

To

The Superintending Engineer,
HSVP, Circle No. I,
Gurugram.

Memo No: 338936

Dated: 13-12-2024

Sub: Approval of Service Plan Estimate for Affordable Plotted Colony under DDJAY area measuring 5.71875 Acres bearing license No. 136 of 2024 dated 06.11.2024 in the revenue estate of Sector-3, Village & Tehsil - Farrukhnagar, District Gurugram, Haryana being developed by M/s Yashvi Builders Pvt. Ltd.

The approval of Service Plans Estimates Affordable Plotted Colony under DDJAY area measuring 5.71875 Acres bearing license No. 136 of 2024 dated 06.11.2024 in the revenue estate of Sector-3, Village & Tehsil - Farrukhnagar, District Gurugram being developed by M/s Yashvi Builders Pvt. Ltd., has been checked and corrected wherever necessary and submitted herewith for execution. Subject to the condition that the approval of layout plan verified by the DTCP before approval of above said estimate 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 setting up 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 determine by HSVP/ULB. These charges will be modifiable as and when supply by the authority/state govt. and will be binding upon colonizer.
2. **DENSITY AREA POPULATION:** - The scheme has been designed considering 13.5 persons per plot. Total population of the colony works out to 1431 persons i.e. 250 Persons per Acre with above consideration. This may be checked and confirmed by DGTCP office that over all density as taken is corrected and overall density of sector is maintained according to the final development plan of Farrukhnagar town. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of estimation/services.
3. All technical notes and comments incorporated in this estimate will also apply. Copies of these are also appended as annexure 'A'.
4. The title and name of the license may be examined by DGTCP office.
5. **STREET LIGHTING:** - The wiring system of street lighting will be underground and the specifications of the street lighting fixtures etc. will be as per relevant standards of DHBVNL. CFL/LED lamps shall be provided to meet with the requirement of DHBVNL and as well Environment.
6. **FIRE FIGHTING:** - Provision made in the estimate has been checked for estimation purpose. 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 be obtained by the colonizer from the competent authority before undertaking any construction. The colonizer will be solely responsible for fire safety arrangement.
7. **AIR TRAFFIC RULES / REGULATIONS:** - The Affordable Plotted Colony policy under Deen Dayal Jan Awas Yojna Project (DDJAY- 2016) consist the construction of multistory 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.

