

OFFICE OF THE SUPERINTENDING ENGINEER, HSVP, CIRCLE - II,  
SECTOR-34, GURUGRAM.

To The Chief Engineer-I,  
HSVP, Panchkula.

Memo No. 2814

Dated: 21/9/2023

Sub: Approval of Service Plans Estimates Affordable Plotted Colony project under Deen Dayal Jan Awas Yojna (DDJAY-2016) over an area measuring 6.0 acres (Licence No-160 of 2023 dated 11.08.2023) Located at Village and Tehsil Farrukhnagar, Sector-3, Tehsil and District, Farrukhnagar, Gurugram Haryana being developed by M/s AJK Developers Pvt. Ltd.

The Executive Engineer, HSVP Division No. VI, Gurugram has submitted that the Approval of Service Plans Estimates Affordable Plotted Colony project under Deen Dayal Jan Awas Yojna (DDJAY-2016) over an area measuring 6.0 acres (Licence No-160 of 2023 dated 11.08.2023) Located at Village and Tehsil Farrukhnagar, Sector-3, Tehsil and District, Farrukhnagar, Gurugram Haryana being developed by M/s AJK Developers Pvt. Ltd., has been checked and corrected wherever necessary and submitted 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 the external development charges for setting up 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 demanded by HSVP/GMDA/ULB. These charges will be modifiable as and when supply by the authority/state govt. and will be binding upon colonizer.
2. DENSITY AREA POPULATION: - The scheme has been designed considering 13.5 persons per plot. Total population of the colony works out to 1458 persons i.e. 243 Persons per Acre with above consideration. This may be checked and confirmed by DGTCP office that over all density as taken is corrected and overall density of sector is maintained according to the final development plan of Farrukhnagar, Gurugram town. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of estimation/services.
3. All technical notes and comments incorporated in this estimate will also apply. These are also appended as annexure 'A'.
4. The title and name of the license may be examined by DGTCP office.
5. STREET LIGHTING: - The wiring system of street lighting will be underground and the specifications of the street lighting fixtures etc. will be as per relevant standards of DHBVNL. CFL/LED lamps shall be provided to meet with the requirement of DHBVNL and as well Environment.
6. FIRE FIGHTING:- Provision made in the estimate has been checked for estimation purpose. However, it may be made clear to the colonizer that the appropriate provision for firefighting...

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20. 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.
21. The formation level of internal roads should match with the Sector Roads. Similarly other services of colonizer like Water Supply, Sewerage and Storm Water Drainage level etc. should also be fixed in integration of levels of EDC services of Water Supply, Sewerage & Storm Water Drainage etc, since the construction of residential blocks has already been started the colonizer shall ensure the same.
22. **COMMON SERVICES:** - The estimate does not includes the common services like water supply, storage tank on the top of the building block, the plumbing work etc. and will be part of the building work.
23. The firm will provide solar water heating system as per the guidelines issued by the Haryana Govt. / Ministry of Environment, Govt. of India.
24. 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: -

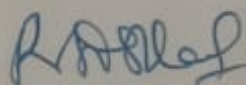
Sr. No.	Description	Total Cost (Rs. in Lakh)
1.	Water Supply Scheme	167.66
2.	Sewerage Scheme	75.70
3.	Storm Water Drainage	60.50
4.	Roads and Footpath	112.21
5.	Street lighting	23.02
6.	Horticulture	2.84
7.	Mtc. of Services for 10 years including resurfacing of roads after 1 <sup>st</sup> 5 years & II Phase i.e. 10 years of maintenance (as per HUDA norms).	45.06
<b>Total</b>		<b>486.98</b>

Dev. Cost per acre  $\frac{486.98}{6.00} = \text{Rs.}81.16\text{Lakh per gross acre}$

**Say Rs.81.16Lakh 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  
with Technical Note**



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

**Endst. No.**

**Dated:**

A copy of the above is forwarded to the Executive Engineer, HSVP, Division No. VI, Gurugram w.r.t. his office memo No. 202463 dated 20.09.2023 for information.

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

- m. If scour outlet is required, the same shall be provided at a place away from easy access and shall preferably be locked.
- n. Recycle water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" will be maintained between them. In case of cross over, suitably colored/taped sleeve shall be used.
- o. It is the responsibility of Colonizer/Developer to supply adequate quantity of Recycle water for flushing. In cases of deficit in recycle water of proper quality or if it is temporarily unavailable or when recycle water is not available, potable water will be used for meeting recycle water demand also.
11. It may be made clear to the colonizer he will be fully responsible to make the arrangement of water supply, disposal of sewerage after treatment and storm water drainage and all link connection with the external system will be done by the colonizer/firms at his own cost. The colonizer will have to be ensure that the sewerage and storm water drainage to be laid by them will be connected by gravity with the master service laid/to be laid by HSVP/GMDA/ULB/state govt. in this area as per their scheme. Any permission required from HSPCB or any other agency for disposal of sewage / SWD will be sought by colonizer.
12. The correctness of the levels of the Affordable Plotted Colony will be sole responsibility of the colonizers for integrating the internal sewer/storm water drainage of the colony by gravity of the master services.
13. 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 entered into the system shall also be made by the firm / colonizer.
14. The service estimate as received has been checked in this office with the consideration that layout plans appended in the services estimate has been checked approved by competent authority.
15. 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 DHBVNL.
16. The colonizer will be sole responsible for the construction of various structures such as RCC under Ground Tank etc. according to the standard specifications good quality and its workmanship. The structural stability responsibility will entirely rest upon rest upon the colonizer.
17. In case it is decided by Govt. to construct 24 Mtrs. wide roads and will extend master services on 24 Mtrs. internal circulation roads then additional amount at rates as decided by the authority/ Govt. will be recoverable over and above EDC.
18. Since the construction of master road is yet to take place, the developer will get the road level/ formation level of his services fixed from the concerned Executive Engineer, before execution.
19. In case some additional structures are required to be constructed and decided by HSVP/GMDA/ULB at a later stage, the same will be binding upon the colonizer.

