

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

Regd.

To

Akshat Jyoti Real Estates Pvt. Ltd.,
C/o E-1, Ground Floor, Krishna Park, Deoli Road,
Khanpur, New Delhi - 110062
Email id - info@akshatgroup.in

Memo No. LC-3258-PA (SS)/2018/ 12304 Dated: 19-04-18

Subject: Approval of service plan/estimate of licence no 42 of 2017 dated 06.07.2017 granted for setting up of Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 8.1125 acres Sector-7, Tehsil and Distt. Palwal - Akshat Jyoti Real Estates Pvt. Ltd.


The service plan/estimates of licence no 42 of 2017 dated 06.07.2017 granted to Akshat Jyoti Real Estates Pvt. Ltd. for setting up of Plotted colony under Affordable Plotted Housing Policy 2016 Deen Dayal Jan Awas Yojna over an area measuring 8.1125 acres Sector-7, Tehsil and Distt. Palwal has been checked and corrected, wherever necessary by the Chief Administrator, HUDA and are hereby approved by the DG, TCP Haryana subject to the following terms and conditions: -

1. You will have to pay the proportionate cost of external development charges for setting up of residential colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross acreage basis as and when determined by HUDA/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. 178.80 lac 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 HUDA dated 20.03.2018 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 HUDA/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 HUDA/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 maser 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 seggration 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. In case some additional structures are required to be constructed and decided by HUDA at a later stage, the same will be binding upon you.
13. 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.
14. 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 for part of the building works.
15. 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.
16. 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.
17. You shall get the permission of competent Authority, before laying services through Panchayat/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, HUDA, Panchkula under intimation to this office.


DA/as above.


(Vijender Singh)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

Endst No. LC-3258-PA (SS)-2018/

Dated:

A copy is forwarded to the Chief Administrator, HUDA, Panchkula with reference to his letter No. 54135 dated 20.03.2018 for information and necessary action.


(Vijender Singh)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

8.1125 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -7, PALWAL

FINAL ABSTRACT OF COST

		Amount (Rs. In Lacs)
Sub Work No. I	Water Supply	Rs. 136.00 ^{129.38}
Sub Work No. II	Sewerage	Rs. 87.90 ^{84.18}
Sub Work No. III	Storm Water Drainage	Rs. 32.70 ^{47.11}
Sub Work No. IV	Road and Footpath	Rs. 95.20 ^{120.80}
Sub Work No. V	Street Lighting	Rs. 15.60 ^{31.11}
Sub Work No. VI	Horticulture Work	Rs. 14.10 ^{3.87}
Sub Work No. VII	Maintenance Charges for 10 years i/c resurfacing of roads after 1 st 5 years and 2 nd 5 years	Rs. 121.30 ^{178.80}
Total		Rs. 502.80 ^{595.25}

Der. of cost Per Acre = $\frac{595.25}{8.1125 \text{ Acres}} = \text{Rs. } 73.37$ Lacs Per Acre

AKSHAT JYOTI REAL ESTATE PVT. LTD.

[Signature]
Director

[Signature]
Executive Engineer
HUDA Division Palwal
at Faridabad

[Signature]
Superintending Engineer
HUDA Circle, Faridabad

[Signature]
Addl. Chief Engineer
HUDA Gurugram

Checked subject to comments
in forwarding letter No.
Dt. and notes
attached with the estimate

[Signature]
Superintending Engineer(HQ)
for Chief Engineer HUDA
Panchkula

[Signature]
Director General
Town & Country Planning,
Haryana, Chandigarh

[[Pick the date]]



