HSVP

हरियाणा शहरी विकास प्राधिकरण
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Panchkula

From

The Chief Engineer-I,
HSVP, Panchkula.

To

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

Memo No: - CE-I/ACE(HQ)/HDM(G)/2021/ 193681
Dated:- 12/11/2021

SUB: **Approval of service plan estimate for Affordable Group Housing Colony on land measuring 5.2625 acres (Licence no. 38 of 2021 dated 19.07.2021) in Sector-90, Gurugram Manesar Urban Complex being developed by M/s JAMB Propbuild Pvt. Ltd. and others in collaboration with MRG World LLP.**

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Ref:- Please refer to your good office memo no. ZP-1483/SD(DK)/2021/27524 dated 26.10.2021, vide which the building plan pertaining to Affordable Group Housing Colony over an area measuring 5.2625 acres (Licence no. 38 of 2021 dated 19.07.2021) in Sector-90, Gurugram Manesar Urban Complex, Haryana developed by M/s JAMB Propbuild Pvt. Ltd. and others in collaboration with MRG World LLP in the subject above was approved by your office.

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ACE(HQ)
12/11/2021

The service plan estimate for providing Public Health/B&R services to be provided by the developer M/s JAMB Propbuild Pvt. Ltd. and others in collaboration with MRG World LLP in Affordable Group Housing Colony in Sector-90, Gurugram has been received from Superintending Engineer, HSVP, Circle-I, Gurugram vide his office memo No. 192499 dated 10.11.2021. The estimate has been checked and corrected wherever necessary and is 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 ₹ **184.20 Lakh**. 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.

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

The overall population density of the colony works out **731 PPA**. This may be checked and confirmed by the your office that the overall density of sector is

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maintained according to the final development plan of Gurugram. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation of services only.

4. **FIRE FIGHTING:-**

The provision made in the estimate has been checked for estimation purposes. However, it may be made clear to the colonizer that the appropriate provision for fire fighting arrangement, as required in the NBC/ISI, should also be provided by the colonizer and fire safety certificate should also be obtained by the colonizer from the competent authority before undertaking any construction. The colonizer will be solely responsible for fire safety arrangement.

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

7. **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. The firm shall be provided automatic on-off system for street lighting in the complex.

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8. **AIR TRAFFIC RULES/REGULATIONS**:-

The Affordable Group Housing Complex consists the construction of multi-storeyed building. RCC water tank has been proposed on the top of the building. The total height of the building and top of the water tank above ground level has not been defined/indicated on the plans. The violation of Air Traffic Rules/Regulations and height of the building may be examined by your office.

9. The building plan for setting up of Affordable Group Housing Colony in an area 5.2625 acres area approved by your office memo no. ZP-1483/SD(DK)/2021/27524 dated 26.10.2021, annexed with the estimate have been considered to be correct for the purpose of estimation/services only.

10. It may be made clear to the colonizer that he will be fully responsible to make the arrangement for disposal of sewage and SWD, till such time these are made available by HSVP and all link connection 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 to be laid/laid by HSVP/State Govt. in this area as per their scheme. In case pumping is required, the same will be done by colonizer for all the time to come.

11. It also be made clear to the firm/colonizer that they will be fully responsible to make the arrangement of water supply, disposal of overflow of sewer, storm water drainage and approach to their colony as presently external master services for the new area is being planned and yet to be planned.

12. It may also be clarified to the colonizer that he will be solely responsible to lay the services up to the external services laid/to be laid by HSVP on sector dividing road at respective locations/points.

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13. It may be clarified to the colonizer that recycled water is proposed to be utilized for flushing purposes. The firm has made provision of separate 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.

(i) Two separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water. Home/offices/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 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, if not possible then readily identifiable sleeve should be used.

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

(a) All 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 fit for Drinking" embossed on them should be used for recycled water.

14. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets.

15. It shall be mandatory for the firm to provide Solar Photovoltaic Power Plant of suitable capacity as per the notification of department of Renewable Energy, Govt. of Haryana & latest amendment made thereof from time to time. The specifications for the installation of the same should also be strictly as per their latest guidelines.

16. 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.

17. It may be made clear to the colonizer that the 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

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time. Arrangement for segregation of first rain not to be entered into the system shall also be made by the firm/colonizer.

18. CFL lamp shall be provided by the firm for external lighting in respect of energy conservation.

19. 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.

20. 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.

