

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh  
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Regd. To

Sh. Virender S/o Sh. Dharam Pal,  
Sh. Surender Yadav S/o Sh. Dharam Pal,  
Sh. Jitender Yadav S/o Sh. Phool Singh,  
Smt. Sarita W/o Sh. Vikash Yadav,  
In collaboration with Roots Developers Pvt. Ltd.,  
F-17, 1<sup>st</sup> Floor, Central Plaza, Golf Course Road,  
Sector-53, District Gurugram.

Memo No. LC-2765-B/Asstt(RK)/2023/ 30420

Dated: 13/09/23

Subject:

**Approval of Service Plan/Estimates of Affordable Plotted Colony (DDJAY-2016) over an area measuring 12.447 acres falling under Licence no. 57 of 2023 dated 17.03.2023 (after migration from Licence No. 25 of 2014 dated 11.06.2014) in Sector-95A, Gurugram being developed by Roots Developers Pvt. Ltd.**

Ref:

Please refer to Chief Engineer-I, HSVP, Panchkula office memo no. 174590 dated 11.08.2023 on the matter as subject cited above.

The service plan/estimates for Affordable Plotted Colony (DDJAY-2016) over an area measuring 12.447 acres falling under Licence no. 57 of 2023 dated 17.03.2023 (after migration from Licence No. 25 of 2014 dated 11.06.2014) in Sector-95A, Gurugram being developed by you, has been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:


1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 11.08.2023.
2. That you shall submit the Bank Guarantee amounting to Rs.215.1325 lacs i.e. 25% required BG on account of IDW as and when required to de-mortgage the 10% saleable plotted area (mortgage vide deed no. 13200 dated 13.02.2023 in lieu of BG on account of IDW in Licence no. 57 of 2023).
3. That you will have to pay the proportionate cost to the External Development Charges for setting up Affordable Plotted Colony (DDJAY-2016) 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 HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
4. 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.
5. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open

- spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
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. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
  7. 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.
  8. 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.

**Note:-**

1. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.
2. In order to implement the directions given by National Green Tribunal in OA No. 21 of 2014 and 95 of 2014 (in the matter of Vardhman Kaushik V/s Union of India & others), instructions have been issued vide this office letter no. 2121-37 dated 23.02.2015, 2609-19 dated 05.03.2015, 4412-21 dated 22.04.2015, 4971-89 dated 30.04.2017, 5442-5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-6 dated 01.01.2016 & 114152-154/114160-114196 dated 21.01.2016. The same may be incorporated in the estimate and the developer must ensure implementation of these instructions at site.


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, HSVP, Panchkula under intimation to this office. DA/As Above.

  
(Narender Kumar)  
District Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-2765-B/Asstt(RK)/2023/

Dated:

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/174590 dated 11.08.2023 for information and necessary action please.

  
(Narender Kumar)  
District Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh