

from

Chief Administrator,  
HUDA, Panchkula.

To

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

Memo No:- CE-I//EE(HQ)/CHD (H)ADM(HQ)

9272

Dated:- 21/7/10

SUB:-

**Approval of Service Plan/Estimates in respect of residential plotted colony land measuring 51.744 acres at Fatehabad (Licence No.90 of 2008) by M/S. Ambrose Real Estate Pvt. Ltd.**

Kindly refer to your office memo No. 4037 dated 29.3.2010, on the subject cited above.

The rough cost estimate/service plan for providing Public Health/B&R Services to be provided by the colonizer M/s. Ambrose Real Estate Pvt.Ltd.. in their residential plotted colony measuring 51.744 acres area forming part of sector-4, at Fatehabad , as received has been checked and corrected wherever necessary and are returned herewith for execution 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 external development charges i.e. water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture etc. on gross acreage basis which has been approved by the authority also escalation as applied and shall be binding upon the colonizer.

2. MAINTENANCE OF SERVICES:-

The mtc. charges for various services like water supply, sewerage, storm water drainage, roads, Hort., street lighting etc. etc. and resurfacing of roads has been included in the estimate as per detail given in the estimate and the total cost works out to Rs. ~~703.30~~<sup>703.30</sup> lacs. As they are liable to maintain the estate developed by them as per HUDA norms.

3. DENSITY/AREA/POPULATION:-

The overall density of the colony works out to 96 PPA considering 13.5 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.


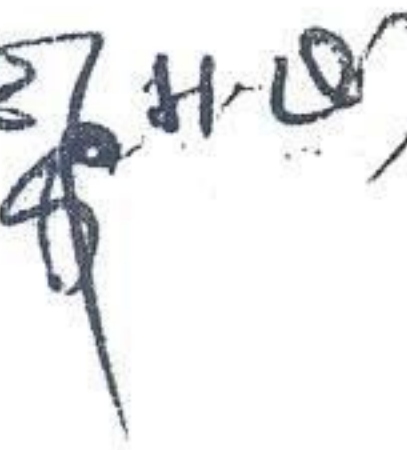
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4. The title and name of the licence may be examined by your office.
  5. All technical notes and comments incorporated in this estimate in two sheets will also apply. A copy of these are also appended as Annexure-'A'.
  6. The colonizer will have 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 necessary



7. 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, .
8. The layout plan for setting up of residential plotted colony having an area 51.744 acres supplied by your office vide No. 4037 dt. 29.3.2010 have been considered to be correct for the purposes of estimation/services only.
9. For disposal of sewage of the colony, the colonizer has proposed Sewage Treatment Plant 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 HUDA services are made available as per proposal of the Town. All the link connection with the HUDA services shall be made by the colonizer at his own cost
10. 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.
11. 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..
12. 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.
13. It may be made clear to the colonizer that the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
14. In case some additional structures are required to be constructed and decided by the HUDA 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 HUDA water supply line
15. 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 work out as under:-

Sr. No:	DESCRIPTION	AMOUNT IN LACS.
1.	Water Supply	Rs. 294.27 Lacs.
2.	Sewerage	Rs. 195.73 Lacs.
3.	Storm Water Drainage	Rs. 195.70 Lacs.
4.	Roads and Footpath	Rs. 532.72 Lacs.
5.	Street Lighting	Rs. 67.50 Lacs.
6.	Horticulture	Rs. 88.02 Lacs.
7.	Maintenance of services for ten years including resurfacing of road after Ist five years and IInd ten years of maintenance (as per HUDA norms)	Rs. 703.30 Lacs.
		Rs. 2077.24 Lacs

Say Rs: 2077.30 Lacs.

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Two copies of the estimate alongwith ~~SIX~~<sup>FIVE</sup> 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  
alongwith Five Plan.

For

  
Executive Engineer (HQ),  
Chief Administrator, HUDA,  
Panchkula


20/7/10

Dated:-

Endst. No:-

A copy of the above is forwarded to the Superintending Engineer, HUDA, Circle-  
Hisar for information with reference to his memo No. 2812 dated 27.5.2010.

For

  
Executive Engineer (HQ),  
Chief Administrator, HUDA,  
Panchkula



Annexure-A

CE No 9272

dt 21/7/10

Subject: - Approval of service plans/ estimates in respect of

Plotted colony measuring 51.744 acres at Fatehabad  
(Licence No. (90 of 2008) BY M/s Ambrose Real  
Estate Pvt. Ltd.

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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 HUDA and further shall also confirm to such directions, as issued by Chief Engineer, HUDA from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HUDA. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HUDA 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/ HUDA. All link connections with the State Government/ HUDA 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

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chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry ventilating 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 used in water supply system. *K-T up to 200 @ ab K-9*
9. A minimum 100mm i/d, <sup>CI/DI</sup> 200mm i/d, <sup>SW.</sup> and 400mm i/d, <sup>RCC NP3</sup> pipes will be used for water supply, sewerage and storm water drainage respectively. *above 200 mm φ*
10. Standard X-section for S.W pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health or HUDA.
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 fixtures 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.

*BM*  
Executive Engineer (HOD)  
For Chief Administrator, HUDA,  
Bhuchkula

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20/7/10