Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.
Phone : 0172-2549349 Email: tcpharyana7@gmail.com
Website: http//tcpharyana.gov.in

Regd.

To

M/s 4S Developers Pvt. Ltd.,
2nd Floor, Hub-66, Ansal Esencia,
Sector-67, Gurugram-12202.

Memo No. LC-5009+5009 B/JE(DS)/2026/ 33788 Dated: 21-09-26

Subject: **Approval of Service Plan Estimate for Affordable Group Housing Colony falling under license no. 269 of 2023 dated 28.12.2023 and License no. 235 of 2023 dated 02.11.2023 over an area measuring 9.684 acres in sector-36, Sohna, District Gurugram- 4S Developers Pvt. Ltd.**

Reference:- Chief Administrator, HSVP, Panchkula office memo dated 15.07.2026 on the subject cited matter

The service plan estimates for aforesaid colony have been checked and corrected wherever necessary by Chief Administrator, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Administrator, HSVP, Panchkula office memo dated 15.07.2026.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up of the subject cited colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. 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.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. 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.
6. 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.
7. 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.

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8. 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 Controlled Board or any other Authority Administering the said Acts.

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, HSVP Panchkula under intimation to this office.

DA/As Above.

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

Endst. No. LC-5009+5009 B/JE(DS)/2026/ Dated:

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his memo No. CA-HSVP/CE-I/SE(HQ)/EE(M)/SDE(G)/2026/211263 dated 15.07.2026 for information and necessary action please.

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

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