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**OFFICE OF THE SUPERINTENDING ENGINEER, HSVP, CIRCLE - I,**  
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To The Chief Engineer-I,  
HSVP, Panchkula.

Memo No. 6906

Dated: 2-1-2024

**Sub: Approval of service plan estimate for Affordable Plotted Colony (DDJAY-2016) for an additional area measuring 7.7222 acres (License No. 256 of 2003 dated 17.11.2023 and additional License No. 78 of 2022 dated 27.06.2022) in the revenue estate Village Gopalpur in Sector - 99A, Gurugram being developed by M/s Skywhales Developers LLP.**

The Executive Engineer, HSVP Division No. V, Gurugram has submitted that the firm M/s Skywhales developers LLP. vide letter dated 27.06.2022 submitted the service plan estimate for Affordable Plotted Colony for an additional area measuring 7.7222 acres (License No. 256 of 2003 dated 17.11.2023 and additional License No. 78 of 2022 dated 27.06.2022) in the revenue estate Village Gopalpur in Sector-99A, 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 for main plots. The total population of the residential plotted colony works out to 2079 persons. 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 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 underground 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 7.7222 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: -

- 30mm thick BC, 200mm thick GSB, 250mm thick WMM, 50mm thick DBM, Providing & fixing of kerbs.
- 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-99/99A, Gurugram through 24mtr wide proposed road.
- Sewerage:** - For disposal of sewage, firm has proposed sewage treatment plant of 330KLD 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-99/99A, Gurugram through 24mtr wide proposed road.
- 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-99/99A, Gurugram through 24mtr wide proposed road.
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.

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