

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

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To

The Chief Engineer-I,
HSVP, Panchkula.

SDE(G)
EE PM,
AA
14.7.25

Memo No. 229464

Dated: 11/07/2025

Sub: - Approval of Service Plans/ Estimates for Affordable Residential Plotted Colony under DDJAY over an area measuring 5.35625 acres bearing license No. 48 of 2025 dated 04.04.2025) in the revenue estate of Village Pataudi, Tehsil-Pataudi in Sector-4, Pataudi, Distt. Gurugram, Haryana being developed by M/s 3B Farms N Resorts LLP.

The Executive Engineer, HSVP Division No. VI, Gurugram has submitted that the approval of Service Plans Estimates for Affordable Residential Plotted Colony under DDJAY over an area measuring 5.35625 acres bearing licence No. 48 of 2025 dated 04.04.2025) in the revenue estate of Village Pataudi, Tehsil-Pataudi, in Sector-4, Pataudi. Distt. Gurugram, Haryana being developed by M/s 3B Farms N Resorts LLP., has been checked and corrected wherever necessary and submitted for execution. Subject to the condition that the approval of layout plan 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 Residential Plotted 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 demanded 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 18 persons per plot. Total population of the colony works out to 1748 persons i.e. 326 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 Pataudi 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 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 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 Vrequired in

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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 plotted colony under Affordable Residential Plotted Colony policy 2016 Deen Dayal Jan Awas Yojna Project 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.
8. The layout for setting up of Affordable residential Plotted Colony measuring 5.35625 acres appended with service plan estimate duly approved by DGTCP, HR, Chandigarh have been considered to be correct for the purpose of estimation/services only.
9. The internal services of the Affordable residential Plotted Colony are proposed to be connected with the proposed master services to be provided on existing Gurugram - Pataudi road Though proposed 24 mtr wide road. The external services are yet to be provided by HSVP/ULB/GMDA, the firm may be ask to make their own interim arrangement till the HSVP/ULB/GMDA services are made available.
- a) **Water supply: -**
Provision for 02 Nos. Tubewell has been taken in this estimate and 100mm dia water supply line has been proposed to be connected with the proposed master services to be laid on existing Gurugram - Pataudi road though proposed 24 mtr wide road. The firm will have to provide 01 No. UGT of total capacity 225 KLD in their colony Location of C.WT & Pump House etc. shown in plan should be checked by DGTCP office.
- b) **Sewerage: -**
For the disposal of sewerage, the firm will be provided 01 No. sewage treatment plant of total capacity 280 KLD capacity in their colony. Treated water has been proposed to be utilized for flushing and as well to irrigate the landscape area. Overflow pipe line of 160mm i/d from the STP has been proposed to be disposed off in the master sewerage line to be provided by HSVP/ULB/GMDA on existing Gurugram-Pataudi road Though proposed 24 mtr wide road.
- c) **Storm Water Drainage: -**
Internal storm water drainage system has been proposed to be connected with the proposed master services to be provided on existing Gurugram - Pataudi road Though proposed 24 mtr wide road, by 400mm i/d RCC NP-3 Pipe Line. However, the firm has proposed rain water harvesting pits also. Only overflow of the Storm Water will be disposed off..
- d) **Road:-**
The approach to the colony is from on existing Gurugram-Pataudi road though proposed 24 mtr. wide road.
Over all, it shall be ensured to maintain the levels of project for W/s, Sewerage & SWD such as to compliant with services of HSVP/GMDA/ULB. Any amendments received time to time will be binding upon the colonizer.
10. Since recycled water will be used for flushing purposes also, dual distribution system and plumbing system shall be used. In order to avoid any accidental unintended use the following precautions shall be taken:-
- a. Recycle water pipes, Fittings, Appurtenances, valves, taps, meters and hydrants will be of Red color as shown on the plan.

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- b. Sign and symbols signifying and clearly indicating "Recycle Water" "Not Fit for Drinking" 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 fit for Drinking" embossed on them should be used for recycled water.
 - e. All connections from Recycle system should be distinguishable from connections of potable supply.
 - f. No cross connection to be made or allowed between recycle water system and potable water system.
 - g. The underground and overhead tanks should have "Recycle Water-Not fit for Drinking" and other warning signs embossed/marked on them. All tanks of recycle system shall be Square in shape.
 - h. No connection of any kind, except for inlet to cisterns, shall be made from Recycle water pipe.
 - i. Potable water and recycled water supply lines will be laid on opposite berms of road with 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.
 - j. 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 foot and If not possible then readily identifiable sleeve should be used.
 - k. Irrespective of immediate availability or non-availability of reclaimed/recycled water, every owner of a house/apartment/flat, Group Housing Societies, Commercial Complexes, and Institutional Buildings in this colony/licensed area will follow the dual plumbing system so as to receive recycled water separately from potable supply, boosting and utilizing it.
 - l. 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 overhead tanks should have "Recycle Water-Not fit for Drinking" and other warning signs embossed/marked on them. All tanks of recycle system shall be Square in shape.
 - m. If scour outlet is required, the same shall be provided at a place away from easy access and shall preferably be locked.
 - n. Recycle water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" will be maintained between them. In case of cross over, suitably colored/taped sleeve shall be used.
 - o. It is the responsibility of Colonizer/Developer to supply adequate quantity of Recycle water for flushing. In cases of deficit in recycle water of proper quality or if it is temporarily unavailable or when recycle water is not available, potable water will be used for meeting recycle water demand also
- 11.** It may be made clear to the colonizer he will be fully responsible to make the arrangement of water supply, disposal of sewerage after treatment and storm water drainage and all link con connection with the external system will be done by the colonizer/firms at his own cost. The colonizer

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will have to be ensure that the sewerage and storm water drainage to be laid by them will be connected by gravity with the master service laid to be laid by HSVP/state govt. in this area as per their scheme. Any permission required from HSPCB or any other agency for disposal of sewage/SWD will be sought by colonizer.

12. The correctness of the levels of the Affordable Residential Plotted Colony will be sole responsibility of the colonizers for integrating the internal sewer/storm water drainage of the colony by gravity of the master services.
13. 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 entered into the system shall also be made by the firm/colonizer.
14. The service estimate as received has been checked in this office with the consideration that layout plans appended in the services estimate has been checked approved by competent authority.
15. 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
16. The colonizer will be sole responsible for the construction of various structures such as RCC under Ground Tank etc. according to the standard specifications good quality and its workmanship. The structural stability responsibility will entirely rest upon rest upon the colonizer.
17. In case it is decided by Govt. to construct 24 Mtrs. wide road and will extend master services on 24 Mtrs. internal circulation road then additional amount at rates as decided by the authority/ Govt. will be recoverable over and above EDC.
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 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.

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4. 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 Scheme	116.10
2.	Sub Work No. II	Sewerage Scheme	88.43
3.	Sub Work No. III	Storm Water Drainage	42.92
4.	Sub Work No. IV	Road & Footpath	146.77
5.	Sub Work No. V	Street Lighting	16.44
6.	Sub Work No. VI	Horticulture	3.09
7.	Sub Work No. VII	Mtc. of Service for 10 years including resurfacing of roads after 1 st 5 years & II Phase i.e. 10 years of maintenance (as per HUDA norms).	155.79
		Total	569.54
		Say	570.00

$$\text{Dev. Cost per acre} = \frac{570.00}{5.35625} = \text{Rs.106.42 Lakh per acres}$$

Say Rs.106.42Lakh 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. VI, Gurugram w.r.t. his office memo No. 227869 dated 10.07.2025 for information.


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