HSVP

हरियाणा शहरी विकास प्राधिकरण
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From

The Chief Administrator,
HSVP, Panchkula.

To

The Director,
Town and Country Planning,
Haryana, Chandigarh.

Memo No:- CA-HSVP/CE-I/SE(HQ)/EE(M)/SDE(G)/2026/ 208536
Dated:- 13/07/2026

**SUB:** **Approval of service plan estimate for Affordable Residential Plotted Colony (DDJAY) over an area measuring 2.43125 acres additional area in 20.45625 acres (licence no. 76 of 2022 & 70 of 2026) in the revenue estate of Village Khaika, Sector-4, Tehsil-Sohna, Gurugram being developed by M/s Goel & Sons Developers Pvt. Ltd.**

Ref:- Please refer to your good drawing no. DTCP-12090 dated 22.04.2026, vide which the revised & combined layout plan pertaining to subject cited colony was approved by your office.

The service plan estimate for providing Public Health/B&R services to be provided by the developer M/s Goel & Sons Developers Pvt. Ltd. in subject cited colony has been received from Superintending Engineer, HSVP, Circle-I, Gurugram vide his office memo no. 20( 98 dated 06.07.2026. The same has been checked and corrected wherever necessary and is sent herewith for execution 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 external development charges for setting up of additional Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture and Mtc. thereof etc. on gross average basis as and when determined by HSVP/Govt. for Sohna, District-Gurugram. These charges will be modifiable as and when approved by the authority /State Govt. and will be binding upon the colonizer.

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2. **MAINTENANCE OF SERVICES:-**
The mtc. Charges for various services like water supply, sewerage, storm water drainage, roads, street lighting and Hort., etc. has been included by the firm in the Sub Work No.VII and the total cost of works out to ₹. **53.77 Lakh for additional area**. It may be made clear to the colonizer that they are liable to maintain the estate developed by them for 10 years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.

EE(M)

3. **DENSITY/AREA/POPULATION:-**
The overall density of the Affordable Residential Plotted colony works out to **324 PPA** considering 18.0 person per plot. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for the purposes of services only. This may be checked and confirmed by DTCP Office that overall density of sector should be maintained according to the final development plan.
4. The title and name of the licencee may be examined by your office.
5. All technical notes and comments incorporated in this estimate in two sheets will also apply. A copy of these are also appended as **Annexure-'A'**.
6. The colonizer will have to ensure that sewer/storm water laid by them will be connected with the proposed/existing master services by gravity. If it is not possible to connect the services by gravity, it will be the responsibility of the colonizer to make the pumping arrangement and Mtc. thereof for all the time to come.

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7. It is made clear to the colonizer that release of water for external source will take about five years for the new licensed area subject to the following:

i) Availability of litigation free land in the alignment of services.

ii) Permission from forest and environment department are accorded, where ever required.

iii) HSVP shall supply the drinking water only to the license granted in the master plan area.

iv) HSVP shall provide water supply along master road at the initial stage and various colonizer will have to take connection from this water supply main up to their site at their own expenses, till the land of master road encircling the licensed area is acquired and the area in between licensed area. & master road is further acquired by HSVP or licensee.

v) Till the water supply and other services are made available by HSVP, the licenses will have to make their own arrangement Tube wells can be bored with permission from Haryana Water Resources Authority and other concerned authority, for the purposes.

8. It may be clarified to the colonizer 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 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 for Horticulture purposes & any scouring arrangement. Even ablution taps should be avoided.

(i) Two separate distribution systems, independent of each other, will be adopted,one for potable water supply and second for recycled water. Ho me/Office/business establishment will have access to two water pipe lines.

(ii) 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 feet, if not possible then readily identifiable sleeve should be used.

**To avoid any accidental use of recycled water for potable purposes :-**

(a) All Recycle water pipes, fittings, Appurtenances, valves, taps, meters, hydrants will be of Red Color or painted red.

(b) 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.

(c) Detectable marker tapes of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.

(d) Octagonal covers, red in color or painted Red and words "Recycle Water-Not for Drinking" embossed on them should be used for recycled water.

9. It shall be mandatory for the firm to provide dual/two button or lever flushing system in toilets.

10. It may be made clear to the colonizer that he will not make the connection with the master services without prior approval of the competent authority, in writing.

11. The revised & combined layout plan for setting up of Affordable Residential Plotted Colony having an area 18.025+2.43125=20.45625 acres supplied by your office drawing no. 12090 dated 22.04.2026, have been considered to be correct for the purposes of estimation/services only.