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8. The layout for setting up of Affordable Plotted Colony measuring 5.71875 Acres appended with service plan estimate duly approved by DGTCP, HR, Chandigarh have been considered to be correct for the purpose of estimation / services only.
9. The internal services of the Affordable Plotted Colony are proposed to be connected with the proposed master services to be provided on existing Gurugram - Jhajjar road through proposed 12Mtr. wide road of Sector-3, Farrukhnagar, Gurugram. The external services are yet to be provided by HSVP/GMDA/ULB, the firm may be ask to make their own interim arrangement till the HSVP/GMDA/ULB services are made available.
- a) **Water supply:** - Provision for 01 No. Tubewell has been taken in this estimate and 100mm dia water supply line has been proposed to be connected with the proposed master services to be provided by HSVP/GMDA/ULB on existing Gurugram - Jhajjar road through proposed 12Mtr. wide road of Sector-3, Farrukhnagar, Gurugram. The firm will have to provide 01 No. UGT of total capacity 290KLD in their colony Location of C.W.T. & Pump House etc, shown in plan should be checked by DGTCP office.
- i) **The use of ground water/fresh water for construction proposes is prohibited. The treated treasury waste water (TWW) is available at HSVP/GMDA/ULB STP's on payment or colonizer can make their own arrangement and further make fit as per IS 456 for construction purpose before use.**
- ii) **The permission of tube-well in estimate doesn't entitle to drill tube-wells. The provision of funds for Tubewell has been made in estimate, but the tube-wells shall be installed with all restriction imposed/approval by DC, Gurugram/central Ground Water Department.**
- b) **Sewerage:** - For the disposal of sewerage, the firm will be provided 01 No. Sewage Treatment Plant of total capacity 300KLD capacity in their colony. Treated water has been proposed to be utilized for flushing and as well to irrigate the landscape area. Overflow pipe line of 200mm i/d from the STP has been proposed to be disposed off in the master sewerage line to be provided by HSVP/GMDA/ULB on existing Gurugram Jhajjar road through proposed 12Mtr. wide road of Sector-3, Farrukhnagar, Gurugram.
- c) **Storm Water Drainage:** - Internal storm water drainage system has been proposed to be connected with the proposed master services to be provided by HSVP/GMDA/ULB on existing Gurugram - Jhajjar road through proposed 12Mtr. wide road of Sector-3, Farrukhnagar, Gurugram, by 400 mm i/d RCC NP-3 Pipe Line. However, the firm has proposed 05 Nos. Rain Water Harvesting pits also. Only overflow of the Storm Water will be disposed off.
- d) **Roads:** - The approach to the colony is on existing Gurugram - Jhajjar road through proposed 12Mtr. wide road of Sector-3, Farrukhnagar, Gurugram. Over all, it shall be ensured to maintain the levels of project for W/S, Sewerage, SWD & Roads such as to compliant with services of HSVP/GMDA/ULB. Any amendments received time to time will be binding upon the colonizer.
10. Since recycled water will be used for flushing purposes also, dual distribution system and plumbing system shall be used. In order to avoid any accidental unintended use the following precautions shall be taken:-
- a. Recycle water pipes, Fittings, Appurtenances, valves, taps, meters and hydrants will be of Red color as shown on the plan.
- b. Sign and symbols signifying and clearly indicating "Recycle Water" "Not Fit for Drinking" 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 fit for Drinking" embossed on them should be used for recycled water.

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- e. All connections from Recycle system should be distinguishable from connections of potable supply.
- f. No cross connection to be made or allowed between recycle water system and potable water system.
- g. The underground and overhead tanks should have "Recycle Water-Not fit for Drinking" and other warning signs embossed/marked on them. All tanks of recycle system shall be Square in shape.
- h. No connection of any kind, except for inlet to cisterns, shall be made from Recycle water pipe.
- i. Potable water and recycled water supply lines will be laid on opposite berms of road with 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.
- j. 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 and If not possible then readily identifiable sleeve should be used.
- k. Irrespective of immediate availability or non-availability of reclaimed/recycled water, every owner of a house/apartment/flat, Group Housing Societies, Commercial Complexes, and Institutional Buildings in this colony/licensed area will follow the dual plumbing system so as to receive recycled water separately from potable supply, boosting and utilizing it.
- l. All plumbing pipes fittings, valves will be of Red color or painted red. In case of embedded pipes, Marker Tapes of Red color at suitable intervals shall be fixed. The underground and overhead tanks should have "Recycle Water-Not fit for Drinking" and other warning signs embossed/marked on them. All tanks of recycle system shall be Square in shape.
- m. If scour outlet is required, the same shall be provided at a place away from easy access and shall preferably be locked.
- n. Recycle water pipes and potable water pipes will be fixed in separate chases and a minimum horizontal distance of 6" will be maintained between them. In case of cross over, suitably colored/taped sleeve shall be used.
- o. It is the responsibility of Colonizer/Developer to supply adequate quantity of Recycle water for flushing. In cases of deficit in recycle water of proper quality or if it is temporarily unavailable or when recycle water is not available, potable water will be used for meeting recycle water demand also.
11. It may be made clear to the colonizer he will be fully responsible to make the arrangement of water supply, disposal of sewerage after treatment and storm water drainage and all link connection with the external system will be done by the colonizer/firms at his own cost. The colonizer will have to ensure that the sewerage and storm water drainage to be laid by them will be connected by gravity with the master service laid/to be laid by HSVP/GMDA/ULB/state govt. in this area as per their scheme. Any permission required from HSPCB or any other agency for disposal of sewage / SWD will be sought by colonizer.
12. The correctness of the levels of the Affordable Plotted Colony will be sole responsibility of the colonizers for integrating the internal sewer/storm water drainage of the colony by gravity of the master services.
13. 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 entered into the system shall also be made by the firm / colonizer.
14. The service estimate as received has been checked in this office with the consideration that layout plans appended in the services estimate has been checked approved by competent authority.

