

**SERVICE ESTIMATE, DESIGN REPORT AND  
CALCULATION OF  
INTERNAL DEVELOPMENT WORKS**

**FOR**

**REVISED “COMMERCIAL COLONY AREA MEASURING  
2.84375 ACRES OUT OF TOTAL AREA MEASURING  
8.9375 ACRES (LICENSE NO. 17 OF 2010 DATED  
13.02.2010 AND LICENCE NO. 150 OF 2022 DT. 28.09.2022 )  
IN THE REVENUE ESTATE OF VILLAGE-  
BADSHAHPUR, IN SECTOR -68, GURUGRAM BEING  
DEVELOPED BY M/S REACH PROMOTERS PVT. LTD.**

**SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR REVISED "COMMERCIAL COLONY AREA MEASURING 2.84375 ACRES OUT OF TOTAL AREA MEASURING 8.9375 ACRES (LICENSE NO. 17 OF 2010 DATED 13.02.2010 AND LICENCE NO. 150 OF 2022 DT. 28.09.2022 IN THE REVENUE ESTATE OF VILLAGE- BADSHAHPUR, IN SECTOR -68, GURUGRAM BEING DEVELOPED BY M/S REACH PROMOTERS PVT. LTD.**

**REPORT :-**

Gurugram town of Haryana State situated on N.H. -48 road at a distance of 35 Km from Delhi. Being in the national capital region the town has fast developing tendency and potential. Further, it has also started sharing the growing residential, commercial and Industrial load of Delhi. In order to review the growing pressure of population in National Capital of Delhi, It has been decided by the Haryana Government to develop various infrastructure facilities in Gurgaon. The O.C. of commercial area was already granted vide DTCP, Chandigarh memo No. ZP-603-VOL-II/SD(BS)/2017/18007 DT. 27.07.2017 AND memo No. ZP-603-VOL-II/SD(DK)2019/19762 Dated 16.08.2019. Now the revised building plan has been approved vide DTCP Haryana Chandigarh momo No. ZP-603-IV/PA(DK)/2025 DT. 22.04.2025. This report is for a part of service estimate for Revised "commercial colony" area measuring 2.84375 Acres" Out of Total area measuring 8.9375 Acres (License No. 17 of 2010 Dated 13.02.2010 and License No. 150 Of 2022 dated 28.09.2022 ) in the Revenue Estate of Village-Badshahpur, in Sector -68, Gurugram being developed by M/s Reach Promoters Pvt. Ltd. has been prepared with the following provisions which are as under:-

**1. WATER SUPPLY**

The source of water supply in this area is by GMDA Mains. It has been proposed to construct underground tank of capacity as per attached details and the location for domestic purpose and for fire protection. The underground tank will be fed from the GMDA based supply, which will feed O.H. tanks on the roof of the building and has been designed as per the Hazen Williams formula. Presently there is GMDA W/S in this area. However the provision of tube well has been taken in this estimate due to non-availability of water but after getting the approval from the competent authority through tube well / tankers / any other approved source till GMDA W/S will made available. The proposed tube well shall be 510mm bore drilled with reverse rotary rig and installed with 80mm i/d housing pipe and 50mm i/d slotted tube as strainer.

**DESIGN**

The scheme has been designed for population of 9021 persons, considering 1 person per 3 sqm area for ground floor and 1 person per 6 sqm for first floor for commercial colony and considering @ 10% for shopkeeper @ 45 LPCD and @ 90% for visitors @ 15 LPCD and office area 1 person per 10 sqm and food court and café considering @ 3 Sqm per Seat and @ 70 Ltr / Seat and maintenance staff and considering @ 90% for official @ 45 LPCD and @ 10% for visitors @ 15 LPCD and other requirement etc. The combined quantum of water supply ( domestic + flushing has been Taken as per design calculations.

**PUMPING EQUIPMENTS**

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any time electricity failure. Generator will be provided separately or added to the capacity of main generator.

**2. SEWERAGE**

The scheme is designed for sewer connecting to the STP and bypass connection to GMDA sewer scheme.

The sewer lines have designed for three times average D.W.F in relation to water supply demand. It has assumed that about 80% of the domestic and flushing water supply shall find its way into the proposed sewer. Sewer lines shall be running by gravity and discharge to STP proposed. Treated water will be used for Irrigation & Flushing purpose (through recycling) under the pipe line system.

**3. STORM WATER DRAINAGE**

It has been proposed to lay R.C.C pipes with required number of manholes for disposal of storm water, which will be connected to the HSVP drain. The intensity of rain fall has been taken as 6.00mm (1/4") per hour. A minimum size of 400mm i/d R.C.C pipe for storm water drain will be provided and designed as per manning's formula. Necessary provision of rainwater harvesting arrangement has also been taken in this estimate.

**4. ROADS**

Road have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP/GMDA.

**5. STREET LIGHTING AND ELECTRIFICATION**

Provision for external lighting of proposed area has been made.

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6. **HORTICULTURE**

Estimate and details of plantation, landscaping, signage etc. has been included.

7. **FIRE FIGHTING**

As per N.B.C, fire tanks and required capacity pumps have been taken in the estimate and marked on the plan.

8. **SPECIFICATIONS**

The work will be carried out in accordance with the standard specifications of PH as laid down by the Haryana Government / HSVP.

9. **RATES**

The estimate has been based on the present market rates.

10. **COST**

The total cost of the scheme including cost of all services works out to Rs. ~~479.67~~ <sup>562.76</sup> including 3% contingencies and 49% departmental charges + price as calculation and cost per acre comes out to Rs. ~~168.68~~ Lacs.

197.89

  
(Authorized Signatory)



**DESIGN CALCULATION**

• Licence area under licence No. 17 of 2010 and Licence No. 150 of 2022	= 13.21 Acres Or 53458.89 Sqm.
• Licence area Migrated from licence No. 17 of 2010 And licence No. 150 of 2022 and licence No. 138 of 2024	= 4.2725 Acres Or 17290.17 Sqm.
• Balance area under licence No. 17 of 2010 and licence No. 150 of 2022	= 8.9375 Acre Or 36168.722 Sqm.
• Total Area of Plot (Commercial)	= 8.9375 Acres Or 36168.722 Sqm
• O.C. already granted area	= 6.209 Acres Or 25128.15 Sqm
• Proposed Building area	= 2.84375 Acres Or 11508.730 Sqm
• Permissible Ground Coverage	= 21701.233 Sqm
• Total available FAR for proposed New Building	= 50443.641 Sqm
• Proposed Ground coverage	= 18627.867 Sqm
• Total Proposed FAR	= 49849.001 Sqm

**I) WATER REQUIREMENT****A). Ground + First Floor + 2<sup>nd</sup> floor ) Retail )**

1 Area on Ground Floor (Shopping Area)	= 7999.503 Sqm
Occupancy @ 3m <sup>2</sup> / person	= 2667 Persons
2 Shopping area on First floors + 2 <sup>nd</sup> floor retails ( 7001.58 + 7974.785 )	= 14976.365 Sqm
Occupancy @ 6 m <sup>2</sup> /person	= <u>2496 Persons</u>
<b>Total occupancy</b>	= <b>5163 Person</b>
Water Requirement @ 10% shopkeeper =516 nos. @ 45 LPCD	= 23220 LPD
Water Requirement @ 90% visitors =4643 nos. @ 15 LPCD	= 69705 <u>LPD</u>
<b>4643 Total</b>	= <b>92925 LPD.....(A)</b>

**B. 3rd Floor + Mezzanine floor ( F & B and Café area )**

i) F & B and Café area ( 3655.369 + 559.689 )	= 4215.058 Sqm
Occupancy @ 3 m <sup>2</sup> / Seat	= 1405 Seats
Water Requirement @ 70 Ltr / Seat	= <b>98350 LPD.....(B)</b>

**C. 4<sup>th</sup> Floor to 19<sup>th</sup> Floor (Office Area)**

i) Office Area ( As per site plan	= 22025.39 Sqm
Occupancy @ 10 m <sup>2</sup> / Person	= 2203 Persons
Water Requirement @ 90% official = 1983 Persons @ 45 LPCD	= 89235 LPD
Water Requirement @ 10% visitors = 220 Nos @ 15 LPCD	= <u>3300 LPD</u>
<b>Total</b>	= <b>92535 LPD.....(C)</b>

**D) MTC. STAFF + GUARD ETC.**

Considering water requirement for mtc. Staff + Guard etc. L.S.	= 250 Persons
Water Requirement @ 45 LPCD	= <u><b>11250 LPD .....(D)</b></u>
<b>Total Water Requirement (A+B+C+D)</b>	= <b>295060.00 LPD</b>

		OR 296.00 KLD Say 300 KLD
<b>II) FIRE DEMAND</b>		
(i) For UGT i.e. Population		= 9021 Persons
(p) $\frac{1}{2} \times 100/1000 = (9.021) \frac{1}{2} \times 100$		= 300.34 KLD
		Say 300 KLD
<b>III) Garden Irrigation Requirement (For Total Area)</b>		= 50.00 KLD
<b>IV. Total Water Requirement</b>		= 300.00 KLD
(Excluding Fire Demand)		
Hence Domestic Water Requirement (67%)		= 300 x 67% = 201.00 KLD
Hence Flushing Water Requirement (33%)		= 300 x 33% = 99.00 KLD
Day Requirement		= 201.00 K.L. for Domestic Say 210.00 K.L.
		= 99.00 K.L. for Flushing Say 100.00 K.L.

But it is proposed to construct an underground tank capacity 210 K.L. in two compartment for domestic use, 100 K.L. for non-potable water in two compartment (at STP) and 300 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan with UGT.

- Total Capacity of UGT = 210 + 300 = 510.00 KLD
- Total Storage capacity at S.T.P. for flushing & Irrigation = 100 + 50 = 150 KLD

<b>V. Tube Well</b>	<b>For UGT</b>
a) Yield	= 15 K.L. / Hr.
b) Working Hour per day	= 16 Hr. / Per Day
c) Total water demand	= 201 M3/Day
d) Number of tube well required	= 0.84
(Water Demand / Discharge / Hr. working Per day)	
e) Add 5% extra	= 0.04
	Total = 0.88 Nos
	Say = 1 Nos

(Water to the proposed development is to be supplied by HSVP. However, it is proposed to install only one no. tube wells for augmentation / standby purposes and provision has also been taken in the estimates due to non-availability of water but after getting the approval from competent authority..

<b>I) Pumping Machinery for Tube wells</b>	
a) Gross Working Head	= 80 Mtr
b) Average fall in S.L	= 2 Mtr
c) Depression Head	= 6 Mtr
d) Friction loss in main	= 10 Mtr
Total	= 98 Mtr
e) Discharge	= 15000 LPH (Or 4.17 LPS Say 4.50 LPS)
f) Horse Power	= 9.80 H.P.
HP = $(4.50 \times 98) / (75 \times 0.60)$	
	Say = 10.00 H.P.

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 98 Mtr head (1W)

## II) Boosting Machinery for domestic water For UGT

**Total Water Requirement** = **201.00 KLD**  
Pumping per hour @ 8 hr. pumping / day = 201 / 8 KL / hr.  
= 25.125 KL / hr.  
= 418.75 lpm = 6.98 lps

Say 7.00 lps

Gross working head  
Suction lift  
- Frictional loss in mains & specials  
- Clear Head required  
Total  
Say  
Pump HP

**For UGT**  
= 7.00 mts.  
= 6.00 mts.  
= 107.00 mts.  
= 120.00 mts.  
= 120.00 mts.  
= (7.00x120)/(75x0.60)  
= 18.66 H.P.  
Say = 20.00 HP

It is proposed to provide 2 No. of pumping set of 7.0 lps discharge at 120 mts Head each (1W + 1SB) for UGT

### III) Boosting Machinery for flushing water at STP

**Total Water Requirement** = **99 K.L.D**  
Pumping per hour @ 8 hr. pumping / day = 99 / 8 KL / hr.  
= 12.375 KL / hr.  
= 206.25 lpm = 3.43 lps,  
Say 1 No. 3.50 lps each

Gross working head  
- Suction lift  
- Frictional loss in mains & specials  
- Clear Head required  
Total  
Say  
Pump HP

= 7.00 mts.  
= 6.00 mts.  
= 107.00 mts.  
= 120.00 mts.  
= 120.00 mts.  
= (3.50x 120) / (75 x 0.60)  
= 9.33 HP  
Say = 10.00 HP

It is proposed to provide 2 No. of pumping set of 3.50 lps discharge at 120 mts Head each (1W + 1S)

### IV) Boosting Machinery for Irrigation water

**Total Water Requirement** = **50 KLD**  
Pumping per hour @ 5 hr. pumping / day = 50 / 5 KL / hr.  
= 10.00 KL / hr.  
= 166.66 lpm = 2.77 lps  
Say = 3.00 LPS

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**Gross working head**

- Suction lift	= 3.00 mts.
- Frictional loss in mains & specials	= 3.00 mts.
- Clear Head required	= 25.00 mts.
<b>Total</b>	<b>= 31.00 mts.</b>
<b>Say</b>	<b>= 31.00 mts.</b>
<b>Pump HP</b>	<b>= (3.00 x 31) / (75 x 0.60)</b>
	<b>= 2.06 HP</b>

Say = 2.00 HP

It is proposed to provide 2 No. of pumping set of 3.0 lps discharge at 31 mts Head each (1W + 1S)

**VI) Boosting Machinery for Fire water****Total Water Requirement**

Hydrant pump as per CFO Directive	= 2280 LPM, 140M Head and 120 H.P = 1 Nos
Jockey pump (Hydrant) as per NBC table No. 23	= 180 LPM, 140M Head and 10 H.P = 1 Nos
Diesel pump as per CFO Directive	= <del>2280</del> 180 LPM, 95 M Head and 120 H.P = 1Nos

**Gross working head**

- Suction lift	= 8.00 mts.
- Frictional loss in mains & specials	= 7.00 mts.
- Clear Head required	= 125.00 mts.
<b>Total</b>	<b>= 140.00 mts.</b>
<b>Jockey Pump HP (Fire)</b>	<b>= (3 x 140) / (75 x 0.60)</b>
	<b>= 9.33HP</b>
<b>Say</b>	<b>= 10 HP</b>

**V) DG Set for plumbing****DG Set Requirement**

Submersible Pump (1 x 10)	= 10.00 HP
Domestic Pump (1 x 20.00)	= 20.00 HP
For External Electrification	= 20.00 HP
<b>Total pump load</b>	<b>= 50.00 HP</b>
	<b>= 50.00 x 0.746 x 1.50</b>
	<b>= 55.95 K.W</b>
<b>Total DG capacity</b>	<b>= 1 No. 60 KVA</b>

Hence it is proposed to provide 1 No. D.G. Set of 60 KVA capacity

For S.T.P. = Flushing + Irrigation + Electric = 10+2+8 = 20.00 H.P.

$$20.00 \times 0.746 \times 1.50 = 22.38 \text{ K.W.}$$

Say = 30 KVA

$$\text{Total} = 60 + 30 = 90 \text{ KVA}$$



**VII ) FLOW TO SEWAGE TREATMENT PLANT****Total Water Requirement = 201 KLD for domestic & 99 KLD for flushing**

i) 80% of total Domestic Water Demand = 80% of 201 KLD = 160.80 KLD

ii) 80% of total Flushing Water Demand = 80% of 99 KLD = 79.20 KLD**Total = 240.00 KLD**Considering 5% marginal factor = 12.00 KLD**G. Total = 252.00 KLD****Say 260 KLD****Proposed STP Capacity = 260 KLD Or 0.260 MLD**  
(Authorized Signatory)


## FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO. I	WATER SUPPLY SCHEME	235.50
2	SUB WORK NO. II	SEWERAGE SCHEME	82.32
3	SUB WORK NO. III	STORM WATER DRAINAGE	46.96
4	SUB WORK NO. IV	ROAD NETWORK	102.18
5	SUB WORK NO. V	STREET LIGHTING	10.90
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	5.78
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS For 10 years ( As Per Norms)	79.12
		<b>TOTAL</b>	<b>562.76</b>


Cost Per Acre = Rs.562.76 Lacs / 2.84375 = Rs 197.89 Lacs Per Acre


## AUTHORISED SIGNATORY




  
Executive Engineer  
HSVP Division No. V  
Gurugram

Checked subject to Comments  
In forwarding letter No. 10/8808  
Dt. 10/06/2024 and notes  
Attached with the estimate

