

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

SCO 71-75, Sector 17C, Chandigarh

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To

Experian Reality Pvt. Ltd. & others  
F-9, 1<sup>st</sup> Floor, Manish Plaza-I, Plot No. 7,  
MLU, Sector 10, Dwarika, New Delhi.

Memo. No. LC-2755-PA(B)-2015/ 18694

Dated: 30/9/15

**Subject: Approval of service plan estimates for Internal Development Works in respect of license for setting up of a residential plotted colony over an area measuring 100.48125 acres, Sector 108, Gurgaon (License No. 57 of 2013 dated 12.07.2013).**

Kindly refer your application on the subject cited above.

The service plan/estimates of plotted colony being developed over an area measuring 100.48125 acres in sector 108, Gurgaon 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 ablution taps should be avoided.

- (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
- (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

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

- (a) 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.
- (e) All connections from recycle system should be distinguishable from connections of potable supply.
- (f) No cross connection to be made or allowed between recycle water system and potable water system.
- (g) The underground and overhead tanks should have Recycle Water Not fit for drinking and other warning sign embossed/marked on them. All tanks of recycle system shall be square in shape.
- (h) No connection of any kind, except for inlet to cisterns, shall be made from recycled water pipe.
- (i) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above water 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 to descending quality.
- (j) 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 and if not possible, then readily identifiable sleeve should be used.
- (k) Irrespective of immediate availability or non-availability of reclaimed/recycled water, every owner of a house/apartment/flat, group housing societies, commercial complexes, and institutional building in this colony/licensed area will follow the dual plumbing system so as to receive water separately from potable supply boosting and utilizing properly.
- (l) All plumbing pipes fittings, valves will be of red colour or painted red. In case of underground and overhead tanks should have recycle water not fit for drinking and other warning signs embossed/marked on them. All tanks of recycle system shall be square in shape.
- (m) If scour outlet is required, the same shall be provided at a place away from easy access and shall preferably be locked.

- (n) Recycle water pipes and potable water pipes will be fixed in separate chases and a minimum distance of 6" will be maintained between them. In case of cross over suitably coloured/taped sleeve shall be used.
- (o) It is responsibility of colonizer/developer to supply adequate quantity of recycle water for flushing. In case of deficit in recycle water of proper quantity or if it is temporarily unavailable or when recycle water is not available, potable water will be used for meeting recycle water demand also.
12. It is clarified that release of water for external source will take about 2 to 3 years for the new licensed area subject to the followings:-
- (i) Supply of adequate quantity of raw water at tail of NCR water supply channel by Irrigation Department and timely completion of water treatment plant at Chandu Budhera Water Works.
  - (ii) Availability of litigation and encroachment free land.
  - (iii) Required quantity of raw water will be made available by Irrigation Department.
  - (iv) Permission within reasonable period from Forest & Environment Department, wherever required.
  - (v) Till the water supply and other services made available by HUDA, the licensee will have to make their own arrangements. Tube well bored with permission from Central Ground Water Board and other concerned authority, for the drinking purposes only, but no underground water supply shall be used for construction purposes.
  - (vi) HUDA shall supply the drinking water only to the license granted in the master plan area.
  - (vii) HUDA Shall provide water supply along NPR/SPR 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 the master road in circling the licensed area is acquired and the area in between licensed area and the NPR/SPR is further acquired by HUDA or licensees.
  - (viii) Developers will disclose the source of water for construction purposes.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.

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24. 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.
25. 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.
26. 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.
27. 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.

**Special conditions:-**

- The developer at present has planned his services only for the benefits of his licensed colony only clubbing all the pockets for which license have been granted to him. These services at later stage, if required will have to be correlated with the services failing in the land of other licensee/developer adjacent to the land of the colonizer (Vatika Ltd.) have to be re-laid and relocated 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 to sewer and storm water drainage & other services in the public interest.
- Similarly, the common services ultimately will be laid by HUDA long 24 m wide road/master roads against the development charges by HUDA for common benefits of all developers in the Sector. The developers 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.

**Construction activity of project:-**

- a) It is clearly stated that the firm 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.

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-2755-PA(B)-2015/

Dated :

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his office Memo No. 2665 dated 26.02.2014 for information and necessary action.



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