21. In case some additional structures are required to be constructed, as decided by HSVP 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 HSVP water supply line.

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22. 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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23. In case it is decided by Govt. that HSVP/Govt. will construct 24 Mtrs. Wide road and will extend master services on 24 Mtrs. Internal circulation road then additional amount and rates as decided by the authority/Govt. will be recoverable over and above EDC.

24. 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.

25. Levels of the external services to be provided by HSVP i.e. water supply sewerage will be proportionate to EDC deposited.

26. That the owner will not resort manual scavenging by engaging sanitation works for cleaning of septic tanks/ such cleaning as per the decision taken in the meeting of the Central Monitoring Committee (CMC) held under the Chairmanship of Cabinet Secretary on 22.03.2013 (D.O. No. Q. 11021/12/2010-PHE-II (Vol. IV dated 7th Feb. 2013 of secretary to the Govt. of India of Urban Development and further order by the Principal Secretary to Govt. Haryana, Urban Local Bodies Deptt., Chandigarh vide letter No. 16/24/2013-2C1 dated Nil.

27. **SPECIAL CONDITIONS:-**

The developer has to dismantle and relocate his services even after laid, wherever required to suit the size, capacity and levels of HSVP services in the area/sector, if any.

- These services at later stage, if required, will have to correlate with the services falling in the land of other licensee/developer adjacent to the land of this colonizer have to re-lay & relocate 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

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interest. The developer has to obtain prior permission from the concerned authority if the services are to be laid through revenue rasta or other land before laying of services. It will be ensured by the colonizer to install double button system in flushing cistern in all toilets in various building to be constructed in his licensed area.

- Similarly, the common services if decided to be laid by HSVP along 24mtr wide road / master roads against the development charges charged by HSVP for common benefit of all developers in the sector, the developer shall have to dismantle and relocate his already laid services, wherever required to suit the size, capacity and levels of HSVP services in the area / sector.
- Permission for competent authority shall be obtained prior to boring/drilling of tube wells. Further, approval of service plan/estimate with tube well provision does not entitle the colonizers to drill tube well. It is pertinent to mention here that at present HSVP has not laid master water supply in the area. Water so obtained from tube well shall be used only for drinking purposes and shall not be used for construction purpose.

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28.COMMON SERVICES:-

(i) The estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. and will be part of the plumbing work.

29. CONSTRUCTION ACTIVITY OF PROJECT:-

a) It is clearly stated that the firm/developers 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.

NOTE(1) :-

In order to implement the directions given by 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 Ors, the following instructions issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site.

1. It shall be ensured that there should be no hot mixing on the road side. During construction and maintenance of road, it shall be also ensured that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
2. The demolition material and construction material is transported with proper coverage and precautions, in order not to cause serious air pollution.

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3. No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metaled road.
4. Such storage should not cause any obstruction to the free flow of traffic and/or inconvenience to the pedestrians. Every builder, contractor or person shall ensure that the construction material is completely covered by tarpaulin to ensure that no dust particles are permitted to pollute the air quality as a result of such storage.
5. The builder/contractor will be responsible and ensure that their activity does not cause any air pollution during the course of the construction and/or storage of material or construction activity. Defaulter shall be liable to be prosecuted under the law in force.
6. All trucks or vehicles of any kind which are used for construction purposes and/or are carrying construction materials like cement, sand and other allied material shall be fully covered, dust free. Other precautions would be taken to ensure that en-route their destination, the dust, sand or other particles are not permitted to be released in the air and/or contaminate air. Any truck which is not complying with these directions would not be permitted to enter in the NCR region.

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NOTE(2):-

Implementation of instructions issued by Hon'ble NGT during hearing held on 28.4.2015 in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s. Union of India and Ors, the following instruction issued vide letter No. CE/EE-W/CHD(G)/4971-89 dated 30.4.2015 shall be complied with in the construction work .

1. All the direction contained in Hon'ble NGT's order dated 04th December, 2014 shall continue to be in force and the Authorities concerned would carry out the said directions in their true spirit and substance.
2. There shall be complete prohibition of burning of any kind of garbage leave, waste plastic, rubber, self-molding compound and such other materials in the open. Any person affected or concerned would have a right to make a complaint in writing.
3. NGT further directed that all the Corporations of concerned states falling in NCR would notify on their websites, address and Mobile Number to which such complaint can be made/sent.
4. Immediately upon receipt of such complaint, the concerned Authority and /or Authorities /the designated Officers would proceed to take action in accordance with law.
5. For every incident of burning of any such above stated material, the person who is found actually burning such and/or responsible for abetting such burning would be liable to pay compensation in terms of the Section 15 of the National Green Tribunal Act, 2010 for polluting the environment and would be liable to pay a sum Rs. 5000/- (to be paid instantaneously).

