

To

H.L.Promoters Pvt. Ltd.,
Flat No. 3, Ground Floor,
Naurang House, Plot-5,
Block-134, 21, Kasturba Gandhi Marg,
New Delhi-110001.

Memo No. LC-3101-JE(MK)-2020/ 10452 Dated: 19-06-2020

Subject: Approval of Service Plan/Estimates for Group Housing Colony (on the land measuring 16.43125 acres out of 21.70925 acres (Licence No. 60 of 2014 dated 30.06.2014) in Sector-37, Bahadurgarh being developed by HL Residency Pvt. Ltd., & Others in collaboration with H. L. Promoters Pvt. Ltd.

The service plans/estimates of licence no 60 of 2014 dated 30.06.2014 for setting up of Group Housing Colony (on the land measuring 16.43125 acres (Licence No. 60 of 2014 dated 30.06.2014) in Sector-37, Bahadurgarh, District Jhajjar being developed by HL Residency Pvt. Ltd., & Others in collaboration with H. L. Promoters Pvt. Ltd has been checked and corrected, wherever necessary by the Chief Administrator, HSVP and are hereby approved subject to the following terms and conditions: -

1. You will have to pay the proportionate cost of external development charges for setting up of a commercial colony for the services like water supply, sewerage, storm water drainage, roads, bridges, street lighting, horticulture etc. on gross acreage basis as and when determined by HSVP/Director. These charges are modifiable and modified charges will be binding upon you.
2. The maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance charges are works out to Rs. 607.35 lacs as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt. /Govt. agency.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A, alongwith recommendation of HSVP dated 23.10.2019 Annexure-B.
5. 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.
6. The appropriate provision for firefighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained


by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.

7. You shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by HSVP/State Govt. in this area as per scheme.
8. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/storm water drainage of the colony by gravity with the master services. In case pumping is required the same will be provided by you.
9. Roof top rain harvesting system shall be provided by you as per norms and the same shall 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 you.
10. The estimates do not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPN.
11. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural responsibility will entirely rest upon you.
12. The site of UGT-2 and STP-2 shall be underground and you shall maintain the surface area of the same flush with ground.
13. In case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you.
14. You will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.
15. This estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will be part of the building works.
16. In case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.
17. You shall get the electrical service plan estimates approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.
18. You shall construct the site of UGT -2 & STP-2 underground and maintain the surface area of the same flush with ground.

19. You shall get the permission of competent Authority, before laying services through Panchayat/ HSVP/ Government land.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.


DA/ as above.


(Savita Jindal)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

Endst No. LC-3101-JE(MK)/2020/

Dated:

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his Memo No. CE-I/SE(HQ)SDE(R)/2019/190477 dated 23.10.2019 for information and necessary action.



(Savita Jindal)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh

Endst No. LC-3101-JE(MK)/2020/

Dated:

A copy is forwarded to the following for information and necessary action.

- i. Senior Town Planner, Rohtak.
- ii. District Town Planner, Jhajjar.


(Savita Jindal)
District Town Planner (HQ)
For Director, Town and Country Planning
Haryana, Chandigarh



हरियाणा शहरी विकास प्राधिकरण
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From

The Chief Engineer-I,
HSVP, Panchkula.

To

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

Memo No: - CE-I/SE (HQ)/SDE(R/F)/2019/190477 dated:- 23-10-2019

SUB:-

Approval of Service Plan Estimates for Group Housing Colony on the land measuring 16.43125 acres out of 21.70925 acres (Licence No. 60 of 2014 dated 30.06.2014) in Sector-37, Bahadurgarh being developed by HLT Residency Pvt. Ltd. & Others in collaboration with H.L. Promoters Pvt. Ltd.

