

# Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

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Regd.

To

Adhikaansh Realtors Pvt. Ltd.,  
Unit No. B/C/2L/Office/017A,  
M3M Urbana, Sector 67,  
Gurugram-122102.

Memo No. LC-4588/JE (AK)/2025/ 28097 Dated: 23-07-25

**Subject: Approval of revised Service Plan/Estimates for Affordable Residential Plotted Colony (under DDJAY Policy-2016) over an area measuring 57.40 acres (Licence No. 32 of 2021 dated 03.07.2021 area measuring 52.275 acres & Licence No. 102 of 2022 dated 27.07.2022 for an area measuring 5.125 acres) in the revenue estate of Hayatpur, Sector-89, District Gurugram.**

Reference:- CE-I, HSVP, Panchkula office memo no. CA-HSVP/CE-I/II/SE(HQ)/EE(M)/SDE(G)/2025/167291 dated 22.05.2025 on the subject cited matter

The revised Service Plan/Estimates for Affordable Residential Plotted Colony (under DDJAY Policy-2016) over an area measuring 57.40 acres (Licence No. 32 of 2021 dated 03.07.2021 area measuring 52.275 acres & Licence No. 102 of 2022 dated 27.07.2022 for an area measuring 5.125 acres) in the revenue estate of Hayatpur, Sector-89, District Gurugram has been checked and corrected wherever necessary and 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, Gurugram, 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 for the maintenance and upkeep of all the roads, open spaces, public park and public health services for a period of 5 years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such road, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
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. LED 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. That you will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
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 HSVP 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 HSVP.
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.
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. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flashing 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 color or painted red and words "Recycle Water- Not fit for Drinking" embossed on them should be used for recycled water.
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 HSVP/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 HSVP.
  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 HSVP/Govt. will construct 24m wide road and will extend master services on 24m 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.
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./HSVP 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 get the electrical service plan/ estimate approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.
27. That you shall be maintain the adequate distance/depth, as per norms of HSVP, while laying the services at site.

**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/s Union of India and Ors, the following instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site as under:-

- 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.
- vii) That you 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, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

**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/s 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 as under:-

- a. All the direction contained in our order dated 4<sup>th</sup> December, 2014 shall continue to be in force and the Authorities concerned would carry out the said directions in their true spirit and substance.
- b. 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.
- c. 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.
- d. Immediately upon receipt of such complaint, the concerned Authority and for Authorities the designed Officers would proceed to take action in accordance with law.
- e. 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).
- f. 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.

- g. 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.
- h. 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.
- i. 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 within one week from today (28.04.2015). 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.
- j. Each officer under whose jurisdictions the area would fall, would be personally responsible for imposition of compensation and costs.
- k. The composition sites should be provided nearer to the places where there is 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 increase beyond its capacity.
- l. Decision in regard the land fill sites should be taken expeditiously as possible. Such adequate number of sites if not earmarked, should be identified by the respective corporations and authorities if not done so far.
- m. No one would permit the building 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 unauthorized stored/held by a person who does not possess of a license or authorization for dealing with such products in accordance with the plastic waste Management and Handling Rules, 2011. Upon seizure of such material, the authorities would take a direction from Hon'ble NGT and dispose of the same by giving it to the authorized dealer in accordance with the 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 Engineer, HSVP, Panchkula under intimation to this office.

**DA/As above**

  
(Ashish Sharma)  
District Town Planner (HQ)  
For: Director, Town & Country Planning  
Haryana, Chandigarh.

Endst. No. LC-4588/JE (AK)-2025/

Dated:

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CA-HSVP/CE-I/II/SE(HQ)/EE(M)/SDE(G)/2025/167291 dated 22.05.2025 for information and necessary action please.

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

