

From

The Chief Administrator,  
HUDA, Panchkula.

To

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

Memo No: - CE/EE (W)/CHD(G)/2013/ 411

Dated:- 13/1/14

**SUB:** Approval of Service Plan / Estimate for Residential Plotted Colony measuring 101.081 acres in sector - 89 & 90, Village- Hayat Pur & Badha Gurgaon being developed by M/s Orris Infrastructure Pvt. Ltd. (under License no. 59 of 2013 dated 16.07.2013).

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Kindly refer to your office Drawing No. 3961 dated 26.06.2013, vide which the building plans of the Residential Plotted Colony cited in the subject above were approved by your office.

The rough cost estimate / service plans for providing Public Health/B&R Services to be provided by the colonizer by M/S. Orris Infrastructure Pvt. Ltd. falling in their Residential Plotted Colony measuring 101.081 acres area in Sector-89 & 90, Gurgaon, have been received from SE, HUDA, Circle-I-Gurgaon vide his Memo No. 23338 dated 28.11.2013. The same have been checked and corrected wherever necessary and are 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 to the external development charges for setting up Residential Plotted Colony for the services 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 Competent Authority. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.

**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 RS: 1707.19 lacs. 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 HUDA norms till such time, the colony is taken over by the local authority/State Govt

**3.DENSITY / AREA / POPULATION :-**

The overall population density of the colony out 105 PPA considering 13.5 person per plot. For general & 9 person for EWS. 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 service only. This may be checked and confirmed by your office that overall density of sector is maintained according to the final development plan.

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

For Orris Infrastructure Pvt. Ltd.

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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.
7. 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.
8. The layout plan for setting up to residential plotted colony having an area 101.081 acres as appended in the layout plan approved by the O/o DGTCP has been considered to be correct for the purpose of estimation / services only.
9. For disposal of sewage of the colony, the colonizer has proposed initial sewage treatment plant in their colony. It may be made clear to the colonizer that he will be solely responsible for disposal of sewage of their colony as per requirement of HSPCB / Environment Deptt. till such time the HUDA services are made available as per proposal of the Town. All the link connection with the HUDA services shall be made by the colonizer at his own cost. It may be clarified to the colonizer that recycled water is proposed 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 any scouring arrangement. Even ablution taps should be avoided.

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- (i) Two separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water. Home / 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 recycle water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one foot, if not possible then readily identifiable sleeve should be used.

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

- (a) 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 works "Recycle Water" should be fixed at suitable interval on pipes.

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- (d) Octagonal covers, red in color or painted Red and words "Recycle Water -- Non 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 sign 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 recycled water pipe.
- (i) 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.
- (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 Building in this colony / licensed area will follow the dual plumbing system so as to receive water separately from potable supply, boosting and utilizing in shape.
- (l) All plumbing pipes fittings, valves will be of red color or painted red. In case of embedded pipes, marker tapes or 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 used for meeting recycle water demand also.

10. It is made clear to the colonizer that release of water for external source will take about 3 to 5 years for the licensed area subject to the following: -

- (i) NCR water supply channel is made operational by Irrigation Department with in next two years so as to facilitate timely connection with water works.

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- ii) Availability of litigation and encroachment free land.
- iii) Required quantity of raw water will be made available by Irrigation Department.
- iv) Permission within reasonable period from forest and environment department where ever required.
- v) Till the water supply and other services are made available by HUDA, the licensees will have to make their own arrangements. T/well can be bored with permission from Central Ground Water Board and other concerned authority, for the purposes.
- vi) HUDA shall supply the drinking water only to the license granted in the master plan area.
- vii) HUDA shall provide water supply along NPR/SPR 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 and the NPR / SPR is further acquired by HUDA or licensees.
11. 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. In case pumping is required the same will be provided & maintained by colonizer for all the time to come.
12. It may be made clear to the colonizer that the rain water harvesting system shall be provided by them 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.
13. 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 your office.
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 and O & M charges shall be paid by them directly to the HVPNL.
15. The colonizer will be solely 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 the colonizer.
16. In case some additional structures are required to be constructed as decided by HUDA 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 HUDA water supply line.
17. It may be made clear to the colonizer that he will not make any connection with the master services i.e. water supply, sewerage, SWD, without prior approval of the competent authority.

