

By Email/By Dak/By Hand

OFFICE OF THE EXECUTIVE ENGINEER, HSVP, DIVISION. NO. VI, GURUGRAM.

To

The Superintending Engineer,
HSVP, Circle No. I,
Gurugram.

Memo No. 325806

Dated: 17/10/2025

Sub: Approval of Service Plans/ Estimate for Affordable Group Housing colony under area measuring 8.84375 acres bearing (licence no. 73 of 2025 dated 22.05.2025) in the revenue estate of village-& Tehsil Farrukhnagar in Sector-3, Gurugram, Haryana being developed by Nowara Realty LLP.

The service plan estimate in respect of Affordable Group Housing colony under area measuring 8.84375 acres bearing (licence no. 73 of 2025 dated 22.05.2025) in the revenue estate of village-& Tehsil Farrukhnagar in Sector-3, Gurugram, Haryana being developed by Nowara Realty LLP. in accordance to the Building plan approved by the Director Town & Country Planning Department, Haryana Chandigarh vide their memo No.ZP-2144/SD/(PK)/2025/39641 dated 14.10.2025. has been checked and corrected wherever necessary and submitted herewith 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 setting up Affordable Group 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 determine by HSVP/GMDA/ULB. These charges will be modifiable as and when supply by the authority/state govt. and will be binding upon colonizer.

2. DENSITY AREA POPULATION

The scheme has been designed considering Five persons per Dwelling Unit. Total population approx. Of the colony works out to 3555 persons i.e. 402 Persons Per Acre with above consideration. This may be checked and confirmed by DGTCP office that over all density as taken is corrected and overall density of sector is maintained according to the final development plan of Farrukhnagar town. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of estimation/services.

3. All technical notes and comments incorporated in this estimate in two sheets will also apply. Copies of these are also appended as annexure 'A'.

4. The title and name of license may be examined by the DGTCP office.

5. STREET LIGHTING

The wiring system of street lighting will be underground and the specifications of the street lighting fixtures etc. will be as per relevant standards of HVPNL. CFL/LED lamps shall be provided to meet with the requirement of HVPNL and as well Environment.

6. FIRE FIGHTING

Provision made in the estimate has been checked for estimation purpose. However, it may be made clear to the colonizer that the appropriate provision for firefighting arrangement as required in the NBC/ISI should also be provided by the colonizer and fire safety certificate should be obtained by the colonizer from the competent authority before undertaking any construction. The colonizer will be solely responsible for fire safety arrangement.

7. AIR TRAFFIC RULES/REGULATIONS

The Affordable Group Housing Colony consist the construction of multistory building, RCC water tank has been proposed on the top of the building. The total height of the building and top of the water tank above ground level has not been defined/ indicated on the plans. The violation of air traffic rules/regulations and height of the building may be examined by your office.

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18. Since the construction of master road is yet to take place, the developer will get the road level/formation level of his services fixed from the concerned Executive Engineer, before execution.
19. In case some additional structures are required to be constructed and decided by HSVP/GMDA/ULB at a later stage, the same will be binding upon the colonizer.
20. 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.
21. The formation level of internal roads should match with the Sector Roads. Similarly other services of colonizer like Water Supply, Sewerage and Storm Water Drainage level etc. should also be fixed in integration of levels of EDC services of Water Supply, Sewerage & Storm Water Drainage etc, since the construction of residential blocks has already been started the colonizer shall ensure the same.

22. **COMMON SERVICES**

The estimate does not includes the common services like water supply, storage tank on the top of the building block, the plumbing work etc. and will be part of the building work.

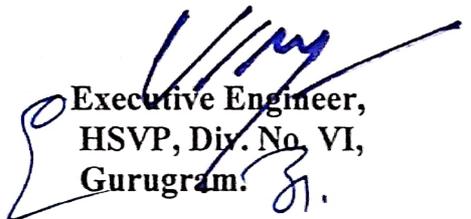
23. The firm will provide solar water heating system as per the guidelines issued by the Haryana Govt. / Ministry of Environment, Govt. of India.
24. The estimated cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for purpose of Bank Guarantee and works out as under:

Sr. No.	Sub work	Description	Amount (In Lakh)
1.	Sub work No. I	Water Supply System	613.73
2.	Sub work No. II	Sewerage System	196.37
3.	Sub work No. III	Storm Water Drainage	98.96
4.	Sub work No. IV	Road & Footpath	171.98
5.	Sub work No. V	Street Lighting	13.57
6.	Sub work No. VI	Horticulture	14.23
7.	Sub work No. VII	Mtc. charges for 10 years including Resurfacing of Roads after Ist 5 year & IInd 5 years of mtc.	107.72
		Total	1217.00

$$\text{Dev. Cost as Acre} = \frac{1217.00}{8.84375} = \text{Rs.137.61 Lakh per Gross Acre}$$

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

DA/- Estimate in 4 Sets.
Along with Plans


Executive Engineer,
HSVP, Div. No. VI,
Gurugram.