

ZONING PLAN FOR AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA 2016 OVER AN AREA BECASURING 40.2925 ACRES FALLING UNDER LICENSE NO. 80 OF 2022 DATED 13.05.2022 FALLING IN SECTOR 32, KURUKSHETRA, BEHIND DEVELOPED BY ONE PROJECTS PVT. LTD. AND OTHERS IN COLLABORATION WITH DECENT INFRAHEIGHTS PVT. LTD.

FOR PURPOSE OF CODE 1.3 (b) & 4.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

RESTRICTION OF ACCESS FROM ALLEYS, WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES
In the case of plots which are not less than 45 meters or more wide roads, roads and public open spaces, the access to the plots shall be provided through the main road or through the public open spaces. The access to the plots shall be provided through the main road or through the public open spaces. The access to the plots shall be provided through the main road or through the public open spaces.

BOUNDARY WALL
The boundary wall shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.
The boundary walls in front, side and rear shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.
The boundary walls in front, side and rear shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.

MAXIMUM PERMISSIBLE GROUND COVERAGE (MAGNITUDE), FRI AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING
The building or building shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.
The building or building shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.

GATE AND GATE POST
Gate and gate post shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.
Gate and gate post shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.

DISPLAY OF POSTAL NUMBER OF THE PLOT
The postal number and postal address shall be displayed on the plot as per Code 7.2.1 of Haryana Building Code 2017.
The postal number and postal address shall be displayed on the plot as per Code 7.2.1 of Haryana Building Code 2017.

GARBAGE COLLECTION POINT
Every plot shall have a garbage collection point as per Code 7.2.1 of Haryana Building Code 2017.
Every plot shall have a garbage collection point as per Code 7.2.1 of Haryana Building Code 2017.

ACCESS
Access to the plots shall be provided as per Code 7.2.1 of Haryana Building Code 2017.
Access to the plots shall be provided as per Code 7.2.1 of Haryana Building Code 2017.

GENERAL
The plots shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.
The plots shall be constructed as per Code 7.2.1 of Haryana Building Code 2017.

PLINTH LEVEL
The plinth level of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The plinth level of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

BASEMENT
The basement of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The basement of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

STAIRS
The stairs of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The stairs of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

ROOFING
The roofing of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The roofing of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

PAVING
The paving of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The paving of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

WATER SUPPLY
The water supply of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The water supply of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

SEWERAGE
The sewerage of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The sewerage of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

VEGETATION
The vegetation of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The vegetation of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

UTILITIES
The utilities of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The utilities of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

OTHERS
The others of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The others of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

NOTES
The notes of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The notes of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

LEGEND
The legend of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The legend of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

SCALE
The scale of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The scale of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

DATE
The date of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
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DRAWN BY
The drawn by of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The drawn by of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

CHECKED BY
The checked by of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The checked by of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

APPROVED BY
The approved by of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The approved by of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

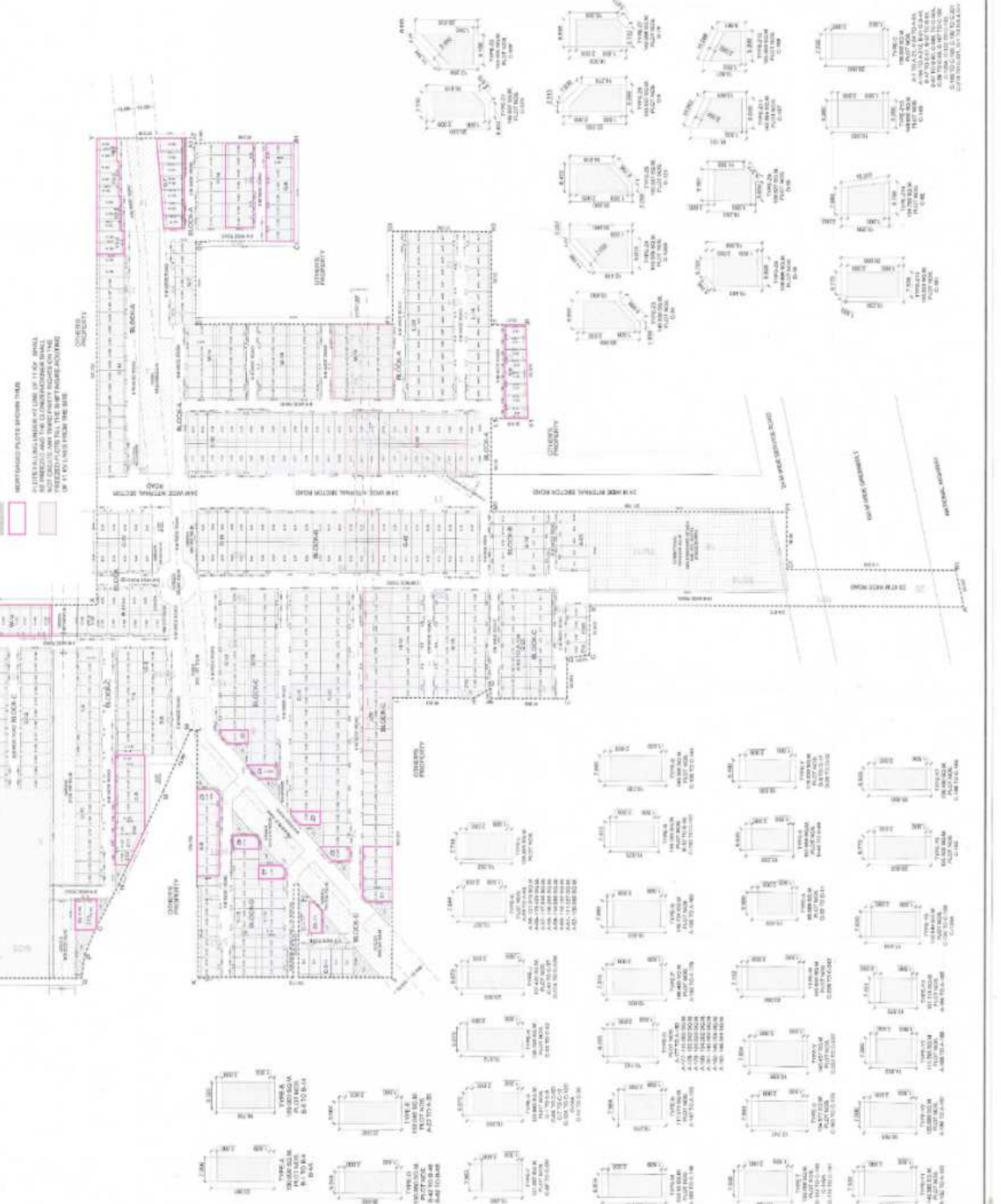
DATE OF APPROVAL
The date of approval of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The date of approval of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

PROJECT NO.
The project no. of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
The project no. of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.

