

Directorate of Town & Country Planning, Haryana

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

Phone: 0172-2549349 e-mail: tcepharyana7@gmail.com

website: http://tcepharyana.gov.in

Regd.

To

Sh. Kanwar Singh, Usha & Ishan
In collaboration with Galaxy Realcon Pvt. Ltd.,
C-807, NDM-2, Netaji Subhash Place, Pitampura,
Delhi-110034.

Memo No. LC-4924-B/Asstt(RK)/2025/ 3807

Dated: 29-01-2025

Subject: Approval of Service Plan Estimate for Affordable Residential Plotted Colony (under DDJAY-2016) for additional area measuring 4.56875 acres against licence no. 168 of 2024 dated 29.11.2024 adjacent to existing colony against licence no. 56 of 2023 dated 17.03.2023 (over an area measuring 10.6875 acres & completion accorded on 27.10.2023) in the revenue estate of village Bambar, Sector-33, District Rewari.

Reference: Chief Engineer-I, HSVP, Panchkula vide memo no. CA-HSVP/CE-I/II/SE(HQ)/EE(M)/SDE(G)/2024/353891 dated 30.12.2024.

The Service Plan Estimate for Affordable Residential Plotted Colony (under DDJAY-2016) for additional area measuring 4.56875 acres against licence no. 168 of 2024 dated 29.11.2024 adjacent to existing colony against licence no. 56 of 2023 dated 17.03.2023 (over an area measuring 10.6875 acres & completion accorded on 27.10.2023) in the revenue estate of village Bambar, Sector-33, District Rewari being developed by you, has been checked and corrected wherever necessary by Chief Administrator, HSVP, Panchkula and are hereby approved subject to the following terms & conditions: -

1. That you will have to pay the proportionate cost of External Development Charges for setting up of additional licensed Affordable Residential Plotted Colony (under DDJAY-2016) for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture and Mtc. thereof etc. on gross acreage basis as and when determined by HSVP/Govt. for Rewari. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon you.
2. 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.
3. That you are liable for the maintenance and upkeep of all the roads, open spaces, public park and public health services for a period of 5 years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such road, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
4. 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 Power Department. LED lamps shall be provided to meet the requirement of Power Department and as well environment.
5. 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.

6. That you will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That levels/extent of external services to be provided by HSVP will be in accordance with EDC deposited and you will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.
9. You shall be sole responsible for disposal of sewage of colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flashing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.

(i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.

(ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

- (a) All recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.

- (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
 14. That you will not make the connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of competent authority, in writing.
 15. For disposal of sewage of the colony, you have proposed additional Sewage Treatment Plant (250KLD) module (Phase-2) near existing STP. It may be made clear to you will be sole responsible for disposal of sewage of their colony as per requirement of HSPCB/Environment Deptt. till such time the HSVP services are made available as per proposal of the Town. All the link connection with the HSVP services shall be made by you at own cost.
 16. That you shall ensure the installation of Solar Power Plant as per provision of Haryana Solar Power Policy, 2016 issued by Haryana Govt. Renewable Energy Department vide notification No. 19/4/2016-5 power 14.3.2016, if applicable.
 17. The estimate does not include the provision of electrification of the colony. However, it may be made clear to you that the supervision charges O& M charges shall be paid by them directly to the HVPNL Deptt.
 18. It may be made clear to you that there will be no pollution due to disposal of sewerage of their colony. The disposal of effluent should be in accordance to the standard norms, fixed by the Haryana State Pollution Control Board/Environment Deptt.
 19. You will be responsible for the construction of various structures such as RCC, UGT and OHSR; water/sewage treatment plant etc. according to the standard specification, good quality workmanship and water tightness of all the structures will be your responsibility.
 20. The portion of the sector/development plan roads/green belt as provided in the development plan which is part of the licensed area shall be transferred free of cost to the Govt. /HSVP.
 21. In case of 24 Mtrs. Wide road if it is decided by the Govt. that master services be extended on 24 Mtrs. Wide internal circulation road, additional amount at rates as decided by the authority will recoverable over and above the EDC.
 22. The correctness of the levels of the colony will be your sole responsibility for integrating the internal sewer/storm water drainage of the colony by gravity with the master services to be provided by HSVP as per the proposal.
 23. In case some additional structures are required to be constructed, as decided by HSVP at a later stage, the same will be binding upon you. Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
 24. The tertiary water shall be used for green and parks as per proposal made for use of recycled water plan.

25. That you shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
26. 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.

NOTE(1):-

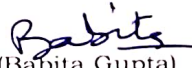
In order to implement the directions given by National Green Tribunal in O.A. No. 21 of 2014 and No. 95 of 2014 (in the matter of Vardhman Kaushik V/s. Union of India and Ors), instructions have been issued vide this office letter No. 2121-37 dated 23.02.2015, 2609-19 dated 05.03.2015, 4412-21 dated 22.04.2015, 4971-89 dated 30.04.2017, 5442-5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-16 dated 01.01.2016 and No. 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.

NOTE(2):-

Hon'ble Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh Vs Union of India & ors. has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court falling which the Developer shall be liable to face action as per Govt. instructions/prevailing law.

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


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-4924-B/Asstt(RK)/2025/

Dated :

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo no. CA-HSVP/CE-I/II/SE(HQ)/EE(M)/SDE(G)/2024/353891 dated 30.12.2024 for information and necessary action please.


(Babita Gupta)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana, Chandigarh