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6. In the event such offender refuses to comply with the directions of the Authorized Officers, the Authorized Officers would be at liberty to serve a notice upon him for appearing before the Hon'ble NGT and to show cause why the person burning, abetting or responsible for such burning materials afore indicated, be not directed to pay compensation as may be determined by the Hon'ble NGT in accordance with law.

7. The orders of Hon'ble NGT's are to be complied with as a decree/order of the Civil Court. All these Authorities and the Police are duty bound to carry out the directions/orders of Hon'ble NGT in accordance with law. The money so collected, shall be maintained by the Corporation and /or any Authority as a separate fund to be utilized for improvement, restoration and restitution of the environmental degradation resulting from such activity or otherwise.

8. The payment of such compensation shall not absolve the offender of other liabilities that such person may incur under different laws in force including other provisions of the National Green Tribunal Act,2010.

9. Hon'ble NGT has directed that there is no burning of leaves or horticulture residue. All the Corporations, Authorities and the State Governments must ensure that there is proper composting pits area-wise prescribed. The composting will be only at those sites and all the Corporations, Authorities and the State Governments shall be responsible to provide due space for collection and deposit of horticulture waste including leaves for composting purposes at these sites.

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10. Each Officer under whose jurisdictions the area would fall, would be personally responsible and all the Officers/Officials working under him would be personally responsible for imposition of compensation and costs.

11. The composting sites should be provided nearer to the places where there is a large numbers of trees, gardens and compost bits which also convert into self-manure should be used for horticulture purposes to ensure that the burden on the site does not increase beyond its capacity.

12. Decision in regard the land fill sites should be taken expeditiously as possible. Such adequate number of sites if not earmarked, should be identified by the respective Corporations and Authorities if not done so far.

13. No one would permit the burning of plastic and allied products in NCR area. If Authorities notice any burning of such materials they would not only ensure that such activity does not persist but even would be entitled to seize the entire material which is illegally and unauthorized stored/ held by a person who does not possess of a license or authorization for dealing with such products in accordance with the Plastics Waste Management and Handling Rules,2011. Upon seizure of such material, the Authorities would take a direction from Hon'ble NGT and dispose off the same by giving it to the Authorized Dealer in accordance with directions issued.

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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 execution of works as under:-

Sr. No:	DESCRIPTION	AMOUNT
1.	Water Supply	₹. 307.52 Lakh.
2.	Sewerage	₹. 153.10 Lakh.
3.	Storm Water Drainage	₹. 55.60 Lakh.
4.	Roads	₹. 189.82 Lakh
5.	Street Lighting	₹. 20.19 Lakh.
6.	Horticulture	₹. 15.43 Lakh.
7.	Maintenance of services for ten years including resurfacing of road after Ist five years and IInd five years of maintenance (as per HSVP norms)	₹. 184.20 Lakh. ₹. 925.86 Lakh

Dev. Cost per acre =925.86 Lakh/5.2625 acres= ₹.175.94 Lakh per gross acre.

Two copies of the estimate along with **Six Plans** and proposal as received are sent herewith duly corrected and signed for taking further necessary action.

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

DA/-Estimate in duplicate along with Six Plans & Annexure-A.

Additional Chief Engineer (HQ),
For Chief Engineer-I, HSVP,
Panchkula.
12.11.2021

Endst. No: - Dated:-

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle-I, Gurugram w.r.t. his office memo no. 192499 dated 10.11.2021 for information with reference.

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For Chief Engineer-I, HSVP,
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CE-I No.
Dated:
Annexure-A

SUB:- **Approval of service plan estimate for Affordable Group Housing Colony on land measuring 5.2625 acres (Licence no. 38 of 2020 dated 19.07.2021) in Sector-90, Gurugram Manesar Urban Complex being developed by M/s JAMB Propbuild Pvt. Ltd. and others in collaboration with MRG World LLP.**

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.

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3. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.

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4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP 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/ HSVP. All link connections with the State Government/ HSVP 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.

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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.
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 HSVP.
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 Additional Chief Engineer (HQ),
Chief Engineer-I, HSVP,
Panchkula.
12.11.2021