SCALE
The scale of the building shall be as per Code 7.2.1 of Haryana Building Code 2017.
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1. SITE BOUNDARY OF LICENSED LINE
2. COMPANY SITE
3. COMMERCIAL PLOT
4. GREEN SPACE AREA
5. LID AREA
6. IDENTIFIED PLOTS SHOWN THAT
7. PLINTH LEVEL
8. BASEMENT
9. STAIRS
10. ROOFING
11. WATER SUPPLY
12. SEWERAGE
13. VEGETATION
14. UTILITIES
15. OTHERS
16. NOTES
17. LEGEND
18. SCALE
19. DATE
20. DRAWN BY
21. CHECKED BY
22. APPROVED BY
23. DATE OF APPROVAL
24. PROJECT NO.
25. SCALE
26. DATE

SERVICES ESTIMATE & PLANS

**LC. No. 59 of 2022
(UNDER DDJAY)**

**RESIDENTIAL PLOTTED COLONY
UNDER DDJAY
(AREA: 40.206 ACRES)
SECTOR-32 VILLAGE UMRI & BIR PIPLI,
KURUKSHETRA**



हरियाणा शहरी विकास प्राधिकरण
HARYANA SHEHARI
VIKAS PRADHIKARAN

Tel. : 2570982
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Email : cenchrhuda@gmail.com

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

C.E.II-No. 67772
Dated 03/04/2023
Annexure-A

SUB:-

Approval of Service Plan Estimate to setup Affordable Residential Plotted Colony (under DDJAY-2016) on the land measuring 40.20625 acres (licence no. 59 of 2022 dated 16.05.2022) in the revenue estate of Village Umri and Bir Pipli, Sector-32, Kurukshetra being developed by M/s Decent Infraheights 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.
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.

P.T.O.




हरियाणा शहरी विकास प्राधिकरण

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Panchkula

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. 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.


Superintending Engineer (HQ),
For Chief Engineer-II, HSVP,
Panchkula

SPE aw-4

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

website:-http://tcpharyana.gov.in

Regd.

To

Decent Infraheights Pvt. Ltd.
302, Third Floor Indraprakash Building,
21 Barakhamba Road,
New Delhi.

Memo No. LC-4589-B/JE(RK)/2023/ 29556 Dated: 06-09-2023

Subject: Approval of service plan/estimates in licence No. 59 of 2022 dated 13.05.2022 granted for setting up of Affordable Residential Plotted Colony (under DDJAY Policy 2016) over an area measuring 40.20625 acres situated in the revenue estate of village Umri and Bir Pipli, Tehsil Thanesar, Sector-32, District Kurukshetra.

Reference: Chief Engineer-II, HSVP, Panchkula office memo dated 03.04.2023 on the subject cited matter.

The service plan/estimates in respect of Licence No. 59 of 2022 dated 13.05.2022 granted for setting up of Affordable Residential Plotted Colony under DDJAY policy-2016 over an area 40.20625 acres situated in the revenue estate of village Umri and Bir Pipli, Tehsil Thanesar, Sector-32, District Kurukshetra and are hereby approved subject to the following terms & conditions: -

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-II, HSVP, Panchkula office memo dated 03.04.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Affordable Residential 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.
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. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
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. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.

6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.

Note (1):-

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Controlled Board or any other Authority Administering the said Acts.

A copy of the approved revised service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Engineer-II, HSVP, Panchkula under intimation to this office.

DA/As Above.



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

Endst. No. LC-4589-B/JE(RK)/2023/

Dated:

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo dated 03.04.2023 for information and necessary action please.



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

ESTIMATE FOR PROVIDING INTERNAL (INFRASTRUCTURE) DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 40.206 ACRES, AT VILLAGE UMRI & BIR PIPLI, KURUKSHETRA.

DESIGN REPORT:

About **UMRI & BIR PIPLI, KURUKSHETRA.**

Umri is located in the district of Kurukshetra, Haryana. The pincode of Umri is 136131. The area "Umri" lies under takula of Ponda and has a Branch Office. Umri comes under the head office Panaji. The postal division for pin code 403105 is Haryana. A Residential Plotted RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 40.206 ACRES, AT VILLAGE UMRI & BIR PIPLI, KURUKSHETRA.

The total licensed area is 40.206 acres, out of which 20.4121 acres area shall be develop as Plotted Colony & 1.59 acres for Commercial Area. All other area are being developed by the Green Parks & Roads.

The Total Services have been designed with a view to Integrate any further extension of area with the presently licensed area under development and also with master / external services to be laid by HUDA, with the salient features given as under:

WATER SUPPLY SCHEME:

i) SOURCE:

The present Source of water supply in this area is primarily with proposed Tube Wells as the underground water in this area is potable and fit for domestic & drinking purpose. However, HUDA water supply is also being taken to the site. Since Water is available at a reasonable depth, the average yield of Tube wells drilled to a depth of about 100-150m bgl. with 100' strainer/submersible pump. It has been proposed to install 3nos. Tube wells to meet up the present water supply for entire campus. This arrangement shall be made available till the HUDA is supplying the Water for which EDC is being paid to HUDA. *It is mandatory given by the developer that water supply arrangement be made if self*

It has been proposed a centralized UGT & of the total required capacity for domestic purpose. Provision of Firefighting static tank also been provided adjacent to Dom. UGT as recommended in the 'Manual on Water supply & Water Treatment' published by CPHEEO, Ministry of Urban Development, GOI.

ii) DESIGN:

The Water supply distribution Scheme has been designed for a total ultimate population of 10764 person approx. D.I (Ductile Iron) pipelines have been designed on 'Hazen-William formula' with C Value of 140 & peak factor of 3.0 is considered as per the Manual & guidelines. Minimum pipe size of 100mm dia is taken.

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iii) PUMPING MACHINERY:

It has been proposed Submersible pumping set of required capacity in the proposed Tube wells. From this TW water is stored in the UGT, from which a Separate pumping has been proposed to store Water into Indivial plots. Provision of 3 working ~~and~~ ~~stand by~~ pumps have been considered for entire campus. Provision of DG set of required capacity also been made for essential & emergency load as power-back up.

1. SEWERAGE SCHEME:

i) DESIGN OF SEWERS:

The proposed sewers have been designed by using "Manning's Formula' with running Half-full of peak flow, i.e 3 x DWF of Domestic Waster demand. It has been considered that about 80% of the Domestic Water supply shall find its way in to the Sewerage system. RCC (NP~~2~~₄ & NP3) is considered in sewerage system, and these lines are laid in such a way that the required slope (gradients) so as to minimum required self-cleansing velocity is maintained. The Hydraulic Design Sheets have been prepared and attached along with the Estimate. *The undertaking given by the developer that Sewerage disposal will be made itself till the sewage system provided by the HSVP.*

ii) STP & Re-cycling of Treated Effluent:

It is also proposed to install 1 no's STPs of required Cap.1550 at appropriate location in the total Colony and Treated effluent from these STPs shall be used in Horticulture/ Washing, etc. Surplus Treated effluent is taken to discharge into existing ~~HUDA~~ ^{HSVP} Sewerage System.

Provision of uPVC/ HDPE Distribution lines are taken for Horticulture from these STPs Treated Effluent Tank. The Estimate is prepared accordingly.

3. STORM WATER DRAINAGE SCHEME :

It is proposed to lay underground piped storm water drainage system in the colony with RCCNP-~~2~~₃ pipes . In order to improve the ground water table/sub soil aquifer, It is proposed to harvest the storm run-off in to Rain Water Harvesting Structures which are proposed with de-silting chambers for Pre-Filtration along the SWD System in the colony, so that maximum rain water is harvested in to the sub-soil aquifer and the surplus/ overflow run-off shall be taken & connected to existing ~~HUDA~~ ^{HSVP} S W Drain System. This will also minimize pumping requirements of storm run-off from the colony to ~~HUDA~~ ^{HSVP} SW

Drain. For design of piped SWD system, the intensity of rainfall has been taken as 30mm per hour and SWD pipes have been designed as running – full with Manning's formula. Minimum size of 400 mm I/d RCC pipe has been proposed. Estimate has been made accordingly. The Hydraulic Design Sheets have been prepared and attached along with the Estimate. *The undertaking also given by the developer for disposal of S.W.D will be made it self.*

IV. ROADS:

Roads have been proposed in the colony as per approved layout plan of the colony with road level & road gradients designed to achieve smooth flow of traffic to & fro as well as within the colony.

