

I/6300/2023

**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY****E-mail: [xen3infra2.gmda@gov.in](mailto:xen3infra2.gmda@gov.in)**

To

M/s Fantasy Buildwell Pvt. Ltd.  
Paras Quartier, Sector-2,  
Gurugram  
Email: [infor@parasbuildtech.com](mailto:infor@parasbuildtech.com)

**Gurugram/Date 13.12.2023.**

**Subject: - Assurance of Water Supply for 127.5 KLD drinking purpose for Residential Group Housing Colony on land measuring 4.26875 acres in revenue estate of Village Gwal Pahari, Sector 2, Gurugram (In additional to license No. 74 of 2012 dated 31.07.2012) being developed by M/s Fantasy buildwell Pvt. Ltd.**

Please refer to your application dated 11.12.2023, it is intimated that the work of providing master water supply services in the said area is in progress and also the work of construction of additional water treatment plant is in progress. The new water connection to the license cited under subject will be provided as soon as the work is completed. It is hereby assured that the required water supply as per approved service estimate will be made available after completion of master services by GMDA.

It is for your information & necessary action.

**Executive Engineer-IV  
W/S Division, Infra-II  
GMDA, Gurugram**

*This communication is computer generated and does not contain any signature in pen. This is signed with the digital signature obtained from a certifying authority under the Information Technology Act, 2000. For any queries, please quote the letter Number and e-mail at the mail address provided above.*

I/6300/2023

**PARAS**  
**QUARTIER**  
LUXURY RESIDENCES

Dated:- 11 December 2023

To

The Executive Engineer-I,

W/S Division, GMDA

Gurugram

**Sub:- Assurance of Supply of potable/domestic water for the Residential group housing to be developed by Fantasy Buildwell Pvt Ltd under license no. 186 of 2023 at Sector 02, Gwal Pahari, Gurugram**

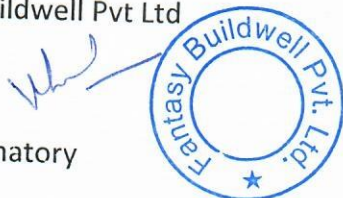
Dear Sir,

1. We are planning to construct the above mentioned group housing with 2 Towers, EWS and Community Building.
2. The total expected population is 860, with a domestic water requirement of 127.5 KLD.
3. The construction of the Tower is likely to be completed in next 4 Years appx., we shall apply for water connection after receipt of Occupation certificate as per GMDA rules and regulations.
4. Request you to please provide us the assurance of Drinking water asap.

Thanking You,

For Fantasy Buildwell Pvt Ltd

Authorised Signatory





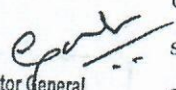
I/6300/2023

FORM I.C -V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 186 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made there under to M/s Fantasy Buildwell Pvt. Ltd., 11th Floor, Tower-B, Paras Twin Tower, Golf Course Road, Gurugram-122002 for setting up of Group Housing Colony over an area measuring 4.26875 acres in addition to licence no. 74 of 2012 dated 31.07.2012 for setting up Residential Group Housing in the revenue estate of village Gwal Pahari Sector-2, Gwal Pahari, District Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That you shall pay the State Infrastructure Development Charges amounting to ₹ 1,39,34,532/-, in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - b) That you shall pay proportionate EDC as per schedule prescribed by the Director.
  - c) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - d) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - e) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, and failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh



I/6300/2023

- f) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- g) That you shall arrange electric connection from HVPN/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
- h) That you shall permit the Director or any other officer authorised by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the licence granted.
- i) That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- j) That you shall construct and allot EWS category flats as per departmental policy dated 08.07.2013 and as amended from time to time.
- k) That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- l) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from external infrastructure to be laid by HSVP.
- m) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in your land for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- n) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That you shall aware that the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director General, Town & Country Planning, Haryana.
- p) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational where applicable before applying for an occupation certificate.
- q) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform



I/6300/2023

account number and full particulars of the scheduled Bank wherein you have to deposit seventy percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.

- r) That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
  - s) That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
  - t) That you shall not pre-launch/sale of flats before approval of the building plans.
  - u) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
  - v) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
  - w) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
  - x) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
  - y) That you shall submit the NOC from the Divisional Forest Officer regarding applicability any forest law/ notification on the applied site before the approval of building plans.
  - z) 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 Control Board or any other Authority Administering the said Acts.
- That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- bb) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
  - cc) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.


