

From

The Chief Engineer-II,
HSVP, Panchkula

To

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

Memo No: - CE-II/SE(HQ)/EE(M)/SDE(H)/2023/ 279150

Dated:- 29.12.2023

SUB:

Approval of service plan estimate for the affordable residential plotted colony (DDJAY-2016) over an area measuring 10.34375 acres in the revenue estate of Village Kanganpur, Sector-1, District Sirsa, Haryana being developed by M/s Vanessa Builders and Developers Pvt. Ltd..

Ref:-

Please refer to your office drawing no. 9774 dated 03.11.2022, vide which layout plans for Affordable Residential Plotted Colony (Under DDJAY), cited in the subject above were approved by your office.

The rough cost estimate/service plans for providing Public Health/B & R services to be provided by the colonizer M/s Vanessa Builders and Developers Pvt. Ltd. for subject cited colony, have been received from Superintending Engineer, HSVP, Circle, Hisar vide his office memo no. 275247 dated 26.12.2023. The same have been checked and corrected wherever necessary and are sent herewith for execution as well as for Bank Guarantee purpose, subject to the following conditions:-

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 (Under Deen Dyal Jan Awas Scheme-2016) 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 determined by HSVP/Govt. for Sirsa. 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 ₹. 268.98 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 density of the Affordable Residential Plotted colony works out to 241 PPA considering 13.5 persons 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 licensee 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 all the time to come.

7. It is made clear to the colonizer that release of water for external source will take about five years for the new licensed area subject to the following:

- i) Availability of litigation free land in the alignment of services.
- ii) Permission from forest and environment department are accorded, where ever required.
- iii) HSVP shall supply the drinking water only to the license granted in the master plan area.
- iv) HSVP shall provide water supply along master road at the initial stage and various colonizer will have to take connection from this water supply main up to their site at their own expenses, till the land of master road

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v) encircling the licensed area is acquired and the area in between licensed area & master road is further acquired by HSVP or licensee. Till the water supply and other services are made available by HSVP, the licenses will have to make their own arrangement Tube wells can 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 utilized for flushing purposes. The firm has made provision of separate flushing line, 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 flush lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps 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 pipe lines.

(ii) Potable water and recycled water supply lines will be laid on opposite berms of road. 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. 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 readily identifiable sleeve should be used.

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

(a) All recycle water pipes, fittings, Appurtenances, valves, taps, meters, 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/fixed 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 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 flushing system in toilets.

10. It may be made clear to the colonizer that he will not make the connection with the master services without prior approval of the competent authority, in writing.

11. The layout plan for setting up of affordable residential plotted colony (Under Deen Dyal Awas Scheme-2016) having an area 10.34375 acres supplied by your office drawing No. DTCP-9774 dated 03.11.2023, have been considered to be correct for the purposes of estimation/services only.

12. For disposal of sewage of the colony, the colonizer has proposed Sewage Treatment Plant (420 KLD) in their colony. It may be made clear to the colonizer that he will be sole responsible for disposal of sewage of their colony as per requirement of HSPCB/Environment Deptt. till such time the HSVP services are made available as per proposal of the Town. All the link connection with the HSVP services shall be made by the colonizer at his own cost.

13. 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.

14. It may be made clear to the colonizer that there will be no pollution due to disposal of sewage 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.

15. 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.

16. 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.

17. 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.

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18. 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.
19. 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.
20. The tertiary water shall be used for green and parks as per proposal made for use of recycled water plan.
21. That the colonizer/owner shall use only compact fluorescent lamps fitting for internal lighting as well as campus lighting.
22. Levels of the external services to be provided by HSVP i.e. water supply sewerage will be proportionate to EDC deposited.

23.COMMON SERVICES:-

- (i) 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.

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 out as under:-

Sr. No:	DESCRIPTION	AMOUNT IN LAKH.
1.	Water Supply	₹. 181.48 Lakh.
2.	Sewerage	₹. 127.15 Lakh.
3.	Storm Water Drainage	₹. 118.17 Lakh.
4.	Roads	₹. 213.09 Lakh.
5.	Street Lighting	₹. 39.69 Lakh.
6.	Horticulture	₹. 8.85 Lakh.
7.	Maintenance of services for ten years including resurfacing of road after 1st five years and IIInd five years of maintenance (as per HSVP norms)	₹. 268.98 Lakh.
		₹. 957.41 Lakh
	Say	₹. 957.50 Lakh

Dev. Cost per acre = 957.50 Lakh/10.34375 acres = ₹. 92.56 Lakh per gross acre.

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

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

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

Endst. No: -

Dated:-

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle, Hisar for information with reference to his office Memo No. 275241 dated 26.12.2023.

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



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

Tel. : 2570982
Toll Free No. : 1800-180-3030
Website : www.hsvp.in
Email : cencrhuda@gmail.com

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

C.E.II-No. 279157
Dated: 29.12.2023
Annexure-A

SUB:-

Approval of service plan estimate for the affordable residential plotted colony (DDJAY-2016) over an area measuring 10.34375 acres in the revenue estate of Village Kanganpur, Sector-1, District Sirsa, Haryana being developed by M/s Vanessa Builders and 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 OHSR 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 I.S 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.

RD (name and Region)

RD, Northern Region




हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

Tel. : 2570982
Toll Free No. : 1800-180-3030
Website : www.hsvp.in
Email : cencrhuda@gmail.com

Address: C-3, HSVP, HQ Sector-6
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9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-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 IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.


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