Necessary provisions have been made in the estimate accordingly as per revised specification for roads by HUDA.

VI. HORTICULTURE:

Estimate includes the necessary provisions for plantation, landscaping, signage's etc.

VII. SPECIFICATIONS:

The work will be carried out in accordance with the standard specifications as laid down by Haryana Govt./ HUDA.

VIII. RATES:

The estimate has been prepared on the rates as per recently approved estimates by HUDA.

IX. COST: 3521.50 lacs

The total cost of the "Internal Development Works" including cost of all services works out to Rs. 3183.41 Lacs (@ Rs. 79.18 Lacs / acre) including 3 % contingencies & PE charges, and 49% administrative, price escalation & other unforeseen charges.

**M/S DECENT INFRA HEIGHTS
PVT. LTD., DELHI**

Authorized Signatory

Vikas Dubey
**Ar. Vikas Dubey
M.Arch, B.Arch
CA/2014/66168
Mob:-9915725569
9915725570**




AFFIDAVIT

I, Vipin Bathla S/o Sh. Jagdish Bathla Authorised signatory of Decent Infraheights Pvt.Ltd. Regd.off 302 3rd Floor Indraparkash Building Barakhamba Road New Delhi, do hereby solemnly affirm and declare as under:-

1. Decent Infraheights Pvt.Ltd.. being granted licence no 59 of 2022 under Deen Dayal Jan Awas Yojna to develop affordable residential plotted colony in village Umri and Bir Pipli Sector 32, Kurukshetra on area measuring 40.20625 acres.
2. That the ownership of land is in the name of Individual Companies and responsibility for developing affordable residential plotted colony is of Decent Infraheights Pvt.Ltd.. Necessary legal documents related to this have already been submitted with concerned authorities including DGTCP Haryana.
3. We will make our own arrangement for disposal of sewerage treatment, water supply and storm water drainage.
4. That pumping if required will be carried out by us at our own cost.
5. That we will develop all the services.

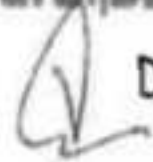
DECENT INFRA HEIGHTS
PVT. LTD., DELHI


Deponent

Verification:-

It is verified that the contents of above paras of this affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

M/S DECENT INFRA HEIGHTS
PVT. LTD., DELHI


Deponent

DESIGN CALCULATION				For 40.206	Unit	
Daily water requirement				Acres		
Total No. of Plots (General)				598	Nos	
Total No. of Plots (EWS)				0	Nos	
Population per plot (General)				18	Person/Plot	
Population per plot (EWS)					Person/Plot	
1	Therefore population (General)			10764	Persons	
	Therefore population(EWS)			0	Persons	
	Total Population			10764	Persons	
		SAY		10764	Persons	
Total daily Water requirement for plots (135 Lpcd + 15%)				@	155.25	LPCD
				Total	1671111.00	LPD
					OR 16.7111 KLD	
2	Non Residential building water requirement					
(a)	No. of commercial			1	Nos	
	Daily water requirement			@	32000	Ltrs/Acre
	Area of commercial			1.593	Acre	
	Therefore daily water requirement			50976.00	lit/day	
(b)	No. of community center			1	Nos	
	Area of community center			4.0206	Acre	
	Daily water requirement			@	25000	Ltrs/Acre
	Daily water requirement			@	100515.00	lit/day
Total 2 =				151491.00	Litres	
					OR 151.49 KLD	

3	Area under Parks			3.3345	Acre	
	Daily water requirement	@		25000	lit/acre/day	
	Therefore daily water requirement			83362.50	lit/day	83.36KL
4	Area under Roads			10.55	Acre	
	Daily water requirement	@		17.810	lit/acre/day	
	Therefore daily water requirement		52750	89060.00	lit/day	52.75KL
	Total 3&4		TOTAL	172412.50	Litres	
				136112.50		Seq. 136.12KL
I	Total daily requirement					
a)	For (1+2)		167.11KL + 151.49KL	1822602.00	Litres	1822.60KL
b)	Under Road & Parks		83.36KL + 52.75KL	172412.50	Litres	136.12KL
	Total Daily Requirement			1995014.50	Litres	1958.72KL
				1958714.50		
	Total Domestic Water requirement (65% of Total Water requirement (1+2 = 1822602 Litres))		1822.60KL 1822602 @ 65% =	4184691.30	1184.69 KLD	✓
	Total Recycle Water requirement (35% of Total Water requirement (1+2 = 1822602 Litres)) + Under Road+ Parks (3+4 = 172412.50 Litres)		1822.60KL {1822602 @ 35% = 637910.7 Litres} +172412.50 = 136112.50 or 136.11	810323.20	774.03 KLD 810.32 KLD	

③ Requirement for fire fighting

$$100 \sqrt{\frac{10764}{1000}} = 100 \times 3.2809 = 328.09 \text{ KLD} \times 1/3 = 109.63 \text{ KL}$$

~~$$\text{Total Requirement} = 1184.69 \text{ KLD} + 328.09 = 1512.78 \text{ KLD}$$~~

II Tubewell						
Assuming working hours of tubewells				16	hours	670
Assuming discharge/hour of each tubewell				30	KL/hours	500 Litres / Minutes
Total domestic water requirement			1184.69	1184.69	KLD	
No. of tubewells required			$1184.69 / 40 \times 16$	2.19		
			Add 10% Standby	2.19		
			Total arrangement	2.19		
			Proposed	3.00		3 Nos
So it is proposed 3 nos of tubewell. The provision of 3 no of tubewell has been made in the estimate because the water demand for horticulture and the road washing purpose is to be met from recirculated after treatment at STP and ultimate water supply is to be provided by HSVP.						
III Pumping machinery for tubewell						
a) Gross working load		=		45.00	m	
b) Average Fall in S.L		=		10	3.05	m
c) Depression head		=		15	9.00	m
d) Friction loss		=		10	3.00	m
				80	60.05	m
				80	60.00	m
				19.85	11.11	HP
BHP = $(500 \times 60 \times 1) / (60 \times 75 \times 0.6)$				19.85	11.11	HP
With 60% efficiency				42.00		HP
				20.00	670	20
It is proposed to install 3 no. Submersible pumping set with a discharge of 30,000 ltr./hour (500 lpm) driven with 42 HP electric motor each						
IV Underground Tank						
a) Daily requirement for domestic use and other except fire fighting		=		1184.69	KLD	
b) Capacity of under ground tank storage except fire fighting (60% of the 1184.69 KL)		=		710.81	KLD	
				720.00	KLD	
c) Fire Tank Capacity as / NBC Code $100 \sqrt{P} = 100 \sqrt{(10.76) \times 1/3}$		=		109.36	KLD	
				110.00	KLD	
				830	KLD	
				830	KLD	

