

Directorate of Town & Country Planning, Haryana

Ayojna Bhawan, Sector 18, Chandigarh

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

http://tcpharyana.gov.in

To

Chetna Estate Pvt. Ltd.,
KLJ Town Planner Pvt. Ltd.
Ujjawal Consumable Goods Pvt. Ltd.,
Lubhawani Estate Pvt. Ltd.
C/o Cadillac Buildwell Pvt. Ltd.,
KLJ House, 63, Rama Marg,
Nazafgarh Road, New Delhi.

Memo No. LC-1152-JE(B)/2013/ 36491

Dated: 15/4/13

Subject: **Approval of service plan/estimates for Internal Development Works in respect of group housing colony measuring 50.325 acres (License No. 3-9 of 2007 dated 2.1.2007 & license No. 157 of 2008 dated 8.8.2008) in Sector 77, Faridabad.**

Kindly refer your application on the subject cited above.

The service plan/estimates of group housing colony for an area measuring 50.325 acres in Sector 77, Faridabad 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 industrial 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. That you are liable to maintain the estate developed by you as per HUDA norms for 10 years or till the area is handed over to MC/local authority, whichever is later.
3. 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
4. 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
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 specifications of the street lighting fixture etc will be as per relevant standard of HVPNL.
7. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
8. 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.
9. You shall be sole 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.
10. That release of water from 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 & Environment 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 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.

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- (v) 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.
11. 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.
 12. That the tertiary water shall be used for green parks as per proposal made in the recycled water plan.
 13. 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 abluition 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.
 14. You shall be fully responsible to meet the demand, to dispose of effluent and drain water till these services are provided by HUDA. It is also made clear 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 norms, fixed by the Haryana State Pollution Control Board/Environment Department.
 15. 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.
 16. 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.
 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. 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. Flow of control valves will be installed preferably of automatic type on water supply connection with HUDA water supply line.
 20. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
 21. 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.
22. 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.
23. 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.
24. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HUDA on Sector dividing road at respective locations/points.

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.



(SUNITA SETHI)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1152-JE(B)-2013/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his office Memo No. 4826 dated 17.04.2012 for information and necessary action.

(SUNITA SETHI)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh