

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
Website: tcp.haryana.gov.in; Phone: 0172-2548475, 2707175; email:
tcp.haryana7@gmail.com

To

Signature Global Homes Pvt. Ltd.
Sternal Builders Pvt. Ltd.
In collaboration with Signature Global Homes Pvt. Ltd.
1309, 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road,
Cannaught Place, New Delhi-110001.

Memo No.LC-3856 -JE(MK)-2021/ 999 Dated: 15-01-2021

Subject:- Approval of service plan/estimates for Affordable Residential Plotted Colony (under DDJAY) over an area measuring 10.55 acres in Sector-36, Sohna, Gurugram (licence no. 40 of 2009 dated 01.03.2019 & 130 of 2019 dated 07.12.2019)- Signature Global Homes Pvt. Ltd.

Please refer your application on the matter as subject cited above.

The service plan/ estimates of Affordable Residential Plotted Colony (under DDJAY) being developed over an area measuring 10.55 acres (licence no. 40 of 2009 dated 01.03.2019 & 130 of 2019 dated 07.12.2019) in Sector-36, Sohna, Gurugram has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Gurugram Town.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. That you are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
4. 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. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

surface and subsurface, Covers and at all conspicuous places of recycle distribution system.

- (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
 14. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
 15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.
 16. The formation level of internal road should match with sector roads. Similar other services 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 you.
 17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
 18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
 19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
 20. You will have to ensure that the sewer/storm water drainage to be laid by you 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 your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
 21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
 22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.

LC-3856 + LC-3856B 3'

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हरियाणा शहरी विकास प्राधिकरण
 HARYANA SHEHRI
 VIKAS PRADHIKARAN

Address: C-3, HSVP, HQ Sector-6
 Panchkula

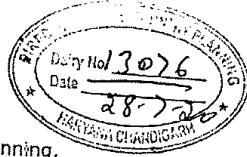


From

The Chief Engineer-I,
 HSVP, Panchkula.

To

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



28/7/2020

SPM/1

28/7/2020

STP(CR)

SUB:

Memo No: - CE-I/SE(HQ)/SDE(W)/2020/108109 Dated:- 17/07/2020
Approval of Service Plan/Estimates for Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) measuring 10.55 acres area in Sector-36 Sohna, Distt. Gurugram being developed by M/S. Signature Global Homes Pvt.Ltd. (Licence No.40 of 2019 dated 1.3.2019 & No. 130 of 2019 dated 7.12.2019)

AW

28/7/2020

RK/C

Ref:-

Please refer to your office drawing No.DTCP-7335 dated 13.2.2020, vide which revised layout plans of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) 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. Signature Global Homes Pvt.Ltd. in Affordable Residential Plotted Colony(Under Deen Dyal Jan Awas Yojna) on the land measuring 10.55 acres area (Licence no. 40 of 2019 dated 1.3..2019 & no. 130 of 2019 dated 7.12.2019) in Sector-36 Sohna Distt. Gurugram, have been received from Additional Chief Engineer, HSVP, Gurugram vide his memo no. 85366 dated 16.6.2020. 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 Residential Plotted Colony(Under Deen Dyal Jan Awas Yojna-2016)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 determined by HSVP/Govt. for Sohna. 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 ₹. 298.05 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.



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(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 recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one feet, 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 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 for Drinking" embossed on them should be used for recycled water.
9. It shall be mandatory for the firm to provide dual/two button or lever flushing system in toilets.
10. 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.
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11. The revised layout plan for setting up of affordable residential plotted colony (Under Deen Dyal Awaz Yojna-2016) having an area 10.55 acres supplied by DTCP office drawing No. DTCP-7335 dated 13.01.2020, have been considered to be correct for the purposes of estimation/services only.
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12. 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 sole responsible for disposal of sewage of their colony as per requirement of HSPCB/Environment Deptt. till such time the HSVP services are made available as per proposal of the Town. All the link connection with the HSVP services shall be made by the colonizer at his own cost.
13. That colonizer/owner shall ensure the installation of Solar Power Plant as per provision of Haryana Solar Power Policy, 2016 issued by Hr. Govt. Renewable Energy Department vide notification No. 19/4/2016-5 power 14.3.2016, if applicable.
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 O & M charges shall be paid by them directly to the HVPNL Deptt.



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- c) The wet sweeping/sprinkling of water during constructions of building & roads shall be carried out by the developers. The log book record of sprinkling of water during road construction be maintained so that the same may be produced if any authority/ Hon'ble Supreme Court asks for it any time. In addition, the photos of sprinkling being carried out be also retained in record so that same be produced later date if required.
- d) It is clearly stated that the firm/developers shall not be allowed to carry out the construction with underground water.
- e) The firm shall also show the source from where the water supply will be taken for construction purpose.

Further, M/s. Signature Global Homes Pvt. Ltd. has given undertaking dated on the non judicial stamp paper which has been reproduced as under:-

1. That the applicant company will lay all the services of water supply sewerage work, road work and drainage work as per approved plans/estimate and assumes that all the responsibilities of maintaining all the services till the master services are laid by HSVP department.
2. That, if the invert level of proposed sewer/SWD lines will not match with the external/master sewer/SWD lines, the applicant disposed off the effluent of sewer/SWD by pumping.

NOTE(1) :-

In order to implement the directions given by National Green Tribunal in O.A. No. 21 of 2014 and No. 95 of 2014 (in the matter of Vardhman Kaushik V/s. Union of India and Ors), instructions have been issued vide this office letter No. 2121-37 dated 23.2.2015, 2609-19 dated 5.3.2015, 4412-21 dated 22.4.2015, 4971-89 dated 30.4.2017, 5442-5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-16 dated 1.1.2016 and No. 114152-154/ 1141160-114196 dated 21.1.2016 (copies of all these reference placed below). The same may be incorporated in the estimate and the developer must ensure implementation of these instructions at site.

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The estimated cost of various services to be provided by the firm for the development of internal services has been checked and corrected for purpose of bank guarantee and execution of works out as under:-

<u>Sr. No:</u>	<u>DESCRIPTION</u>	<u>AMOUNT IN LACS.</u>
1.	Water Supply	₹. 155.40 Lacs.
2.	Sewerage	₹. 121.39 Lacs.
3.	Storm Water Drainage	₹. 113.18 Lacs.
4.	Roads	₹. 247.42 Lacs
5.	Street Lighting	₹. 40.47 Lacs.
6.	Horticulture	₹. 5.92 Lacs.
7.	Maintenance of services for ten years Including resurfacing of road after 1st five years and 11nd five years of maintenance (as per HSVP norms)	₹. 298.05 Lacs. ₹. 981.83 Lacs

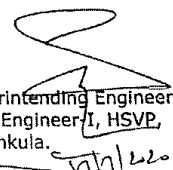
Say ₹. 981.83 Lacs.

Dev. Cost per acre = ₹.981.83 Lacs/₹ 10.55 acres= ₹.93.00 Lacs 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.


Superintending Engineer (HQ),
For Chief Engineer-I, HSVP,
Panchkula.

Dated:-

Endst. No: -

A copy of the above is forwarded to the Additional Chief Engineer, HSVP Gurugram for information with reference to his office **Memo No. 85366 dated 16.6.2020.**

Superintending Engineer (HQ),
For Chief Engineer-I, HSVP,
Panchkula.