  
Executive Engineer (M)  
for Chief Engineer-I  
HSVP, Panchkula

  
Superintending Engineer,  
HSVP Circle-I, Gurugram

  
Director  
Town & Country Planning  
Haryana, Chandigarh



हरियाणा शहरी विकास प्राधिकरण

**HARYANA SHEHARI  
VIKAS PRADHIKARAN**

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Panchkula

C.E.I-No. / 88808  
Dated: 10/06/2025  
**Annexure-A**

**SUB:-**

**Approval of revised service plan estimate for an area measuring 2.84375 acres for setting up Commercial Colony out of area measuring 8.9375 acres (license no. 17 of 2010 dated 13.02.2010 & License no. 150 of 2022 dated 28.09.2022) in Sector-68, Gurugram Manesar Urban Complex being developed by Reach promoters Pvt. Ltd.**

**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HSVP. All link connections with the State Government/ HSVP system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

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## SUB WORK NO. 1 (Abstract of cost)

## WATER SUPPLY

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			55.10
1	Sub Head No. 01	Head Works	47.00
			69.80
2	Sub Head No. 02	Pumping Machinery	43.10
			16.43
3	Sub Head No. 03	Rising Main from Plant Room	15.78
			9.62
4	Sub Head No. 04	External Fire Hydrants with pipes	9.91
			9.60
5	Sub Head No. 05	Irrigation	2.53
			153.45
		TOTAL	118.32
		Add 3% contingencies & P.H. Services	3.55
		TOTAL	121.87
		Add 49% Departmental Charges + Price escalation	59.72
		TOTAL	181.59
		Say in Lacs	181.59

C.O. to final abstract of cost

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## SUB WORK NO. 1

## Sub Head No. 01

## WATER SUPPLY

## HEAD Works

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks and Fire Tank Including pipes, valve & Specials. (210 + 300)	
	i) UGT 510 KLD @ Rs. 5500/- per K.L.D	2805000.00
	ii) Storage Capacity at S.T.P. = 150 KLD @ Rs. 5500/- per K.L.D	825000.00
2	Provision for construction of Boosting Station 1 Nos @ Rs. 200000/- each	200000.00
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 120 Mtr complete in all respect. 1 Nos @ Rs. 100000/- each	100000.00
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 100000/- each	100000.00
5	Provision for carriage of material and unforeseen items L.S.	20000.00
6	Provision of special for tube well and rising main to U.G.T. L.S.	50000.00
		55.00 lacs
	TOTAL	4700000.00
	Say in Lacs	47.00

(C/O To Abstract of cost for Sub Work No.1)

Rs 55.00 lacs

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**SUB WORK NO. 1**  
**Sub Head No. 02**

**WATER SUPPLY**  
**Pumping Machinery**

Sr. NO.	Description	Amount in Rs.
1	Providing and installing Hydro pneumatic pumping set of following capacities for domestic water Supply with specials and pump etc. 7.60 lps at 120 mts head - 2 No. (1W+1SB) - @ Rs. 4,00,000/- each Set (20.00HP)	<del>200000.00</del> 8.00 lacs
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply 3.5 lps at 120 mts head - 2 No. (1W+1SB) @ Rs. 80,000/- 1 Set (10.00 HP each)	<del>160000.00</del> 4.00 lacs
3	Providing and installing Submersible pump for tube wells with specials 4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 1,00,000/- 1 Set (10HP each)	<del>100000.00</del> 1.00 lacs
4	Providing and installing Hydro Penumatic pumping set of following capacities for irrigation drainage 3.00 - lps at 31 mts head 2 Nos (1W + 1SB) @ Rs. 25,000/- (2.0 HP)	<del>50000.00</del> 6.00 lacs
5	Providing and installing pumping sets of following capacities for Fire Protection etc. with foundation complete - 180 lpm at 140 M head 1 No. @ Rs. 100,000/- (10.00 HP each) - 2280 lpm at 140 M head 1 No. @ Rs. 15,00,000/- (120 HP each) (Hydrant ) - 2280 lpm at 140 M head 1 No. @ Rs. 17,50,000/- (120 HP) (Diesel Engine)	<del>200000.00</del> <del>1000000.00</del> <del>1200000.00</del> 17.50 lacs
6	Provision for D.G. Set for stand by arrangement for all machinery = 60 KVA + 30 KVA = 1 No. 90 KVA @ Rs. 10,00,000/- each	<del>1000000.00</del> 13.50 lacs
7	Provision for making foundations & erection of pumping machinery	<del>50000.00</del> 2.50 lacs
8	Provision for pipes, valve & specials inside boosting chamber	<del>100000.00</del> 1.00 lacs
9	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	<del>200000.00</del> 2.00 lacs
10	Provision for carriage of materials and other unforeseen items L.S.	<del>50000.00</del> 50000.00
	<b>TOTAL</b>	<b>4310000.00</b>
	<b>Say in Lacs</b>	<b>43.10</b>

(C/O To Abstract of cost for Sub Work No.1)

69.80 lacs

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## SUB WORK NO. 1

## WATER SUPPLY

## Sub Head No. 03

## Rising main upto Plant Room, Domestic &amp; Flushing Water Supply

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects	
	1475/-	5.52 lacs
i)	100mm dia D.I. Pipe 374 Mtr @ Rs. 1548/- Per Mtr	<del>578952.00</del>
ii)	150mm dia D.I. Pipe 248 Mtr @ Rs. 2040/- Per Mtr	<del>505920.00</del>
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	5.06
	0.72	
i)	100mm i/d 6 No. @ Rs. 7500/- each	45000.00
ii)	150mm i/d 3 No. @ Rs. 10000/- each	<del>30000.00</del> 0.45
3	Providing and fixing indicating plates for sluice valve 9 No. @ Rs. 2000/-	18000.00
4	Provision for carriage of materials and other unforeseen items	50000.00
5	Provision for making connection with Govt. Pipe etc.	200000.00
	2.00	
6	Provision for cutting the road and making good the same	50000.00
		16.43 lacs
	<b>TOTAL</b>	<del>1577872.00</del>
	<b>Say in Lacs</b>	15.78

(C/O To Abstract of cost for Sub Work No.1)

Rs 16.43 lacs

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**SUB WORK NO. 1**  
**Sub Head No. 04**

**WATER SUPPLY**  
**Fire Rising Main**

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing Heavy Class M.S. Pipes for fire rising main including cost of fittings, valves, connection etc. complete in all respect 1475/-	0.66 lacs
a)	100mm dia - 45 M @ Rs. 1548/- Per Mtr	69660.00
b)	150mm dia - 315 M @ Rs. 2040/- Per Mtr	642600.00
2	Providing and fixing fire Hydrant with accessories 9 No. @ Rs. 20000/- each 15000/-	180000.00 1.35 lacs
3	Provision for carriage of materials (Lump sum)	50000.00
4	Providing and fixing indicating plate -9 No. @ Rs. 2000/- each	18000.00
5	Provision of road cutting and making its condition as original - L.S.	50000.00
	<b>TOTAL</b>	<b>990260.00</b>
	<b>Say in Lacs</b>	<b>9.91</b>

(C/O To Abstract of cost for Sub Work No.1)

9.62 lacs



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**SUB WORK NO. 1**  
**Sub Head No. 05**

**WATER SUPPLY**  
**Irrigation**

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect	
	i) 25mm i/d 150 M @ Rs. 250/- Per Mtr	0.45 lacs <del>27500.00</del>
2	Providing and fixing 20mm dia, Irrigation hydrant valve complete in all respect 25 No. @ Rs. 5000/- each	125000.00
2	Provision for indicating plates with boxes etc.	
	25 Nos. @ R.s 2000/- Each	50000.00
3	Provision for carriage of materials and other unforeseen items (Lump sum)	20000.00
4	Provision for road cutting and making as original condition L.S.	20000.00
		2.60 lacs
	<b>TOTAL</b>	<del>252500.00</del>
	<b>Say in Lacs</b>	2.59

(C/O To Abstract of cost for Sub Work No.1)

Rs. 2.60 lacs

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## SUB WORK NO. II

## SEWERAGE SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, jointing, cutting and testing stoneware pipe grade A and lowering into trenches including cost of excavation, bed concrete, cost of manholes etc. complete 1760/-	0.85 lacs
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 50 M @ Rs. 1450/- per Mtr	72500.00
	b) SW Pipe 250mm i/d avg. depths 0 - 2.00M 147 M @ Rs. 2080/- per Mtr	901350.00
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 150mm dia Heavy Class DI pipes (overflow for STP) 2040/-	3.26 lacs
	a) 150MM i/d D.I. Pipe - 160 M @ Rs. 1850/- Per Mtr	296000.00
3	Provision of lighting and watching etc.	50000.00
4	Provision for cartage of material & cutting of roads etc.	150000.00
5	Provision for making connection with Govt. sewer line	200000.00
6	Provision for STP 260 KLD (Tertiary Treatment Level with recycling storage). Complete in all respect. @ Rs. 16000/- Per KLD	4160000.00
	<b>TOTAL</b>	<b>5229850.00</b>
	Add 3% contingencies & P.H. Services	156896
	<b>TOTAL</b>	<b>5386746</b>
	Add 49% Departmental Charges + Price escalation	2639505
	<b>TOTAL</b>	<b>8026251</b>
	<b>Say in Lacs</b>	<b>80.27</b>

(C/O to Final Abstract of cost)

82.32 lacs

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## SUB WORK NO. III

## STORM WATER SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, manholes, specials into trenches including manholes, chambers etc. excavation, backfilling and disposal of surplus earth complete in all respect	
	2500/-	10.10 lacs
	a) RCC Np3 pipe 400mm i/d = 404 M @ Rs. 2040/- Per Mtr	-824160.00
		2.00 lacs
2	Provision for road gulley & with pipe connection L.S.	500000.00
3	Provision for lighting and watching L.S.	50000.00
4	Provision for timbering and shoring L.S.	50000.00
5	Provision for cartage of material L.S. for other unforeseen items	20000.00
6	Provision for making connection with Govt. storm water drain L.S.	200000.00
7	Providing rain water harvesting arrangement for 3 No. pits @ Rs. 350000/- each	1050000.00
8	Plan for temporary disposal arrangement till	3.00 lacs
	HSE Services are provide TOTAL (L.S.)	-2804160.00 30.60 lacs
	Add 3% contingencies & P.H. Services	-84124.80 0.92 lacs
	TOTAL	-2888284.80
	Add 49% Departmental Charges + Price escalation	1445259.55 31.52 lacs
	TOTAL	-4303544.35 15.44 lacs
	Say in Lacs	-43.04 46.96 lacs

(C/O to Final Abstract of cost)

## Sub Work No. 4

## ROAD WORKS

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Acre	2.84375	<del>250000</del> 1.75 lak	<del>710937.5</del> 4.98 lak
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40 ii) Providing and laying Bituminous road (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC).	Sqm	1940	<del>1200</del> 1750/-	<del>2328000</del> 33.95
3	Provision for providing of fixing Kerb and channels etc.	Metre	1050	700/-	<del>630000</del> 8.05
4	Provision for making approach and pavement to building, provision for C.C pavement	Sqm	L.S.		150000
5	Interlocking tile 80mm thick for surface of pavement etc.	Sqm	1260	1800	<del>1008000</del> 12.60
6	Provision for parking arrangement, guide map and indicating board	LS			250000
7	Carriage of material <del>for other work</del> 10000	LS			<del>300000</del> 66.58
	<b>Sub Total</b>				<del>5026937.5</del>
	Add 3% contingencies & PH Services				150808.19
	<b>Sub Total</b>				<del>5177746</del> 68.57
	Add 49% Departmental Charges				<del>2537095</del> 33.61
	<b>Total</b>				<del>7714841</del> 108.18 lak
	<b>Say Rs. In Lacs</b>				<del>77.15</del>

(C.O. to Final abstract of cost)

## Sub Work No. 5

## STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Providing lighting at surrounding area s per standard specifications of HVPN	Acre	2.8438	250000	<del>426562.5</del> 7.10 lacs
	Add 3% contingencies & PH Services				<del>12797</del> 0.21 lacs
	<b>Total</b>				<del>439359</del> 7.31 lacs
	Add 49% Departmental Charges				<del>215286</del> 3.59 lacs
	<b>Total</b>				<del>654645</del> 10.90 lacs
	<b>Say Rs. In Lacs</b>				<del>6.55</del>

(C.O. to Final abstract of cost)

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## Sub Work No. 6

## HORTICULTURE

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Development of Lawn Areas				
a.	Trenching of ordinary soil upto depth of 60 cm i/c removal & stacking of serviceable material & disposing by spreading and levelling within a lead of 50 M and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water i/c cost of imported earth and manure				
b.	Rough dressing of turfed area				
c	Grassing with "Cynadon dactylon" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5 cm part in either direction				
d	organized green 600 Sqm (Appx) Or 0.15 Acres ( Considering for part area L.S. )	Acre	0.15	200000	37500 0.30 lacs
2	Providing and planting trees along boundary @ 12 m interval (Length appx 1050M) = $1050/12 = 88$ Nos <b>95.83</b> Say No. of trees = 150 Nos Cost details : Excavation = Rs. 60 Manure = Rs. 100 Tree Plant = Rs. 150 Tree Guard = Rs. 1500 <b>2000</b> Total = Rs. 1850 <b>2310</b>				
		Each	150 Nos	1850	277500
	<b>Sub Total</b>				<b>315000 3.77</b>
	Add 3% contingencies & PH Services				<b>9450 0.11</b>
	<b>Sub Total</b>				<b>324450 3.88</b>
	Add 49% Departmental Charges				<b>158981 1.90</b>
	<b>Total</b>				<b>483431 5.78</b>
	<b>Say Rs. In Lacs</b>				<b>4.84 5.78 lacs</b>

(C.O. to Final abstract of cost)

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## Sub Work No. 7

## Mtc. Of services &amp; Resurfacing of Road

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects <del>19.4255 acres @ Rs. 3.00 lacs per acre.</del>	Acre	2.8438	750000 8.00 lacs	2132812.5 22.75 lacs
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick BM including leveling coarse and 25mm BC as per crust design whichever is safer	Sqm	1940	800 660 L	1552000 12.80 lacs
3	2nd phase after next five years of 2nd phase (50mm DBM & 25mm BC or as per crust design whichever is safer	Sqm	1940	825 L 1000	16.00 lacs 1940000
	<b>Sub Total</b>				5624812.5 51.55 lacs
	Add 3% contingencies & PH Services				168744 1.55 lacs
	<b>Sub Total</b>				5793557 53.10 lacs
	Add 49% Departmental Charges				2838843 26.02 lacs
	<b>Total</b>				8632400 79.12 lacs
	<b>Say Rs. In Lacs</b>				86.33

(C.O. to Final abstract of cost)

**SUMMARY OF DESIGN REQUIREMENT**

S. No.	Description	Qty	Unit
1	Total Population	9021	Persons
2	Total Water Requirement (Domestic)	201	KLD
3	Total Water Requirement (Flushing)	99	KLD
4	Total Water Requirement (Fire)	300	KLD
5	Total Water Requirement (Horticulture)	50	KLD
6	U. G Tank (Domestic + Fire) 510 KLD	1	No.
7	No. of Domestic WS pumps UGT	1 + 1	Set
8	No. of Fire pumps at UGT	1 + 1	Set
9	No. of Flushing pumps	1 + 1	Set
10	No. of submersible pumps	1	No.
11	Generating sets ( 60 KVA+ 30 KVA = 90 KVA )	1	60 KVA 30 KVA
12	S.T.P. (260 KLD)	1	No.