12. For disposal of sewage of the colony, the colonizer will proposed 105 KLD (additional) Sewage Treatment Plant in their colony with existing STP. It may

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be made clear to the colonizer that he will be sole responsible for disposal of sewage of their colony as per requirement of HSPCB/Environment Deptt. till such time the HSVP services are made available as per proposal of the Town. All the link connection with the HSVP services shall be made by the colonizer at his own cost.

13. That colonizer/owner shall ensure the installation of Solar Power Plant as per provision of Haryana Solar Power Policy,2016 issued by Haryana Govt. Renewable Energy Department vide notification No. 19/4/2016-5 power 14.3.2016, if applicable.
14. The estimate does not include the provision of electrification of the colony. However, it may be made clear to the colonizer that the supervision charges O & M charges shall be paid by them directly to the HVPNL.
15. It may be made clear to the colonizer that there will be no pollution due to disposal of sewerage of their colony. The disposal of effluent should be in accordance to the standard norms, fixed by the Haryana State Pollution Control Board/Environment Deptt.
16. The colonizer will be responsible for the construction of various structures such as RCC, UGT and OHSR; water/sewage treatment plant etc. according to the standard specification, good quality workmanship and water tightness of all the structures wil )e responsibility of the colonizer.
17. The portion of the sector/development plan roads/green belt as provided in the development plan which is part of the licensed area shall be transferred free of cost to the Govt. /HSVP.
18. In case of 24 Mtrs. Wide road if it is decided by the Govt. that master services be extended on 24 Mtrs. Wide internal circulation road, additional amount at rates as decided by the authority will recoverable over and above the EDC.
19. 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 to be provided by HSVP as per the proposal.
20. In case some additional structures are required to be constructed, as decided by HSVP at a later stage, the same will be binding upon the colonizer .Flow control valves will be installed, preferably of automatic type on water supply connection with HSVP water supply line.
21. The tertiary water shall be used for green belt and parks as per proposal made for use of recycled water plan.
22. That the colonizer/owner shall use only compact fluorescent lamps/LED fitting for internal lighting as well as campus lighting.
23. Levels of the external services i.e. water supply sewerage & SWD will be provided by HSVP and proporitionate cost of discharge/quantity of these services will be deposited by the colonizer to HSVP.
24. **COMMON SERVICES:-**

The estimate does not include the common services like water supply, storage tank on the top of the building block. The plumbing works will be the part of building works.

**NOTE-1:-**

**In order to implement the directions given by National Green Tribunal in O.A. No. 21 of 2014 and No. 95 of 2014 (in the matter of Vardhman Kaushik V/s. Union of India and Ors), instructions have been issued vide this office letter No. 2121-37 dated 23.2.2015, 2609-19 dated 5.3.2015, 4412-21 dated 22.4.2015, 4971-89 dated 30.4.2017, 5442 5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-16 dat 1.1.2016 and No. 114152-154/114160-114196 dated 21.1.2016. same may be incorporated in the estimate and the developer ensure implementation of these instructions at site.**

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**NOTE-2:-**

**Hon'ble Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh Vs Union of India & ors. Has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instructions/ prevailing law.**

The estimated cost (additional area) of various services to be provided by the firm for the development of internal services has been checked and corrected for purpose of bank guarantee and execution of worked out as under:-

| Sr. No: | DESCRIPTION | AMOUNT |
|---|---|---|
| 1. | Water Supply | ₹. 30.62 lacs |
| 2. | Sewerage | ₹. 37.89 lacs |
| 3. | Storm Water Drainage | ₹. 31.06 lacs |
| 4. | Roads | ₹. 48.26 lacs |
| 5. | Street Lighting | ₹. 9.33 lacs |
| 6. | Horticulture | ₹. 1.67 lacs |
| 7. | Maintenance of services for ten years including resurfacing of road after 1st five years and 2nd five years of maintenance (as per HSVP norms) | ₹. 53.77 lacs |
| | | **₹. 212.60 lacs** |
| | | **Say ₹. 212.60 Lacs.** |

**Dev. Cost per acre =Rs. 212.60 Lakh/2.43125 acres= ₹. 87.44 Lakh per gross acre.**

Two copies of the estimate along with **Plans** and proposal as received are sent herewith duly corrected & signed. The said case is technically in order as far as the services-water supply, sewerage, storm water drainage and roads covered in this estimate are concerned and in accordance with the decisions taken in the meeting held on 09.07.2024.

It is requested to get three copies of the service plan estimate from the colonizer for distribution amongst the field station.

**DA/-Estimate in duplicate**
**along with Plans**
**& Annexure-A.**

For Executive Engineer (M),
Chief Administrator, HSVP,
Panchkula.

Endst. No: - 208541 Dated:- 31/07/2026

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle I, Gurugram w.r.t. his office memo no. **200598 dated 06.07.2026** for information.

For Executive Engineer (M),
Chief Administrator, HSVP,
Panchkula