

HARYANA SHEHRI VIKAS PRADHIKARAN
OFFICE OF THE SUPERINTENDING ENGINEER, HSVP, CIRCLE - I,
HSVP COMPLEX, SECTOR-14, GURUGRAM.

sehsvp1ggm@gmail.com

0124-4267236

To

The Chief Engineer-I,
HSVP, Panchkula.

Memo No. 56214

Dated: 23/02/26

Sub: - Approval of service plan estimate for Group Housing Retirement Housing colony over an area measuring 1.03125 acres (License No. 165 of 2025 dated 04.09.2025) in Sector-88A, Gurugram being developed by Emperium Infrastructure Pvt. Ltd.

The Executive Engineer, HSVP Division No. V, Gurugram has submitted that the firm Emperium Infrastructure Pvt. Ltd. vide letter dated 20.02.2026 submitted the Service plan estimate for Group Housing Retirement Housing colony area measuring 1.03125 acres (License No. 165 of 2025 dated 04 09.2025) in Sector-88A, Gurugram. The service estimate as received has been checked and corrected wherever necessary and submitted for execution. Subject to the condition that the approval of BR-III verified by the DTCP before approval of above said estimate and as well as for bank guarantee purpose, subject to the following comments: -

1. **EXTERNAL DEVELOPMENT CHARGES:** - The colonizer will have to pay the proportionate cost of the external development charges for Group Housing Retirement Housing colony for the service 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.
2. **DENSITY AREA POPULATION:** - The scheme has designed considering 05 persons per each unit for main units & the water demand is considering @172.50 LPCD. The total population of the Group Housing Retirement Housing colony works out to 385 persons. This may be checked and confirmed by this office that overall density as taken is corrected and overall density of sector should be maintained according to the Final Development Plan of Gurugram Town. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation/services.
3. All technical notes and comments incorporated in this estimate will also apply. A copy of these are also appended as Annexure-A.
4. The title and name of the license may be examined by this office.
5. **STREET LIGHTING:** - The wiring system of street lighting will be underground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL, CFL lamps shall be provided to meet with the requirement of HVPNL and as well Environment.
6. The layout plan for setting up of Group Housing Retirement Housing colony in area of 1.03125 acres supplied by DTCP, HR., Chandigarh have been considered to be correct for the purpose of estimation/ services only.
7. The External Master services for the new area is being planned and yet to be provided, however, the internal services of the Group Housing Retirement Housing colony is proposed to be connected with the master services yet to be planned/ laid by HSVP sector dividing road Gurugram. The detail of services proposed to be connected are as under: -



- Roads: -** The roads of the colony have been planned 6mtr wide & 7.5mtr wide with the specification of 100mm thick soiling coat, 75mm thick WBM, 100mm thick wearing coat, 25mm thick premix carpet with seal coat and Providing & fixing of kerbs & channel.
- ii) **Water Supply: -** The source of water supply in this area is through HSVP water supply mains. 100mm dia water supply line has been proposed to be connected with the proposed water supply line of HSVP laid/ to be laid on existing/proposed master road between Sector-88A/88B Gurugram through 12mtr wide service road.
- iii) **Sewerage: -** For disposal of sewage, firm has proposed Sewerage treatment plants 70KLD in their premises. Treated water has been proposed to be utilize to irrigation the landscape area by recycling. Overflow from the STP shall be disposed off into proposed master sewer line laid/to be laid on existing/proposed master road between Sector-88A/88B Gurugram through 12mtr wide service road.
- iv) **SWD: -** For disposal of storm water, firm has proposed 400mm I/d RCC pipe for Internal storm water drainage scheme and also made provision of Rain Water Harvesting pits as per requirement in their premises and 400mm I/d RCC pipe line for overflow has been proposed which is to be connected with HSVP master storm water drain line laid/to be laid on master road between 88A/88B Gurugram through 12mtr wide service road.
8. It may kindly be clarified to the colonizer that recycled water is proposed to be utilize for irrigation purpose only. No tap or out let of any kind will be provided for irrigation line except in the lawn/ park with suitable arrangement so as to prevent the public to use the recycled water. Caution board shall be installed by providing warring sign/ recycled water not fit for drinking/ human consumption. No cross connection between recycled water system and potable water system shall be made.
9. It may be made clear to the colonizer that he will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP & all link connected with the external system will be done by the colonizer/ firm at his own cost. The colonizer will have to ensure that the sewer and storm water drainage to be laid by them will be connected by gravity with the master services laid/ to be laid by HSVP/ State Govt. in this area as per their scheme.
10. 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.
11. It may be made clear to the colonizer that roof top rain harvesting system shall be provided by them as per Central Ground Water Authority norms/ Haryana Govt. Notification and the same will be kept operational/ maintained all the time. Arrangement for segregation of first rain not to be enter into the system shall also be made by the firm/ colonizer.
12. The service estimate has been checked in this office with the consideration that layout plans appended in the services estimate has been checked approved by competent authority.
13. The estimate do not includes the provision of electrification of the colony. However, it may be clear to colonizer that the supervision charges and O&M charges shall be paid by them directly to the HVPNL.
14. The colonizer will be sole 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 the colonizer.

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15. In case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon the colonizer.
16. It may be made clear to the colonizer that he will not make the connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority.
17. The estimate doesn't includes the services to be provided by the firm in the Commercial Area.
18. Colonizer will have to obtain the permission for crossing the services in Revenue rasta from concerned department at his own level.
19. It may also be made clear to the colonizer that he shall also comply with the orders passed by National Green Tribunal:-
 - i. The direction given National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application No. 21 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Others shall be implemented by colonizer.
 - ii. Implementation of instruction issued by Hon'ble NGT during hearing held on OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Others shall be complied with by colonizer.
 - iii. NGT orders in Application No. 45 of 2015 & M.A No. 126 of 15 titled as Haryana Welfare Association V/s State of Haryana Gurgaon.
20. The estimated cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for purpose of Bank Guarantee and works out as under: -

Sr. No.	Description	Total Cost (Rs. in Lakh)
1.	Water Supply	206.72
2.	Sewerage	43.70
3.	Storm Water Drainage	39.67
4.	Roads and Footpath	65.20
5.	Street Lighting	3.96
6.	Horticulture	8.50
7.	Mtc. Charges & resurfacing of roads	16.78
	Total	384.54
	Say	385.00

$$\text{Dev. Cost per acre} = \frac{385.00}{1.03125} = \text{Rs.}373.33\text{Lakh per gross acre}$$

Say Rs.373.33Lakh per acre

Three copies of the estimate along with plans and proposal as received are submitted herewith duly corrected and signed for further necessary action.

**DA/- Estimate in Triplicate
with Technical Note**

**Superintending Engineer,
HSVP, Circle-I, Gurugram.**

Endst. No.

Dated:

A copy of the above is forwarded to the Executive Engineer, HSVP, Division No. V, Gurugram w.r.t. his office memo No. 55270 dated 23.02.2026 for information.

**Superintending Engineer,
HSVP, Circle-I, Gurugram.**

