



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI  
VIKAS PRADHIKARAN

Tel : 2572449  
Fax : 2564655  
Website : [www.hsvp.org.in](http://www.hsvp.org.in)  
Email : [cencrhsvp@gmail.com](mailto:cencrhsvp@gmail.com)  
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)/EE(M)/CHD(R)/2023/ 962556

Dated:- 08/12/2023

**SUB: Approval of service plan estimate in respect of license no. 181 of 2023 dated 11.09.2023 granted for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 16.31875 acres in Sector-33, District-Sonipat being developed by M/s Eldeco Infracon Realtors Ltd.**

\*\*\*\*\*

Ref:-

Please refer to your office drawing no. 9577 dated 11.09.2022, vide which layout plans for Affordable Residential Plotted Colony (Under DDJAY), 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 M/s Eldeco Infracon Realtors Ltd. for subject cited colony, have been received from Superintending Engineer, HSVP, Circle, Rohtak vide his office memo no. 240363 dated 08.11.2023. 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 conditions:-

1. **EXTERNAL DEVELOPMENT CHARGES:-**

The colonizer will have to pay the proportionate cost of external development charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting and horticulture and Mtc. thereof etc. on gross acreage basis as and when determined by HSVP/Govt. for Sonipat. These charges will be modifiable 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 ₹. 485.04 lacs. It may be 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 density of the Residential Plotted colony works out to **240.735 PPA** considering 13.5 person per plot for General. 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 of Sonipat.

4. The title and name of the licensee may be examined by your office.

5. All technical notes and comments incorporated in this estimate in two sheet 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 pumping arrangement and Mtc. thereof for all the time to come.

S.F.P.  
EG(M)  
8



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI  
VIKAS PRADHIKARAN

Tel : 2572449  
Fax : 2564655  
Website : [www.hsvp.org.in](http://www.hsvp.org.in)  
Email : [cencrhsvp@gmail.com](mailto:cencrhsvp@gmail.com)

Address: C-3, HSVP, HQ Sector-6  
Panchkula

7. The appropriate provisions for firefighting arrangement as required in NBC/ ISI should be provided and colonizer will be fully responsible for necessary fire safety arrangements
  8. For licenses at isolated places or at places where HSVP has to acquire and float sector, licensee will have to make their own arrangement by way of installation of T/well after approval from CGWB, with in their respective colonies. HSVP can make available the water only after HSVP sector in which licensed area falls is development. It is also subject to :-
    - i) Availability of litigation and encroachment free land.
    - ii) Permission within reasonable period from CGWB forest and Environment Deptt.
    - iii) HSVP shall supply the drinking water only to the licence granted in the master plan area.
  9. Till the external services water supply, sewerage & storm water drainage are made available by HSVP, the licences will have to make their own arrangement for supply of water, disposal of sewerage & storm water drainage.
  10. It may be clarified to the colonizer that recycled water is proposed to be utilized for park, green belt & 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 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.
11. It shall be mandatory for the firm to provide dual/two button or lever flushing system in toilets.
  12. 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, in writing.
  13. The layout plan for setting up of residential plotted colony under having an area 16.31875 acres supplied by your office drawing No. DGTCP-9577 dated 11.09.2023 have been considered to be correct for the purposes of estimation/services only.
  14. For disposal of sewage of the colony, the colonizer has proposed initial 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 HSVP services are made available as per proposal of the Town. All the link connection with the HSVP services shall be made by the colonizer at his own cost.

S.F.  
B.B.(m)  
42



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI  
VIKAS PRADHIKARAN

Tel : 2572449  
Fax : 2564655  
Website : [www.hsvp.org.in](http://www.hsvp.org.in)  
Email : [cencrhaps@gmail.com](mailto:cencrhaps@gmail.com)