**TOTAL MATERIAL STATEMENT FOR WATER SUPPLY i.e. DOMESTIC, FLUSHING & RISING MAIN ETC.**

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S. No.	Description	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic	58 M	248 M	-
2	Flushing	196 M		-
3	Rising Main	120 M		-
	<b>Total</b>	<b>374 M</b>	<b>248 M</b>	-

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**MATERIAL STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC )**

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	UGT	A	150	30		30	
2	A	B	150	39		39	
3	B	C	150	179		179	
4	C	D	100	58	58		
	<b>Total</b>			<b>306</b>	<b>58</b>	<b>248</b>	-

Total for 100mm i/d D.I. Pipe Length      58 Mtr  
Total for 150mm i/d D.I. Pipe Length      248 Mtr

### MATERIAL STATEMENT OF WATER SUPPLY SCHEME (FLUSHING )

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S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	STP	a	100	146	146		
2	a	b	100	50	50		
	<b>Total</b>			<b>196</b>	<b>196</b>	<b>0</b>	<b>0</b>

**Total for 100mm i/d Pipe Length                      196 Mtr**

**MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND Govt. MAIN**

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			150mm	100mm
1	T.W.	UGT	100	15		15
2	Govt. Line	UGT	100	105		105
	<b>Total</b>			<b>120</b>		<b>120</b>

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**MATERIAL STATEMENT FOR SEWERAGE SCHEME**

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Length in Mtr		
					200mm i/d	250mm i/d	300mm i.d
	From	To					
1	A	B	50	200	50		
2	D	STP	147	250		147	
3	STP	Govt line (BY Pumping ) 150mm i/d D.I. PIPE= 160 mtr				-	-
	<b>Total</b>		<b>197</b>		<b>50</b>	<b>147</b>	<b>0</b>

250mm i/d Pipe Length

147 Mtr

200mm i/d Pipe Length

50 Mtr

150mm i/d D.I. PIPE (BY PLUMBING) =

160 Mtr

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**MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME**

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe
			Length in Mtr
	From	To	
1	A	B	50
2	B1	B	184
3	B	C	60
4	D	GOVT. S.W.D.	110
	<b>Total Length</b>		<b>404</b>

**Total Length 400mm i/d RCC Np3 pipe = 404 Mtr**  
**TOTAL RAIN WATER HARVESTING (RWH)= 3 Nos.**

2.84375 Acres Commercial Colony In Sec-68, Gurugram

M/S Reach Promoters Pvt. Ltd.

**Material Statement of Road Works**

i) Road					
a)	(i) Road no. 1 =	54.00	X 6.00 M	324.00	Sqm.
	(ii) Road no. 2 =	185.00	X 6.00 M	1110.00	Sqm.
	(iii) Road no. 3 =	54.00	X 7.50 M	405.00	Sqm.
	<b>Total</b>			<b>1839.00</b>	<b>Sqm.</b>
	Add. 5% extra for Curves			91.95	Sqm.
	<b>Total</b>			<b>1930.95</b>	<b>Sqm.</b>
	<b>Say</b>			<b>1940.00</b>	<b>Sqm.</b>
ii) Kerbs & Channels					
a)	Road = (293.00 X 2) =			586.00	Mtr.
b)	Approch L.S.			500.00	Mtr.
	<b>Total</b>			<b>1086.00</b>	<b>Mtr.</b>
	Add. 5% extra for Curves			54.30	Mtr.
	<b>Total</b>			<b>1140.30</b>	<b>Mtr.</b>
	<b>Say</b>			<b>1150.00</b>	<b>Mtr.</b>
iii) Parking / Approach of Building L.S.					
	Add. 5% extra for Curves			1200.00	Sqm.
	<b>Total</b>			60.00	Mtr.
	<b>Say</b>			<b>1260.00</b>	<b>Mtr.</b>





## SUBHEAD : IRRIGATION WATER SUPPLY SCHEME - DESIGN CALCULATION (HORTICULTURE)

## HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Population	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (in mm)	Size of the Pipe Recommended (mm)	Hydraulic Radius	Total Friction Loss in m/m	Length (M)	Loss of Head in Line (M)	Formation Level	Available head (M)
1	From Flushing Water Supply line	50000	-	-	25.00	25	-	-	150	-	-	-

Note :- 25 Nos connections are to be done from flushing water supply line i.e. 25 Nos x 6 Mtr/each = 150 Mtr for 25mm i/d

## HYDRAULIC STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

[illegible]

## HYDRAULIC STATEMENT OF WATER SUPPLY (FLUSHING)

[illegible]

## DESIGN STATEMENT OF SEWERAGE SCHEME

[illegible]

INTENSITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0.6

[illegible]

From

Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
O/o Director, Town & Country Planning Department, Haryana,  
Ayojna Bhawan, Madhya Marg, Sector-18, Chandigarh,  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,  
E-mail: tcpharyana7@gmail.com  
Website www.tcpharyana.gov.in

To

Reach Promoters Pvt. Ltd,  
410, 4th Floor, Ambadeep Building,  
14 KG Marg, New Delhi-110001.

Memo No. ZP-603-IV/PA(DK)/2025/ 14562 Dated 22-04-2025

**Subject:** Approval of revised building plans of Commercial Colony on the land measuring 8.9375 acres (Licence No. 17 of 2010 dated 13.02.2010 & Licence No. 150 of 2022 dated 28.09.2022), Sector-68, Gurugram Manesar Urban Complex being developed by Reach Promoters Pvt. Ltd.

**Reference:** Your letter dated 14.01.2025 & 18.04.2025 on the subject cited above.

The revised building plans are approved in-principle for the purpose of considering objections/suggestions of allottees of the colony as per policy dated 25.01.2021 and submit consent of 2/3rd allottees of colony as per Phasing policy dated 24.04.2023 with the following conditions:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the building plan through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of building plan within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.
- (iii) A copy of the earlier approved building plan and the revised building plan being approved in-principle shall be hosted on company website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the revised building plan showing changes in the earlier approved plan on the website of the company.
- (v) To display the revised building plan showing changes from the approved building plan at his site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original building plan as well as the revised building plan shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity of hearing to the colonizer and objector to explain their position regarding revised building plan and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent

Authority may decide to make amendments in the building plan, which shall be binding upon you.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of space till the final approval of revised building plan.
- (x) That you shall submit the written consent of 2/3rd allottees of the colony as per Phasing policy dated 24.04.2023 alongwith the certified list of existing allottees of the colony.

A copy of the revised building plans approved in-principle for the purpose of inviting objections is enclosed for further necessary action and for submission of necessary compliances.

*H. Sharma*

(Hitesh Sharma)  
Senior Town Planner (HQ)  
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-603-IV/PA(DK)/2025/\_\_\_\_\_ Dated \_\_\_\_\_

A copy is forwarded to the following for information and necessary action please:-

1. The Senior Town Planner, Gurugram along with one set of approved building plans.
2. District Town Planner (P), Gurugram.
3. Nodal Officer, Website Updation with a request to host the same on the website of the Department.

DA/As above.

*/*  
(Hitesh Sharma)

Senior Town Planner (HQ)  
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee,  
Town & Country Planning Department,  
Haryana, Chandigarh.



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

BR-III

(See Code 4.2 (4))

Form of Sanction

To

Reach Promoters Pvt. Ltd  
410, 4<sup>th</sup> Floor, Ambadeep Building,  
14 KG Marg, New Delhi -110001.

Memo No. ZP-603-Vol.-II/JD(RA)/2023/35919 Dated: 25-10-2023

**Subject:-** Approval of revised building plans of Integrated Commercial Colony on the area measuring 13.21 acres (Licence No. 17 of 2010 dated 13.02.2010 & Licence No. 150 of 2022 dated 28.09.2022) in Sector-68, Gurugram Manesar Urban Complex being developed by Reach Promoters Pvt. Ltd

Reference your application dated 10.04.2023 for permission to re-erect the buildings in Integrated Commercial Colony on the area measuring 13.21 acres (Licence No. 17 of 2010 dated 13.02.2010 & Licence No. 150 of 2022 dated 28.09.2022) in Sector-68, Gurugram Manesar Urban Complex in accordance with the plans submitted with it.

It is to inform you that the "Provisional" building plans were approved vide this office memo No. 28631 dated 29.08.2023 for the purpose of inviting objections/suggestions. As per report of STP, Gurugram vide his office memo no. 6328 dated 04.10.2023 has informed that the colonizer vide submitted an undertaking dated 03.10.2023 stated "that rights of the allottees have not been infringed and no objection on the changes has been received from any existing allottees." As per the record of this office, no objection has been received. Hence, final permission is hereby granted for the aforesaid construction subject to the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/supervising architect/ Engineer of the scheme.

Further that -



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- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed Form BR-V (A2).
  - b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
  - c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
  - d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
- (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.

4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
7. The revenue Rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-

2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:

- (i) DPC Certificate issued by concerned DTP.
  - (ii) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
  - (iii) A clearance from Fire Safety point of view from the competent authority.
11. You shall comply with the conditions laid down in the Memo No. 114198 dated 25.05.2023 of Additional Chief Engineer (HQ), HSVP, Panchkula and Memo No. 5635 dated 07.06.2023 of Director, Fire Service, Haryana Panchkula (copies enclosed).
  12. You shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. You shall have to register Deed of Declaration within the time scheduled as prescribed under the Haryana Apartment Ownership Act, 1983. Failure to do so shall invite legal proceedings under the statute.
  13. GENERAL: -
    - (i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
    - (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
    - (iii) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
    - (iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
    - (v) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
    - (vi) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
    - (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
    - (viii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.

