

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
 Ayojna Bhawan, Sector -18, Madhya Marg, Chandigarh
 Phone: 0172-2549349, Email: tcphry@gmail.com , www.tcpharyana.gov.in

Memo No. LC-1501 VOLL II JE (BR)-2012/ 26385

Dated: 21-12-12

To

Mapsko Builders Pvt. Ltd,
 52 North Avenue Road, Punjabi Bag West,
 New Delhi- 110026

Subject:- Approval of Service Plans/ Estimates of Residential Plotted Colony for which license no. 43 to 55 of 2007 dated 21.01.2007 and the license no. 49 of 2010 dated 23.06.2010 over an area measuring 100.187 acres and additional area measuring 34.0185 acres respectively were granted in sector-26, 26A and 27 Urban Estate Sonapat.

Reference: Chief Administrator, HUDA, Panchkula Memo No. CE-1/EE(W)/CHD(S)/ADM (HQ) 4611 dated 11.04.2012 on the subject noted above.

The service plan/ estimates of Residential Plotted Colony for which license no. 43 to 55 of 2007 dated 21.01.2007 and the license no. 49 of 2010 dated 23.06.2010 over an area measuring 100.187 acres and additional area measuring 34.0185 acres respectively were granted in sector-26, 26A and 27 Urban Estate Sonapat has been checked and corrected, wherever necessary and are hereby approved subject to the following terms and conditions:-

1. You will have to pay the proportionate cost of External Development Charges for setting up of Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture etc. on gross acreage basis as and when determined by HUDA. These charges will be modifiable and if modify the same will be binding upon you.
2. The Mtc. Charges for various services like water supply, sewerage, storm water drainage, Hort, roads, street lighting and resurfacing of roads etc. has been included in the estimate as per detail given in the estimate and the total cost works out to Rs.2054.68 Lacs. It may be made clear to you that you are liable to maintain the estate developed by yourself as per HUDA norms for ten years or till such time, the colony is taken over by the local authority/State Govt.
3. The overall density of the colony works out to 116 PPA considering 13.5 person per plot, for main & 9 person for EWS. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for the purposes of services only.
4. All technical notes and comments incorporated in this estimate in two sheets will also apply. A copy of these is also appended as Annexure-'A'.

5. You will have to ensure that sewer/storm water laid by you, will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your responsibility to make the pumping arrangement and Maintenance, thereof for all the time to come.
6. It may be made clear to you that release of water for external source will take about five year for the new licensed area subject to the following:-
- (i) Availability of litigation free land in the alignment of services.
 - (ii) Permissions from forest and Environment Department are accorded, where ever required.
 - (iii) HUDA shall supply the drinking water only to the license granted in the master plan area.
 - (iv) HUDA shall provide water supply along master road at the initial stage and various colonizer will have to take connection from this water supply main upto their site at their own expenses, till the land of master road encircling the licensed area is acquired and the area in between licensed area and the master road is further acquired by HUDA or the licensee.
 - (v) Till the water supply and other services are made available by HUDA, the licenses will have to make their own arrangement Tube well can be bored with permission from Central Ground Water Board and other concerned authority, for the purposes.
7. It is made clear to you that recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It may be clarified to developer 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. Home/office/business establishment will have access to two water pipe lines.
 - (ii) Portable 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 foot, of not possible then readily identifiable sleeve should be used.

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


- (a) Recycled water pipes, fitting, Appurtenances, valves, taps, meters, hydrants will be of Red Color 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 all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in color or painted Red and words "Recycled Water Not fit for Drinking" embossed on them should be used for recycled water.
8. It may be made clear to you that you will not make the connection with the master services without prior approval of the competent authority, in writing.
 9. You have proposed Sewerage Treatment Plant in their colony. Therefore, It is made clear to you that you will be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Department till such time the HUDA services are made available as per proposal of the Town. All the link connection with the HUDA services shall be made by you at your own cost.
 10. 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 you directly to the HVPNL Department.
 11. It may be made clear to you that there will be no pollution due to disposal of sewerage of your colony. The disposal of effluent should be in accordance to the standard norm, fixed by the Haryana State Pollution Control Board/Environment Deptt.
 12. You will be responsible for the construction of various structures such as RCC UGT and OHSR; water/sewerage treatment plant etc. according to the standard specification, good quality workmanship and water tightness of all the structures.
 13. The estimate does not include the internal services to be laid in the area reserved for GH Colony. The service estimate for the same shall be got approved by you separately.
 14. In case some additional structures are required to be constructed and decided by the HUDA 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 HUDA water supply line.
 15. The tertiary water shall be used for green and parks as per proposal made for use of recycled water plan.

16. You will get the road level/formation level of services fixed from the concerned Superintending Engineer before execution of work at site.
17. In case it is decided by Govt. that HUDA/Govt. will construct 24 Mtrs. wide road and will extended master services on 24 Mtrs. internal circulation road then additional amount at rates as decided by the authority/Govt. will be recoverable over and above EDC from you.
18. The formulation level of internal roads should match with the sector roads similar other services of colonizer like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, Sewerage and SWD etc. which shall be insured by the colonizer.
19. The correctness of the levels of the colony will be solely your responsibility for integrating the internal sewer/storm water drainage of the colony by gravity with the master services. In case pumping is required the same will be provided & maintained by you for all the time to come.
20. You shall provide the solar water heating system as per the guide lines issued by the Haryana Govt. /Ministry of Environment of Govt. of India.
21. It may be made clear to you that the rain harvesting system shall be provided by you, as per Central Ground Water Authority norms/Haryana Govt. notification and the same will be kept operational/maintained all the time. Arrangement for segregation of first rain not to be entered into the system shall also be made by you.
22. The estimate does not include the common services like water supply, storage tank on the top of the building block the plumbing works etc. and will be part of the building works.

A copy of the approved service plan/estimates and annexure 'A' are enclosed. You are requested to supply five additional copies of the approved service plan/estimates to the Chief Engineer, HUDA, Panchkula under intimation to this office.


DA/ as above.


(Sanjay Kumar)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

Dated:

Endst. No. LC-1501-JE (BR)-2012/

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his Memo No. CE-1/EE(W)/CHD(S)/ADM (HQ) 4611 dated 11.04.2012 for information and necessary action please.


(Sanjay Kumar)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.