

Directorate of Town & Country Planning, Haryana  
Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh  
Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com  
website: -http://tcpharyana.gov.in

Regd.  
To

Sh. Uday C Soni S/o Sh. R.C. Soni,  
& Sh. Anup Soni S/o Sh. Uday C Soni  
in collaboration with Ojos Developers Pvt. Ltd.,  
411, 4th Floor, Ambadeep Building, 14 K.G. Marg,  
Connaught place, New Delhi-110001.

Memo No. LC-4101/JE(AK)-2024/ 26644 Dated: 20/08/24  
Subject: Approval of Service Plan/Estimates w.r.t. Licence No. 65 of 2024  
dated 18.06.2024 granted for setting up Plotted Commercial Colony  
over an area measuring 5.1375 acres in the revenue estate of village  
Bajghera, Sector-114, District Gurugram.  
Reference:- CE-I, HSVP, Panchkula office memo no. 189345 dated 10.07.2024 on the  
subject cited matter

The revised Service Plan/Estimates for Plotted Colony in respect of  
license no. 65 of 2024 dated 18.06.2024 falling in the revenue estate of village  
Bajghera, Sector-114, District Gurugram Manesar Urban Complex 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 no. 189345 dated 10.07.2024.
2. That you shall revalidate the Bank Guarantee submitted on account of IDW well  
before one month of its expiry.
3. 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.
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 sets will also be applicable. A copy of these is also appended as Annexure-A.
9. 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.

A copy of the approved revised 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-4101/JE(AK)/2024/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo no. CE-I/SE(HQ)/EE(M)/SDE(W-1)/2024/189345 dated 10.07.2024 for information and necessary action please.



(Ashish Sharma)

District Town Planner (HQ)

For: Director, Town & Country Planning,  
Haryana, Chandigarh