

# Gurugram Metropolitan Development Authority

Plot No. 3, Sector 44, Gurugram, Haryana, Pin: 122003

Web site gmda.gov.in

From

Chief Engineer,  
Infra-II, GMDA, Gurugram

To

Chief Town Planner-Cum-Chairman Building Plan Approval  
Committee,  
O/o The Director, Town and Country Planning,  
Haryana, Chandigarh.



Subject:

Date - Thu, 10 Nov 2022

Approval of building plans of Group Housing Colony (Mix Land Use -89% Residential and 11% Commercial) under 'Transit Orient Development' Policy dated 09.02.2016 on the area measuring 10.30 acres (after freezing of an area measuring 5.8125 acres falling under NCZ and non-compact pocket due to NCZ) (Licence No. 106 of 2022 dated 05.08.2022 granted under NILP Policy - 2016 for 16.1125 acres) in Sector - 113, Gurugram being developed by Aspis Buildcon Pvt.Ltd. and others in collaboration with Nourish Developers Pvt. Ltd.

Reference:

Your online application ICBP-1667813233257 dated 08-Nov-2022, kindly refer to your office letter Endst.No. ZP-1632/PA(DK)/2022/32673 dated 28/10/2022 on the subject cited above.

In accordance with the online application and the building plans of Group Housing Colony (Mix Land Use -89% Residential and 11% Commercial) under 'Transit Orient Development' Policy dated 09.02.2016 on the area measuring 10.30 acres (after freezing of an area measuring 5.8125 acres falling under NCZ and non-compact pocket due to NCZ) (Licence No. 106 of 2022 dated 05.08.2022 granted under NILP Policy - 2016 for 16.1125 acres) in Sector - 113, Gurugram being developed by Aspis Buildcon Pvt.Ltd. and others in collaboration with Nourish Developers Pvt. Ltd., as received have been checked and found in order so far as Public Health Internal Services are concerned, subject to the following comments:-

## A) WATER SUPPLY:

1. The firm will be used hydropneumatic system for pumping. The capacity of the tank as shown on the ~~plans and down takes system/thereof is as under~~

i) Name of Building: Tower A to H, Capacity of Tank for Domestic use (in kl): 30, Up Pipe (in mm): 65, Down Pipe (in mm): 50

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- ii) Name of Building: EWS, Capacity of Tank for Domestic use (in kl): 15, Up Pipe (in mm): 65, Down Pipe (in mm): 40  
iii) Name of Building: Retail, Capacity of Tank for Domestic use (in kl): 7, Up Pipe (in mm): 25, Down Pipe (in mm): 50

2. Sizes of Inlet pipe from down take to toilets are not provided in the drawings attached. However, it shall be UPVC/G.I. Class-B or Class-C duly ISI marked 25/20/15mm dia which is to be corrected on the plans and connection to each individual fixture shall be 15mm dia.
3. The firm has proposed clear water overhead tanks on the top of the building block G+28 storied.
4. Adequate booster pumps to boost the water in the water tanks with 100% stand by arrangement shall be provided by the firm. It may be made clear to the firm that he will be solely responsible arrangement all the time to come.
5. The alternative arrangement of power supply such as Generator set etc. of suitable capacity shall be provided by the firm during failure of electricity.
6. It shall be mandatory for the firm to provide Solar Water Heating System and Solar Photovoltaic Power Plant of suitable capacity as per the notification of department of renewable Energy, Govt. of Haryana & latest amendment made thereof from time to time. The specifications for the installation of the same should also be strictly as per their latest guidelines.

**B) SEWERAGE:**

1. All external sewerage lines should not be less than 200mm S.W. /uPVC pipe ISI Marked.
2. All soil pipes connection W.C. to soil stack / manhole shall be minimum 100 mm dia as per requirement as shown on the plans.
3. Waste water stack shall be 100mm/75mm dia as shown on the plans and soil stack shall be 100 mm dia HCI pipe.
4. All F.T. shall be minimum 100 mm dia HCI pipe.
5. All W.C. shall be provided with high/low levels flushing cistern. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets. The capacity of flushing cistern shall be 6 liters for full discharge/3 Ltrs. For half discharge.
6. All pipes from waste water stack of I.C and I.C. to manhole shall be minimum 100 mm dia as shown on the plans.
7. Suitable approach/ventilation arrangement shall be provided by the firm by providing inspection window/duch etc. for repairing of piping system.
8. The firm has proposed disposal of sewage through proposed Sewage Treatment Plant. Thus, it may be made clear to the firm that the same shall be provided as per IS norms and there will be no pollution due to disposal of sewage.
9. The building will not resort to manual scavenging by engaging sanitation workers for clearing of Sewage system.

