

HARYANA SHAHARI VIKAS PRADHIKARAN
OFFICE OF THE SUPERINTENDING ENGINEER, HSVP, CIRCLE - I,
HSVP COMPLEX, SECTOR-14, GURUGRAM.

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To

The Chief Engineer-I,
HSVP, Panchkula.

Memo No.

11849

Dated:

17-01-2023

Sub.: -

Approval of service plan estimate for Affordable Plotted Colony (DDJAY-2016) area measuring 7.94375 acres (License No. 211 of 2022 dated 26.12.2022) in village Naurangpur, Tehsil-Manesar, Sector-78, Gurugram being developed by Mapsko Builders Pvt. Ltd.

The Executive Engineer, HSVP, Div. No. V, Gurugram has submitted that the firm Mapsko Builders Pvt. Ltd. vide letter dated 13.01.2023 submitted the Service plan estimate for Affordable Plotted Colony (DDJAY-2016) area measuring 7.94375 acres (License No. 211 of 2022 dated 26.12.2022) at Sector-78, Gurugram. The service estimate as received vide letter under reference has been checked and corrected wherever necessary and submitted for execution and 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 the external development charges for affordable plotted colony for the service like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, Horticulture and maintenance 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. DENSITY AREA POPULATION:-

The scheme has designed considering 13.5 persons per each for main plots. The total population of the Affordable plotted colony works out to 1985 persons and the water demand is considering @172.5 LPCD. This may be checked and confirmed by this office that overall density as taken is corrected and overall density of sector should be maintained according to the Final Development Plan of Gurugram Town. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation/ services.

3. 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.

4. The title and name of the license may be examined by this office.

5. 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, CFL lamps shall be provided to meet with the requirement of HVPNL and as well Environment.

6. The layout plan for setting up of affordable plotted colony in an area of 7.94375 acres supplied by DTCP, HR., Chandigarh have been considered to be correct for the purpose of estimation/ services only.

7. The External Master services for the new area is being planned and yet to be provided, however, the internal services of the affordable plotted colony is proposed to be connected with the master services yet to be planned/ laid by HSVP sector dividing road Gurugram. The detail of services proposed to be connected are as under:-

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- i) **Roads:** - The roads of the colony have been planned 6mtr wide with the specification of 200mm thick GSB, 250mm thick WMM, 50 mm thick DBM & 40mm thick BC, Providing & fixing of kerbs.
- ii) **Water Supply:** - The source of water supply in this area is through HSVP water supply mains. 100mm dia water supply line has been taken in already above said approved estimate which to be connected with the proposed water supply line of HSVP laid/ to be laid on master road between Sector-78/79, Gurugram.
- iii) **Sewerage:** - For disposal of sewage firm has proposed sewage treatment plant of 350KLD in their premises. Treated water has been proposed to be utilize to irrigation the landscape area by recycling. Overflow from the STP shall be disposed off into proposed master sewer line laid/to be laid on master road between sector-78/79, Gurugram.
- iv) **SWD:** - For disposal of storm water firm has proposed 400mm I/d RCC pipe for Internal storm water drainage scheme and also made provision of Rain Water Harvesting pits as per requirement in their premises and 400mm I/d RCC pipe line for overflow has been proposed which is to be connected with HSVP master storm water drain line laid/to be laid on master road between Sector-78/79, Gurugram.
8. It may kindly be clarified to the colonizer that recycled water is proposed to be utilize for irrigation purpose only. No tap or out let of any kind will be provided for irrigation line except in the lawn/ park with suitable arrangement so as to prevent the public to use the recycled water. Caution board shall be installed by providing warning sign/ recycled water not fit for drinking/ human consumption. No cross connection between recycled water system and potable water system shall be made.
9. It may be made clear to the colonizer that he will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP & all link connected 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 laid/ to be laid by HSVP/ State Govt. in this area as per their scheme.
10. 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.
11. It may be made clear to the colonizer that roof top 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 time. Arrangement for segregation of first rain not to be enter into the system shall also be made by the firm/ colonizer.
12. The service estimate has been checked in this office with the consideration that layout plans appended in the services estimate has been checked approved by competent authority.
13. The estimate do not includes the provision of electrification of the colony. However, it may be clear to colonizer that the supervision charges and O&M charges shall be paid by them directly to the HVPNL.
14. The colonizer will be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specifications good quality and its workmanship. The structural stability responsibility will entirely rest upon the colonizer.
15. In case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon the colonizer.

