



हरियाणा शहरी विकास प्राधिकरण  
HARYANA SHEHARI  
VIKAS PRADHIKARAN

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Address: C-3, HSVP, HQ Sector-6  
Panchkula

From

The Chief Engineer-I,  
HSVP, Panchkula.

To

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

Memo No: - CE-I/SE(HQ)/EE(M)/SDE(G)/2024/  
Dated:- 04/04/2024

SUB:

Approval of service plan estimate of the Group Housing Colony (License no. 264 of 2023 dated 19.12.2023) on area measuring 9.2453 acres falling in the revenue estate of Village Shikohpur and Kherki Daula, Sector-77, Gurugram being developed by Adore Propmart LLP.

Ref:-

Please refer to your good memo no. ZP-1938/PA(DK)/2024/8558 dated 11.03.2024, vide which the building plans pertaining to subject cited colony was approved by your office.

The service plan estimate for providing Public Health/B & R services to be provided by the Colonizer M/s Adore Propmart LLP in subject cited colony has been received from Superintending Engineer, HSVP, Circle-I, Gurugram vide his office memo no. 81333 dated 29.03.2024. 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 Group Housing 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 basis as and when demanded by Competent Authority. 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 ₹ 331.72 Lakh. 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 HSVP norms till such time, the colony is taken over by the local authority/State Govt.

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

The overall population density of the colony works out 296 PPA. This may be checked and confirmed by your office that the overall density of sector is maintained according to the final development plan of Gurugram. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation of services only.

4. **FIRE FIGHTING:-**

The provision made in the estimate has been checked for estimation purposes. However, it may be made clear to the colonizer that the appropriate provision for fire fighting arrangement, as required in the NBC/ISI, should also be provided by the colonizer and fire safety certificate should also be obtained by the colonizer from the competent authority before undertaking any construction. The colonizer will be solely responsible for fire safety arrangement.

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'.**

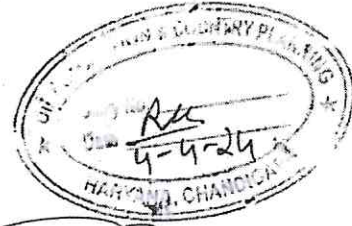
6. **The title and name of the licensee may be examined by your office.**

7. **STREET LIGHTING:-**

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. The firm shall be provided automatic on-off system for street lighting in the complex.

8. **AIR TRAFFIC RULES/REGULATIONS:-**

The Group Housing Complex consists the construction of multi-storeyed 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, if any, of Air Traffic Rules/Regulations and height of the building may be examined by your office.



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For ADORE PROP MART LLP  
Authorized Signatory

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**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 instructions issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site.

1. 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 ensured that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
2. The demolition material and construction material is transported with proper coverage and precautions, in order not to cause serious air pollution.
3. No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metaled road.
4. Such storage should 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.
5. 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.
6. 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. 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.

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**NOTE(2):-**

Implementation of instructions issued 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.

1. All the directions contained in Hon'ble NGT's order dated 04<sup>th</sup> 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-molding 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 designated Officers would proceed to take action in accordance with law.
5. For every incident of burning of any such above stated material, the person who is found actually burning such and/or responsible for abetting such burning would be liable to pay compensation in terms of the Section 15 of the National 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 Hon'ble NGT and to show cause why the person burning, abetting or responsible for such burning materials afore indicated, be not directed to pay compensation as may be determined by the Hon'ble NGT in accordance with law.
7. The orders of Hon'ble NGT's 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 Hon'ble NGT 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.

For ADORE PROP MART L

Authorized Signatory

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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. Hon'ble NGT has directed that there is no burning of leaves or horticulture residue. All the Corporations, Authorities and the State Governments must ensure that there is proper composting pits area-wise prescribed. 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 increase beyond its capacity.
12. Decision in regard the land fill sites should be taken expeditiously as possible. 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 material which is illegally and unauthorized stored/ held by a person who does not possess of a license or authorization for dealing with such products in accordance with the Plastics Waste Management and Handling Rules, 2011. Upon seizure of such material, the Authorities would take a direction from Hon'ble NGT and dispose off the same by giving it to the Authorized Dealer in accordance with directions issued.

**NOTE-3:-**

Hon'ble Supreme Court vide its judgment dated 20.10.2023 in Writ Petition (Civil) no. 324 of 2020 titled as Dr. Balram Singh Vs Union of India & ors. Has passed the directions on implementation of "The prohibition of Employment as Mannual Scavengers and their Rehabilitation Act, 2013 (M.S. Act, 2013). The Developer must comply to the directions of Hon'ble Supreme Court failing which the Developer shall be liable to face action as per Govt. instructions/prevaling law.

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 as under:-

Sr. No:	DESCRIPTION	AMOUNT
1.	Water Supply	₹. 466.10 Lakh.
2.	Sewerage	₹. 152.41 Lakh.
3.	Storm Water Drainage	₹. 128.25 Lakh.
4.	Roads & Parking	₹. 277.95 Lakh
5.	Street Lighting	₹. 35.50 Lakh.
6.	Horticulture	₹. 10.67 Lakh.
7.	Maintenance of services for ten years including resurfacing of road after 1 <sup>st</sup> five years and 2 <sup>nd</sup> five years of maintenance (as per HSVP norms)	₹. 331.72 Lakh.
		₹. 1402.60 Lakh
		Say ₹. 1402.60 Lakh

Dev. Cost per acre = 1402.60 Lakh / 9.2453 acres = ₹. 151.70 Lakh per gross acre.

For ADORE PROPMART LLP

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Two copies of the estimate along with Plans and proposal as received are sent herewith duly corrected and signed for taking further necessary action.

It is requested to get three copies of the service plan estimate from the colonizer for distribution amongst the field station.

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

Executive Engineer (M),  
For Chief Engineer-I, HSVP,  
Panchkula.

Endst. No: -

Dated:-

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle-I, Gurugram w.r.t. his office memo no. 81333 dated 29.03.2024 for information.

Executive Engineer (M),  
For Chief Engineer-I, HSVP,  
Panchkula

For ADORE PROPMART LLP

Authorized Signatory