decided by Govt. that HUDA/Govt. will construct 24 Mtrs. Wide road and will extend master services on 24 Mtrs. Internal circulation road then additional amount and rates as decided by the authority/Govt. will be recoverable over and above EDC.
- 22. Since 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 Superintending Engineer, before execution.
- 23. The formation level of internal roads should match with the sector roads, similarly other services of colonizer like water supply, sewerage and SWD level etc. should also be fixed in integration of levels of EDC services of water supply, sewerage & SWD etc.
- 24. CFL lamp shall be provided by the firm for external lighting in respect of energy conservation.
- 25. Levels of the external services to be provided by HUDA i.e. water supply sewerage will be proportionate to EDC deposited.
- 26. That the owner will not resort manual scavenging by engaging sanitation works for cleaning of septic tanks/ such cleaning as per the decision taken in the meeting of the Central Monitoring Committee (CMC) held under the Chairmanship of Cabinet

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Secretary on 22.03.2013 (D.O. No. Q. 11021/12/2010-PHE-II (Vol. IV dated 7<sup>th</sup> Feb. 2013) of secretary to the Govt. of India of Urban Development and further order by the Principal Secretary to Govt. Haryana, Urban Local Bodies Deptt., Chandigarh vide letter No. 16/24/2013-2C1 dated Nil.

**27. SPECIAL CONDITIONS:-**

The developer has to dismantle and relocate his services even after laid, wherever required to suit the size, capacity and levels of HUDA services in the area/sector, if any.

- These services at later stage, if required, will have to correlate with the services falling in the land of other licensee/developer adjacent to the land of this colonizer have to re-lay & relocate for their size, capacity and levels to give continuity of proper approach, to maintain the loops and grid of water supply distribution line and functioning of sewer and storm water drainage & other services in the public interest. The developer has to obtain prior permission from the concerned authority if the services are to be laid through revenue rasta or other land before laying of services. It will be ensured by the colonizer to install double bottom system in flushing cistern in all toilets in various building to be constructed in his licensed area.
- Similarly, the common services if decided to be laid by HUDA along 24mtr wide road / master roads against the development charges charged by HUDA for common benefit of all developers in the sector, the developer shall have to dismantle and relocate his already laid services, wherever required to suit the size, capacity and levels of HUDA services in the area / sector.
- Permission for competent authority shall be obtained prior to boring/drilling of tube wells. Further, approval of service plan/estimate with tube well provision does not entitle the colonizers to drill tube well. It is pertinent to mention here that at present HUDA has not laid master water supply in the area. Water so obtained from tube well shall be used only for drinking purposes and shall not be used for construction purpose.

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**28. COMMON SERVICES:-**

- (i) The estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. and will be part of the plumbing work.
- (ii) The firm will provide solar water heating system as per the guidelines issued by the Haryana Govt./Ministry of Environment, Govt. of India.

**29. CONSTRUCTION ACTIVITY OF PROJECT:-**

- a) It is clearly stated that the firm/developers shall not be allowed to carry out the construction with underground water.
- b) The firm shall also show the source from where the water supply will be taken for construction purpose.



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The estimated cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for the purposed of bank guarantee and work out as under:-

<u>Sr. No:</u>	<u>DESCRIPTION</u>	<u>AMOUNT IN LACS.</u>
1.	Water Supply	Rs. 144.90 Lacs.
2.	Sewerage	Rs. 95.39 Lacs.
3.	Storm Water Drainage	Rs. 53.32 Lacs.
4.	Roads	Rs. 105.22 Lacs
5.	Street Lighting	Rs. 16.24 Lacs.
6.	Horticulture	Rs. 5.75 Lacs.
7.	Maintenance of services for ten years including resurfacing of road after Ist five years and IInd five years of maintenance (as per HUDA norms)	Rs. 134.04 Lacs. Rs. 554.86 Lacs

Say Rs: 554.90 Lacs.

Dev. Cost per acre =554.90 Lacs/4.237 acres= Rs 130.96 Lacs per gross acre.

Two copies of the estimate along with Four plans and proposal as received are returned herewith duly corrected and signed for further necessary action.

It is requested to get three copies of the estimate/service plan from the colonizer for distribution amongst the field station.

**DA/-Estimate in duplicate  
along with Four plans  
& Annexure-A.**

For Executive Engineer (W),  
Chief Administrator, HUDA,  
Panchkula.  
Dated:- 24/11

Endst. No: -

A copy of the above is forwarded to the Superintending Engineer, HUDA, Circle-II-Gurgaon for information with reference to his Memo No. 2732 dated 04.03.201.

For Executive Engineer (W),  
Chief Administrator, HUDA,  
Panchkula

C.E. No. 4057  
Dated 10/4/11  
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Annexure-A

**SUB:-** Approval of Service plan estimate for Commercial Colony for an area measuring 4.237 acres (license No. 291 of 2007 dated 31.12.2007) at Village Badshahpur, Sector-67, Gurgaon being developed by M/S. Ansal API, C/o JMD Ltd.

**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HUDA. All link connections with the State Government/ HUDA system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

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C.E. No. 4074  
Dated:- 15/4/15

8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HUDA.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall conform to such other conditions as are incorporated in the approved estimate and the letter of approval.

For **Executive Engineer (W),  
Chief Administrator, HUDA,  
Panchkula**

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