



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI
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Address: C-3, HSVP, HQ 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)/CHD(R)/2019/ 36290

Dated:- 25/02/19

SUB:-

Approval of service plan estimates for Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) on the land measuring 5.96875 acres falling in the revenue estate of Village Sarai Aurangabad, Sec-3 & 14 Bahadurgarh Distt. Jhajjar being developed by M/S. Microtek Realtors Pvt. Ltd.

Ref:-

Please refer to your office drawing No. **6583 dated 28.8.2018** vide which layout plan comprised of license which is issued in respect 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. Microtek Realtors Pvt.Ltd. falling in Affordable Residential Plotted Colony(Under Deen Dyal Jan Awas Yojna-2016).on the land measuring 5.96875 acres falling in the revenue estate of Village Sarai Aurangabad, Sec-3 & 14 Bahadurgarh Distt. Jhajjar, have been received from Additional Chief Engineer, HSVP, Gurugram vide his Memo No. 27548 dated 08.02.2019. 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)for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting horticulture and Mtc. 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. MAINTENANCE OF SERVICES:-

The mtc. charges for various services like water supply, sewerage, storm water drainage, roads, Hort., street lighting etc. etc. and resurfacing of roads has been included in the estimate as per detail given in the estimate and the total cost works out to ₹. **120.50 lacs**. As they are liable to maintain the estate developed by them as per HSVP norms for ten years.



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3. DENSITY/AREA/POPULATION:-

The overall density of the Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) works out to **253 PPA** considering 13.5 person per plot. 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 services only. This may be checked and confirmed by your office that overall density of sector should be maintained according to the final development plan.

4. The title and name of the licence may be examined by your office.
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. Presently T/Wells based water supply is proposed. The potability of the water before supply the water to residents be made ensured by the colonizer. Also disposal of sewage & SWD till the HSVP services laid at site. An affidavit in ht =is regard has been given by th firm.
9. The layout plan for setting up of affordable residential plotted colony (Under Deen Dyal Jan Awas Yojna-2016) having an area **10.48906 acres** supplied by your office vide drawing No. **6583 dated. 28.08.2018** have been considered to be correct for the purposes of estimation/services only.
10. 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.
11. For licenses at isolated places or at places where HSVP has to acquire and float sector, Licensees will have to make their own arrangement by way of installation of T/Well after approval from CGWB, with in their respective colonies. HSVP can make available the water only after HSVP sector in which licensed area falls is development. It is also subject to:-
 - i) Availability of litigation and encroachment free land.
 - ii) Permission within reasonable period from CGWB forest and Environment Deptt.
 - iii) Till the water supply and other services are made available by HSVP, the licenses will have to make their own arrangement T/Wells can be bored with permission from Central Ground Water Board and other concerned authority for the purposes
 - iv) HSVP shall supply the drinking water only to the license granted in the master plan area.

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12. It may be made clear to the colonizer that there will be no pollution due to disposal of sewerage of their colony. The disposal of effluent should be in accordance to the standard norms, fixed by the Haryana State Pollution Control Board/Environment Deptt.
13. The colonizer will be responsible for the construction of various structures such as RCC UCWT and OHSR; water/sewage treatment plant etc. according to the standard specification, good quality workmanship, stability and water tightness of all the structures will be responsibility of the colonizer.
14. 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 to 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 apposite 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.

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 fit for Drinking" embossed on them should be used for recycled water.
15. In case it is decided by Govt. that HSVP/Govt. will construct 24 Mtrs. Wide road and will extended master services on 24 Mtrs. Internal circulation road then additional amount at rates as decided by the authority/Govt. will be recoverable over and above EDC.

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16. Since the construction of master road is yet to be taken place. The developer will get the road level/formation level of his services fixed from the concerned Superintending Engineer, before execution.
17. It may be made clear to the colonizer that the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
18. In case some additional structures are required to be constructed and decided by the 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.
19. That the colonizer/owner shall insure the installation of Solar Photovoltaic power plant as per the provision of order No. 22/52/2005-5 power dated 21.3.2016 issued by Haryana Govt. renewable energy deptt.
20. That the colonizer/owner shall strictly comply with the directions issued vide notification No. 19/6/2016-5P dated 31.3.2016, issued by Haryana Govt. Renewable Energy Deptt. For enforcement of the Energy Conservation building code.

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 5.3.2017, 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.

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

<u>Sr. No:</u>	<u>DESCRIPTION</u>	<u>AMOUNT IN LACS.</u>
1.	Water Supply	₹. 129.99 Lacs.
2.	Sewerage	₹. 70.52 Lacs.
3.	Storm Water Drainage	₹. 46.04 Lacs.
4.	Roads and Footpath	₹. 84.11 Lacs.
5.	Street Lighting	₹. 22.90 Lacs.
6.	Horticulture	₹. 2.70 Lacs.
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)	₹. 120.50 Lacs.
		₹. 476.76 Lacs

Say ₹. 476.80 Lacs.

Dev. Cost per acre = ₹. 476.80 Lacs/5.96875 acres= ₹. 79.88 Lacs per gross acre.



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Two copies of the estimate along with **Four 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 Four plans
& Annexure-A.**


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

Endst. No: -

Dated:-

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle-Rohtak for information with reference to his Memo No. 27548 dated 08.02.2019.


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



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C.E.I-No.

Dated:

Annexure-A

SUB:- Approval of service plan estimates for Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna) on the land measuring 5.96875 acres falling in the revenue estate of Village Sarai Aurangabad, Sec-3 & 14 Bahadurgarh Distt. Jhajjar being developed by M/S. Microtek Realtors Pvt. Ltd.

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 HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
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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C.E. No:

Dated:

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

2/2/19