It is proposed to provide 1 no. under ground tank of capacity 830 KLD which also includes 110 KL capacity for fire fighting.						
Tank will have compartments, one for fire, one for domestic use. The water first enters the fire compartment, then over flows to the domestic water use compartment so that the water in the fire compartment shall remain fresh.						
It is proposed to provide under ground tank of following capacity						
a)	Capacity of Fire tank-01			110.00	KLD	
b)	Capacity of Domestic tank-01	774.03		720.00	KLD	
c)	Flushing Tank (Horticulture+Flushing)x 60% = 810.32x60% = 486 KL Say 490 KL, THE FLUSHING TANK IN STP	486-11	486-11	490.00	KLD	
		Total Capacity of Under ground tank Domestic tank of fire fighting		464.42	470KLD	
V BOOSTING MACHINERY (Drinking water)						
UG. Tank						
Daily requirement for domestic use		= 1184.67 + 328.09	=	1512.76	KLD	
Assuming 8 hours running, 4 pumps (3 Working +1 standby)				62.03		
Discharge/hour			=	49.36	49.33 KL/HR	
			=	1050	822.70 LPM	822.70 LPM
			Or Say	830.00	LPM	
Head of pump				1050	850 LPM	
i)	Suction lifts		=	4.0	m	
ii)	Friction loss in M<main & specials		=	4.0	m	
iii)	Clear head		=	27.0	m	
			=	35.0	m	
		Say	950x40	35.0	m	
BHP of motor $(830 \times 35 \times 1) / (60 \times 75 \times 0.6)$			=	12.61	12.59 HP	
Hence it is proposed to provide 4 Nos. Submersible pumps of 15.0 HP out of 4 nos. 1 for standby arrangement.			Or Say	15.00	15.00 HP	
VI Gen Set						
	Pumps for Domestic Water Supply	3	44.0	15.0	=	33.45 HP
	Tubewell	22	42.0	20.0	=	26.60 HP
	Pumps for Flushing Water Supply	3	8.0		=	24.30 HP
	Lighting	115			=	50.115 HP
					Total	143.179 HP
		or	143 x 0.746 x 1.50	128.68	160.0	KVA
		Say	Add Lightg	15.02	200	KVA
				143.685	150KVA	

5	Sewage Treatment Plant capacity					
	Total water requirement/day			1822602.00	Litres	
	Sewage flow will be 80% &			1458081.60	Litres	
	Add 5% marginal effect of total load			72904.08		
				1530985.68		
	STP Capacity (Or Say)			1530.98	KLD	
		Say		1550.00	KLD	BY 1.55 MLD
VII	STP Treated Tank FLOSHING WATER TANK					
	Daily requirement for flushing, horticulture, road washing	=		774.03	KLD	
				840.32		
	Flushing Tank	=		486.49	KLD	
	(Horticulture+Flushing)x 60%	=		470	KLD	
	= 840.32 x 60% = 486 KL Say 490 KL		Say	490.00		
	THE FLUSHING TANK IN STP					
VIII	BOOSTING MACHINERY (Flushing water)					
	Near/in STP			774.03		
	Daily requirement for Flushing & Horticulture, road washing use	=		840.32	KLD	08.0.81 Say 85 MLD
	Assuming 8 hours running, 4 pumps (3 Working +1 standby)			33.25		
	Discharge/hour	=		33.76	KL/HR	
				537.53	LPM	
			Or Say	562.72	LPM	
				570.00	LPM	
	Head of pump			550 LPM		
i)	Suction lifts	=		4.0	m	
ii)	Friction loss in M<main & specials	=		3.0	m	
iii)	Clear head	=		38.0	m	
		=		37.0	m	
	Say	=		35.0	m	
				40.0		
	BHP of motor (570.35)/(60*75*0.6)	=		7.39	8.14	HP
			Or Say	8.00	10.00	HP

Hence it is proposed to provide 3 Nos. submersible Pumping Set of 550 LPM against a head of 40 M, driven with electric Motor of 10.00 HP out of 3 Nos., 1 No. for stand by arrangement.

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENTS WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 40.206 ACRES, AT VILLAGE UMRI & BIR PIPLI, KURUKSHETRA.

FINAL ABSTRACT OF COST	Amount (Lacs.)
	For 40.206 Acres
Sub Work 1- Water Supply	RS. 513.20 Lacs 445.00 447.05
Sub Work 2- Sewerage	RS. 528.97 Lacs 513.43 849.65
Sub Work 3- S.W. Drainage	RS. 309.92 Lacs 244.02 252.18
Sub Work 4- Roads	RS. 860.92 Lacs 776.76 847.90
Sub Work 5- Street Lighting	RS. 154.26 Lacs
Sub Work 6- Horticulture	RS. 26.20 Lacs 40.99 26.20
Sub Work 7- Maintenance of services for 10 years including resurfacing of roads after 1st 5 years & II. Phase i.e. 10 years maintenance (as per HSVP norms)	RS. 1067.95 Lacs 1038.94
TOTAL	RS. 3521.42 Lacs 3183.41 3653.18 SAY-3521.50 Lacs
COST PER ACRE	RS. 87.60 Lacs per Acre $\frac{3653.18}{40.20625} = 90.86$ per Acre

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

[Signature]
 Executive Engineer
 HSVP Division
 AMBALA

[Signature]
 Ar. Vikas Dubey
 M.Arch, B.Arch
 CA/2014/86188
 Mob: 9915725599
 9915725570

[Signature]
 Superintending Engineer
 HSVP Circle, KARNAL

M/S DECENT INFRA HEIGHTS
 PVT. LTD., DELHI

Authorized Signatory

Checked subject to Comments
 In forwarding letter No. 6112
 Dt. 21/04/2023 and notes
 attached with the estimate

[Signature]
 Superintending Engineer (HQ)
 for Chief Engineer II
 Panchkula
 10220-11

WATER SUPPLY HEAD(Abstract of cost Sub-Work-I)	Amount (Lacs.)
	For 40.206 Acres
Sub Head 1- Head Works	RS. 156.50 lacs 101.36 127.50
Sub Head 2- Pumping Machinery	RS. 69.00 lacs 62.50
Sub Head 3- Distribution System Domestic water	RS. 88.39 lacs 65.10 67.90
Sub Head 4- Flushing and Irrigation scheme	RS. 65.60 lacs 60.73 52.95
Total	RS. 373.49 lacs 289.68 316.85
Add 3% Contingencies & PE Charge	RS. 11.20 lacs 8.69 9.32
TOTAL	RS. 384.69 lacs 298.37 326.17
Add 49% Departmental Charges, price escalation	RS. 188.50 lacs 146.20 156.88
<i>Unforseen, Admin</i>	
TOTAL	RS. 573.19 lacs 444.57 477.05
SAY	RS. 573.20 lacs 445.00 477.05
(CO to final abstract of cost)	

Sub Head I						Water Supply Head Works Rs. (laks)
S. No	Description	Unit	Qty	Rate	Amount	
1	Boring and installing 510 mm I/d tubewells with reverse/direct rotary rig complete with pipe strainer to a depth of about 80m. complete.	Nos.	3	1500000.00	45.00	
2	Constructing pump chambers as per standard design of PWD PH/HSVP of size 1.50x1.50 m.	Nos.	3	466000.00 250000.00	8.00 7.50	
3	Construction of boosting chambers of suitable size along with under ground tank pumping machinery and generating set etc. complete in all respects.					
Details of boosting station						
i)	construction of boosting chamber			LS	10.00	
ii)	construction of UG Tank Including Fire Tank	KL	830	4600.00 5500/KL	37.35 71.50	
<i>Cost of OGT for flushing</i>			470 470		57.40	
4	Provision for carriage of material and other unforeseen items.		1300	LS	1.00 5.00	
5	Provision for boundary wall around the T.W sites & water works site, cost of footpath lawn etc.			LS	2.00 5.00	
6	Provision for facilities staff Qtrs. for Maintenance staff.			LS	3.00 12.50 lacs	
(C.O. to abstract of cost of Sub-work No.I)				TOTAL	RS. 156.50 lacs 201.95 127.50	
				SAY	104.95 127.50	