Address: C-3, HSVP, HQ Sector-6  
Panchkula

15. It is made clear to the colonizer that the rain water harvesting system shall be provided as per central ground water authority norms/Haryana Govt. notification as applicable and same will be kept operational/maintained all the time.
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 O & M charges shall be paid by them directly to the HVPNL Deptt.
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. i) The colonizer will be responsible for the construction of various structures such as RCC, UGT; 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.  
ii) 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.
19. The portion of the sector/development plan roads/green belt as provided in the development plan which is part of the licenced area shall be transferred free of cost to the Govt. /HSVP.
20. i) That the colonizer/ owner shall ensure the installation of solar power plant as per the provision of Haryana Solar Power Policy-2016 issued by Haryana Govt. Renewable Energy Deptt. Vide notification no. 19-4-2016-5 power dated 14.03.2016.  
ii) That the colonizer /owner shall install of solar photovoltaic power plant as per provision of order no. 22/52/2005-5 power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. It may be made clear to the colonizer that detailed technical proposals/scheme shall be got approved from concerned circle office, HSVP before execution of work at site.
22. 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.
23. 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 to be provided by HSVP as per the proposal. In case pumping is required, same will be provided/maintained by the colonizer.
24. The street lighting, fixtures & wiring etc. will be done as per HVPNL/DHBNL specifications, rules & regulations.
25. The tertiary water shall be used for green belts and parks as per proposal made for use of recycled water plan.

SFI  
EG(m)  
g

**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. The same may be incorporated in the estimate and the developer must ensure implementation of these instructions at site.



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHRI  
VIKAS PRADHIKARAN

Tel : 2572449  
Fax : 2564655  
Website : [www.hsvp.org.in](http://www.hsvp.org.in)  
Email : [cencrhsvp@gmail.com](mailto:cencrhsvp@gmail.com)

Address: C-3, HSVP, HQ Sector-6  
Panchkula

The estimated cost of 16.31875 acres for 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 comes out as under:-



| <u>S. N.</u> | <u>DESCRIPTION</u>  | <u>AMOUNT IN LACS.</u> |
|--------------|---|------------------------|
| 1.           | Water Supply  | ₹. 256.21 Lacs.        |
| 2.           | Sewerage  | ₹. 206.71 Lacs.        |
| 3.           | Storm Water Drainage  | ₹. 134.67 Lacs.        |
| 4.           | Roads & Parking   | ₹. 445.70 Lacs.        |
| 5.           | Street Lighting   | ₹. 62.60 Lacs.         |
| 6.           | Horticulture  | ₹. 16.73 Lacs.         |
| 7.           | Maintenance of services for ten years including resurfacing of road after Ist five years and IInd five years of maintenance (as per HSVP norms) | ₹. 485.04 Lacs.        |

**Total ₹. 1607.66 Lacs**

**Dev. Cost per acre = ₹. 1607.66 Lacs/16.31875 acres = ₹. 98.516 Lacs per gross acre.**

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


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

  
For Executive Engineer (M),  
Chief Engineer-I, HSVP,  
Panchkula. 

Endst. No: -

Dated:-

A copy of the above is forwarded to the Superintending Engineer, HSVP, Circle, Rohtak for information with reference to his office Memo No. 240363 dated 08.11.2023.

  
For Executive Engineer (M),  
Chief Engineer-I, HSVP,  
Panchkula





हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI  
VIKAS PRADHIKARAN

Tel. : 2570982  
Toll Free No. : 1800-180-3030  
Website : www.hsvp.in  
Email : cencrhuda@ gmail.com

Address: C-3, HSVP, HQ Sector-6  
Panchkula

C.E.-I-No. 962556  
Dated: 08/12/2023

**Annexure-A**

**SUB:- Approval of service plan estimate in respect of license no. 181 of 2023 dated 11.09.2023 granted for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 16.31875 acres in Sector-33, District-Sonapat being developed by M/s Eldeco Infracon Realtors Ltd.**  
**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer and got approved from Chief Engineer HSVP so that these are adopted accordingly for integrating the internal services proposal 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 of work.
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 works shall be carried out according to Haryana PWD specification or such specifications as are being followed by MCF /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/ MCF all link connections with the State Government/ MCF 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. 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.
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 D.I pipes in water supply and HDPE pipe of PE-100 & PN-6 for flushing system/ irrigation purposes will be used.
9. A minimum of 100, 150mm (DI K-7), 200 & 250mm i/d SWP & 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.




हरियाणा शहरी विकास प्राधिकरण

**HARYANA SHEHARI  
VIKAS PRADHIKARAN**

Tel. : 2570982  
Toll Free No. : 1800-180-3030  
Website : www.hsvp.in  
Email : cencrhuda@ gmail.com

**Address: C-3, HSVP , HQ Sector-6  
Panchkula**

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. If needed, the same may be sought by the colonizer from concerned Executive Engineer 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 specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
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.
15. The colonizer will have to pump sewerage and storm water at their own cost if required. The formation levels of internal roads should be higher than the Sector dividing road.

  
**Executive Engineer (M),  
for Chief Engineer-I, HSVP,  
Panchkula.**