**C) STORM WATER DRAINAGE:**

1. ~~For draining out of the wash water / rain water accumulated in the lower basement, the same~~ shall be collected through covered channel of 300mm wide to the sump at different places and from there the same shall be pumped using pumps of design capacity and Head. Thus, it may be made clear to the firm that he will be solely responsible for pumping out of rain water /wash water etc. all



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the time and 100% stand by pumps alternate power supply arrangement shall also be provided in case of failure of electricity and breakdown.

2. All external storm water drainage shall be provided suitable so as to dispose off rain water into external system of the Town or natural drain/creek which is existing.
3. All rain water stack pipes shall be 150 mm pipes as shown on the plan.
4. It may be made clear to the firm that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt notification as application and shall be kept operational all the time.
5. The design of rain water harvesting pit, as shown on the plans, may not be treated as approved by this office.

#### D) FIRE FIGHTING:

1. It may be made clear to the firm that the appropriate provision for firefighting arrangement, as per required, NBC, ISI and up to date instruction issued by Urban Local Bodies department/ fire department Govt. of Haryana from time to time. Fire fighting safety certificate/NOC shall be obtained before undertaking any constn. The firm will be solely responsible for firefighting arrangement.

#### E) GENERAL:

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 may be clarified to developer 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. No cross connection between recycled water system and potable water system shall be made.
2. All plumbing pipes fittings, valves will be of red color or painted red. In case of embedded pipes, marker tapes of Red Color at suitable intervals shall be fixed. The underground and over head tanks. should have, "Recycle water not fit for drinking" and other warning signs embossed/marked on them.
3. Recycled water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 150mm will be maintained between them. In case of cross suitably colored/taped sleeve shall be used.
4. The colonizer/firm will provide appropriate pipes (both up and down) for solar water heating system.
5. Recycle Water pipes, fittings, Appurtenances, Valves, taps, meters, hydrants will be of Red Color or painted red.
6. 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.
7. Detectable marker tapes of red color bearing words Recycle Water should be fixed at suitable interval on pipes.
8. Octagonal covers, red in color or painted red and words Recycle Water Not for Drinking embossed on them should be used for recycled water.



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9. The firm will have to pay the proportionate cost of external development charges on gross acreage basis as and when determined by GMDA/State Govt. charges will be modifiable as and when approved by GMDA/State Govt. and will binding upon the firm.
10. Alternative source of electricity shall be provided by the firm for functioning of water supply, sewerage, SWD, scheme by providing Gen. set of required capacity.
11. All pipes, fixture fitting pumps, Gen. Set and filtration plans etc. shall be conforming to relevant IS specification and ISI marked.
12. The responsibility of laying and maintaining (including quality, design etc.) of Internal Public Health Services shall be entirely of the owner/supervising Architect/Engineer of the scheme.
13. Sizes and levels of public health services are tentative and shall be fixed in future as per the service plan estimates.

**NOTE:**

The Implementation of instruction issued by Honble NGT during the hearings held in OA No.21 of 2014 and OA No.95 of 2014 in the matter of Vardhaman Kaushik V/s. Union of India and Ors. Shall be complied with in the construction work.

The Developer has not revealed source of water proposed to be used for construction activities in the subject cited site. As such, building plans may be released after the firm submits requisite NOC/permission regarding source of water for construction activities please.

A copy is forwarded to the following for information and necessary action:-

1. Chief Executive Officer, GMDA
2. Superintending Engineer, Infra-I, GMDA with a request to attend the meeting w.r.t. Building Plan Approval Committee alongwith approved plan as per the office order dated 22nd July, 2022.
3. Executive Engineer- W/s (Proj.)/ Sewerage/ Drainage, Infra-II, GMDA
4. Nourish Developers Pvt. Ltd.



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