



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI  
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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)/SDE(Vig.)/HDM(G)/2022/ 103642

Dated:- 23/06/2022

SUB:

**Approval of service plan estimate for proposed Commercial Plotted Colony over an area measuring 3.6423 acres (Licence no. 95 of 2021 dated 12.11.2021) in the revenue estate of Village Chauma in Sector-109, Gurugram Manesar Urban Complex being developed by M/s Gilson Chits Pvt. Ltd. in collaboration with M/s Brisk Infrastructure & Developers Pvt. Ltd.**

Ref:-

Please refer to your good office drawing no. 8014 dated 16.11.2021 approved the layout plans of Commercial Plotted Colony. Accordingly, the developer M/s Brisk Infrastructure & Developers Pvt. Ltd. submitted the service plan estimate to the Executive Engineer, HSVP, Division No. V, Gurugram pertaining to proposed Commercial Plotted Colony measuring 3.6425 acres (Licence no. 95 of 2021 dated 12.11.2021) in Village Chauma, Sector-109, Gurugram.

Now the SE, HSVP, Circle-I, Gurugram has submitted the service plan estimate vide his memo no. 91332 dated 03.06.2022, duly checked alongwith comments. The service plan estimate has been scrutinized in this office and comments are as under:-

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1. **EXTERNAL DEVELOPMENT CHARGES:-**

The colonizer will have to pay the proportionate cost to the external development charges for setting up Commercial Plotted Colony for the services 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 determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.

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

The scheme has been designed considering 01 person per 3 sqm. area for Ground Floor, 01 person per 6 sqm. area for First Floor for commercial area and considering @ 10% for shopekeepers, @ 45 LPCD and @ 90% for visitors, @ 15 LPCD and 01 person per 10 sqm. for 2<sup>nd</sup> to 4<sup>th</sup> floor (office area) considering @ 90% for official @ 45 LPCD and @ 10% for visitors @ 15 LPCD. The total population of the commercial plotted colony works out to 3755 persons. This may be checked and confirmed by your office that overall density as taken is correct and overall density of sector should be maintained according to final development plan of Gurugram Town. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of estimation/services.

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3. 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'**.
4. The title and name of the License may be examined by your office
5. **STREET LIGHTING:-**  
The wiring system of street lighting will be as per the relevant standard of HVPNL/DHBVNL and being followed by HSVP in their sector. The firm shall provide automatic on off system street lighting in the complex.
6. **FIRE FIGHTING:-**  
The 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 and up to date instructions issued by Urban Local Bodies department/fire department., Govt. of Haryana from time to time The 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.
7. **AIR TRAFFIC RULES/REGULATIONS:-**  
The Commercial Complex Project consists the construction of multi-storeyed building. RCC water tower has been proposed on the top of the building. The total height of the building and top of the water tower 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 DTCP office.
8. The layout plan for setting up of Commercial Plotted Colony having an area of 3.6423 acres area approved by your office drawing No. 8014 dated 16.11.2021 annexed with the estimate have been considered to be correct for the purpose of estimation/service only.
9. **MAINTENANCE OF SERVICES:-**  
The Mtc. charges for various services like water supply, sewerage, SWD, roads, street lighting, Hort., etc. and resurfacing of roads have been included in the estimate as per details given in the estimate and the total cost works out to be **₹. 192.63 Lakh**, as they are liable to maintain the estate developed by them as per HSVP norms, till such time, the colony is taken over by the local authority/State Govt.
10. It may be made clear to the colonizer that level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose off effluent and rain water till these services are provided by HSVP.
11. The correctness of the levels of the colony will be sole responsibility of the colonizer for integrating the internal/sewerage, storm water drainage of the colony by gravity with the master services.
12. 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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13. The estimate includes the provision of electrification of the colony. (Street lighting only) 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/DHBVNL. The firm shall provide automatic on-off system for street lighting in the complex.
  14. It shall be mandatory for the firm to provide Solar Water Heating System as per HAREDA specifications. An undertaking in this regard shall be furnished by the owner to you at the time of Grant of Occupation Certificate.
  15. 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 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:-**
- (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 fit for Drinking" embossed on them should be used for recycled water.
16. It shall be mandatory for the firm to provide dual/two button or lever flush system in toilets.
  17. 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.
  18. 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.
  19. In case some additional structures are required to be constructed, as decided by the HSVP at a later stage, the same will be binding upon the colonizer .Flow control

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valves will be installed, preferably of automatic type, on water supply connection with HSVP water supply line.

