

## Directorate of Town & Country Planning, Haryana

SCO-71-75, 2<sup>nd</sup> Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site [tpharyana.gov.in](http://tpharyana.gov.in) - e-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)

Regd.

To

Sukh Dham Colonizer Pvt. Ltd. and others,  
C/o Ansal Property and Infrastructure Ltd.,  
115, Ansal Bhawan, 16 Kasturba Gandhi Marg,  
New Delhi-110001.

Email – [apisactionshr@ansalpi.com](mailto:apisactionshr@ansalpi.com)

Memo. No. LC-2136-JE (S)-2013/

55756

Date:

31/10/13

**Subject: Approval of service plan/estimate in license no 18 of 2010 and 21 of 2011 granted for setting of a Residential Plotted Colony over an area 140.15 acres in Sector-67 of GMUC, Distt. Gurgaon-Ansal Properties and Infrastructure Ltd. and others.**

Please refer to your application on the above cited subject.

The service plan/estimates of the Residential Plotted Colony being developed over an area measuring 140.15 acres in Sector-67 of Gurgaon-Manesar Urban Complex, Distt. Gurgaon by Ansal Property and Infrastructure Ltd against licence no's 18 of 2010 and 21 of 2011 has been checked and corrected, wherever necessary by the Chief Administrator, HUDA and are hereby approved subject to the following terms and conditions: -

1. The owner will have to pay the proportionate cost of external development charges for setting up of residential colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross acreage basis as and when determined by HUDA/Director. These charges are modifiable and modified charges will be binding upon you.
2. The maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance charges are works out to Rs. 2357.22 lac as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt./Govt. agency.
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. 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"**.
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.
6. It is made clear that the 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 by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.
7. You shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by HUDA/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by HUDA/State Govt. in this area as per scheme.
8. 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 maser services. In case pumping is required the same will be provided by you.
9. It is made clear that roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. Arrangement for seggration of first rain not to be entered into the system shall also be made by you.

10. The estimates do 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 HVPN.
11. You shall be sole responsible for the construction of various structures such as RCC under ground tank etc. according to the standard specification good quality and its workmanship. The structural responsibility will entirely rest upon you.
12. In case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you.
13. That you will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.
14. This estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will for part of the building works.
15. In case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Administrator, 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.

Endst No. LC-2136-JE (S)-2013/

Dated: ✓

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. 4440 dated 09.04.2012 for information and necessary action.

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