

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

SECTOR-17, CHANDIGARH  
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To

Swatantra Land and Finance Pvt. Ltd.  
M-95, Lower Ground Floor, Greater Kailash-II,  
New Delhi-110048.

Memo No. LC-1096/2015/ 6461 Dated 23/4/15

**Subject: - Approval of service plans/estimates of the Group Housing Colony on the land measuring 1.09 acres falls in Sector-30 & 33, Faridabad - License No. 232 of 2007 dated 10.10.2007.**

Reference on the subject noted above.

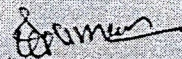
The service plan/ estimates of Group Housing colony on the land measuring 1.09 acres falling in Sector-30 & 33, District Faridabad being developed by you at Faridabad has been checked and corrected wherever necessary by Chief Administrator, HUDA, Panchkula and are hereby approved subject to the following terms and conditions :-

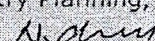
- (i) You will have to pay the proportionate cost of external development charges for the services like water supply, sewerage, storm water drainage, roads, bridges, Community Buildings, street lighting, Horticulture, etc. on gross acreage basis as and when approved by the Director. These charges are modifiable as and when approved by the Government and modified charges will be binding upon the colonizer.
- (ii) You are liable to maintain the colony developed by you as per HUDA norms till such time the colony is taken over by the Local Authority/ State Govt.
- (iii) You will be sole responsible for water supply disposal of sewage and storm water drainage of the colony as per requirement of HSPCB/Environment Department till such time the HUDA services are made available as per proposal of the Town. All the link connection with the HUDA services shall be made by you at your own cost. You will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services laid/to be laid by HUDA/ State Govt. in this area as per your scheme.
- (iv) It is made clear to you that the rain water harvesting system shall be provided by them as per Central Ground Water Authority norms / Government notification and the same will be kept operational maintained all the time.
- (v) Till the water supply and other services are made available by HUDA, you will have to make your own arrangement Tubewells can be bored with permission from CGWB and others concerned authority for the purpose.
- (vi) You will not make connection with the master services without prior approval of the competent authority.
- (vii) The correctness of the levels of the colony will be sole responsibility of the colonizer for integrating the internal sewer/storm water drainage of the colony by gravity with the master services. In case pumping is required the same will be done by you at your own cost.
- (viii) The estimates do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by you directly to the HVPN.
- (ix) In case it is decided by the Government that master services be extended on 24 mtr. wide internal circulation road additional amount at rates as decided by the Authority will recoverable from you over and above the EDC.
- (x) You will be responsible for the construction of various structures such as RCC underground tank etc. according to the standard specifications, good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
- (xi) In case some additional structures are required to be constructed and decided by the Director/HUDA at a later stage, the same will be binding upon you. Flow control valves will be installed preferably of automatic type on water supply connection with HUDA water supply line.
- (xii) Levels/extent of the services to be provided by the HUDA i.e. Water Supply, sewerage will be proportionate of EDC deposited.



- (xiii) You will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
- (xiv) It is made clear to you 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 solely responsible for the fire safety arrangement.
- (xv) 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. The firm shall provide automatic on-off system for street lighting in the complex.
- (xvi) It is made clear to you that you will be solely responsible to lay the services up to the external services laid/to be laid by HUDA on sector dividing road at respective location.
- (xvii) It is made clear that recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate flushing line, storage tank, metering system, pumping system and plumbing. It is also made clear 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.
- (1) Two separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water. Home/office/business establishment will have access to two water pipe line.
- (2) 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 foot. If not possible then readily identifiable sleeve should be used.
- (xviii) You will be solely responsible to lay the services upto the external services laid / to be laid by HUDA on sector dividing road at respective locations / points.
- (xix) Since the construction of master road is yet to take place. You get the road level / formation level of your services fixed from the concerned SE, before execution.
- (xx) That in case any services are crossing revenue rasta / bundh, you shall obtain requisite permission from the Competent Authority and submit the same in this office.
- (xxi) That you shall also submit Service Plan Estimate for electrical services for approval to the Competent Authority, within one month from issuance of this letter.

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 Engineer, HUDA, Panchkula under intimation to this office.


  
(Vijay Kumar)

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

Endst. No. NC/LC-1096/2015/

Dated:

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. 12121 dated 09.10.2014 for information and necessary action please.

  
(Vijay Kumar)

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