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However, the firm has proposed 6 Nos. rain water harvesting pits also. Only overflow of the Storm Water will be disposed off.

- d) **Roads:** - The approach to the colony is on existing Gurugram - Jhajjar road through 24Mtr. wide road of Sector-3, Farrukhnagar, Gurugram. Over all, it shall be ensured to maintain the levels of project for W/s, Sewerage & SWD such as to compliant with services of HSVP/GMDA/ULB. Any amendments received time to time will be binding upon the colonizer.
10. Since recycled water will be used for flushing purposes also, dual distribution system and plumbing system shall be used. In order to avoid any accidental unintended use the following precautions shall be taken:-
- a. Recycle water pipes, Fittings, Appurtenances, valves, taps, meters and hydrants will be of Red color as shown on the plan.
  - b. Sign and symbols signifying and clearly indicating "Recycle Water" "Not Fit for Drinking" be stamped/fixd 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 fit for Drinking" embossed on them should be used for recycled water.
  - e. All connections from Recycle system should be distinguishable from connections of potable supply.
  - f. No cross connection to be made or allowed between recycle water system and potable water system.
  - g. The underground and overhead tanks should have "Recycle Water-Not fit for Drinking" and other warning signs embossed/marked on them. All tanks of recycle system shall be Square in shape.
  - h. No connection of any kind, except for inlet to cisterns, shall be made from Recycle water pipe.
  - i. Potable water and recycled water supply lines will be laid on opposite berms of road with 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.
  - j. 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 foot and If not possible then readily identifiable sleeve should be used.
  - k. Irrespective of immediate availability or non-availability of reclaimed/recycled water, every owner of a house/apartment/flat, Group Housing Societies, Commercial Complexes, and Institutional Buildings in this colony/licensed area will follow the dual plumbing system so as to receive recycled water separately from potable supply, boosting and utilizing it.
  - l. All plumbing pipes fittings, valves will be of Red color or painted red. In case of embedded pipes, Marker Tapes of Red color 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. All tanks of recycle system shall be Square in shape.

NBC/ISI should also be provided by the colonizer and fire safety certificate should be obtained by the colonizer from the competent authority before undertaking any construction. The colonizer will be solely responsible for fire safety arrangement.

7. **AIR TRAFFIC RULES / REGULATIONS:** - The plotted colony under Affordable Plotted Colony policy Deen Dayal Jan Awas Yojna Project (DDJAY-2016) consist the construction of multistory building, RCC water tank has been proposed on the top of the building. The total height of the building and top of the water tank above ground level has not been defined/ indicated on the plans. The violation of air traffic rules/regulations and height of the building may be examined by your office.
8. The layout for setting up of Affordable Plotted Colony measuring 6.0 acres appended with service plan estimate duly approved by DGTCP, HR, Chandigarh have been considered to be correct for the purpose of estimation / services only.
9. The internal services of the Affordable Plotted Colony are proposed to be connected with the proposed master services to be provided on existing Gurugram - Jhajjar road through 24Mtr. wide road of Sector-3, Farrukhnagar, Gurugram. The external services are yet to be provided by HSVP/GMDA/ULB, the firm may be ask to make their own interim arrangement till the HSVP/GMDA/ULB services are made available.
- a) **Water supply:** - Provision for 02 Nos. Tubewell has been taken in this estimate and 100mm dia water supply line has been proposed to be connected with the proposed master services to be provided on existing Gurugram - Jhajjar road through 24Mtr. wide road of Sector-3, Farrukhnagar, Gurugram. The firm will have to provide 01 No. UGT of total capacity 240KLD in their colony. Location of C.W.T. & Pump House etc. shown in plan should be checked by DGTCP office.
- i) **The use of ground water /fresh water for construction proposes is prohibited. The treated treasury waste water (TWW) is available at HSVP/GMDA/ULB STP's on payment or colonizer can make their own arrangement and further make fit as per IS 456 for construction purpose before use.**
- ii) **The permission of tube-well in estimate doesn't entitle to drill tube-wells. The provision of funds for Tubewell has been made in estimate, but the tube-wells shall be installed with all restriction imposed/approval by DC, Gurugram /Central Ground Water Department.**
- b) **Sewerage:** - For the disposal of sewerage, the firm will be provided 01 No. sewage treatment plant of total capacity 210KLD capacity in their colony. Treated water has been proposed to be utilized for flushing and as well to irrigate the landscape area. Overflow pipe line of 200mm i/d from the STP has been proposed to be disposed off in the master sewerage line to be provided by HSVP/GMDA/ULB on existing Gurugram - Jhajjar road through 24Mtr. wide road of Sector-3, Farrukhnagar, Gurugram.
- c) **Storm Water Drainage:** - Internal storm water drainage system has been proposed to be connected with the proposed master services to be provided on existing Gurugram - Jhajjar road through 24Mtr. wide road of Sector-3, Farrukhnagar, Gurugram, by 400 mm i/d RCC NP-3 Pipe Line.

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HARYANA SHAHARI VIKAS PRADHIKARAN  
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