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OFFICE OF THE EXECUTIVE ENGINEER, HUDA, DIVISION NO. V, GURGAON

To

The Superintending Engineer,
HUDA, Circle-I,
Gurgaon

4976

20/5/13

Memo No.

5198

Dated:

16-5-2013

Sub:

Approval of Service plans/Estimates of Group Housing Colony of ^{20.088}21.04375 Acres (License No.85 & 86 of 2012 & 105 of 2011), Sectors-112 & 113, Gurgaon by M/s CSN Estates Pvt. Ltd.

The firm M/s CSN Estates Pvt. Ltd. vide letter dated.17.04.2013 submitted the service plan estimate for Group Housing Colony measuring on area 21.04375 acres in Sec-112 & 113, Gurgaon (Under the license No.85 & 86 of 2012 & 105 of 2011). The service estimate as received vide letter under reference has been checked and corrected wherever necessary and are submitted herewith 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 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 HUDA. 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 5 persons per unit for non EWS and 2 persons plot for EWS category. The total population of the Group Housing colony works out to 5809 persons. This may be checked and confirmed by your office that overall density as taken is corrected and overall density of sector should be maintained according to the Final Development Plan of Gurgaon 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. The title and name of the license may be examined by your office.

4. 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.

5. The layout plan for setting up of Group Housing colony in an area of ~~24.0375~~ ^{24.038} acres supplied by DTCP, HR., Chandigarh have been considered to be correct for the purpose of estimation/ services only.
6. The External Master services for the new area is being planned and yet to be provided, however, the internal services of the plotted residential colony is proposed to be connected with the master services yet to be planned/ laid by HUDA an outer peripheral road of Sec-112 & 113, Gurgaon. The detail of services proposed to be connected are as under:-

- i) Water Supply:- 100mm dia water supply line has been proposed to be connected with the proposed water supply line to be laid on 60 mtr. existing road.
- ii) Sewerage:- For disposal of sewage firm has provided sewage treatment plant of 736 KLD 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 propose master sewer line to be laid on 60 mtr. existing road.
- iii) SWD:- Internal storm water drainage system has been proposed to be connected with the proposed box drain to be provided on 60 mtr. existing road, Gurgaon. However, for making interim arrangement firm has proposed rain water harvesting pit also.

7. 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.

8. 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 HUDA & 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 HUDA/ State Govt. in this area as per their scheme.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. In case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon the colonizer.
15. 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.
16. The estimate doesn't include the services to be provided by the firm in the Group Housing Area.

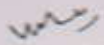
17. The estimated cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for purpose of Bank Guarantee and works out as under:-

Sr. No.	Description	Amount (in lacs)
1.	Water supply	Rs. 525.82
2.	Sewerage	Rs. 238.84
3.	Storm Water Drainage	Rs. 138.70
4.	Roads and Footpath	Rs. 346.00
5.	Street lighting	Rs. 31.63
6.	Horticulture	Rs. 23.11
7.	Maintenance of services for ten years including resurfacing of road after five years i.e. 2 nd Phase and ten years of maintenance (as per HUDA norms)	Rs. 294.08
	Total	Rs. 1598.18

Dev. Cost per acre $\frac{1598.18}{20.888} = \text{Rs. } 76.51 \text{ lacs}$

Say 76.51 Lacs/Acre

Four copies of the estimate alongwith 5 plans and proposal are submitted herewith for further necessary action.


Executive Engineer,
HUDA, Division No. V,
Gurgaon

D/A 4 nos. set with plan

Endst. No.

Dated:


A copy of the above is forwarded to the M/s CSN Estates Pvt. Ltd., Tata Housing, Sector-112 & 113, Gurgaon for information.

Executive Engineer,
HUDA, Division No. V,
Gurgaon

Approval of Service plans Estimates of Group Housing Colony of 21.04375 Acres (License No.85 & 86 of 2012 & 105 of 2011), Sectors-112 & 113, Gurgaon by M/s CSN Estates Pvt. Ltd.

TECHNICAL NOTE AND COMMENTS

1. All detailed working drawings would have to be prepared by the colonizer and got approved from Chief Engineer, HUDA Panchkula being developed by M/s CSN Estates Pvt. Ltd.
2. The correctness of the levels will be the sole responsibility of the colonizer for the integrating the internal proposals with the master proposals of Town will be got confirmed before execution.
3. The material to be used shall be same specification as are being adopted by HUDA further shall also confirm to such directions, as issued by the Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specification as are being followed by HUDA, further it shall also confirm to such other directions as are issued by the 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 these are made available by State Govt./HUDA. All link connection with the state Govt./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 made in the estimate.
6. Working drawings of all the structures, such as pump chamber boosting chamber, RCC OHSR underground tanks quarters, manholes, ventilating shafts for sewerage and masonry ventilating chamber for storm water drainage, temporary disposal/arrangement etc. will be got approved from Chief Engineer, HUDA before execution.
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 and approved from Chief Engineer, HUDA.
8. Only CVDI pipes will be used in water supply system.
9. A minimum 100mm ID, 200mm ID & 400mm ID pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standards X-sections for SW pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health of 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 specification.
12. The specification for various roads will be followed as per IRC/MOT specification.
13. The wiring system of street lighting and specification of street lighting fixtures will be as per relevant standards and those fixed by HUDA.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and letter of approval.
15. The colonizer will be fully responsible for maintaining of the terminal head required.


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