Sub Work I							Water Supply
Sub Head No. II							Pumping Machinery
							Amount (Rs.)
							(in Lakhs)
S. No.	Description	Unit	Qty	Rate			
1	Providing and installing electricity driven electro or submersible pumping set capable of delivering about 40 KL water per hour against a total head of 80 M complete with motor and other accessories. (12HP) <i>80</i>	Nos.	3	200000.00		6.00	
2	Provision for cheap pressure type chlorination plant complete. <i>30</i>	Nos.	3	500000.00 100		0.00 3.00	
3	Provision for making foundations & erection of pumping machinery.			LS		5.00	
4	Provision for pipes, valves & specials inside the pump chamber.			LS		5.00	
5	Provision for electric services connection including electric fittings for tubewells chambers complete. Including cost of transformer.			LS		1.00 2.50	
6	Providing and installing electricity driven domestic pumping set, capable of delivering 850 LPM of water at 35M head complete in all respects. (11HP) <i>1050 850</i>						
	(3 working + 1 standby)	Nos.	4	300000.00		12.00 9.00	
7	Providing and installing electricity driven flushing pumping set, capable of delivering 570 LPM of water at 8M head complete in all respects. (8.00HP) <i>550 LPM</i>						
	(3 working + 1 standby)	Nos.	4	200000.00 200000		8.00 2.00	
8	Provision of diesel generator set of each for standby arrangements for booster pump complete with gear head arrangements of following capacities (for all machinery)						
			150KVA			22.50	
			200KVA 1	15000 per KVA		20.00	
9	Provision for carriage of materials and other unforeseen items.			LS		5.00	
(C.O. to abstract of cost of Sub-work No.I)					TOTAL	60.00 69.00	
					SAY	60.00 69.00	

Sub Work I						Water Supply	
Sub Head No. II						Distribution System/Rising Main	
S. No	Description	Unit	Qty	Rate		IN LACS	
1	Providing, laying, jointing & testing D.I. K-9/7 pipes including cost of excavation complete as per ISI marked. (For Domestic water supply line) <i>in the TW line</i>						
i)	100 mm dia	M	2825 <i>3270</i>	1400.00 <i>1460/-</i>		4634 <i>4578</i>	
ii)	150 mm dia from TW-1, TW-02	M	600 <i>44</i>	1470.00 <i>2040/-</i>		2.51 <i>12.24 Lacs</i>	
iii)	<i>200 mm dia</i>	M	504 <i>40</i>	1650 <i>2700/-</i>		0.60 <i>1.35 Lacs</i>	
2	Providing and fixing sluice valves including cost brick masonry chambers complete in all respects.						
i)	100 mm I/d	Nos.	15	12000/- <i>12000.00</i>	22000.00 <i>22000.00</i>	1.80 <i>1.80</i>	
ii)	150 mm I/d	Nos.	3	15000/- <i>15000.00</i>	22000.00 <i>22000.00</i>	0.45 <i>0.45</i>	
iii)	<i>200 mm dia</i>	Nos.	1	20000/- <i>20000.00</i>	22000.00 <i>22000.00</i>	0.20 <i>0.20</i>	
3	Providing, fixing and testing butterfly valves including cost of valve chambers complete in all respects.						
i)	100 mm I/d	Nos.	10	10000.00		1.00	
4	Providing and fixing 100 mm dia NRV including cost of valve chambers complete in all respects.						
i)	100 mm dia	Nos.	10	15000.00 <i>15000.00</i>		1.50 <i>1.50</i>	
5	Providing and fixing air valves and scour valves including cost of valve chambers complete in all respects.	Nos.	10	10000.00		1.00	
6	Providing and fixing indicating plates for sluice valve, air valve etc.	Nos.	49 <i>49</i>	2000.00 <i>2000.00</i>		0.98 <i>0.98 Lacs</i>	
8	Provision for carriage of material <i>see other Unforeseen items</i>			(LS)		5.00 <i>5.00</i>	
9	Provision for cutting the roads and making to its original condition			LS		2.00 <i>2.00</i>	
10	Providing and fixing fire hydrants complete with masonry chambers near by Community & Commercial	Nos.	4	10000.00 <i>10000.00</i>		0.40 <i>0.40 Lacs</i>	
11	Making water supply connection <i>with HSVP line on Master Road</i>			LS		2.00 <i>2.00 Lacs</i>	
2	Provision for rising main from HSVP water supply line to UG Tank						
i)	150 <i>150</i> mm dia	M	550	1400.00 <i>2040/-</i>		11.22 <i>11.22 Lacs</i>	
(C.O. to abstract of cost of Sub-work No. J)				TOTAL	82.39 <i>82.39 Lacs</i>	85.10 <i>85.10</i>	
				SAY	85.10 <i>85.10</i>	85.10 <i>67.90</i>	

PROJECT : DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY
ON LAND MEASURING 40.206 ACRES, KURUKSHETRA.

MATERIAL OF DOMESTIC						DIA IN mm	
SL NO	LINE NO		LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia	100	150	200
1	1	2	3	100 200	3	-	3
2	2	3	33	100 200	33	-	33
3	3	4	41	100	41		
4	3	3a	43	100	43		
5	4	5	45	100	45		
6	5	5a	165	100	165		
7	5	6	64	100	64		
8	6	6a	84	100	84		
9	6	7	63	100	63		
10	4	4a	61	100	61		
11	3	8	33	100 150	33	33	
12	8	8a	248	100	248		
13	8	9	44	100 150	44	44	
14	9	9a	138	100	138		
15	9	10	49	100 150	49	49	
16	10	10a	270	100	270		
17	10a	10b	20	100	20		
18	10a	10c	36	100	36		
19	10	11	49	100	49		
20	11	11a	66	100	66		
21	11	12	44	100	44		
22	12	12a	60	100	60		
23	13	13a	67	100	67		
24	13	13b	40	100	40		
25	12	12b	40	100	40		
26	2	14	14	100 200	14		14
27	14	14a	28	100 150	28	28	
28	14a	14b	14	100 150	14	14	
29	14a	14c	230	100	230		
30	14	15	64	100 150	64	64	
31	15	15a	115	100	115		
32	15a	15b	53	100	53		
33	15a	15c	97	100	97		
34	14	14d	201	100 150	201	201	
35	15	16	67	100	67		
36	16	16a	48	100	48		
37	16	17	50	100	50		
38	17	17a	48	100	48		
39	17	18	50	100	50		
40	18	18a	108	100	108		
41	19	19a	40	100	40		
42	19	20	108	100	108		
43	20	20a	31	100	31		
44	13	14	48	100	48		
45	13	13a	84	100	84		
Total					3268		58
46	T.W No-1		T.W.	150			30
47	T.W No-2		U.G.T.	150		5	40
48	T.W. No-3		U.G.T.	150		66	
49	Main C.W.T To U.G.T.					90	
					2815	594	
					2220	701	50MM

