

The Chief Engineer-I,
HSVP, Panthpala.

The Director,
Town and Country Planning,
Haryana, Chandigarh

Memo No. : -CE-1/SE(HQ)/EE(M)/HDE(W-1)/2023/11582
Dated: 21/02/2024

SUB: Approval of service plan estimate for Affordable Residential Plotted Colony (DDJAY-2015) over an area measuring 9.00 acres in the revenue estate of Village Ladhuwas, Sector-34, Rewari, Haryana-M/s Azumi Developers Pvt. Ltd.

Ref: Please refer to your good drawing no. 9792 dated 08.11.2023, vide which the layout plans pertaining to subject cited colony was approved by your office.

The Service plan estimate for providing Public Health/HSR services to be provided by the developer M/s Azumi Developers Pvt. Ltd. in subject cited colony has been received from Superintending Engineer, HSVP, Circle-1, Gurugram vide his office memo No. 12607 dated 15.01.2024 and memo no. 31803 dated 09.02.2024. The same has been checked and corrected wherever necessary and is 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 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 bases as and when determined by HSVP/Govt. for Rewari. These charges will be refundable 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 estimate as per detail given in the estimate and the total cost works out to ₹ 237.21 lakh, as they are liable to maintain the estate developed by them for 10 years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.

3. **DENSITY/AREA/POPULATION:-**

The overall density of the Affordable Residential Plotted colony works out to 240 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 your 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 appropriate time to come.

FOR AZUMI DEVELOPERS PVT. LTD.

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7. It is made clear to the colonizer that release of water for various services take about five years for the new licensed area subject to the following:
 - (i) Availability of irrigation free land in the alignment of services.
 - (ii) Permission from forest and environment department are attended, as ever required.
 - (iii) HSPV shall supply the drinking water only to the licensed area.
 - (iv) HSPV shall provide water supply along master road at the end stage of various colonizer will have to take connection from this water supply up to their site at their own expenses, till the land of master road enclosing the licensed area is acquired and the area is later on acquired by HSPV or local body.
 - (v) Till the water supply and other services are made available by HSPV the licensee will have to make their own arrangement. Taps will 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 used for flushing purposes. The firm has made provision of separate flushing 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 ablation tap should be avoided.

- (i) Two separate distribution systems, independent of each other, will be adopted, one for potable water supply and second for recycled water. Home/Office/business establishment will have access to two water pipes.
- (ii) Potable water and recycled water supply lines will be laid on opposite sides of road. Recycled water lines will be above sewer lines. Where 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 foot, if not possible then non-identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes:-

- (a) All recycle water pipes, fittings, Appurtenances, valves, taps, 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/fix on outlets, hydrants, valves both surface and subsurface, Covers and at all conspicuous points 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 flush system in toilets.
 10. It may be made clear to the colonizer that he will not make the connection for the master services without prior approval of the competent authority, in which the layout plan for setting up of affordable residential plotted colony having an area 9.00 acres supplied by your office Drawing no. 9792 dated 08.11.2011 have been considered to be correct for the purposes of estimation/services on.
 11. For disposal of sewage of the colony, the colonizer has proposed initial Sewage Treatment Plant (330KLD) in their colony. It may be made clear to the colonizer that he will be sole responsible for disposal of sewage of their colony till the requirement of HSPCB/Environment Deptt. till such time the colony is approved.

For AZIM DEVELOPERS

Author

- made available as per proposal of the Town. As the link connection with the HSVP services shall be made by the colonizer at his own cost.
13. That colonizer/owner shall ensure the installation of Solar Power Plant as per provision of Haryana Solar Power Policy, 2016 issued by Haryana Govt. Renewable Energy Department vide notification No. 19/4/2016-5 power 14.3.2016, if applicable.
 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.
 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. /HSVP.
 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 HSVP as per the proposal.
 20. In case some additional structures are required to be constructed, as decided by HSVP 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 HSVP 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 HSVP i.e. water supply sewerage will be proportionate to EDC deposited.

