

## 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. Dharam Singh & others,  
In collaboration with JMS Buildwell Realty Pvt. Ltd.,  
2380-SN, Sector-46, Gurugram.

Memo No. LC-3717-B/Asstt(RK)/2024/ 15066 Dated: 21/05/2024

**Subject: Approval of Service Plan/Estimates for Affordable Plotted Colony (under DDJAY-2016) over an area measuring 5.0458 acres (Licence no. 166 of 2022 dated 18.10.2022) in the revenue estate of village Wazirpur, Sector-95A, Gurugram Manesar Urban Complex being developed by Sh. Dharam Singh & others in collaboration with JMS Buildwell Realty Pvt. Ltd.**

**Reference:** Report of Chief Engineer, Infra-II, GMDA, Gurugram bearing File No. EIC II-214001/5/2022-Engineer Projects Infra II (I/5260/2022) dated 04.12.2022.

The Service Plan/Estimates for Affordable Plotted Colony (under DDJAY-2016) over an area measuring 5.0458 acres (Licence no. 166 of 2022 dated 18.10.2022) in the revenue estate of village Wazirpur, Sector-95A, Gurugram Manesar Urban Complex being developed by you, has been checked and corrected wherever necessary by Chief Engineer, Infra-II, GMDA, Gurugram 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, Infra-II, GMDA, Gurugram office report dated 04.12.2022.
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 Affordable Plotted Colony (under 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 TCP/GMDA/Govt. for Gurugram. 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 service plan/estimates is enclosed herewith.

You are requested to supply three additional copies of the approved service plan/estimates to the Chief Engineer, Infra-II, GMDA, Gurugram under intimation to this office.

**DA/As Above.**

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

Endst. No. LC-3717-B/Asstt(RK)/2024/

Dated:

A copy is forwarded to the Chief Engineer, Infra-II, GMDA, Gurugram with reference to his office report bearing File No. EIC II-214001/5/2022-Engineer Projects Infra II (I/5260/2022) dated 04.12.2022 for information and necessary action please.

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