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RWA No. 1/2021

RESIDENT WELFARE ASSOCIATION (RWA)**Phase-II, Omaxe City, Palwal-121102**

Regd. Address: 566 FF, Phase-2, Omaxe City, Palwal, Haryana - 121102

देशराज जाखड़

नरेश पाल सिंह

नरेश सिंह

सचिव

प्रधान

कोषाध्यक्ष

M. 8708385122

M. 9813125500

M. 9813240127

Email: rwaphase2omaxepalwal@gmail.com

सरक्षक

आत्माराम पालीवाल

M. 9416637780

उप-प्रधान

अजीत सिंह ताम्बा

M. 9215845099

संगठन सचिव

वाई के शर्मा

M. 9812151316

कनूनी सलाहकार

सतिश यादव

M. 9315491192

सह-सचिव

गोपाल कुंड़

M. 9999046553

सांस्कृतिक सचिव

अनिल गर्ग

M. 9813952000

खाता जांचकर्ता

हितेश कुमार

M. 9582220610

मानद सदस्य

निरंजन चौधरी

M. 9034903490

कार्यकारिणी सदस्य

जसवंत सिंह कुंड़

M. 7027670680

रितिश रंजन

M. 9540915757

सुभाष चन्द शर्मा

M. 9466245265

संदीप शर्मा

M. 9910337248

नरेश सिंह

M. 9813265940

प्रदीप अरोडा

M. 8053080505

प्रेम चन्द

M. 9416636100

नेत्रपाल रावत

M. 9711031952

धर्मलाल

M. 9813721968

योगमाया शर्मा

M. 9355287982

गौरव कुमार

M. 9468363666

कुलदीप सोरीत

M. 9873702044

पत्र क्रमांक: RWA PHASE 2 / G-02/24

दिनांक: 14.02.2024

To

The Registrar,

National Green Tribunal

Faridcot house, Copernicus Marg,

New Delhi – 110001

Ref No: - O. A. No. 79/2022 (Joined with O.A. No. 31/2023 and O.A. No. 73/2023)

Hearing date: 19.02.2024

Radhey Shyam & Ors (Applicant) V/S State of Haryana (Respondent) and Naresh Pal Singh, President, RWA Phase-II, Omaxe City, Palwal (Applicant) V/S State of Haryana (Respondent).

Subject: - Presentation of polluting points in Omaxe City, Palwal, which have not yet been rectified by the project proponent M/s Omaxe Limited.

Respected Sir,

I am presenting the points responsible for the spread of pollution in Omaxe City, Palwal, such as negligence in sewerage disposal, rain water harvesting, green belt development and solid waste management of STP which have not yet been rectified by the project proponent.

1. It is stated that the Green belt area of society is 8.39% of total area of project as per approved map.
 - a) 18-meter-wide green belt has not been developed by the project proponent, although its development work was started by them as per the instructions of PCB Palwal on 31.01.2024. It is prayed that the project proponent may be directed to install precast boundary wall on the external side of the green area of the project and wire mesh fencing on the inner side to protect it from stray animals and trespassers.
 - b) 2-meter-wide green belt along all internal ways partially developed and are filled with garbage.
2. Park situated at phase – II has not yet been developed despite as directed by PCB Palwal on 31.01.2024.
3. All manholes of sewer line have not yet been repaired.
4. The temporary pipeline for disposal of STP water of Phase-II has not been dismantled yet. It is most responsible for spreading pollution in and around the streets of the township.
5. The rain water harvesting line has not been cleaned yet in phase-II, due to which dirty water spreads in the streets.
6. The rain water pit in front of plot number 750 in phase-II has not yet been connected to the RWH line which is nearly 10 m long.
7. External storm water drainage system not yet provided.
8. There are potholes on the main road and internal roads of the society and soil has accumulated on the roads, which is another main reason for the spread of pollution.
9. Since the project proponent has not completed the project compliance and has not obtained its completion certificate from the competent authority.

Note: The points which were recommended by the Regional Officer, Haryana Pollution Control Board, Palwal during her site visit on 31.01.2024 and the project proponent was also directed to rectify the same, are in progress.

Encl:

1. Recent photographs.
2. Recommendation of PCB Palwal dated 31.01.2024.
3. Approved map of Omaxe city Palwal

Yours Faithfully,

Yours Faithfully,

RWA PHASE-II, OMAXE CITY
Naresh Singh
(Naresh Pal Singh)
President,

RWA phase-II, Omaxe City, Palwal
Mob. 9813125500

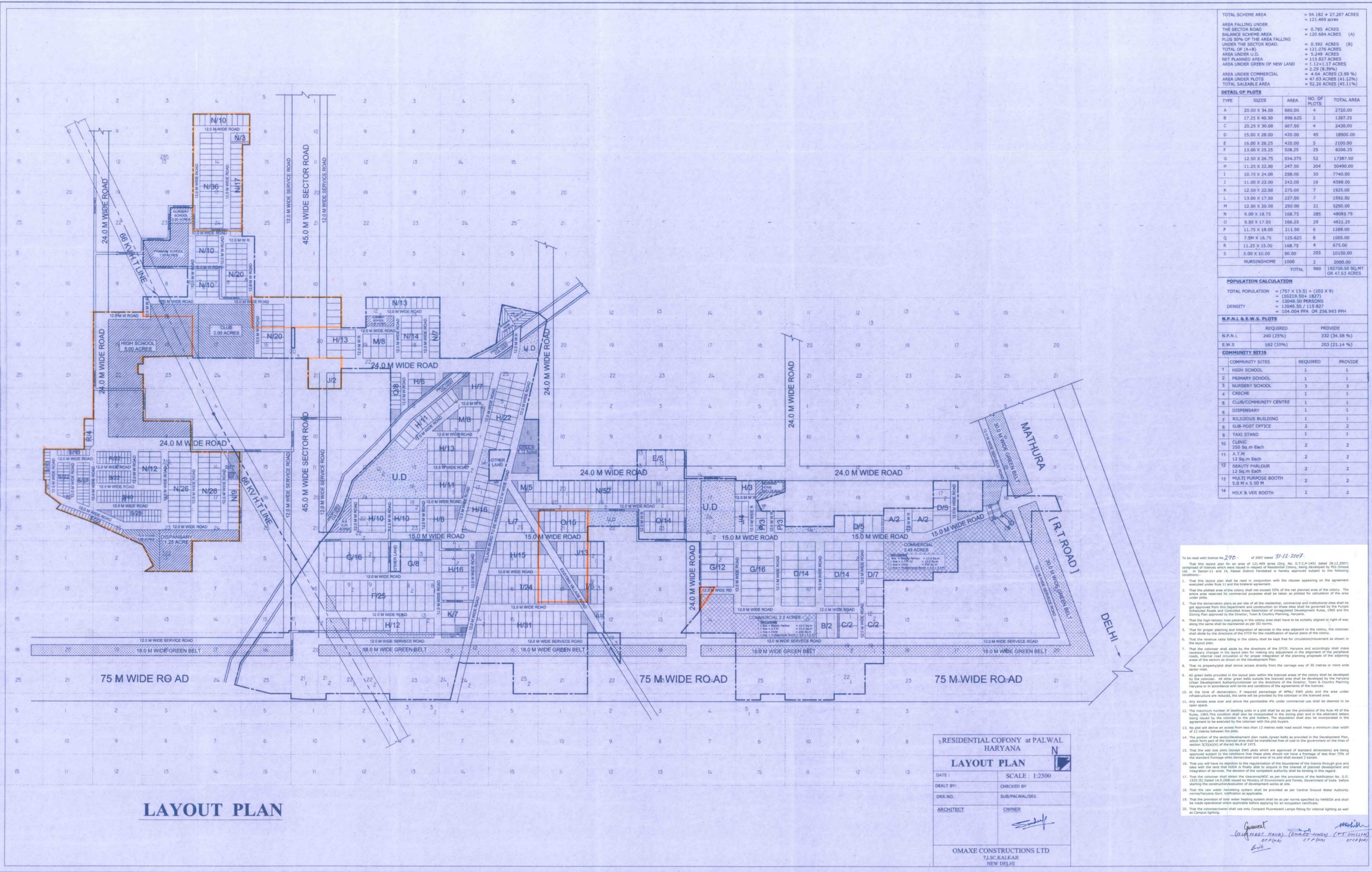

(Radhey Shyam (Applicant))
Mob. 8826735011

Recommendations to the Project Proponent as per Observations of the Applicant and other Residents of Omare City, Palwal

- 1) Developement of 15m Green Belt and 30m Green Belt
 - Cleaning to be by Project Proponent
 - fencing on 15m green belt
 - Plantation Plan and Budget Allocation to be submitted in a week
 - Phase-2 Park to be maintained.
 -
- 2) Drinking Water Tank (1 Week)
 - Vent Pipe to be provided on drinking Water Tank
 - Maintance to be done on Water Tank
 -
- 3) All Manholes to be Coured within a Week
Manholes to be repaired.
- 4) STP Bounday ~~to be~~ Wall to be made instead of GI Sheets.
- 5) Temporary Pipeline for disposal of STP water to Bhangui minor Rajwah should be dismantled.

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Date 21/11/2024
Rishabh Singh
981020455011

AKM
Dinesh Yadav
Omare City



LAYOUT PLAN

RESIDENTIAL COLONY at PALWAL HARYANA

LAYOUT PLAN

DATE: _____ SCALE: 1:2500

DEALT BY: _____ CHECKED BY: _____

DRR.NO. SUB/PALWAL/001

ARCHITECT: _____ OWNER: _____

OMAXE CONSTRUCTIONS LTD
JALSAKKAJI
NEW DELHI

TOTAL SCHEME AREA = 94.182 + 27.287 ACRES = 121.469 acres

AREA FALLING UNDER THE SECTOR ROAD = 0.785 ACRES

BALANCE SCHEME AREA PLUS 50% OF THE AREA FALLING UNDER THE SECTOR ROAD. = 121.076 ACRES (A)