Ref:-

Kindly refer to your good office memo no. ZP-985/AD(NK)/2019/16443 dated 11.7.2019, vide which the revised building plan for Group Housing Colony 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 by M/S. HLT Residency Pvt. Ltd. & Others in collaboration with H.L. Promoters Pvt. Ltd falling in their Group Housing Colony on the land measuring 16.43125 acres area only falling under (license No.60 of 2014 dated 30.6.2014) Sec-37, Bahadurgarh, Distt. Jhajjar, have been received from Superintending Engineer, HSVP, Circle-Rohtak vide his Memo No. 167777 dated 13.09.2019 & No. 178758 dated 30.09.2019. 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 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 works and Mtc. thereof etc. on gross acreage basis as and when demanded by Competent Authority. These charges will be revised /increased 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 ₹. **607.35 Lacs**. It is 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 **434 PPA** The final development plan exhibits the density @ 100-400 PPA part for Sector- 37, Bahadurgarh . This may be checked and confirmed by your office that the overall



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density of sector should be maintained according to the final development plan of Bahadurgarh Town. 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 firefighting 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 constr. 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 license 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 provide 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 of Air Traffic Rules/Regulations and height of the building may be examined by your office.

9. It may be made clear to the colonizer that he will be fully responsible to make the arrangement for disposal of sewerage and SWD, till such time these are made available by HSVP and all link connection 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 to be laid/laid by HSVP/State Govt. in this area as per their scheme. In case pumping is required, the same will be done by colonizer for all the time to come.
- 9A The ground water in the area or the colony is not potable. The firm will install suitable filtration system to make the water potable for supply to the residents of the colony.
10. It may also be clarified to the colonizer that he will be solely responsible to lay the services up to the external services laid/to be laid by HSVP on sector dividing road at respective locations/points.
11. 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 flushing lines/plumbing lines for recycled water except for connection to the cistern of

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S. Chaudhary
10/10/15



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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 purposes all:-

- (a) 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.
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12. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets.
 13. 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. In case pumping is required the same will be provided & maintained by colonizer for all the time to come.
 14. It may be made clear to the colonizer that the rain harvesting system shall be provided by them as per Central Ground Water Authority norms/Haryana Govt. notification (if applicable) 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.
 15. The service estimate as received has been checked in this office with the consideration that revised layout plans appended in the services estimate has been checked/ approved by your office, No. ZP-985/AD(NK)/2019/16443 dated 11.07.2019.
 16. 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 and O & M charges shall be paid by them directly to the HVPNL.



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17. The colonizer will be solely 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 the colonizer.
16. 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.
19. It may be made clear to the colonizer that he will not make any connection with the master services i.e. water supply, sewerage, SWD, without prior approval of the competent authority.
20. Levels of the external services to be provided by HSVP i.e. water supply sewerage will be proportionate to EDC deposited.
21. 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.
22. 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 Superintending Engineer before execution.

23.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. 114152-154/1141160-114196 dated 21.1.2016 (copies of all these reference placed below) The same may be incorporated in the estimate and the developer must ensure implementation of these instructions at site.

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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:-

<u>Sr. No:</u>	<u>DESCRIPTION</u>	<u>AMOUNT IN LACS.</u>
1.	Water Supply	₹. 554.83 Lacs
2.	Sewerage	₹. 247.19 Lacs.
3.	Storm Water Drainage	₹. 183.92 Lacs.
4.	Roads	₹. 387.24 Lacs.
5.	Street Lighting	₹. 63.04 Lacs.
6.	Horticulture	₹. 15.22 Lacs.
7.	Maintenance of services for ten years Including resurfacing of road after Ist five years and IInd five years of maintenance.	₹. 607.35 Lacs. ₹.2058.79 Lacs.


Say ₹. 2058.80 lacs.

Dev. Cost per acre = $2058.80/16.43125 = ₹. 125.30$ Lacs per gross acre.

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

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


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


Superintending Engineer (HQ),
For Chief Engineer-I, HSVP,
Panchkula.

Dated:-

Endst. No: -

A copy of the above is forwarded to the SE, HSVP, Circle-Rohtak for information with reference to his office Memo No. 167777 dated 13.9.2019 and No. 178758 dated 30.09.2019.


Superintending Engineer (HQ),
For Chief Engineer-I, HSVP,
Panchkula.



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C.E.I-No.
Dated:

Annexure-A

SUB:- Approval of Service Plan Estimates for Group Housing Colony on the land measuring 16.43125 acres out of 21.70925 acres (Licence No. 60 of 2014 dated 30.06.2014) in Sector-37, Bahadurgarh being developed by HLT Residency Pvt. Ltd. & Others in collaboration with H.L. Promoters 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.




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C.E.-I No:

Dated:

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.
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.
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.
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.


For Superintending Engineer (HQ),
Chief Engineer-I, HSVP,
Panchkula.
