

8/597
15/06/2020

Date: 11th June, 2020

To,

The Executive Engineer,
HSVP Divn. No. V
Gurugram - 122001,
Haryana.

Subject: Submission of Service Plans & Estimates for the Affordable Group Housing Colony over an area measuring 8.76875 acres (Licence No 6 of 2017 dated 08.02.2017 and 65 of 2019 dated 11.06.2019) situated in the revenue estate of village Wazirpur at Sector 92, Gurugram, District Gurugram, Haryana being developed by GLS Infracore Pvt. Ltd.

Respected Sir,


With reference to above, we hereby enclosed 6 sets of Service Plans & Estimates for your scrutiny and onward transmission to the concerned authority for their approval.

We request you to kindly process these documents expeditiously & acknowledge its receipt.

Thanking you,

Your's faithfully,

For GLS Infracore Pvt. Ltd.



(Authorized signatory)

Encl; As above

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

To,

The Superintending Engineer,
HSVP, Circle-I,
Gurugram

Memo No.

Dated:

Sub: Approval of Service plan Estimate for Affordable Group Housing Colony over an area Measuring 8.76875 acres (Licence No. 6 of 2017 dated 08.02.2017 and 65 of 2019 dated 11.06.2019) situated in the revenue estate of village Wazirpur at Sector-92, Gurugram District Gurugram, Haryana being developed by GLS Infraprojects Pvt. Ltd.

The firm GLS Infraprojects Pvt. Ltd. vide letter dated 11.06.2020 submitted the Service plan estimate for Affordable Group Housing Colony area Measuring 8.76875 acres (Lic No. 6 of 2017 dated 08.02.2017 & No. 65 of 2019 dated 11.06.2019) situated in the revenue estate of village Wazirpur at Sector-92, Gurugram. 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 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 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 05 persons per each unit for main unit for residential and 01 person per 3 sqm. for ground floor, 01 person per 6 sqm. for first floor for Commercial. 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.

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

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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 Affordable Group Housing Colony in an area of 8.76875 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 Affordable Group Housing 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 road between Sector- 92/93 Gurugram through proposed 24 mtr. wide road.

ii) **Sewerage:-** For disposal of sewerage firm has proposed 900 KLD capacity sewerage treatment plant (700+200) at two locations in their premises. Treated water has been proposed to be utilize to irrigation the landscape area by recycling. Overflow from the STP shall be disposed off into proposed master sewer line laid/to be laid on existing/proposed road between Sector- 92/93 Gurugram through proposed 24 mtr. wide road.

iii) **SWD:-** For disposal of storm water firm has proposed 200 to 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 500mm 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 sector dividing road between Sector- 92/93 Gurugram through proposed 24 mtr. wide road.

8. 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 warring 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

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- 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.
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 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 Vardhman 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 Vardhman 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 Gurgaon.
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	Total Cost
1.	Water supply	Rs. 321.39
2.	Sewerage	Rs. 186.67
3.	Storm Water Drainage	Rs. 92.58
4.	Roads and Footpath	Rs. 189.39
5.	Street lighting	Rs. 13.46
6.	Horticulture	Rs. 6.25
7.	Mtc. Charges & resurfacing of roads	Rs. 150.00
	Total	Rs. 959.74

Additional Dev. Cost per acre = $\frac{959.74}{8.76875}$ = Rs. 109.45 Lacs per gross acre

Say Rs. 109.45 Lacs per acre

Five copies of the estimate along with 05 plans and proposal as received are submitted herewith duly corrected and signed for further necessary action.

DA/-5 Nos. Estimate copy

Endst. No.

86393

A copy of the above is forwarded to the GLS Infraprojects Pvt. Ltd., 707, 7th Floor, JMD Pacific Square, Sector-15-II, Gurugram for information.

Executive Engineer,
HSVP, Division No. V,
Gurugram

Dated:

17/06/2020

Executive Engineer,
HSVP, Division No. V,
Gurugram

OFFICE OF THE ADDITIONAL CHIEF ENGINEER, HSVP, GURUGRAM

To

The Chief Engineer-I,
HSVP, Panchkula

Memo No. 86547

Dated: 17-06-2020

Sub.: - Approval of Service Plan Estimate for Affordable Group Housing Colony over an area measuring 8.76875 acres (License No. 6 of 2017 dated 08.02.2017 and 65 of 2019 dated 11.06.2019) situated in the revenue estate of village Wazirpur at Sector-92, Gurugram District Gurugram, Haryana being developed by GLS Infraprojects Pvt. Ltd.