Director General  
Town & Country Planning  
Haryana, Chandigarh



I/6300/2023

- dd) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule
- ee) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- ff) That the licensee shall obtain necessary permission from competent authority before starting the development works at site in compliance of conditions of NOC dated 24.07.2023 issued from DFO, Gurugram.
3. The licence is valid up to 11/09/2028.


Dated: 12/09/2023.  
Place: Chandigarh

  
(T.L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-2672-C-JE (SK)-2023/ 30450-67 Dated: 13-09-2023

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. M/s Fantasy Buildwell Pvt. Ltd., 11th Floor, Tower-B, Paras Twin Tower, Golf Course Road, Gurugram-122002 alongwith copy of zoning plan.
1. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
2. Chief Administrator, HSVP, Panchkula.
3. Chief Executive Officer, GMDA, Gurugram.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram.
13. Senior Town Planner (Enforcement), Haryana, Chandigarh.
14. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
15. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
16. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. PM (IT) for updation on the website.

  
(R.S. Barth)  
District Town Planner (HQ)  
For Director General, Town & Country Planning,  
Haryana, Chandigarh

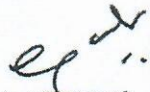

I/6300/2023

To be read with License No. 186 dated 12/09 of 2023

Detail of land owned by Fantasy Buildwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Gwal Pahari	8	14	4-18
		15	2-17
		16/1	3-11
		17/1	3-13
		26	1-1
	7	26	2-7
	8	16/2	4-0
		17/2/1	1-12
		24/2	2-4
		25	7-7
	13	5/1	0-13
		Total	34-3

OR 4.26875 Acres

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  




I/6300/2023

**PROPOSED GROUP HOUSING "PARAS QUARTIER" AT GURGAON  
DESIGN BASIS REPORT**

**DAILY WATER REQUIREMENT AND WATER BALANCE CHART (135 lpcd @ pop/unit as per NBC-2016 Norms)**

S. NO.	BUILDING NAME	NO. OF FLOORS	TOTAL NO. OF UNITS		POPULATION / UNIT	TOTAL POPULATION	PER PERSON WATER REQUIREMENT (LPCD)			TOTAL REQUIREMENT	DOMESTIC WATER	OHT (DOMESTIC)	FLUSHING WATER	OHT (FLUSHING)	SEWERAGE FLOW	OHT FIRE
			NOS.	NOS.			DOM	FLU.	DOM+FLU							
A.)	PARAS QUARTIER															
	1 TOWER - 1	(S+31)	62			558	90	45.00	135	75330	50220	26000	25110	13000	65286	10000
	4BHK Apartment		62	7	434											
	Service Personnel		62	2	124											
2	TOWER - 2															
	4BHK Apartment	(S+31)	62			558	90	45.00	135	75330	50220	26000	25110	13000	65286	10000
	Service Personnel		62	2	124											
3	EWS	(G+4)	60	4	240		90	45.00	135	32400	21600	11000	10800	6000	28080	5000
	VISITORS @ 10% OF POPULATION		-	-	111		5	10	15	1665	555	-	1110	-	1554	-
D.)	COMMUNITY	(B+G)														
	Basement Floor	Area m2	550	@ 1.8 m <sup>2</sup> / per	184					5010	1960	1000	3050	2000	4618	
	FIXED POP @ 10%	-	-	-	19		25	20	45	855	475		380		760	
	FLOATING POP @ 90%	-	-	-	165		5	10	15	2475	825		1650		2310	20000
	Ground Floor	Area m2	550	@ 1.8 m <sup>2</sup> / per	92											
	FIXED POP @ 10%	-	-	-	10		25	20	45	450	250		200		400	
	FLOATING POP @ 90%	-	-	-	82		5	10	15	1230	410		820		1148	
E.)	FILTER BACK WASH					LUMPSUM				10000	-	-	-	-	-	-
F.)	HORTICULTURES	Area (Sqm.)	-	6 ltr/sqm		LUMPSUM				20000	-	-	-	-	-	-
	TOTAL	-	184	-	1108	-	-	-	-	219735.00	124555.00	-	65180.00	-	164824.00	-

**Note:** - i) In this DBR we have done the calculations on 155.25 lpcd @ 5 pop/unit, 172.5 lpcd @ 5 pop/unit and 135 @ pop/unit as per NBC for the UGT & STP calculation.  
 ii) After the calculation we have to proposed UGT (Raw & domestic) & STP which is on higher side.