Sub Work I						Water Supply	
Sub Head No. IV						Flushing & Irrigation	
S. No	Description	Unit	Qty	Rate		IN LACS	
1	Providing, laying, jointing & testing DI pipe/K9 pipes line including cost of excavation complete in all respect.						
	(i) 200 MM	130 M		2700/-		3.51 Lacs	
	(ii) 150 MM	516 M		2040/-		10.53 Lacs	
i)	100 mm dia	26 M	2280	1460/-	4480.00	38.43	
ii)	25 mm dia for Garden hydrant <i>line</i>	M	200	450.00	300	0.90	
iii)	32 mm dia for Garden hydrant	M	144	500.00		0.72	
	200 MM dia	M	175	1650		2.89	
2	Providing and fixing sluice valves including cost of brick masonry chambers complete in all respect						
	100 M		7	12000/-			
	150 mm dia	Nos.	3	42000.00	22000	15000/-	
3	Providing & fixing 20 mm Irrigation for hydrant valve complete in all respect.	Nos.	20	3600.00	20.000		
						0.60	
						0.70	
						1.00	
4	Providing and fixing air valves and scour taps including cost of bricks masonry chambers.		10	10000.00		1.00	
5	Providing and fixing indicating plates for sluice valve, air valve etc.	Nos.	41	2000.00		0.82	
6	Provision for carriage of material & unforeseen items			LS		5.00	
7	Provision for cutting of roads & make is good the same			LS		2.50	
(C.O. to abstract of cost of Sub-work No.I)				TOTAL		52.75	
				SAY		65.60 Lacs	

PROJECT : DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON
LAND MEASURING 40.206 ACRES, KURUKSHETRA.

MATERIAL OF FLUSHING					DIA IN mm	
SL NO	LINE NO		LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia	100	150
					MM DIA	MM
1	1	2	130	100-200	130	
2	2	3	45	150 100-200	45	
3	3	3A	183	100	183	
4	3	4	64	100	64	
5	4	4A	90	100	90	
6	4	5	70	100	70	
7	2	6	31	100	31	31
8	6	6A	54	100	54	
9	6	7	18	100 150	18	18
10	7	7A	257	100	257	
11	7	8	54	100 50	54	54
12	8	8A	136	100	136	
13	8	9	48	100	48	
14	9	9A	271	100	271	
15	9A	9B	41	100	41	
16	9A	9C	15	100	15	
17	9	10	49	100	49	
18	10	10A	62	100	62	
19	10	11	45	100	45	
20	11	11A	63	100	63	
21	11	12	35	100	35	
22	12	12A	73	100	73	
23	12	12B	43	100	43	
24	6	13	72	100 150	72	72
25	13	13A	35	100 150	35	35
26	13A	13B	17	100 150	17	17
27	13A	13C	213	100	213	
28	13	13D	194	100 150	194	194
29	13	14	50	100 150	50	50
30	14	14A	125	100	125	
31	14A	14B	53	100	53	
32	14A	14C	104	100	104	
33	14	15	50	100	50	
34	15	15A	42	100	42	
35	15	16	50	100	50	
36	16	16A	42	100	42	
37	16	17	50	100	50	

200
MM DIA
130
45

38	17	17A	102	100	102	150MM	200MM
39	17	18	40	100	40		
40	18	18A	102	100	102		
41	18	18B	60	100	60		
TOTAL			3278			576MM	130MM
SAY			3280M		2632	175.00	516MM.

3105
3278MM.

44	13	14	48	100	48
45	13	13a	84	100	84
TOTAL			3301		
SAY			3310 M		

SL. NO			
46	TW01	TUBE WELL LINE	15
47	TW02	UGT	66
48	TW03	UGT	90
TOTAL			171
49	MAIN LINE TO UGT		550 M 100MM DIA

PROJECT : DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 40.206 ACRES, KURUKSHETRA.

MATERIAL SHEET FOR IRRIGATION SYSTEM

S.No	LINE NO		PIPE IN METER	LENGTH OF PIPE (MTR.)	
	FROM	TO	LENGTH (MTR.)	25 MM	32 MM
1	Flu Line	GH1	5	5	
2	Flu Line	GH2	5	5	
3	Flu Line	GH3	5	5	
4	Flu Line	GH4	5	5	
5	Flu Line	GH5	5	5	
6	Flu Line	GH6	5	5	
7	Flu Line	GH7	15	15	
8	Flu Line	GH8	15	15	
9	Flu Line	GH9	15	15	
10	Flu Line	GH10	15	15	
11	Flu Line	GH11	15	15	
12	Flu Line	GH12	15	15	
13	Flu Line	GH13	15	15	
14	Flu Line	GH14	17	17	
15	3A	IRRIGATION LINE		0	144
16	IRRIGATION LINE	GH16	5	5	
17	IRRIGATION LINE	GH17	5	5	
18	IRRIGATION LINE	GH18	5	5	
19	IRRIGATION LINE	GH19	5	5	
20	Flu Line	GH20	25	25	144
		TOTAL LENGTH	197 mtr	197 mtr	144 mtr
		Say	200		144
TOTAL GARDEN HYDRANT = 20Nos					

Sub Work II						Sewerage Scheme
S. No	Description	Unit	Qty	Rate		in Lacs
1	Providing, lowering, jointing, cutting salt glazed stone ware/SW pipes and specials into trenches including cost of excavation, bed concrete lot of manholes complete.					
	i) 200 mm lid					
a)	Average depth upto 3 m	M		1700.00		0.00
			3012			
	ii) 250 mm lid					
a)	Average depth 1.5 m to 4.5 m	M	3140	2000.00		60.24 62.00 62.50
	iii) 300 mm lid					
a)	Average depth 1.5 m to 4.5 m	M	130.25	2400.00 2880		3.74 0.00 2.78
2	Provision for lighting, watching and temporary diversion traffic			LS		0.00 2.00
3	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges. <i>Making good to its original condition</i>			LS		0.25 2.50 lacs
4	Provision for connection with HSVP <i>Master sewer at nearest location.</i>			LS		2.00 lacs
5	Providing and installation of STP 1550 KL including civil tanks and all electro mechanical works.	KL	1550.00	30000.00 15000.00 16000/-		4.65 248.00 248.00 lacs
6	Provision for timbering & shoring, <i>as Prov. during work done at suitable places</i>	LS		500000 (LS)		5.00 ✓
7	Provision for CI/ DI pipe from S.T.P. to HSVP main line (over flow)					
i)	250 mm dia pipe	M	600	2000.00 2700/-		16.20 lacs 42.00
8	Provision for carriage of material & unforeseen items			LS		5.00
SUB TOTAL						344.68 lacs 334.55
Add 3% contingencies & PE charges						10.34 lacs 30.04
Add 49% Deptt. Charges						173.95 244.55
TOTAL						528.97 lacs 166.86
(C.D. TO FINAL ABSTRACT OF COST) SUB-WORK-II						SAY 847.66 813.73

**PROJECT : DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON
LAND MEASURING 40.206 ACRES, KURUKSHETRA.**

MATERIAL STATEMENT FOR SEWER WATER

SL NO.	LINE		250 DIA LENGTH
	From	To	
1	1	2	64.00
2	2	3	6.00
3	3A	3	40.00
4	3	4	40.00
5	4A	4	57.00
6	4B	4	40.00
7	4	5	44.00
8	5A	5	56.00
9	5	6	44.00
10	6C	6A	15.00
11	6B	6A	40.00
12	6A	6	274.00
13	6	7	50.00
14	7A	7	137.00
15	7	8	50.00
16	8A	8	246.00
17	8	24	21.00
18	15A	15	155.00
19	9A	9	42.00
20	9	10	23.00
21	10A	10	102.00
22	10	11	40.00
23	11A	11	102.00
24	11	12	50.00

			250MM	300MM
25	12A	12	43.00	
26	12	13	50.00	
27	13A	13	43.00	
28	13	14	50.00	
29	16A	16	52.00	
30	16	17	49.00	
31	17A	17	55.00	
32	17	18	15.00	
33	18	14	113.00	
34	19	19A	218.00	
34	19B	19A	15.00	
35	19A	15	33.00	
36	15	24	62.00	
37	24A	24	47.00	
38	24	23	34.00	34
39	20	21	55.00	
40	21A	21	86.00	
41	21	22	63.00	
42	22A	22	180.00	
43	22	23	45.00	
44	23	STP	92.00	92
	TOTAL		3012 3138.00 3040	126
	SAY		3140.00	92

Say 3012
 Say 3012Mtr.

