

**OFFICE OF THE ADDITIONAL CHIEF ENGINEER, HSVP, GURUGRAM**

To

The Chief Engineer-I,  
HSVP Panchkula.

Memo No. 173741

Dated: 20/09/2019

**Sub.:- Approval of Service Plan/Estimates of Commercial colony measuring 2.38125 acres (License No. 144 of 2014 dated 01.09.2014), in Sector-103 Gurugram Manesar Urban Complex being developed by OCIMUM Estates Pvt. Ltd.**

The Superintending Engineer, HSVP Circle - I, Gurugram has intimated vide letter No. 173539 dated 20.09.2019 that the firm M/s OCIMUM Estates Pvt. Ltd. vide letter dated 03.09.2019 submitted the service plan estimate for commercial colony on land measuring of 2.38125 acres (License No. 144 of 2014 dated 01.09.2014), in Sector-103 Gurugram. The License of the firm valid upto 31.08.2019. The colonizer has submitted the application for renewal License in the O/o DTCP, HR., Chandigarh on dated 30.07.2019. The service estimate as received has been checked and corrected wherever necessary and submitted for execution 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 commercial 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 01 person per 10sqm area for Ground Floor to 6<sup>th</sup> floors. The total population of the Commercial colony works out to 1803 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 in two sheets will also apply. A copy of these are also appended as Annexure-A.

For OCIMUM ESTATES PVT. LTD.  
  
Authorized Signatory

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 under ground 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 commercial colony in an area of 2.38125 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 commercial 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:-

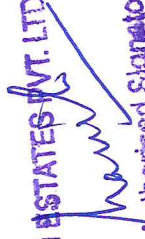
i) **Water Supply:** - The source of water supply in this area is through HSVP water supply mains. 100mm dia water supply line has been proposed to be connected with the proposed water supply line of HSVP laid/ to be laid on existing/proposed master road Gurugram.

ii) **Sewerage:** - For disposal of sewage firm has provided Sewage Treatment Plant of 75KLD in their complex. Treated water has been proposed to be utilize to irrigate the landscape area. Overflow from the STP shall be disposed off into proposed master sewer line to be laid on existing/proposed master sector dividing road Gurugram.

iii) **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 existing/proposed master sector dividing road Gurugram.

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 warning 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.

For OCIMUM ESTATES PVT. LTD.  
  
Authorized Signatory

S.F. /  
H.O. /  
In-charge

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 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.
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.
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 Vardhaman 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 Vardhaman 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 Gurugram.

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                         | Amount (Rs. in Lacs) |
|---------|-------------------------------------|----------------------|
| 1.      | Water supply                        | Rs. 129.15           |
| 2.      | Sewerage                            | Rs. 25.50            |
| 3.      | Storm Water Drainage                | Rs. 32.40            |
| 4.      | Roads and Footpath                  | Rs. 55.60            |
| 5.      | Street lighting                     | Rs. 5.50             |
| 6.      | Horticulture                        | Rs. 5.80             |
| 7.      | Mtc. Charges & resurfacing of roads | Rs. 50.50            |
|         | <b>Total</b>                        | <b>Rs. 304.45</b>    |

Dev. Cost per acre 304.45 = Rs.127.85Lacs per gross acre  
2.38125

**Say Rs.127.85Lacs per acre**

Four 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  
Along with Plans**

*W*  
Additional Chief Engineer,  
HSVP Gurugram.

**Endst No.**

**Dated:**

A copy of the above is forwarded to the Superintending Engineer, HSVP Circle-I, Gurugram for information w.r.t. his office memo No. 173539 dated 20.09.2019.

*/*  
Additional Chief Engineer,  
HSVP Gurugram.

For OCIMUM ESTATES PVT. LTD.  
*/*  
Authorized Signatory