20. The formation level of internal roads should match with the sector roads, similarly other services of colonizer like water supply, sewerage and SWD level etc. should also be fixed in integration of levels of EDC services of water supply, sewerage & SWD etc.
21. CFL lamp shall be provided by the firm for external lighting in respect of energy conservation.
22. Levels of the external services to be provided by HSVP i.e. water supply sewerage will be proportionate to EDC deposited.
23. That the owner will not resort manual scavenging by engaging sanitation works for cleaning of septic tanks/ such cleaning as per the decision taken in the meeting of the Central Monitoring Committee (CMC) held under the Chairmanship of Cabinet Secretary on 22.03.2013 (D.O. No. Q. 11021/12/2010-PHE-II (Vol. IV dated 7<sup>th</sup> Feb. 2013 of secretary to the Govt. of India of Urban Development and further order by the Principal Secretary to Govt. Haryana, Urban Local Bodies Deptt., Chandigarh vide letter No. 16/24/2013-2C1 dated Nil.
24. In case it is decided by Govt. that HSVP/Govt. will construct 24 Mtrs. Wide road and will extend master services on 24 Mtrs. Internal circulation road then additional amount and rates as decided by the authority/Govt. will be recoverable over and above EDC.
25. 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.
26. **SPECIAL CONDITIONS:-**  
The developer has to dismantle and relocate his services even after laid, wherever required to suit the size, capacity and levels of HSVP services in the area/sector, if any.
  - These services at later stage, if required, will have to correlate with the services falling in the land of other licensee/developer adjacent to the land of this colonizer have to re-lay & relocate for their size, capacity and levels to give continuity of proper approach, to maintain the loops and grid of water supply distribution line and functioning of sewer and storm water drainage & other services in the public interest. The developer has to obtain prior permission from the concerned authority if the services are to be laid through revenue rasta or other land before laying of services. It will be ensured by the colonizer to install double botton system in flushing cistern in all toilets in various building to be constructed in his licensed area.
  - Similarly, the common services if decided to be laid by HSVP along 24mtr wide road / master roads against the development charges charged by HSVP for common benefit of all developers in the sector, the developer shall have to dismantle and relocate his already laid services, wherever required to suit the size, capacity and levels of HSVP services in the area / sector.

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*[Signature]*

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20.6.2022

*[Signature]*

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Confid.





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- Permission for competent authority shall be obtained prior to boring/drilling of tube wells. Further, approval of service plan/estimate with tube well provision does not entitle the colonizers to drill tube well. It is pertinent to mention here that at present HSVP has not laid master water supply in the area. Water so obtained from tube well shall be used only for drinking purposes and shall not be used for construction purpose.

**27. 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 the plumbing work.
- (ii) The firm will provide solar water heating system as per the guidelines issued by the Haryana Govt./Ministry of Environment, Govt. of India.

**28. CONSTRUCTION ACTIVITY OF PROJECT:-**

- a) It is clearly stated that the firm/developers shall not be allowed to carry out the construction with underground water.
- b) The firm shall also show the source from where the water supply will be taken for construction purpose.

**29. STP/UGT:-**

RCC wall of sufficient depth will be constructed by the colonizer to segregate STP and UGT to avoid mixing of sewage and domestic water. The firm will be fully responsible to avoid mixing of sewage and domestic water.

**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 5.3.2017, 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 colonizer for the development of internal services has been checked and corrected for the purposed of bank guarantee and worked out as under:-

Sr. No:	DESCRIPTION	AMOUNT
1.	Water Supply	₹. 116.40 Lakh
2.	Sewerage	₹. 45.35 Lakh.
3.	Storm Water Drainage	₹. 48.08 Lakh.
4.	Roads	₹. 220.12 Lakh
5.	Street Lighting	₹. 13.98 Lakh.
6.	Horticulture	₹. 5.97 Lakh.
7.	Mtc. of services for ten yrs including resurfacing of roads after 1 <sup>st</sup> five years and 2 <sup>nd</sup> five yrs. of Mtc (as per HSVP norms)	₹. 192.63 Lakh. ₹. 642.53 Lakh

Say ₹. 642.55 Lakh.

Dev. Cost per acre = ₹. 642.55 Lakh/3.6423 acres = ₹.176.41 Lakh per gross  
acre.

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Two copies of the estimate along with **Four 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 Four Plans  
& Annexure-A.**

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

Dated:-

Endst. No: -

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle-I, Gurugram w.r.t. his office memo no. 91332 dated 03.06.2022 for information.

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





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CE-I No.  
Dated:  
Annexure-A

**SUB:-** Approval of service plan estimate for proposed Commercial Plotted Colony over an area measuring 3.6423 acres (Licence no. 95 of 2021 dated 12.11.2021) in the revenue estate of Village Chauma in Sector-109, Gurugram Manesar Urban Complex being developed by M/s Gillson Chits Pvt. Ltd. in collaboration with M/s Brisk Infrastructure & 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.

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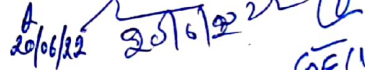
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7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.
8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation 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.

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

  
20/6/22 22/6/22  
SDE (HQ)  
22/6/2022