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15. 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 DHBVNL.
16. The colonizer will be sole 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 rest upon the colonizer.
17. In case some additional structures are required to be constructed and decided by HSVP/GMDA/ULB at a later stage, the same will be binding upon the colonizer.
18. It may be made clear to the colonizer that he will not make the connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority.
19. The formation level of internal roads should match with the Sector Roads. Similarly other services of colonizer like Water Supply, Sewerage and Storm Water Drainage level etc. should also be fixed in integration of levels of EDC services of Water Supply, Sewerage & Storm Water Drainage etc, since the construction of residential blocks has already been started the colonizer shall ensure the same.
20. **COMMON SERVICES:** - The estimate does not includes the common services like water supply, storage tank on the top of the building block, the plumbing work etc. and will be part of the building work.
21. The firm will provide solar water heating system as per the guidelines issued by the Haryana Govt. / Ministry of Environment, Govt. of India.
22. The estimated cost of various services to be provided by the colonizer for the development of internal services has been checked and corrected for purpose of Bank Guarantee and works out as under: -

Sr. No.	Description	Total Cost (Rs. in Lakh)
1.	Water Supply	181.82
2.	Sewerage	114.14
3.	Storm Water Drainage	85.56
4.	Roads and Footpath	139.66
5.	Street lighting	21.94
6.	Horticulture Work	5.43
7.	Mtc. of Services for 10 years including resurfacing of roads after 1 st 5 years & II Phase i.e. 10 years of maintenance (as per HUDA norms).	162.51
	Total	711.064

Dev. Cost per acre $\frac{711.064}{5.71875} = \text{Rs.124.339Lakh per gross acre}$

Say Rs.124.339Lakh per acre

Four copies of the estimate along with plans and proposal as received herewith duly corrected and signed for further necessary action.

DA/- 4 Set of Estimate alongwith Plans

**Executive Engineer,
HSVP, Div. No. VI,
Gurugram.**

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TECHNICAL NOTE AND COMMENTS: -

1. Detailed working drawings would have to be prepared by the colonizer and got approved from Chief Engineer, HSVP Panchkula.
2. The correctness of the levels will be the sole responsibility of the colonizer for the integrating the internal proposals with the master proposals of Town will be got confirmed before execution.
3. The material to be used shall be same specification as are being adopted by HSVP further shall also confirm to such directions, as issued by the Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specification as are being followed by HSVP, further it shall also confirm to such other directions as are issued by the 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 these are made available by State Govt. HSVP/ULB. All link connection with the state Govt. / 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 made in the estimate.
6. Working drawings of all the structures, such as pump chamber boosting chamber, RCC OHSR underground tanks quarters, manholes, ventilating shafts for sewerage and masonry ventilating chamber for storm water drainage, temporary disposal/arrangement etc. will be got approved from Chief Engineer, HSVP before execution.
7. Portability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested and approved from Chief Engineer, HSVP.
8. Only CI/DI pipes will used in water supply system.
9. A minimum 100mm i/d, 200mm i/d & 400mm i/d pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standards X-sections for SW pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health 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 specification.
12. The specification for various roads will be followed as per IRC/MOT specification.
13. The wiring system of street lighting and specification of street lighting fixtures will be as per relevant standards and those fixed by HSVP.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and letter of approval.
15. The colonizer will be fully responsible for maintaining of the terminal head required.

**Executive Engineer,
HSVP, Div. No. VI,
Gurugram.**