WATER SUPPLY SCHEME LEGEND

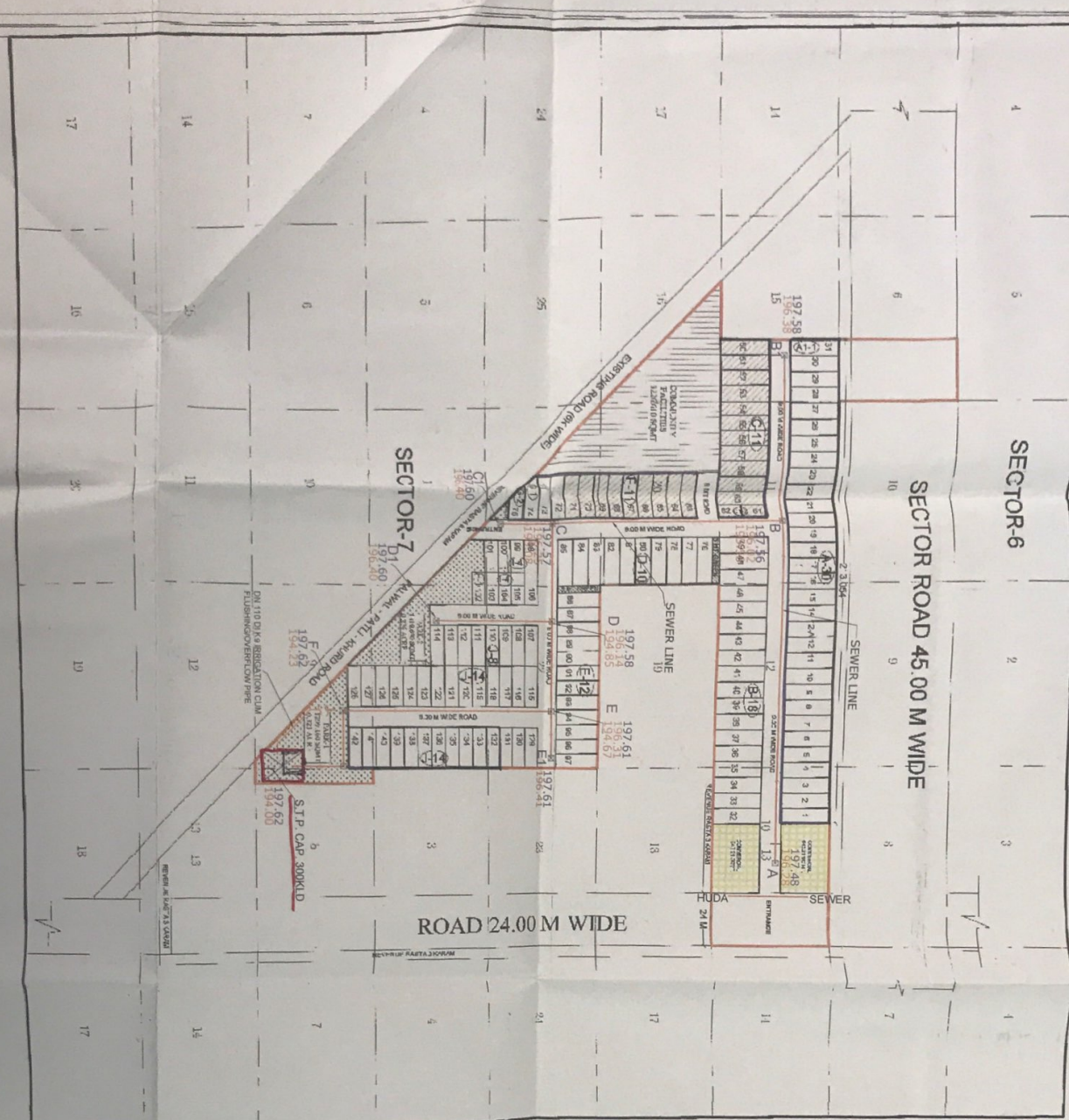
- TUBE WELL
- DOMESTIC WATER LINE
- FLUSHING CUM IRRIGATION PIPE LINE
- FLUSHING CUM IRRIGATION PIPE
- RISING MAIN FROM HUDA WATER SUPPLY
- RISING MAIN FROM TUBE WELL
- REDUCE VALVE / SCOUR TAP
- PIPER HANDED OVER
- SCOUR TAP

S. No	Name of Pipe	Length in mtr	Material
1	6.41	70.00	197.28 15.16
2	6.41	54.00	197.00 54.00
3	11.83	11.00	197.00 34.91
4	11.83	75.00	197.02 34.67
5	4.00	30.00	197.09 33.06
6	11.83	22.00	197.00 54.96
7	11.83	60.00	197.06 54.87
8	11.83	38.00	197.08 54.74
9	11.83	100.00	197.08 54.43

To be read with Annexure No. 4/2 dated 06/12/2017. L-22228

1. This layout plan for the existing & proposed water supply system is prepared in accordance with the provisions of the Water Supply Act, 1906 and the Water Supply Rules, 1932.
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Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Approved by: *[Signature]*



SEWERAGE SCHEME

LEGEND

- SEWER LINE
- MANHOLE
- ROAD FORMATION LEVEL 197.00
- INVERT LEVEL 196.00

NOTE - SPACING OF MANHOLES NOT TO EXCEED 30M

S.No.	Name of Lane	Width of Lane (mm)	Length (mm)	Shape	I
1	AB	200	144.00	200	
2	BB	200	72.00	200	
3	BC	200	95.00	200	
4	CC	200	30.00	200	
5	CD	200	45.00	200	
6	DD	200	51.00	200	
7	DE	200	36.00	200	
8	EHE	200	30.00	200	
9	FF	200	88.00	200	
10	F-STP	200	45.00	200	

To be read with Memo No. 48 of 2017 dated 06/10/2017

1. This plan is prepared for the purpose of providing sewerage service to the area shown in the plan. The sewerage service shall be provided to the area shown in the plan by means of sewer lines and manholes.
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Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Approved by: *[Signature]*