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- (ix) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
  - (x) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.

14. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in) at URL: [https://tcpharyana.gov.in/Policy/Misc-392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI\\_ors.pdf](https://tcpharyana.gov.in/Policy/Misc-392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf) in compliance of the orders dated 10.04.2015 passed by Hon'ble national Green Tribunal in OA No. 21 of 2014, which are as under:

- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
- (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
- (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
- (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the

construction of building and carry of construction material and debris relatable to dust emission.

- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C&D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.

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(xvii) That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

*This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.*

DA/As above.



(Hitesh Sharma)

Senior Town Planner (M) HQ

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

Memo No. ZP-603-Vol.-II/JD(RA)/2023/\_\_\_\_\_ Dated:-\_\_\_\_\_

A copy is forwarded to the following for information: -

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula.
4. Administrator, HSVP, Gurugram.
5. Senior Town Planner, Gurugram.
6. Chief Engineer, Infra-II, GMDA, Gurugram.
7. District Town Planner, Gurugram.
8. District Town Planner (E), Gurugram.
9. Nodal Officer, website updation.
10. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

/

(Hitesh Sharma)

Senior Town Planner (M) HQ

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,  
Building Plan Approval Committee.

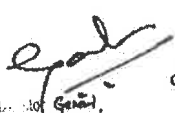
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LC -V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 150 of 2022

This Licence is being granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder Reach Promoters Pvt. Ltd. 410, 4<sup>th</sup> Floor, Ambadeep Building, 14 KG Marg, New Delhi-110001 for setting up of COMMERCIAL COLONY over an additional area measuring 6.95 acres in addition to already licenced land measuring 6.26 acres bearing licence no. 17 of 2010 dated 13.10.2010 in the revenue estate of village Badshahpur, Sector-68, Gurugram.

1. The particulars of the land, wherein the aforesaid Commercial Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
  - a) That the Commercial Colony will be laid out in confirmation to the approved building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - d) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
  - e) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
  - f) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
  - g) That the licensee understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the

  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

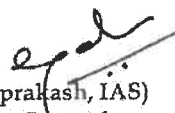
finalized and demanded by the Department.

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- h) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
- i) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- j) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- k) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- l) That the licensee 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 licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- m) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. The licensee shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners.
- n) That the licensee shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- o) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- p) That the licensee will 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.
- q) That the licensee 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 account number and full particulars of the scheduled bank wherein licensee have to deposit seventy percentum of the

amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

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- r) That the licensee 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, licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- s) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
3. The licence is valid up to 27/9/2021.

  
(T.L. Satyprakash, IAS)  
Director General,

Town & Country Planning  
Haryana, Chandigarh

Place : Chandigarh


Dated: 28/9/2022

Endst. No. LC-1900-B-JE (VA)-2022/ 29521

Dated: 29-09-21

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

1. Reach Promoters Pvt. Ltd, 410, 4<sup>th</sup> Floor, Ambadeep Building, 14 KG Marg, New Delhi-110001 alongwith a copy of agreement, LC-IV & Bilateral Agreement and approved zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
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. Addl. 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. District Town Planner, Gurugram along with a copy of agreement & Zoning Plan.
14. Chief Accounts Officer (Monitoring) O/o DGTCP, Haryana.
15. Project Manager (IT Cell) O/o DGTCP with request to update the status on website.

  
(Parveen Kumar)

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



To be read with License NO. 150 Dated 28/9/2022 of 2022

**Detail of land owned by Reach Promoters Pvt. Ltd.**

Village	Rect No.	Killa No.	Total Area (K-M)	Applied Area (K-M)
Badshapur	122	17/2	5-11	5-11
		24	8-0	7-15
		25/1	1-0	1-0
		25/2	7-0	7-0
	133	4	8-0	5-10
		5	8-0	8-0
		6	8-0	8-0
		7/1	4-0	3-8
		14/2	2-0	1-8
		15/1	2-16	2-16
		15/2	3-16	3-16
		15/3	1-8	1-8
		<b>Total</b>		<b>55-12</b>
				<b>Or 6.95 Acres</b>

Director,  
Town & Country Planning  
Haryana

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FORM LC-V  
(See Rule-12)  
Haryana Government  
Town and Country Planning Department

Licence No. 17 of 2010

1. This licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules made there under to M/s Reach Promoters Pvt. Ltd., 410-411, 4<sup>th</sup> Floor, Ambadeep Building, 14 KG Marg, Connaught Place, New Delhi-1 for setting up of a commercial colony at Village Badshahpur in Sector-68, District Gurgaon.
2. The particulars of land wherein the aforesaid commercial colony is to be set up are given in the schedule annexed hereto and duly signed by the Director, Town and Country Planning, Haryana.
3. The licence is granted subject to the following conditions:-
  - a) That the Commercial Colony is laid out to conform to the approved layout plan and the development works are executed according to the designs and specifications shown in the approved plan.
  - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 made there-under are duly complied with.
  - c) That the demarcation plan of the colony area is submitted before starting the development works in the colony and for approval of the zoning plan.
  - d) That you shall construct the 12 mtr wide service forming part of site area at their own cost and will transfer the same free of cost to the Government.
  - e) That you shall derive permanent approach from the service road along the development plan road.
  - f) That you will not give any advertisement for sale of flats/floor area in Commercial Colony before the approval of layout plan/building plans.
  - g) That the portion of sector/Master plan road which shall form part of the licenced area shall be transferred free of cost to the Government in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - h) That you shall obtain approval/NOC from the competent authority to fulfill the requirements of notification dated 14.09.2006 issued by the Ministry of Environment & Forests, Govt. of India before starting the development works in the colony.
  - i) That you shall seek approval from the competent authority under the Punjab Land Preservation Act, 1900 or any other statute applicable at site before starting the development works, if required.
  - j) That the licensee shall make arrangement for water supply, sewerage, drainage etc to the satisfaction of DTCP till the services are made available from external infrastructure to be laid by HUDA.
  - k) That you will use only CFL fittings for internal lighting as well as for campus lighting in the complex.
  - l) That you shall convey "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director; within two month 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.
- m) The licence is valid upto 12.02.2014 subject to condition that you shall submit the valid bank guarantee on account of IDW/EDC before 08.09.2011.

Dated: Chandigarh

The 13.02.2010

(T.C. Gupta, IAS)

Director

Town and Country Planning,  
Haryana, Chandigarh.

Email: tephry@gmail.com

Endst No. LC-1900-5DP (iii)- 2010/ 2390

Dated:- 23-2-10

1. A copy is forwarded to the following for information and necessary action:-  
M/s Reach Promoters Pvt. Ltd., 410-411, 4<sup>th</sup> Floor, Ambadeep Building, 14 KG Marg, Connaught Place, New Delhi-1 along with copy of agreement LC-IV and bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
  3. Chief Administrator, HUDA, Panchkula.
  4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
  5. Joint Director, Environment Haryana -Cum-Secretary, SEAC, SCO No. 1-3, Sector - 17D Chandigarh
  6. Addl. Director Urban Estates, Haryana, Panchkula.
  7. Administrator, HUDA, Gurgaon.
  8. Chief Engineer, HUDA, Panchkula.
  9. Superintending Engineer, HUDA, Gurgaon along with a copy of agreement.
  10. Land Acquisition Officer, Gurgaon.
  11. Senior Town Planner, Gurgaon. He will ensure that the colonizer shall obtain approval/NOC as per condition No. 8 above before starting the Development Works.
  12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
  13. Senior Town Planner (Monitoring Cell), Haryana, Sector-8, Chandigarh.
  14. District Town Planner, Gurgaon along with a copy of agreement.
  15. Accounts Officer, O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.



(Devendra Nimbekar)  
District Town Planner (HQ)  
For Director, Town and Country Planning,  
Haryana, Chandigarh

TO BE READ WITH LICENCE NO.....17.....OF 2008

**Detail of land owned by M/s Reach Promoters Pvt. Ltd at village Badshapur  
District Gurgaon.**

Village	Rect. No.	Killa No.	Area K-M
Badshapur	132	1	8-0
		2/1 min	0-7
		2/2 min	2-0
		10/1	3-9
		26	0-2
		27	1-0
		22 min	1-3
		8 min	0-15
		9 min	7-9
		10/2	3-9
		11	8-0
		12	8-0
		13	3-2
		21/2	0-13
		21/3	2-0
		21/4	<u>0-13</u>
		<b>Total</b>	<b>50-2 or 6.26 Acres</b>

Lower & Upper Planning,  
Haryana, Chandigarh

*A. S. Puri*

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**Directorate of Town & Country Planning, Haryana**

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

Regd.

To

Reach Promoters Pvt. Ltd.,  
C/o 410-411, 4<sup>th</sup> Floor, Ambadeep Building,  
14 KG Marg, Connaught Place,  
New Delhi-1.

Memo No. LC-1900-JE (S) 2014/ 9829 Dated: 13/5/14

**Subject:** Renewal of licence no. 17 of 2010 dated 13.02.2010 granted for setting up of a Commercial Colony over an area measuring 6.26 acres falling in village Badshahpur, District Gurgaon, Sector 68 of Gurgaon - Manesar Urban Complex.

Please refer to your application dated 08.01.2014 on above cited subject.

License No. 17 of 2010 dated 13.02.2010 granted for setting up of a Commercial Colony over an area measuring 6.26 acres falling in village Badshahpur, District Gurgaon, Sector 68 of Gurgaon - Manesar Urban Complex is hereby renewed for a further period of two years i.e. up to 12.02.2016 on the terms & conditions laid down therein.

2. This renewal permission will not tantamount to certification of your satisfactory performance entitling you for renewal of licence for further period.
3. You shall submit the Service plans/estimates within a period of 30 days, immediately after approval of revised building plans.
4. You will get the licence renewed till the final completion of the colony is granted.
  - The original license is returned herewith.

  
(Anurag Rastogi)

• Director General, Town & Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1900-JE (S)-2014/

Dated

A copy is forwarded to the following for information and necessary action.

1. Chief Administrator, HUDA, Sector 6, Panchkula
2. Chief Engineer, HUDA, Sector 6, Panchkula
3. Senior Town Planner, Gurgaon.
4. Sh. P.P. Singh DTP (HQ) with a request to update the status on website.
5. District Town Planner, Gurgaon.
6. Chief Accounts Officer of this Directorate.

/

(R.S. Bath)

Assistant Town Planner (HQ)  
For Director General, Town and Country Planning  
Haryana, Chandigarh.

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## ORDER

License No. 17 of 2010 dated 13.02.2010 was granted to for setting up of a Commercial Colony over an area measuring 6.26 acres falling in the revenue estate of village Badshahpur, Sector 68 of Gurgaon - Manesar Urban Complex, District Gurgaon has been granted to Reach Promoters Pvt. Ltd., 410-411, 4<sup>th</sup> Floor, Ambadeep Building 14 KG Marg, Connaught Place, New Delhi-I. It has been noticed that Rectangle no 123 is not mentioned before Khasra no 21/2, 21/3, 21/4 and 22 min. The revised schedule of land is hereby attached.

This memo shall be read together with the License No. 17 of 2010 dated 13.02.2010, as referred above, for all intents and purposes.


Dated:  
Place: Chandigarh

  
(Anurag Rastogi, I.A.S.)  
Director General, Town & Country Planning  
Haryana, Chandigarh ✓

Endst. No. LC-1900-JE (S)-2013/ 38482 Dated: 2/5/13

A copy is forwarded to the following for information and necessary action:-

- ✓ 1. Reach Promoters Pvt. Ltd., 410-411, 4<sup>th</sup> Floor, Ambadeep Building 14 KG Marg, Connaught Place, New Delhi-I.
2. Chief Administrator, HUDA, Panchkula.
3. Chief Administrator, Haryana Housing Board, Panchkula.
4. MD, HVPN, Planning Director, Shakti Bhawan, Sector-6, Panchkula.
5. MD, Haryana State Pollution Control Board, Panchkula.
6. Addl. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HUDA, Gurgaon
8. Chief Engineer, HUDA, Panchkula
9. Superintending Engineer, HUDA, Gurgaon.
10. Land Acquisition Officer, Gurgaon.
11. Senior Town Planner (E & V) Haryana, Chandigarh.
12. Senior Town Planner, Gurgaon.
13. District Town Planner, Gurgaon.
14. Chief Accounts Officer of this Directorate.

  
(Devendra Nimbokar)  
District Town Planner (HQ)  
For Director General, Town & Country Planning  
Haryana, Chandigarh

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REVISED SCHEDULE OF LAND

To be read with licence no 17 of 2010

Detail of land owned by Reach Promoters Pvt. Ltd., village Badshahpur, Distt. Gurgaon.

Village	Rect no	Killa no	Acre (K-M)
Badshahpur	132	1	8-0
		2/1 min	0-7
		2/2 min	2-0
		10/1	3-9
		26	0-2
		27	1-0
	123	22 min	1-3
	132	8 min	0-15
		9 min	7-9
		10/2	3-9
		11	8-0
		12	8-0
		13	3-2
	123	21/2	0-13
		21/3	2-0
		21/4	0-13
		Total	50-2 or 6.26 acres

*Ashok*  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh  
*Amarjit*

Regd.

**DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA**

SCO No. 71-75, 2<sup>nd</sup> Floor, Sector -17 C, Chandigarh

Phone: 0172-2549349, Email: tcpharyana3@gmail.com, www.tcpharyana.gov.in

Memo No: LC-1900/2016/

1134

Dated: 8/4/2016

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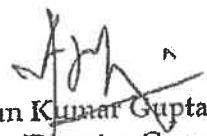
To

✓ Reach Promoters Pvt. Ltd.,  
410, 4<sup>th</sup> Floor, Ambadeep Building,  
14, KG Marg,  
New Delhi.

Subject: Renewal of Licence No. 17 of 2010 dated 13.02.2010 issued for development of Commercial Colony over an area measuring 6.26 acres in Sector-68, Gurgaon Manesar Urban Complex -Reach Promoters Pvt. Ltd.

Please refer your letter dated 12.01.2016 on the matter cited as subject above.

1. Licence No. 17 of 2010 dated 13.02.2010 granted vide Endst. No. 2390-2404 dated 23.02.2010 for setting up of Commercial Colony over an area measuring 6.26 acres in Sector-68, Gurgaon Manesar Urban Complex is hereby renewed upto 12.02.2018 on the terms and conditions laid down therein.
2. It is further clarified that this renewal will not tantamount to certification on your satisfactory performance entitling you for renewal of licence for further period and you will get the licences renewed upto the period till the final completion of the colony is granted.
3. The bank guarantee on account of IDW is valid upto 28.02.2017. You shall submit the revalidated Bank Guarantees on account of IDW one month before its expiry.


  
(Arun Kumar Gupta, IAS),  
Director General,  
Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. LC-1900/2016/

Dated :

A copy is forwarded to the following for information and necessary action:-

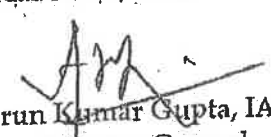
- i. Chief Administrator, HUDA, Panchkula.
- ii. Chief Engineer, HUDA, Panchkula.
- iii. Senior Town Planner, Gurgaon.
- iv. District Town Planner, Gurgaon.
- v. Chief Account Officer O/o DGTCP, Chandigarh.
- vi. Website Admin with a request to update the status on website.

  
(Babita Gupta)  
Assistant Town Planner (HQ)



## ORDER

1. Whereas, Licence No. 17 of 2010 dated 13.02.2010 has been granted to Reach Promoters Pvt. Ltd. for setting up of Commercial Colony over an area measuring 6.26 acres in Sector-68, Gurgaon Manesar Urban Complex under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975. As per terms & conditions of the licence and of the agreement executed on LC-IV, the licensee is required to comply with the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and its Rules, 1976 thereof.
2. Accounts Division of the Directorate has conducted an audit and it has been noticed that the licensee had not complied with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976 upto 31.03.2015. The licensee vide letter dated 25.02.2016 submitted a request to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
3. The Government vide Memo No. PH-68/2012/5138/2012-2TCP has prescribed the composition rates for compounding the offence of non compliance of Rule-24, 26(2), 27 & 28. As per these composition rates, the composition fee worked out to be ₹ 8,000/-. The licensee vide DD No. 93898 dated 24.02.2016 has deposited the composition fee of ₹ 10,000/-.
4. In view of above, in exercise of power conferred under Section 13(1) of the Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of earlier not complying with the provisions of Rule-24, 26(2), 27 & 28 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

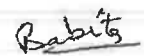
  
 (Arun Kumar Gupta, IAS),  
 Director General,  
 Town and Country Planning,  
 Haryana, Chandigarh.

Endst. No. LC-1900/2016/ 7141-7142

Dated: 8/4/2016

A copy is forwarded to the following for information and necessary action:-

1. Chief Accounts Officer O/o Director General, Town and Country Planning, Haryana, Chandigarh.
2. Reach Promoters Pvt. Ltd., 410, 4<sup>th</sup> Floor, Ambadeep Building, 14, KG Marg, New Delhi.

  
 (Babita Gupta)  
 Assistant Town Planner (HQ),  
 O/o Director General, Town & Country Planning,

# GURGAON - MANESAR URBAN COMPLEX - 2031 AD

DRAFT DEVELOPMENT PLAN FOR CONTROLLED AREAS  
RENOTED ON DRG NO.-D.T.P.(G)1936 DATED 16.04.2010  
UNDER SECTION 5 (4) OF ACT NO. 41 OF 1963

LEGEND:

- STATE BOUNDARY
- MUNICIPAL CORPORATION BOUNDARY
- OLD MUNICIPAL COMMITTEE LIMIT
- CONTROLLED AREA BOUNDARY
- VILLAGE ROAD
- METALLED ROAD
- KATCHA RASTA
- NATIONAL HIGHWAY
- RAILWAY LINE
- METRO ROUTE
- WATER BODIES / DRAIN / RIVER
- SECTOR NO / DENSITY
- 300 RESIDENTIAL (GROUP HOUSING/PLOTTED)
- 200 COMMERCIAL
- 700 INDUSTRIAL
- 300 LIGHT INDUSTRY
- 300 MEDIUM INDUSTRY
- 340 HEAVY INDUSTRY
- 300 TRANSPORT AND COMMUNICATION
- 410 RAILWAY STN. YARD, SIDINGS
- 420 AIRPORT
- 430 TELEPHONE EXCHANGE
- 400 PUBLIC UTILITIES
- 510 WATER WORKS
- 520 DISPOSAL WORKS
- 530 GRID SUB STATION
- 800 PUBLIC AND SEMI PUBLIC USE
- 610 MGN SECRETARIAT, JUDICIAL COMPLEX, JAIL, POLICE
- 620 STATION AND OTHER INSTITUTIONS
- 630 MEDICAL AND HEALTH INSTITUTIONS
- 640 CULTURAL INSTITUTIONS LIKE THEATRE, OPERA HOUSES
- 650 COMMERCIAL ENTERTAINMENT
- 660 DEFENCE LAND
- 700 OPEN SPACES
- 710 PARKS
- 720 GROUND, STADIUMS, PLAY GROUNDS
- 730 WATER BODIES/LAKES
- 800 AGRICULTURAL ZONE
- 810 MARKET GARDEN
- 820 AGRICULTURE
- 830 CHANGE OF LAND USE / LICENSE SHALL BE GRANTED
- 840 FOREST LAND
- 850 DIRT FARMING / GARDEN
- 300 SPECIAL ZONE
- HUBS
- H5 ENTERTAINMENT HUB, H6 WORLD TRADE HUB & H7 FASHION HUB

SCALE: 1:5000  
(IN ORIGINAL DRAWING)

DRAWING NO DTP(G) 2081/2012 DATED 07.06.2012

CHECKED BY  
PLANNING ASSTT.  
PROSHAR SINGH

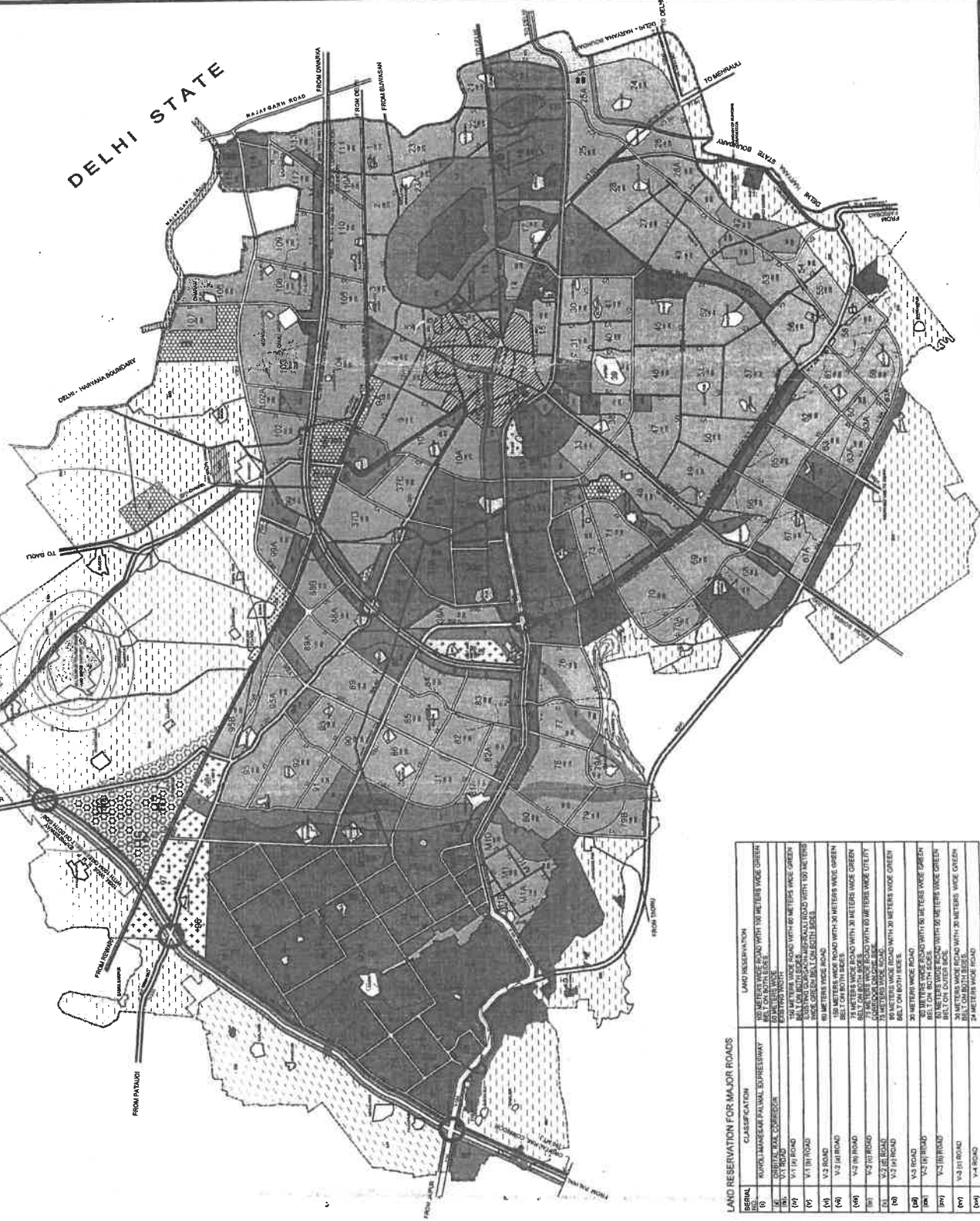
ASSTT. TOWN PLANNER  
(RASHMI JAIN)

ASSTT. TOWN PLANNER  
(RAJENDER T. SHARMA)

CHIEF TOWN PLANNER  
GURGAON  
(MERDEK SINGH)

CHIEF CO-ORDINATOR  
TOWN & COUNTRY PLG.  
HARYANA  
(T.G. GUPTA, IAS)

DEPARTMENT OF TOWN AND COUNTRY PLANNING, HARYANA



LAND RESERVATION FOR MAJOR ROADS		CLASSIFICATION	LAND RESERVATION
10	10	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
11	11	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
12	12	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
13	13	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
14	14	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
15	15	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
16	16	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
17	17	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
18	18	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
19	19	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
20	20	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
21	21	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
22	22	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
23	23	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
24	24	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
25	25	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
26	26	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
27	27	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
28	28	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
29	29	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES
30	30	RAILWAY TRACKS, RAILWAY, ESTRELUWAY	100 METERS WIDE ROAD WITH 100 METERS WIDE GREEN BELT ON BOTH SIDES