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18. In case it is decided by Govt. will construct 24mtrs. Wide road and will extend master services on 24mtrs internal circulation road then additional amount at rates as decided by the authority / Govt. will be recoverable over and above EDC.
19. 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 Superintending Engineer, before execution.
20. The formation level of internal road should match with the sector roads. Similar other services of colonizer like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage, and SWD etc. which shall be ensured by the colonizer.
21. Levels of the external services to be provided by HUDA i.e. water supply sewerage will be proportionate to EDC deposited.
22. The firm will provide solar water heating system as per the guide lines issued by the Haryana Govt. / Ministry of Environment, Govt. of India.

**23. SPECIAL CONDITIONS: -**

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- The developer at present has planned his services only for the benefit of his licensed colony only clubbing all the pockets for which license have been granted to him. These services at later stage, if required will have to be correlated with the services falling in the land of other licensee / developer adjacent to the land of this colonizer (M/s Vatika Ltd.) have to be re-laid & relocated for their size, capacity and levels to give continuity of proper approach, to maintain the loops and grid of water supply distribution line and functioning of sewer and storm water drainage & other services in the public interest.
  - Similarly, the common services ultimately will be laid by HUDA along 24mtr wide road / master roads against the development charges charged by HUDA for common benefit of all developers in the sector. The developers have to dismantle and relocate his already laid services, wherever required to suit the size, capacity and levels of HUDA services in the area / sector.

**24. CONSTRUCTION ACTIVITY OF PROJECT: -**

- a) It is clearly stated that the firm / developer shall not be allowed to carry out the construction with underground water.
- b) The firm shall also show the source from where the water supply will be taken for construction purpose.

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25. The estimate cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for the purposed of bank guarantee and work out as under: -

| <u>Sr. No.</u> | <u>Description</u>   | <u>Amount in Laes</u>   |
|----------------|--|-------------------------|
| 1.             | Roads and footpath   | Rs. 1150.08 laes        |
| 2.             | Water Supply   | Rs. 649.28 laes         |
| 3.             | Sewerage & recycling system  | Rs. 437.44 laes         |
| 4.             | Storm Water Drainage   | Rs. 385.85 laes         |
| 5.             | Recharge well along Road & Green Area  | Rs. 67.77 laes          |
| 6.             | Horticulture   | Rs. 28.96 laes          |
| 7.             | Street Lighting  | Rs. 193.90 laes         |
| 8.             | Maintenance of services for ten Years including resurfacing of Road after 1 <sup>st</sup> five years and 2 <sup>nd</sup> Five years of maintenance (as per HUDA norms) | Rs. 1707.19 laes        |
|                |  | <u>Rs. 4620.48 laes</u> |
|                | Say  | Rs. 4620.50 laes        |

Dev. Cost as per acre = Rs. 4620.50 / 101.081 acres = Rs. 45.71 laes per gross acre.

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

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

DA/-Estimate in duplicate along with five plans & Annexure-A.

Executive Engineer (W),  
For Chief Administrator, HUDA,  
Panchkula.

Endst. No: -

Dated:-

A copy of the above is forwarded to the Superintending Engineer, HUDA, Circle- I- Gurgaon for information with reference to his Memo No. 23338 dated 28.11.2013.

Executive Engineer (W),  
For Chief Administrator, HUDA,  
Panchkula

For Orris Infrastructure Pvt. Ltd.

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C.E. No. 411  
Dated 13/11/14  
Annexure-

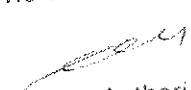
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Technical note and comments:-

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HUDA. All link connections with the State Government/ HUDA system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

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8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HUDA.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

For

Executive Engineer (W),  
Chief Administrator, HUDA,  
Panchkula

For Orris Infrastructure Pvt. Ltd.

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