The Superintending Engineer, HSVP, Circle-I, Gurugram has intimated vide his letter No.86532 dated 17.06.2020 that the firm GLS Infraprojects Pvt. Ltd. vide letter dated 11.06.2020 submitted the Service plan estimate for Affordable Group Housing Colony area Measuring 8.76875 acres (License No. 6 of 2017 dated 08.02.2017 & No. 65 of 2019 dated 11.06.2019) situated in the revenue estate of village Wazirpur at Sector-92, Gurugram. The service estimate has been checked by the Executive Engineer, HSVP Division No. V, Gurugram vide his office letter No. 86391 dated 17.06.2020 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 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 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 05 persons per each unit for main unit for residential and 01 person per 3 sqm. for ground floor, 01 person per 6 sqm. for first floor for Commercial. 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.

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 Affordable Group Housing Colony in an area of 8.76875 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 Affordable Group Housing Colony is proposed to be

connected with the master services yet to be planned/ laid by HSVP sector dividing road Gurugram. The details 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 road between Sector- 92/93 Gurugram through proposed 24 mtr. wide road.
 - ii) **Sewerage:-** For disposal of sewerage firm has proposed 900 KLD capacity sewerage treatment plant (700+200) at two locations in their premises. Treated water has been proposed to be utilize to irrigation the landscape area by recycling. Overflow from the STP shall be disposed off into proposed master sewer line laid/to be laid on existing/proposed road between Sector- 92/93 Gurugram through proposed 24 mtr. wide road.
 - iii) **SWD:-**For disposal of storm water firm has proposed 200 to 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 500mm 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 sector dividing road between Sector- 92/93 Gurugram through proposed 24 mtr. wide road.
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 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.
 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 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:-
- 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 Vardhman Kaushik V/s Union of India and Others shall be implemented by colonizer.
 - 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 Vardhman Kaushik V/s Union of India and Others shall be complied with by colonizer.
 - NGT orders in Application No. 45 of 2015 & M.A No. 126 of 15 titled as Haryana Welfare Association V/s State of Haryana Gurgaon.
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	Total Cost (Rs. in Lakh)
1.	Water supply	Rs. 321.39
2.	Sewerage	Rs. 186.67
3.	Storm Water Drainage	Rs. 92.58
4.	Roads and Footpath	Rs. 189.39
5.	Street lighting	Rs. 13.46
6.	Horticulture	Rs. 6.25
7.	Mtc. Charges & resurfacing of roads	Rs. 150.00
	Total	Rs. 959.74

Additional Dev. Cost per acre = $\frac{959.74}{8.76875}$ = Rs.109.45Lacs per gross acre

Say Rs. 109.45 Lakh 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

**Additional Chief Engineer,
HSVP, Gurugram**

Endst. No.

Dated:

A copy of above is forwarded to the Superintending Engineer, HSVP Circle-I, Gurugram w.r.t. his office memo No.86532 dated 17.06.2020 for information.

**Additional Chief Engineer,
HSVP, Gurugram**



हस्तगत नमूना नमूना नमूना

HARYANA STATE
VIKAS PRADHUKARAN

Tel : 2572449
Fax : 2564654
Website : www.hsyp.org.in
Email : cen@hsyp@gmail.com

Address: 1-A, HSVP, Old Sector-6
Panchkula

From:

The Chief Engineer-I,
HSVP, Panchkula.

To:

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

Memo No. : CE-I/SE(HQ)/SDF(W)/2020/109923

Dated: 21/07/2020

SUB:

Approval of service plan / estimate of Affordable Group Housing Colony measuring 8.76875 acres (6.3125+2.45625 acres) (Licence no. 06 of 2017 dated 8.2.2017 & no. 65 of 2019 dated 11.06.2019) in Sector-92 Gurugram Manesar Urban Complex being developed by Sh. Om Parkash S/o Sh. Bharat Singh in collaboration with GLS Infraprojects Pvt. Ltd.

Ref:-

Please refer to your office memo no. ZP-1139/AD(RA)/2020/ 5899 dated 2.3.2020, vide which revised/proposed of Affordable Group Housing 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 Sh. Om Parkash S/o Sh. Bharat Singh in collaboration with GLS Infraprojects Pvt. Ltd. falling in Affordable Group Housing Colony on the land measuring 8.76875 acres (6.3125+2.45625 acres) (Licence no. 06 of 2017 dated 8.2.2017 & no. 65 of 2019 dated 11.6.2019 in Sector-92 Gurugram Manesar Urban Complex, have been received from Additional Chief Engineer, HSVP, Gurugram vide his memo No. 86547 dated 17.06.2020. 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 of external development charges for setting up of Affordable Group Housing 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 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 ₹. 386.83 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 HSVP norms till such time, the colony is taken over by the local authority/State Govt.