

OFFICE OF THE SUPERINTENDING ENGINEER HUDA CIRCLE FARIDABAD

To

The Addl. Chief Engineer,  
HUDA, Gurugram

Memo No. 7039

Dated: 10-8-17

**Sub: Approval of Service Plan Estimate for plotted colony at Sector-9, Palwal under DDJAY by M/s Mansha Buildcon Pvt. Ltd.**

In this regard, it is submitted by the Executive Engineer, HUDA Divn. Palwal at Faridabad that the rough cost estimate / service plan for providing P.H. / B& R services to be provided by **M/s Mansha Buildcon Pvt. Ltd.** in their land measuring **8.71875 Acres (Licence No. 13 of 2017 dated 26.04.2017 and Sector-9, Palwal)** and has approved building plan in condition to seek approval of service plan for plotted colony at Sector-9, Palwal under DDJA and estimate for providing water supply, sewerage, storm water drainage, roads, street lighting and horticulture in respect of plotted colony for execution and as well as for Bank Guarantee purpose, subject to the following condition: -

1.

**External Development Charges**

The colonizer will have to pay the proportionate cost of the external development charges 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 determined by HUDA. 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 designed considering 5 person per unit for main dwelling unit & 2 person for servant unit & 5 persons per dwelling unit for EWS houses. This may be checked and confirmed by your office that overall density as taken is corrected and overall density of sector should be maintained according to the final development plan of Town. The category wise area as shown on the plans and proposed density of population thereof has been treated to be correct for estimation / services.

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 under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet with the requirement of HVPNL and as well Environment.

6.

**Fire fighting**

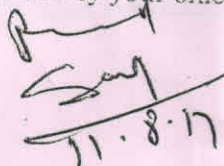
The provision made in the estimate has been checked for estimation purpose. However, it may be made clear to the colonizer the appropriate provision for firefighting arrangement as required in the NBC / ISI should also be provided by the colonizer and fire safety certificate should also be obtained by the colonizer from the component authority before undertaking and construction. The colonizer will be sole responsible for fire safety arrangement.

7.

**Air Traffic rules / regulations : -**

The plotted colony consist the construction of multi-storied 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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11.8.17

8. The layout plan for setting up of plotted colony in the area of 8.71875 acres supply by DTCP, Haryana Chandigarh have been considered to be correct for the purpose of estimation / services only.
9. The external master services for the new area is being planned and yet to be provided however, the internal services of the plotted colony is proposed to be connected with the services yet to be planned / laid by HUDA on Sector -9, Palwal. The detail of services proposed to be connected are as under :-
- i) **Water Supply** - 100 mm dia water supply line has been proposed to be connected with the proposed water supply line of HUDA. The firm has taken 1 No. tubewell making water supply arrangement. However, it is further intimated that Design statement / calculation is attached with above estimate.
  - ii) **Sewerage** - For disposal of sewage, STP have been provided by builder. The recycled water available from STP will be utilized to irrigate the landscape area and as well as to provide flushing water to the apartments. The design statement has been attached. There is a proposal to connect the Sewerage system with HUDA Master Sewerage Line.
  - iii) **SWD** - Internal storm water drainage system has been proposed to within the Residential Housing Colony & connected through 2 Nos. rain water harvesting. There is a proposal to connect the Storm water drainage system with HUDA Master SWD Line.
10. It may be made clear to the firm that the dual pipe line system shall be provided for providing domestic water and as well as flush water. Necessary precaution / measure shall be adopted so as prevent the mixing of flush water into domestic water.
11. It may be made clear to the colonizer that he will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HUDA and all link connection with the external system will be done by the colonizer / firm at his own cost. The colonizer will have to ensure that the sewer and storm water drainage to be laid by them will be connected by gravity with the master services laid / to be laid by HUDA / State Govt. in this area as per their scheme.
12. 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.
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.
15. The estimate does not include 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 HVPNL.
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 the colonizer.

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- 17. In case some additional structure are required to be constructed and decided by HUDA 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. **Common services**  
The estimate does not includes the common services like water supply , storage, tank on the top of the building block, the plumbing works etc. and will be part of building works.
- 20. 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 : -
- 21. The land for Master road yet not acquired.

Sub Works	Description	Total cost in lacs
1.	Water Supply	148.90
2.	Sewerage Scheme	107.30
3.	Storm Water Drainage	40.20
4.	Roads & Foot paths	111.30
5.	Street Lighting	16.70
6.	Horticulture work	16.10
7.	(Maintenance charges for 10 years i/c resurfacing of roads after first 1 <sup>st</sup> 5 years & 2 <sup>nd</sup> 5 years)	156.10
<b>Grand Total</b>		<b>596.60</b>
<b>Cost for one acre (596.60/8.71875)</b>		<b>68.427 lacs/acres</b>

Development cost as Acre

$$= \frac{596.60}{8.71875} = \text{Rs. } 68.427 \text{ Lacs per Acre}$$

Three copies of the estimate alongwith plans and proposal as received are returned herewith duly corrected and signed for further necessary action

DA/ As above & Annexure-'A' and ~~Master plan for the development of the area~~

*[Signature]*  
Superintending Engineer,  
HUDA Circle, Faridabad.

Dated:

Endst. No.

A copy of the above is forwarded to the Executive Engineer, HUDA Divn. Palwal at Faridabad w.r.t. his office memo No.3258 dt.28.07.2017 for information.

Superintending Engineer,  
HUDA Circle, Faridabad.


ANNEXURE - A

**Subject : Approval of Service Plan Estimate for plotted colony at Sector -9, Palwal under DDJAY by M/s Mansha Buildcon Pvt. Ltd.**

Technical note and comments

1. All detailed working drawings would have to be prepared by the colonizer and got approve from Chief Engineer, HUDA Panchkula so that these are adopted accordingly for integrating the internal services proposals with the Master proposals of Town.
  2. The correctness of the levels will be sole responsibility of the colonizer for the integration of internal 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 further shall also confirm to such directions, as issued by the Chief Engineer, HUDA Panchkula from time to time.
  4. The works 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 the Chief Engineer , HUDA Panchkula 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 Govt. / HUDA. All link connections with the State Govt. / HUDA system and services will be done by the colonizer. If necessary extra tubewells 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, Under Ground Tanks, Quarters, Manholes, Ventilating, Chamber for Storm Water Drainage, temporary, disposal / arrangement etc. will be got approved from the Chief Engineer, HUDA Panchkula before execution.
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- Portability of water will be checked and confirmed and the tubewells will be put into operation after getting chemical analysis of water tested and approved from Chief Engineer, HUDA Panchkula.

8. CI / DI K9 pipe lines for rising main & distribution for water supply system, and air valves & Scour valves for the fire fighting and DI K9 pipe for irrigation purpose will be used.
9. The 100mm, 150 mm dia pipe will be used for water supply 200 mm i/d SW pipe for sewage and 400 mm i/d RCC NP-2 pipe for storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer 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 specification.
12. The specification for various roads will be followed as per IRC / MOST specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standard and those fixed by HUDA.
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 level of internal road should be higher than the sector dividing road.

  
Superintending Engineer  
HUDA Circle, Faridabad  
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Executive Engineer  
HUDA Division Palwal,  
At Faridabad  
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