TOTAL OF (A+B) = 121.076 ACRES (B)

NET PLANNED AREA = 115.827 ACRES

AREA UNDER U.D. = 5.249 ACRES

NET PLANNED AREA = 115.827 ACRES

AREA UNDER GREEN OF NEW LAND = 1.12+1.17 ACRES

AREA UNDER COMMERCIAL = 2.25 (8.39%)

AREA UNDER PLOTS = 4.64 ACRES (3.99%)

TOTAL SALEABLE AREA = 47.63 ACRES (41.12%)

TOTAL SALEABLE AREA = 52.26 ACRES (45.11%)

DETAIL OF PLOTS

TYPE	SIZES	AREA	NO. OF PLOTS	TOTAL AREA
A	20.00 X 34.00	680.00	4	2720.00
B	17.25 X 40.50	698.625	2	1397.25
C	20.25 X 30.00	607.50	4	2430.00
D	15.00 X 28.00	420.00	45	18900.00
E	16.00 X 26.25	420.00	5	2100.00
F	13.00 X 25.25	328.25	25	8206.25
G	12.50 X 26.75	334.375	52	17387.50
H	11.25 X 22.00	247.50	204	50490.00
I	10.75 X 24.00	258.00	30	7740.00
J	11.00 X 22.00	242.00	19	4598.00
K	12.50 X 22.00	275.00	7	1925.00
L	13.00 X 17.50	227.50	7	1592.50
M	12.50 X 20.00	250.00	21	5250.00
N	9.00 X 18.75	168.75	285	48093.75
O	9.50 X 17.50	166.25	29	4821.25
P	11.75 X 18.00	211.50	6	1269.00
Q	7.5M X 16.75	125.625	8	1005.00
R	11.25 X 15.00	168.75	4	675.00
S	5.00 X 10.00	50.00	203	10150.00
NURSINGHOME	1000	2	2000.00	
TOTAL	960	192750.50 SQ.MT	OR 47.63 ACRES	

POPULATION CALCULATION

TOTAL POPULATION = (757 X 13.5) + (203 X 9) = 10219.50 + 1827 = 12046.50 PERSONS

DENSITY = 12046.50 / 115.827 = 104.004 PPA OR 256.993 PPH

N.P.N.L. & E.W.S. PLOTS

	REQUIRED	PROVIDE
N.P.N.L.	240 (25%)	332 (34.58%)
E.W.S.	192 (20%)	203 (21.14%)

COMMUNITY SITES

COMMUNITY SITES	REQUIRED	PROVIDE
1 HIGH SCHOOL	1	1
2 PRIMARY SCHOOL	1	1
3 NURSERY SCHOOL	3	3
4 CRECHE	1	1
5 CLUB/COMMUNITY CENTRE	1	1
6 DISPENSARY	1	1
7 RELIGIOUS BUILDING	1	1
8 SUB-POST OFFICE	2	2
9 TAXI STAND	1	1
10 CLINIC	2	2
11 A.T.M	2	2
12 BEAUTY PARLOUR	2	2
13 MULTI PURPOSE BOOTH	2	2
14 MILK & VER BOOTH	2	2

- To be read with licence No. 270 of 2007 dated 31-12-2007.
- This layout plan for an area of 121.469 acres (D.P. No. D.T.P.-1451 dated 28.12.2007) comprises of licenses which were issued in respect of Residential Colony, being developed by M/s Omaxe Ltd. in Sector-11 and 14, Palwal District, Haryana is hereby approved subject to the following conditions:
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bye-law agreement.
 - That the plotted area of the colony shall not exceed 50% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 - That the demarcation plans as per site of all the residential, commercial and institutional uses shall be approved from the Department and construction on these sites shall be governed by the Punjab Scheduled Roads and Controlled Areas Regulation of Unplanned Development Rules, 1995 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per 30 meters.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
 - That the revenue rate falling in the colony shall be kept free for circulation/development as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas of the sectors as shown on the Development Plan.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road.
 - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the licenses.
 - In the case of demarcation, if required percentage of N.P.N.L. plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licensed area.
 - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The maximum number of dwelling units in a plot shall be as per the provisions of the Rule 49 of the Rules, 1965. This condition shall also be incorporated in the zoning plan and in the allotment letters being issued by the colonizer to the plot holders. The stipulation shall also be incorporated in the agreement to be executed by the colonizer with the plot buyers.
 - No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
 - The portion of the site/development plan roads/green belts as provided in the Development Plan, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 303(A)(ii) of the Act No. 16 of 1975.
 - That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated and area of no plot shall exceed 2 acres.
 - That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HUDA is ready to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the colonizer shall obtain the clearance/NOC as per the provisions of the notification No. S.O. 1231 (E) Dated 14.2.2008 issued by Ministry of Environment and Forest, Government of India, before starting the construction/execution of development works at site.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
 - That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.

Consent
 (Signature) (Signature) (Signature)
 D.P.A. (H) C.P.A. (H) D.T.P. (H)



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← BLOCK-B
598 TO
607













