



To  
Om Developers & Consultants Proprietorship firm,  
33 Lal Tanki Market,  
Model Town, Panipat

Memo No. DULB/CTP/TP-RTK/2021/ 10722 Dated: 28/12/21

**Subject: Regarding approval of service plans and rough cost estimate for development of Internal services like: Roads, Sewerage Water Supply, Storm Water Drainage, Rain Water Harvesting, Horticulture works, Solid waste Management and Electrical works including street lighting in T.P. Scheme of The Haryana Co-Operative House Building Society Ltd, Rohtak falling in Sector-36-A, Rohtak in collaboration with M/s Om Developers & Consultants.**

Please refer to your representation dated 19.10.2021.

2. The service plans and rough cost estimate for development of Internal services like: Roads, Sewerage Water Supply, Storm Water Drainage, Rain Water Harvesting, Horticulture works, Solid waste Management and Electrical works including street lighting in T.P. Scheme granted vide this office order dated 12.10.2021 has been examined by the Engineer branch of this office and the same has been found in order subject to the condition;

**WATER SUPPLY: -**

- i. The owner will make his own arrangement of potable water and adequate or constant and reliable water supply as required under the rules.
- ii. The down take system shall be provided by providing clear water storage tank of not less than half day requirement of water for usages on the top of building block. The capacity of the tank as shown on the plans and down take system/ thereof are as under:
- iii. Inlet pipes from down take to toilet shall be 15 mm dia shown on the plans and connection pipe in each individual fixture shall be 15 mm dia or above.
- iv. The owner shall also engage a qualified Public Health Engineer as consultant for the project.
- v. All plumbing pipes fitting, valves will be red colour or painted red. In case of embedded pipes, market tapes of red colour at suitable intervals shall be fixed. The underground and overhead tanks should have "Recycle water not fit for drinking" and other warning signs embossed / marked on them.

**SEWERAGE: -**

- i. All sewerage lines should not be less than 200 mm dia SW pipes.
- ii. All soil stacks shall be 100 mm dia and all waste stacks shall be 100 mm dia. Waste water pipe connecting floor trap (FT) to Gully Trap (GT) and FT to waste water stack shall be 75 mm dia.
- iii. All W.C. shall be provided with high / low levels flushing cistern. It shall be mandatory for the firms to provide dual / two button flush system in toilets. The capacity of flushing cistern shall be 8 liters for full discharge / 3 liters for half discharge.
- iv. The owner have proposed disposal of sewerage through proposed STP / Septic tank thus it is made clear that you shall provide the same as per IS norms and there will be no pollution due to sewerage.
- v. The owner will make suitable arrangement for disposal of the effluent in accordance with the normal setup by Haryana State Pollution Control Board for prevention and control of water pollution and shall not discharge effluent in open / plain ground.

**STORM WATER DRAINAGE: -**

- i. All external storm water drainage shall be provided suitably so as the disposed of rain water into external system of the town.
- ii. The Rain water harvesting system shall be provided as per central ground water authority norms / Haryana Govt. notification as applicable.
- iii. All rain water stacks shall be as shown on the plans. It is made clear to the owner that roof top rain harvesting system shall be provided as per Central Ground Water Authority norms / Haryana Govt. Notification as per applicable and shall be kept operational all the time.

**Solid Waste Management: -**

- i. The building proposed for construction comes under bulk waste generator category so the agency shall comply with the Solid Waste Management Rules-2016 and relevant guidelines issued by HSPCB, CPCB & Hon'ble NGT from time to time.

3. The estimated Cost of the work is as under:-

Sr. No.	Name of Work	Estimated Cost (In Lakhs)
1	Rough cost estimate for development of Internal services like: Roads, Sewerage, Water Supply, Storm Water Drainage, Rain Water Harvesting, Horticulture works, Solid Waste Management and Electrical works including Street lighting in T.P. Scheme of The Haryana Co-Operative House Building Society Ltd, Rohtak falling in Sector-36-A, Rohtak in Collaboration with M/s Om Developers & Consultants.	144.14

4. The estimate is checked by Engineering branch subject to following conditions:-

- i. It shall be responsibility of applicant that quality of work should be meeting out with the specifications of HSR 2021.
- ii. It shall be responsibility of applicant that there should not be any duplicity of proposed work.
- iii. The NS items taken in the estimate are considered for the estimation purpose only and Applicant/Site Engineer/Architect shall obtain the lowest market rate and approve the rates of NS Item and he shall make his efforts best to the extent possible to get the rates of items in this work from the HSR items with the applicable premium approved from Public Works Department as amended time to time. He shall ensure that the rates of NS items are lowest, competitive, justified.
- iv. It shall be ensured by the competent authority, before commencement of work, that there should be no stay/status quo/litigation on the land/site of proposed work.
- v. The work will be got executed as per Govt. Rules and Guidelines issued from time to time.
- vi. The responsibility that the proposal has been framed in compliance of NGT instruction lies with Applicant.
- vii. Applicant shall ensure that there should not be infructuous expenditure.
- viii. The owner shall also engage a qualified Civil Engineer as consultant for the project.

5. Further you are directed to submit the following compliance as per the conditions of permission letter;

- a) To deposit the first instalment of Infrastructure Development charges as the same is due from 1.12.2021.
- b) To submit the ultimate power load requirement of the project to the concerned power utility, with a copy to this office.
- c) To handover the eight EWS plots to the Housing Board Department.
- d) To transfer the land coming under roads/parks, sewerage treatment plant and underground tank in favour of the Municipal Corporation, Rohtak free of cost through gift deed and shall not claim the compensation for the same after laying the internal services.

e) As per the condition no. xi and xiii, you are directed to submit NoC, if required for this project. Further you are required to submit compliance of the condition no. xxii i.e. compliance of Rule 24,26,27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty per centum of the amount received from the plot holders for meeting the cost of internal development works in the colony.

DA: A copy of the approved rough cost estimate is enclose for further necessary action.



(Sunil Verma)  
Assistant Town Planner,  
O/o Director, Urban Local Bodies,  
Haryana, Panchkula.

Endst. No. DULB/CTP/TP-RTK/2021/

Dated:

A copy of the above is forwarded to the Commissioner, Municipal Corporation, Rohtak for information and necessary action please.

*(A copy of the approved rough cost estimate.)*

(Sunil Verma)  
Assistant Town Planner,  
O/o Director, Urban Local Bodies,  
Haryana, Panchkula.