

Directorate of Town & Country Planning, Haryana

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

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Regd.

To

Emaar India Ltd.
(Formerly known as Emaar MGF Land Ltd.)
306-308, Square One, C-2, District Center, Saket,
New Delhi-110017

Memo No. LC-1337/JE(RK)/2024/ 7432 Dated: 29/02/24

Subject: Approval of service plan/estimate over an area measuring 1.847 acres out of 10.744 acres in respect of Licence No. 04 of 2013 dated 18.02.2013 granted for setting up of Group Housing Colony in the revenue estate of village Bajghera, Sector-112, Gurugram Manesar Urban Complex being developed by Emaar India Ltd. (Formerly known as Emaar MGF Land Ltd.

Reference: Chief Engineer-I, HSVP, Panchkula office memo dated 26.02.2024.

The service plan/estimates over an area measuring 1.847 acres out of 10.744 acres in respect of Licence No. 04 of 2013 dated 18.02.2013 granted for setting up of Group Housing Colony in the revenue estate of village Bajghera, Sector-112, Gurugram Manesar Urban Complex 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 26.02.2024.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Group Housing 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 HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
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. 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.
5. 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.

6. 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.
7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. 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, The Air (Prevention and Control of Pollution) Act, 1981 and The Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

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


(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-1337/JE(RK)/2024/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo dated 26.02.2024 for information and necessary action please.


(Ashish Sharma)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh