

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA

SCO 71-75, Sector 17C, Chandigarh

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To

^{Dvt.}
Clarion Properties, Ltd. & others
34, Babar Lane, Bangali Market,
New Delhi

Memo. No. LC-2613-PA(B)-2016/

8784

Dated:

5/5/2016

Subject:

Approval of service plan estimates for Internal development works in respect of license for setting up of a commercial colony over an area measuring 5.846875 acres, Sector 102, Gurgaon Manesar Urban Complex (License No. 93 of 2012 dated 05.09.2012, 30 of 2014 dated 12.06.2014 & 31 of 2014 dated 12.06.2014).

Kindly refer your application on the subject cited above.

The service plan/estimates of commercial colony being developed over an area measuring 5.846875 acres in sector 102, Gurgaon Manesar Urban Complex have been checked and corrected wherever necessary by the Chief Administrator, HUDA & are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Gurgaon Town, which is under finalization.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. That you are liable to maintain the licensed area for ten years or as per HUDA norms till such time, the colony is taken over by the local authority/State Govt.
4. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. CFL lamps shall be provided to meet the requirement of HVPNL and as well environment.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That level/extent of external services to be provided by HUDA will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HUDA.
9. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.

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10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablation taps should be avoided.
 - (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

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

 - (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
 - (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
12. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
13. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
14. In case some additional structures are required to be constructed and decided by HUDA/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HUDA.
15. The formation level of internal road should match with sector roads. Similar other services 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 ensured by you.
16. In case it is decided by Govt. that HUDA/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
17. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
18. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
19. You will have to ensure that the sewer/storm water drainage to be 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 sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.

20. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
21. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
22. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
23. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.
24. That you shall transfer the land under master plan road as well as service road to Govt./HUDA for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
25. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HUDA or any developing agency on Sector dividing road at respective locations/points.
26. That you shall get the electrical service plan estimates approved from the agency responsible for installation of external electricity service as per condition of agreement executed on prescribed proforma LC-IV with the Director.
27. That you will not resort manual scavenging by engaging sanitation works for cleaning of septic tanks/such cleaning as per the decision taken in the meeting of the Central Monitoring Committee (CMC) held under the Chairmanship of Cabinet Secretary on 22.03.2013 (D.O. No. Q. 11021/12/2010-PHE-II (Vol IV dated 7th Feb 2013 of secretary to the Govt. of India of Urban Development and further order by the Principal Secretary to Govt. Haryana, Urban Local Bodies Deptt. Chandigarh vide letter No. 16/24/2013-2C1 dated NIL.
28. That you shall also be abide to take connection of sewage treated/recycled water supply from HUDA recycled water supply system as and when the system is made available and colonizer is asked by HUDA for connection.
29. **Special conditions:-**
- You have to dismantle and relocate his service even after laid, wherever required to suit the size, capacity and levels of HUDA services in the area/sector, if any.
 - These services at later stage, if required, will have to correlate with the services falling in the land of other licensee/developer adjacent to the licensed land and you have to re-lay and relocate for their size, capacity and levels to give continuity of proper approach, to maintain the loops and grid of water supply distribution line and functioning of sewer and storm water drainage & other services in the public interest. You have to obtain prior permission from the concerned authority, if the services are to be laid through revenue rasta or other land before laying of services. It will be ensured by you to install double button system in flushing cistern in all toilets in various building to be constructed in his licensed area.
 - Similarly, the common services if decided to be laid by HUDA along 24 wide road/master roads against the development charges charged by HUDA for common benefit of all developers in the sector, you shall have to dismantle and relocate his already laid services, wherever required to suit the size, capacity and levels of HUDA services in the area/sector.
 - Permission for competent authority shall be obtained prior to boring/drilling of tube wells. Further, approval of service plan/estimate with tube well provision does not entitle the colonizers to drill tube well. It is pertinent to mention here at present HUDA has not laid master water supply in the area. Water so obtained from tube well shall be used only for drinking purposes and shall not be used for construction purpose.
30. **Common Services:-**
- (i) The estimates 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 plumbing work.
 - (ii) The firm will provide solar water heating system as per the guidelines issued by the Haryana Govt./Ministry of Environment, Govt. of India.

31. **Construction activity of project:**

- a) It is clearly stated that the firm/developers shall not be allowed to carry out the construction with underground water.
- b) The firm shall also show the source from where the water supply will be taken for construction purpose.

NOTE(1):-

In order to implement the directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application No. 21 of 2014 in the matter of Vardhman Kaushik V/so Union of India and Ors, the following instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site:-

- i) It shall be ensured that there should be no hot mixing on the road side. During construction and maintenance of road, it shall be also ensure that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
- ii) The demolition material and construction material is transported with proper coverage and precautions, in order not to be cause serious air pollution.
- iii) No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metalled road.
- iv) Such storage does not cause any obstruction to the free flow of traffic and/ or inconvenience to the pedestrians. Every builder, contractor or person shall ensure that the construction material is completely covered by tarpaulin. To ensure that no dust particles are permitted to pollute the air quality as a result of such storage.
- v) The builder/contractor will be responsible and ensure that their activity does not cause any air pollution during the course of the construction and/or storage of material or construction activity. Defaulter shall be liable to be prosecuted under the law in force.
- vi) All trucks or vehicles of any kind which are used for construction purposes and/or are carrying construction materials like cement sand and other allied material shall be fully covered dust free and/or other precautions would be taken to ensure that enroute their destination, the dust, sand or other particles are not permitted to be released in the air and/or contaminate air. Any truck which is not complying with these directions would not be permitted to enter in the NCR region.

NOTE(2):-

Implementation of instruction used by Hon'ble NGT during hearing held on 28.4.2015 in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/so Union of India and Ors, the following instruction issued vide letter No. CEIEE-W/CHD(G)/4971-89 dated 30.4.2015 shall be complied with in the construction work:-

- i) All the direction contained in our order dated 4th December, 2014 shall continue to be in force and the Authorities concerned would carry out the said directions in their true spirit and substance.
- ii) There shall be complete prohibition of burning of any kind of garbage leave, waste plastic, rubber, self-moulding compound and such other materials in the open. Any person affected or concerned would have a right to make a complaint in writing.
- iii) NGT further directed that all the Corporations of concerned states falling in NCR would notify on their websites, address and Mobile Number to which such complaint can be made/sent.
- iv) Immediately upon receipt of such complaint, the concerned Authority and for Authorities the designed Officers would proceed to take action in accordance with law.
- v) For every incident of burning of any such above stated material, the person who is found actually burning such and/ or responsible for or abating such burning would be liable to pay compensation in terms of the Section 15 of the Nation Green Tribunal Act, 2010 for polluting the environment and would be liable to pay a sum Rs. 5000/- to be paid instantaneously.
- vi) In the event such offender refuses to comply with the directions of the Authorized Officers, the Authorized Officers would be at liberty to serve a notice upon him for appearing before the Tribunal and to show cause why the person burning, abating or responsible for such burning materials afore indicated, be not directed to pay compensation as may be determined by the Tribunal in accordance with law.
- vii) The orders of the NGT are to be complied with as a decree / order of the Civil Court. All these Authorities and the Police are duty bound to carry out the directions/orders

- of the Tribunal in accordance with law. The money so collected, shall be maintained by the Corporation and / or any Authority as a separate fund to be utilized for improvement, restoration and restitution of the environmental degradation resulting from such activity or otherwise.
- viii) The payment of such compensation shall not absolve the offender of other liabilities that such person may incur under different laws in force including other provisions of the National Green Tribunal Act, 2010.
- ix) NGT has directed that there is no burning of leaves or horticulture residue, all the Corporations, Authorities and the State Governments to ensure that there is proper composting pits area-wise prescribed. The composting will be only at those sites and all the Corporations, Authorities and the State Governments shall be responsible to provide due space for collection and deposit of horticulture waste including leaves for composting purposes at these sites.
- x) Each officer under whose jurisdictions the area would fall, would be personally responsible and all the Officers/Officials working under him would be personally responsible for imposition of compensation and costs.
- xi) The composting sites should be provided nearer to the places where there is a large numbers of trees, gardens and compost bits which also convert into self-manure should be used for horticulture purposes to ensure that the burden on the site does not increases beyond its capacity.
- xii) Decision in regard the land fill sites should be taken expeditiously as possible in any case not later than three weeks from 28.04.2015. Such adequate number of sites if not earmarked, should be identified by the respective Corporations and Authorities if not done so far.
- xiii) No one would permit the burning of plastic and allied products in NCR area. If Authorities notice any burning of such materials they would not only ensure that such activity does not persist but even would be entitled to seize the entire material which is illegally and unauthorisedly stored held by a person is does not possess of a license or authorization for dealing with such products in accordance with the Plastics Waste Management and Handling Rules 2011. Upon seizure of such material, the Authorities would take a direction from the Tribunal and dispose of the same by giving it to the Authorized Dealer in accordance with directions issued.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/estimates to the Chief Administrator, HUDA, Panchkula under intimation to this office.



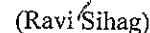
(Ravi Sihag)

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

Endst. No. LC-2613-PA(B)-2016/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his office Memo No. 16176 dated 29.12.2015 for information and necessary action.



(Ravi Sihag)

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

C.E. No. - 417

Dated

Annexure-A

SUB:- Approval of Service plan estimate for Commercial Colony on the land measuring 5.846875 acres (license No. 93 of 2012 dated 5.9.2012, No. 30 & 31 of 2014 dated 12.6.2014) in Sec-102, Gurgaon Manesar Urban Complex developed by Radhik Polymers & Others in collaboration with Clarion Properties 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 confirmed before execution.
3. The material to be used shall be 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.

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Dated:-

8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/H 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 approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MOR specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall conform to such other conditions as are incorporated in the approved estimate and the letter of approval.

For


Executive Engineer (W),
Chief Administrator, HUDA
Panchkula

2/11/15

