

**GURUGRAM METROPOLITAN DEVELOPMENT AUTHORITY**

From

Chief Engineer,
Infra-II, GMDA, Gurugram

To

Director General,
Town and Country Planning Department,
Haryana, Chandigarh,

Subject:

Approval of service plan estimate for Affordable Group Housing Colony (DDJAY-2016) area measuring 5.006 acres (License No.163 dated 12.10.2022) falling in the revenue estate of village Behrampur, Sector-59, Gurugram being developed by Sh. Sadhu Ram, Sh. Rati Ram, Others in Collaboration with M/s Czarr Villas Pvt Ltd.

Ref:

Please refer to your good office drawing no.8670 dated 12.10.2022 vide which the layout plans of Affordable Group Housing Colony (DDJAY-2016) had been approved. Accordingly, the firm M/s Czarr Villas Pvt Ltd submitted the service plan estimate to the Executive Engineer (Proj.), Infra-II, GMDA, Gurugram pertaining to Affordable Group Housing Colony measuring 5.006 acres (Licence No. 163 of 2022) in Village Behrampur, Sector-59, Gurugram. The service plan estimate has been scrutinized in this office and comments are as under:

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 (DDJAY-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 TCP/ GMDA/ 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 works out to be Rs.123.78 Lakh. It may be made clear to the colonizer that they are liable to maintain the estate developed by

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them for 10 years or as per TCP/ GMDA 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 Group Housing Colony(DDJAY-2016) works out to be 1161 persons. 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 accordingly to the final development plan.

4. The titled and name of the license 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 maintenance thereof for all the times to come.
7. It is made clear to the colonizer that release of water for external source will take about five years for the new licensed area subject to the following:
 - i) Availability of litigation free land in the alignment of services.
 - ii) Permission from forest and environment department area accorded, where ever required.
 - iii) GMDA shall supply the drinking water only to the license granted in the master plan area.
 - iv) GMDA shall provide water supply along master road at the initial stage and various colonizer will have to take connection from this water supply main up to their site at their own expenses, till the land of master road encircling the licensed area is acquired and the area in between licensed area & master road is further acquired by GMDA or licensee.
 - v) Till the water supply and other services area made available by GMDA, the licenses will have to make their own arrangement from GMDA WTPs or ground water source with the permission from Central Ground Board and other concerned authority designated by Govt., for the purpose.
8. It may be clarified to the colonizer that recycled water is proposed to be utilized for flushing purposes. The firm has to make provision of separate flushing line, storage tank, metering system, pumping system, plumbing etc. It may be clarified



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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/ Office/ 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 feet, if no possible then readily identifiable sleeve should be used. The recycled pipeline shall be painted with red paint.

To avoid any accidental use of recycled water for potable purpose:

- a) All recycle water pipes, fitting, Appurtenances, valves, taps, meters hydrants will be of Red color or painted red.
 - b) Sign and symbol signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped /fixed on outlet, hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
 - c) Detectable marker taps of red color bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - d) Octagonal covers, red in color or pointed 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 level 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 layout plan for setting up of Affordable Group Housing Colony (DDJAY-2016) having an area 5.006 acres supplied by your office vide drawing no 8670 dated 12.10.2022, have been considered to be correct for the purposes of estimation/ services only.
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 their colony as per requirements of HSPCB/ Environment Deptt. till such time GMDA services are made available as per proposal of the Town. All the link connection with the GMDA services shall be made by the colonizer at his own cost.
13. That colonizer shall ensure the installation of Solar Power Plants as per provision of Haryana Solar Power Policy 2016 issued by Haryana Govt. Renewable Energy Department vide notification No. 19/4/2016-5 power 14.03.2016, 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/ DHBVNL Deptt.
15. 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. time to time.
16. The colonizer will be responsible for the construction of various structures such as RCC, UGT and OHSR; water/ sewage treatment plant etc. according to CPHEEO Manual, standard specifications, good quality workmanship and water tightness of all the structures will be responsible of the colonizer.
17. The colonizer shall install Online Analyzer/ Monitoring System to monitor the operational effluent Parameters at Sewerage Treatment Plant and integrated with GMDA Integrated Command & Control Centre (ICCC) for sharing/ sinking the Real time data.
18. The portion of the sector/ development plan roads/ greens belt as provided in the development plan which is part of the licensed area shall be transferred free of cost to the Govt./ GMDA.
19. In case of 24 Mtrs. Wide road if it is decided by the Govt. that master services be extended on 24 Mtr wide internal circulation road, additional amount at rates as decided by the authority will be recoverable over and above the EDC.



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20. The correctness of the levels of the colony will be the sole responsibility of the colonizer for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services to be provided by the GMDA as per the proposal.
21. In case some additional structures area required to be constructed, as decided by TCP/ GMDA 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 GMDA water supply line and the Electro Magnetic flow meter with the provision of synchronization with GMDA Integrated Command & Control Centre (ICCC) for sharing/ sinking the Real time data.
22. The Treated water shall be used for non-potable purposes such as flushing, green areas, parks etc as per the plan in line with Govt. of Haryana Policy for Reuse of Treated Waste Water Policy-2019.
23. That the colonizer/ owner shall use only compact fluorescent lamps fitting for internal lighting as well campus lighting.
24. Level/ extent of the external services to be provided by GMDA will be in accordance with the EDC deposited.
25. **COMMON SERVICES:**

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

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 Vardhaman Kaushik V/s Union of Indian and Ors), instructions have been issued vide HSVP's office letter No.2121-37 dated 23.02.2015, 2609-19 dated 05.03.2015, 4412-21 dated 22.04.2015, 4971-89 dated 30.04.30.04.2017, 5442-5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-16 dated 01.01.2016 and No. 114152-154/114160-114196 dated 21.01.2016. The same may be incorporated in the estimate and the developer must ensure implementation of these instrumentations at site.

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: