

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site: tcharyana.gov.in - e-mail: tcharyana6@gmail.com

Regd.

To

Mansha Buildcon Pvt. Ltd.,
Regd. Off. SCF No-157, HUDA Market,
Sector-9, Faridabad
(email id - contact@manshagreens.com)

Memo No. LC-3397-PA (SS)/2017/ 27066

Dated: 27-10-17

Subject:


Approval of service plan/estimate of licence no 13 of 2017 granted for setting up of Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 8.76875 acres Sector-9, Tehsil and Distt. Palwal - Mansha Buildcon Pvt. Ltd.

The service plan/estimates of licence no 13 of 2017 granted for setting up of Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 8.76875 acres Sector-9, Tehsil and Distt. Palwal has been checked and corrected, wherever necessary by the Chief Administrator, HUDA and are hereby approved subject to the following terms and conditions: -

1. You will have to pay the proportionate cost of external development charges for setting up of residential colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross acreage basis as and when determined by HUDA/Director. These charges are modifiable and modified charges will be binding upon you.
2. The maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance charges are works out to Rs. 221.78 lac as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt./Govt. agency.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A, alongwith recommendation of HUDA dated 25.09.2017 Annexure-B.
5. 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.
6. The appropriate provision for firefighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.
7. You shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by HUDA/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by HUDA/State Govt. in this area as per scheme.

8. The correctness of the levels of the colony will be sole responsibility of you 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 by you.
9. Roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. Arrangement for segregation of first rain not to be entered into the system shall also be made by you.
10. The estimates do not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPN.
11. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural responsibility will entirely rest upon you.
12. In case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you.
13. You will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.
14. This estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will for part of the building works.
15. In case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.
16. You shall get the electrical service plan estimates approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.
17. You shall get the permission of competent Authority, before laying services through Panchayat/Government land.


A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Administrator, HUDA, Panchkula under intimation to this office.
DA/ as above.


(Vijender Singh)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh

Endst No. LC-3397-PA (SS)/2017/

Dated:

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. 178225 dated 25.09.2017 for information and necessary action.


(Vijender Singh)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana, Chandigarh



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CTP (HRI (Bughy))
28/9/17

From

The Chief Engineer-I,
HUDA, Panchkula.

To

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



Memo No: - CE-I/SE (HQ)/CHD(F)/2017/ 178225

Dated:- 25/09/17

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SUB:-

Approval of Service Plan/Estimates for Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) measuring 8.76875 acres area in Sector-9, Palwal being developed by Mansha Buildcon Pvt. Ltd. (License No.13 of 2017 dated 26.4.2017). LC-3397

Ref:-

Please refer to your office drawing No. DTCP- 5720 dated 2.3.2017, vide which the layout plan of Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna-2016) 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 Sh. Mansha Buildcon Pvt. Ltd in their Affordable Residential Plotted Colony (Under Deen Dyal Jan Awas Yojna-2016) on the land measuring 8.76875 acres area in Sector-9, Palwal, have been received from Additional Chief Engineer, HUDA, Gurugram vide his Memo No. 161530 dated 30.08.2017. 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-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 HUDA/Govt. for Palwal. 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 ₹. 221.78 lacs. 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 HUDA norms till such time, the colony is taken over by the local authority/State Govt.

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3. DENSITY/AREA/POPULATION:-

The overall density of the Affordable Plotted colony works out to **296 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 DTCP Office that overall density of sector should be maintained according to the final development plan.

4. The title 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 Mtc. thereof for all the time 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 are accorded, where ever required.
 - iii) HUDA shall supply the drinking water only to the license granted in the master plan area.
 - iv) HUDA 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 HUDA or licensee.
 - v) Till the water supply and other services are made available by HUDA, the licenses will have to make their own arrangement Tube wells can be bored with permission from Central Ground Water Board and other concerned authority, for the purposes.
8. 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.

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- (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 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 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 lever 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.
11. The layout plan for setting up of affordable residential plotted colony (Under Deen Dyal Awas Yojna-2016) having an area 8.76875 acres supplied by your office drawing No. DTCP-5720 dated 02.3.2017 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 sewage of their colony as per requirement of HSPCB/Environment Deptt. till such time the HUDA services are made available as per proposal of the Town. All the link connection with the HUDA services shall be made by the colonizer at his own cost.
13. It shall be mandatory for the firm to provide Solar Water Heating System as per HAREDA specifications and shall be made operational where applicable before applying for completion.
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 Deptt.

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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.
 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 the standard specification, good quality workmanship and water tightness of all the structures will be responsibility of the colonizer.
 17. The portion of the sector/development plan roads/green belt as provided in the development plan which is part of the licensed area shall be transferred free of cost to the Govt. /HUDA.
 18. In case of 24 Mtrs. Wide road if it is decided by the Govt. that master services be extended on 24 Mtrs. Wide internal circulation road, additional amount at rates as decided by the authority will recoverable over and above the EDC.
 19. 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 to be provided by HUDA as per the proposal.
 20. In case some additional structures are required to be constructed, as decided by HUDA 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 HUDA water supply line.
 21. The tertiary water shall be used for green and parks as per proposal made for use of recycled water plan.
 22. That the colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
 23. Levels of the external services to be provided by HUDA i.e. water supply sewerage will be proportionate to EDC deposited.

24.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 building works.

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 instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site as under:-

- i) 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 ensure that coal tar,



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- ii) The demolition material and construction material is transported with proper coverage and precautions, in order not to be cause serious air pollution.
- iii) No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metalled road.
- iv) Such storage does 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.
- v) 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.
- vi) 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 and/or 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.

NOTE(2):-

Implementation of instruction used 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 as under:-

1. All the direction contained in our 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-moulding 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 designed Officers would proceed to take action in accordance with law.

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- would be liable to pay compensation in terms of the Section 15 of the Nation Green Tribunal Act, 2010 for polluting the environment and would be liable to pay a sum Rs. 5000/- to be paid instantaneously.
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 Tribunal and to show cause why the person burning, abating or responsible for such burning materials afore indicated, be not directed to pay compensation as may be determined by the Tribunal in accordance with law.
 7. The orders of the NGT 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 the Tribunal 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. NGT has directed that there is no burning of leaves or horticulture residue, all the Corporations, Authorities and the State Governments to ensure that there is proper composting pits area-wise prescribed within one week from today (28.04.2015). 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.
 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 increases beyond its capacity.
 12. Decision in regard the land fill sites should be taken expeditiously as possible in any case not later than three weeks from 28.04.2015. 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

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accordance with the Plastics Waste Management and Handling Rules, 2011. Upon seizure of such material, the Authorities would take a direction from the Tribunal and dispose off the same by giving it to the Authorized Dealer in accordance with directions issued.

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:-

<u>Sr. No:</u>	<u>DESCRIPTION</u>	<u>AMOUNT IN LACS.</u>
1.	Water Supply	₹. 140.42 Lacs.
2.	Sewerage	₹. 102.05 Lacs.
3.	Storm Water Drainage	₹. 52.56 Lacs.
4.	Roads	₹. 156.64 Lacs.
5.	Street Lighting	₹. 33.45 Lacs.
6.	Horticulture	₹. 5.30 Lacs.
7.	Maintenance of services for ten years including resurfacing of road after Ist five years and IInd five years of maintenance (as per HUDA norms)	₹. 221.78 Lacs.
		₹. 712.20 Lacs

Say ₹. 712.20 Lacs.

Dev. Cost per acre = 712.20 Lacs / 8.71875 acres = ₹. 81.68 Lacs per gross acre.

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, HUDA,
Panchkula.

Dated:-

Endst. No: -

A copy of the above is forwarded to the Additional chief Engineer, HUDA, Gurugram for information with reference to his Memo No. **161530 dated 30.08.2017.**

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Superintending Engineer (HQ),
For Chief Engineer-I, HUDA,
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 Dayal Jan Awas Yojna-2016) measuring 8.76875 acres area in Sector-9, Palwal being developed by Mansha Buildcon Pvt. Ltd. (License No.13 of 2017 dated 26.4.2017).

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 HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA 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/ HUDA. All link connections with the State Government/ HUDA 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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
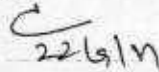
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7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.
 8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation 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 HUDA.
 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.
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For Superintending Engineer (HQ),
Chief Engineer-I, HUDA,
Panchkula.

 
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