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Directorate of Town & Country Planning, Haryana

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To

✓ Reach Promoters Pvt. Ltd.
410-411, 4th Floor, Ambadeep Building
14 KG Marg, Connaught Place,
New Delhi-1.

Memo No.LC-1900-JE (VA)-2015/18112

Dated: 18/9/15

Subject: **Approval of Service Plan/Estimates for COMMERCIAL COLONY on the land measuring 6.26 acres in the revenue estate of village Badshapur, Sector 68, Distt. Gurgaon - (License No. 17 of 2010 dated 13.02.2010).**


Ref. Your letter dated 29.06.2015 on the subject noted above.

The service plan/estimates of Commercial Colony falling in Sector 68, Gurgaon being developed by you, has been checked and corrected wherever necessary by Chief Administrator, HUDA, Panchkula and are hereby approved subject to the following terms & conditions:

1. You will have to pay the proportionate cost of external development charges for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross average basis as and when approved by the Director. These charges are modifiable as and when approved by the Government and modified charges will be binding upon the colonizer.
2. You are liable to maintain the estate developed by you as per HUDA norms till such time the colony is taken over by the Local Authority/State Govt.
3. The wiring system of the street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL.
4. That appropriate provision for fire fighting as required in the NBC/ISI code should also be provided by you and a fire safety certificate will be obtained by you from the competent authority before undertaking any construction. You will be sole responsible for fire safety arrangements. You will not make connection with the master services without prior approval of the competent authority.
5. You will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HUDA and all link connections with the external system will be done by you at your own cost. You will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services laid/to be laid by HUDA/State Govt. in this area as per your scheme. In case pumping is required the same will be done by you at your own cost.
6. The correctness of the levels of the colony will be your sole responsibility and you will integrate the internal sewer/storm water drainage of the colony by gravity with the master services.




7. It is made clear that roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain shall be made by you.
8. The estimate do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by you directly to the HVPN.
9. You will be responsible for the construction of various structures such as RCC under ground tank etc. according to the standard specifications, good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
10. In case some additional structures are required to be constructed and decided by the Director/HUDA at a later stage, the same will be binding upon you.
11. You will not make the connection with the master services i.e. water supply, sewerage, storm water drainage without getting its approval from the competent authority.
12. Levels/extent of the services to be provided by the HUDA i.e. water supply, sewerage will be proportionate of EDC as and when made available by HUDA till that you will make your own arrangement.
13. You will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
14. You shall get approved the electrical service plan estimates from the concerned power utility within 60 days and submit the same in this office after approval.
15. A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Engineer, HUDA, Panchkula under intimation to this office.


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

Endst. No. LC-1900-JE (VA)-2015/

Dated

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. 6479 dated 27.05.2015 for information and necessary action please.


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



C.E. No. 6479
Dated 27/5/11

Annexure-A

SUB:- Approval of Service plan estimate for Commercial Colony for an area measuring 6.260 acres area in Sec-68, at Gurgaon Manesar Urban Complex, Haryana being developed by M/S. 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 HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA 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/ HUDA. All link connections with the State Government/ HUDA 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.



C.E. No.

Dated:-

8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HUDA.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

For

**Executive Engineer (W),
Chief Administrator, HUDA,
Panchkula**