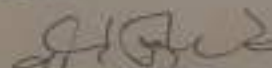
24. COMMON SERVICES:-

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 in O.A. No. 21 of 2014 and No. 95 of 2014 (in the matter of Vardhman Kaushik V/s. Union of India and Ors), instructions have been issued vide this office letter No. 2121-37 dated 23.2.2015, 2609-19 dated 5.3.2015, 4412-21 dated 22.4.2015, 4971-89 dated 30.4.2017, 5442-5457 dated 11.05.2015, 15622-43 dated 10.12.2015, 1-16 dated 1.1.2016 and No. 114152-154/114160-114196 dated 21.1.2016. The same may be incorporated in the estimate and the developer must ensure implementation of these instructions at site.

For AZUMI DEVELOPERS Pvt. Ltd.


Authorized Signatory

श्रीमान श्री विनास प्रदीप

HARYANA SUDHAR
VINAS PRADIPKARAN

File No. 12607/2024
File Date 15/02/2024
Website: www.haryana.gov.in
Phone: 011-26111111
Address: P.O. Box 100, Sector 10
Panchsukh

The estimated cost of various services to be provided by the firm for the execution of internal services has been checked and corrected for purpose of work order.

Sl. No.	DESCRIPTION	AMOUNT
1.	Water Supply	₹. 100.00 Lakh
2.	Sewerage	₹. 100.00 Lakh
3.	Storm Water Drainage	₹. 100.00 Lakh
4.	Roads	₹. 100.00 Lakh
5.	Street Lighting	₹. 100.00 Lakh
6.	Horticulture	₹. 100.00 Lakh
7.	Maintenance of services for ten years including resurfacing of road after 1 st five years and 2 nd five years of maintenance (as per HSVP norms)	₹. 200.00 Lakh

Say ₹. 900.20 Lakh

Dev. Cost per acre = ₹. 900.20 Lakh/₹. 9.00 acres = ₹. 100.02 Lakh per acre.

Two copies of the estimate along with Plans and proposal as received are submitted duly corrected and signed for taking further necessary action. It is requested to get three copies of the service plan estimate from the concerned distribution amongst the field station.

DA/-Estimate in duplicate along with Plans & Annexure-A.

For
Executive Engineer
Chief Engineer
Panchsukh

Dated

Endst. No: -

A copy of the above is forwarded to the Superintending Engineer, Circle-1, Gurugram w.r.t. his office memo no. 12607 dated 15.01.2024 and memo 31803 dated 09.02.2024 for information.

For AZUMI DEVELOPERS P

Authorized Signatory

For
Executive Engineer
Chief Engineer
Panchsukh

हरियाणा ग्रामीण विकास प्राधिकरण

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Panchkula

CE-1 No. 61852

Dated: 21/05/2016

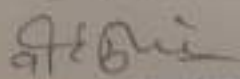
Annexure-A

SUB:- Approval of service plan estimate for Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 9.00 acres in the revenue estate of Village Ladhuwas, Sector-34, Rowari, Haryana-M/s Azumi Developers Pvt. Ltd.

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 HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by 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 time these are made available by State Government/ HSVP. All link connections with the State Government/ 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 according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC GHSR, 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 IS codes and PWD specifications, colonizer himself will be responsible for structural stability of all structures.
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.

For AZUMI


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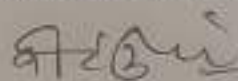
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9. A minimum 100 I/d C.I/D.I, 200mm I/d SW and 400mm I/d RCC HP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by the colonizer from concerned Executive Engineer 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 specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
12. The specifications for various roads will be followed as per IS/BS specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall conform to such other conditions as are incorporated in the approved estimate and the letter of approval.

For AZUMI DEVELOPERS PVT. LTD.



Authorized Signatory

for Executive Engineer (N)
Chief Engineer-1, HSVP,
Panchkula.

