



हरियाणा शहरी विकास प्राधिकरण
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From

The Chief Engineer-I,
HSVP, Panchkula.

To

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

Memo No: - CE-I/SE(HQ)/SDE(W)/HDM(G)/2022/ 156567
Dated:- 08/09/2022

SUB: Approval of service plan estimate for Affordable Residential Plotted Colony under DDJAY area measuring 5.01875 acres (Licence no. 61 of 2022 dated 13.05.2022) in the revenue estate of Village Badshahpur, Sector-70, Gurugram being developed by M/s BNB Colonizer Pvt. Ltd.

Ref:- Please refer to your good office drawing no. Nil dated Nil, vide which the revised layout plans pertaining to Affordable Residential Plotted Colony (DDJAY) under licence no. 61 of 2022 dated 13.05.2022, area measuring 5.01875 acres in the revenue estate of Village Badshahpur, Sector-70, Gurugram cited in the subject above was approved by your office.

The service plan estimate for providing Public Health/B&R services to be provided by the developer M/s BNB Colonizer Pvt. Ltd. in Affordable Residential Plotted Colony in the revenue estate of Village Badshahpur, Sector-70, Gurugram has been received from Superintending Engineer, HSVP, Circle-I, Gurugram vide his office memo No. 140661 dated 18.08.2022. The same 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 Residential Plotted Colony (Under Deen Dyal Jan Awas Scheme-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 Gurugram. 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 ₹. **122.24 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 density of the Affordable Residential Plotted colony works out to **287 PPA** considering 18.0 persons 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

P.T.O.

SFI

[Signature]

SE(HQ)
7.9.2022

[Signature]

SDE(W)
7/9/2022