16. It may be made clear to the colonizer that he will not make the connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority.
17. The estimate doesn't includes the services to be provided by the firm in the Group Housing Area.
18. Colonizer will have to obtain the permission for crossing the services in Revenue rasta from concerned department at his own level.
19. It may also be made clear to the colonizer that he shall also comply with the orders passed by National Green Tribunal: -
 - i. The direction given 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 Others shall be implemented by colonizer.
 - ii. Implementation of instruction issued by Hon'ble NGT during hearing held on OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Others shall be complied with by colonizer.
 - iii. NGT orders in Application No. 45 of 2015 & M.A No. 126 of 15 titled as Haryana Welfare Association V/s State of Haryana Gurgaon.
20. The estimated cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for purpose of Bank Guarantee and works out as under:-

| Sr. No. | Description | Total Cost (Rs. in Lakh) |
|---------|-------------------------------------|--------------------------|
| 1. | Water supply | 163.38 |
| 2. | Sewerage | 118.82 |
| 3. | Storm Water Drainage | 66.28 |
| 4. | Roads and Footpath | 150.96 |
| 5. | Street lighting | 30.48 |
| 6. | Horticulture | 5.79 |
| 7. | Mtc. Charges & resurfacing of roads | 165.10 |
| | Total | 700.81 |


Development Cost per acre $\frac{700.81}{7.94375} = \text{Rs.}88.23\text{Lakh per gross acre}$

Say Rs.88.23Lakh per acre


Three copies of the estimate along with plans and proposal as received are submitted herewith duly corrected and signed for further necessary action.

**DA/- Estimate in Triplicate
alongwith Technical Note**

Endst. No.


**Superintending Engineer,
HSVP, Circle-I, Gurugram.**
Dated:

A copy of the above is forwarded to the Executive Engineer, HSVP, Division No. V, Gurugram w.r.t. his office memo No. 10228 dated 16.01.2023 for information.


**Superintending Engineer,
HSVP, Circle-I, Gurugram.**

Approval of service plan estimate for Affordable Plotted Colony (DDJAY-2016) area measuring 7.94375 acres (License No. 211 of 2022 dated 26.12.2022) in Village Naurangpur, Tehsil-Manesar Sector-78 Gurugram being developed by Mapsko Builders Pvt. Ltd.

TECHNICAL NOTE AND COMMENTS

1. All detailed working drawings would have to be prepared by the colonizer and got approved from Chief Engineer, HSVP Panchkula being developed by Mapsko Builders Pvt. Ltd.
2. The correctness of the levels will be the sole responsibility of the colonizer for the integrating the internal proposals with the master proposals of Town will be got confirmed before execution.
3. The material to be used shall be same specification as are being adopted by HSVP further shall also confirm to such directions, as issued by the Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specification as are being followed by HSVP, further it shall also confirm to such other directions as are issued by the 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 these are made available by State Govt./HSVP. All link connection with the state Govt./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 made in the estimate
6. Working drawings of all the structures, such as pump chamber boosting chamber, RCC OHSR underground tanks quarters, manholes, ventilating shafts for sewerage and masonry ventilating chamber for storm water drainage, temporary disposal/arrangement etc. will be got approved from Chief Engineer, HSVP before execution.
7. Portability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested and approved from Chief Engineer, HSVP.
8. Only CI/DI pipes will used in water supply system.
9. A minimum 100mm i/d, 200mm i/d & 400mm i/d pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standards X-sections for SW pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health of 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 specification.
12. The specification for various roads will be followed as per IRC/MOT specification.
13. The wiring system of street lighting and specification of street lighting fixtures will be as per relevant standards and those fixed by HSVP.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and letter of approval.
15. The colonizer will be fully responsible for maintaining of the terminal head required.


**Executive Engineer,
HSVP, Division No. V
Gurugram**