92
 130Mtr.

Sub Work III							Storm water drainage
S. No	Description	Unit	Qty	Rate		In Lacs	
1	Providing, lowering, jointing, cutting RCC NP3 pipes and specials into trenches including cost of excavation cost of manholes, ventilating chambers etc. complete in all respects.						
	i) 400 MM i/d RCC NP3		2870 Mtr.	@ RS. 2500/ Mtr.		71.75 lacs	
	ii) 500 MM " " "		200 Mtr.	@ RS. 2700/ Mtr.		5.40 lacs	
	iii) 600 MM " " "		160 Mtr.	@ RS. 3000- Hire.		4.80 lacs	
	iv) 400mm i/d		100 Mtr.	@ RS. 5000- Hire.		5.00 lacs	
	v) 200 Mtr " " "					5.00 lacs	
a)	Average depth upto 2m	M	3830	2500.00		95.75	
	Including Over Flow Line						
2	Provision for road gully and drain with connection pipe	300MMφ		LS		10.00	
3	Provision for lighting, watching and temporary diversion of traffic.			LS		2.00	
4	Provision for cutting of roads and carriage of materials etc. and other unforeseen items.			LS		15.00 lacs	
5	Construction of rain water harvesting pit of modular type as per details and specification given below and as per attached drawing including, cost of excavation of all ind soil foundation trenches of drain including dressing of sides of ramming and getting out excavation of soil.	Nos	16	350000.00		48.00 56.00 lacs	
6	Provision for timbering & shoring			LS		5.00	
7	Provision for connection with HSVP. S.W.D line on Master Road			LS		2.00	
	temporary despoiled arrangement till						
8	Provision for carriage of material & unforeseen items			LS		25.00	
	HSVP Services are provide						
						SUB TOTAL 201.95 lacs 160.00-168.88	
						Add 3% contingencies 6.05 lacs 5.07	
						PE Charges 208.00 lacs 169.77 173.15	
						Add 49% Deptt. Charges, price/01.92 lacs 85.23	
						escalation, Unforeseen, Admin	
						TOTAL 309.92 lacs 244.02 252.18	
	(C.C. TO FINAL ABSTRACT OF COST) SUB WORK - III)					SAY 244.02	

PROJECT : DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER
DDJAY ON LAND MEASURING 40.206 ACRES, KURUKSHETRA.

MATERIAL STATEMENT

SL NO.	SW LINE		DIA OF PIPE	LENGTH OF LINE	500 MM ϕ	600 MM ϕ	800 MM ϕ
	From	To	IN MM	METER			
1	1	2	400	70.0			
2	2a	2	400	85.0			
3	2	3	400	61.0			
4	3A	3	400	189.0			
5	3	4	400	44.0			
6	4A	4	400	88.0			
7	4	5	400	39.0			
8	5A	5	400	46.0			
9	5	6	400	24.0			
10	6A	6	400	82.0			
11	6	7	400 500	46.0	46		
12	7A	7	400 600	129.0			
13	7	8	400	48.0	48		
14	7B	7C	400	274.0			
15	8A	7C	400	54.0			
16	7C	8	400	261.0			
17	8	9	400	48.0	48		
18	9A	9	400	67.0			
19	9	10	400	42.0	42		
20	10A	10	400	67.0			
21	10	11	400	45.0	45		
22	11A	11	400	67.0			
23	11	12	400	20.0		20	
24	13	14	400	225.0			
25	14	25	400	26.0			
26	15	16	400	53.0			
27	16	17	400	44.0			
28	17A	17	400	53.0			

					SCANN	BOANN	BOANN
29	17	18	400	20.0			
30	18	19	400	0.0			
31	24A	24	400	58.0			
32	23A	23	400	106.0			
33	22A	22	400	106.0			
34	21A	21	400	46.0			
35	20A	20	400	46.0			
36	19	20	400	50.0			
37	20	21	400	51.0			
38	21	22	400	50.0			
39	22	23	400	40.0			
40	23	24	400	16.0			
41	24	25A	400 ✓	57.0			
42	25	25A	400	211.0	2.11		
43	25A	12A	400	258.0	258		
44	12	12A	400 600	137.0		137	
45	12A	OUT FALL		100.0			100
		SUB TOTAL		3649.0			
46	RWH-1	STROM LINE	400	15.0			
47	RWH-2	STROM LINE	400	15.0			
48	RWH-3	STROM LINE	400	15.0			
49	RWH-4	23a	400	15.0			
50	RWH-5	24a	400	6.0			
51	RWH-6	STROM LINE	400	6.0			
52	RWH-7	STROM LINE	400	6.0			
53	RWH-8	25	400	25.0			
54	RWH-9	STROM LINE	400	6.0			
55	RWH-10	STROM LINE	400	6.0			
56	RWH-11	STROM LINE	400	3.0			
57	RWH-12	STROM LINE	400	5.0			
58	RWH-13	STROM LINE	400	7.0			
59	RWH-14	STROM LINE	400	10.0			
60	RWH-15	STROM LINE	400	5.0			
61	RWH-16	6A	400	30.0			
SUB TOTAL				175.0			
TOTAL			2869	3824.0	698	157	100
SAY			2870	3830-M	700	160	100

Sub Work IV						Road Work
S. No	Description	Unit	Qty	Rate		In Lacs
1	Provision for leveling and earth filling as per site conditions.	Acre	40.205	175000.00		70.36
2	Construction of road by-					378.00 ✓
	i) Providing GSB by 200 mm thick.					
	ii) 250 mm thick W.M.M. stone aggregate layer					
	iii) 50 mm DBM,					
	iv) 30 mm thick B.C. complete in all respect.					
	Total including 9, 10, 12m, & 24m	Sq. M	25200	1500.00		
3	Miscellaneous items					
(a)	Providing for Kerbs & Channels <i>of bet. Specification condition for 40.205 ACRES all subject</i>	RMT	1300 8000	200.00 600Mtr.		48.00 lacs 2.60 56.0
	12M, & 24m wide road 686 Say 680 630x 2 = 1360 RM					
b	Construction of footpath with paver block over 100mm thick cement and concrete 1.5m wide on two sides of 24 m wide road = 2x1.5x396 = 1188 Sqm.	Sqm	1188	1000.00		11.88
4	Provision for traffic control, lighting and guide map, lighting watching etc. <i>light</i>			LS		2.00
5	Provision for carriage of material <i>& other unforeseen items</i>			LS		200/0.00
6	Provision for plot indicator, guide maps etc.			LS		100 5.00
7	Provision for demarcation etc.			LS		100 3.50
8	Provision for Parking & pavement in Commercial Area 50% of total Area Cement coc. 1:4:8 + 60MM thick paver block	Sqm	3223.31	1000.00		32.23
SUB TOTAL						560.97
Add 3% contingencies						16.83
<i>PE charges</i>						577.80
<i>escalation, unforeseen items</i>						283.12
TOTAL						860.92 lacs
(C.O. TO FINAL ABSTRACT OF COST) SUB WORK IV						SAY 778.76
						847.90

PROJECT : DEVELOPMENT WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY ON LAND MEASURING 40.206 ACRES,KURUKSHETRA.

MATERIAL STATEMENT OF ROAD

S.NO	NODE	WIDE(m)	LENGTH(m)	9.0 M WIDE	WIDTH Metalled	AREA in SQM
1	Road-01	9	90.00	90.00	5.5	495.00
2	Road-02	9	180.00	180.00	5.5	990.00
3	Road-03	9	196.00	196.00	5.5	1078.00
4	Road-04	9	157.00	157.00	5.5	863.50
5	Road-05	9	50.00	50.00	5.5	275.00
6	Road-06	9	130.00	130.00	5.5	715.00
7	Road-07	9	83.00	83.00	5.5	456.50
8	Road-08	9	62.00	62.00	5.5	341.00
9	Road-09	9	252.00	252.00	5.5	1386.00
10	Road-10	9	140.00	140.00	5.5	770.00
11	Road-11	9	190.00	190.00	5.5	1045.00
12	Road-12	9	68.00	68.00	5.5	374.00
13	Road-13	9	60.00	60.00	5.5	330.00
14	Road-14	9	68.00	68.00	5.5	374.00
15	Road-15	9	217.00	217.00	5.5	1193.50
16	Road-16	9	217.00	217.00	5.5	1193.50
17	Road-17	9	208.00	208.00	5.5	1144.00
18	Road-18	9	104.00	104.00	5.5	572.00
19	Road-19	9	40.00	40.00	5.5	220.00
20	Road-20	9	47.00	47.00	5.5	258.50
21	Road-21	9	47.00	47.00	5.5	258.50
22	Road-22	9	108.00	108.00	5.5	594.00
23	Road-23	9	108.00	108.00	5.5	594.00
24	Road-24	9	60.00	60.00	5.5	330.00
25	Road-25	9	38.00	38.00	5.5	209.00
26	Road-26	9	63.00	63.00	5.5	346.50
Total 9.0M Wide			2983.00	Total 9.0M Wide		16406.500
Add 5% for Curve			149.15			820.33
TOTAL			3132.15			17226.83

10 METER WIDE ROAD

S.NO	NODE	WIDE(m)	LENGTH(m)	10 M	WIDTH Metalled	AREA in SQM
20	Road-27	10	134	134	5.5	737
Total 10M Wide Road Length =			134	Total 10 M Wide Road Area =		737
Add 5% for Curve			6.7			36.85
TOTAL			140.7			773.85

12 METER WIDE ROAD						
S.NO	NODE	WIDE(m)	LENGTH(m)	12 M	WIDTH Metalled	AREA in SQM
27	Road-28	12	277	277	5.5	1523.5
Total 12 M Wide Road Length =		277.00		Total 12 M Wide Road Area =		1523.500
Add 5% for Curve			13.85			76.175
TOTAL			290.85			1599.675
24 METER WIDE ROAD						
S.NO	NODE	WIDE(m)	LENGTH(m)	24 M	WIDTH Metalled	AREA in SQM
69	Road-01	24	260	260	14 (3.7)	3640
70	Road-02	24	118	118	14 (3.7)	1652
Total 24M wide Road		378		Total 24 M Wide		5292
Add 5% for Curve			18.90			264.6
TOTAL			396.90			5556.60

Total Length of 9,10,12, & 24 M Wide Road	3960.60	Total Area of 9, 10,12,15 & 24 M Wide Road	25156.950
Length SAY	4,000 Meters	Area Say	25200 Sqm.

K&C 4000A X 2.8000 MTR

Sub Work V							Street Lighting	
S. No.	Description	Unit		Qty	Rate		In Lacs	
1	Providing street lighting on internal roads as per standard specification of HVPNL and CFL complete in all respect AREA 40.206 ACRES							
	Provision made on L.S. cost @ Rs.2,50,000.00 per acre	L.S.		40.206	250000.00		100.52	
SUB TOTAL							100.52	
Add 3% contingencies <i>and P.E.Charges</i>							3.02	
							103.53	
Add 49% Deptt. Charges, <i>price escalation Unforeseen, Admin</i>							50.73	
TOTAL							154.26	
(C.O. TO FINAL ABSTRACT OF COST) SUB WORK-V							SAY	154.26 ✓

Sub Work VI						Horticulture
S. No	Description	Unit	Qty	Rate	Amount	
1	Development of lawn area				In Lacs	
a)	Trenching the ordinary soil upto depth of 60 cm. including removal and packing of servicable material and disposing at the lead of 50m and making upto the trenched area to prope level by filling with earth mixed with manure before and after flooding trenches with water including cost of imported earth and manure.					
b)	Rough dressing of trenched area.					
c)	Grassing with including watering and maintenance of lawns free from weeds and fit for moving in rows including for hedges, shrubs and green belt (as per HSVP Norms)	Per acre	3.3345	150000.00	5.00	
2	Planting of trees with tree guards on roads at 12 m, & 24 M intervals					
	total length of roads = 667 mtr Say 700					
	No of trees @ 12m c/c = $\frac{700 \times 2}{12} = 116$ nos = 666.67 Say 667 nos. say = 670 $\frac{4000 \times 2}{12}$ say 670					
	Cost of the tree @ 1800/- each	Nos.	670 120	1800.00	12.06 2.15	
SUB TOTAL					17.06 17.15	
Add 3% contingencies					0.51 17.57	
Add 49% Deptt. Charges					8.61 26.18	
TOTAL					26.18 26.20	
(C.O. TO FINAL ABSTRACT OF COST) SUBWORK-VI)					SAY 26.20	

Cost details

Excavation = Rs 60.-
 Manure = Rs 90.-
 Tree plant = Rs 150.-
 Tree guard Rs 1500.-
 Rs 1800.-

Sub Work VII							Maintenance
S. No	Description	Unit	Qty	Rate		In Lacs	
1	Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, street light, horticulture etc. complete including operation and establishment charges as per HSVP norms after completion and resurfacing of roads after 10 years or 1st phase.	Acre	40.206	800000.00		321.65	
2	Provision for resurfacing and strengthening of roads after 1st five years of 1st phase with 50 mm B.M. & 30 mm B.C. @ 660/sqm	Sq. M	25200	660.00		166.32	
3	Provision for resurfacing and strengthening of road after 10 years of 2nd phase with 50 mm B.M. & 30 mm B.C. @ 760/sqm	Sq. M	25200	8251- 350.00		207.90 480.00	
				TOTAL		695.87 695.87	
				Add 3% contingencies w PE Charges		20.88 20.88	
						716.75 697.00	
				Add 49% Deptt. Charges, price variation unforeseen, admin		351.20 344.67	
						1067.95	
				TOTAL		1067.95	
(C.O. TO FINAL ABSTRACT OF COST SUB WORK - VII)				SAY	RS. 1067.95 lacs.	1067.95	

KURUKSHETRA

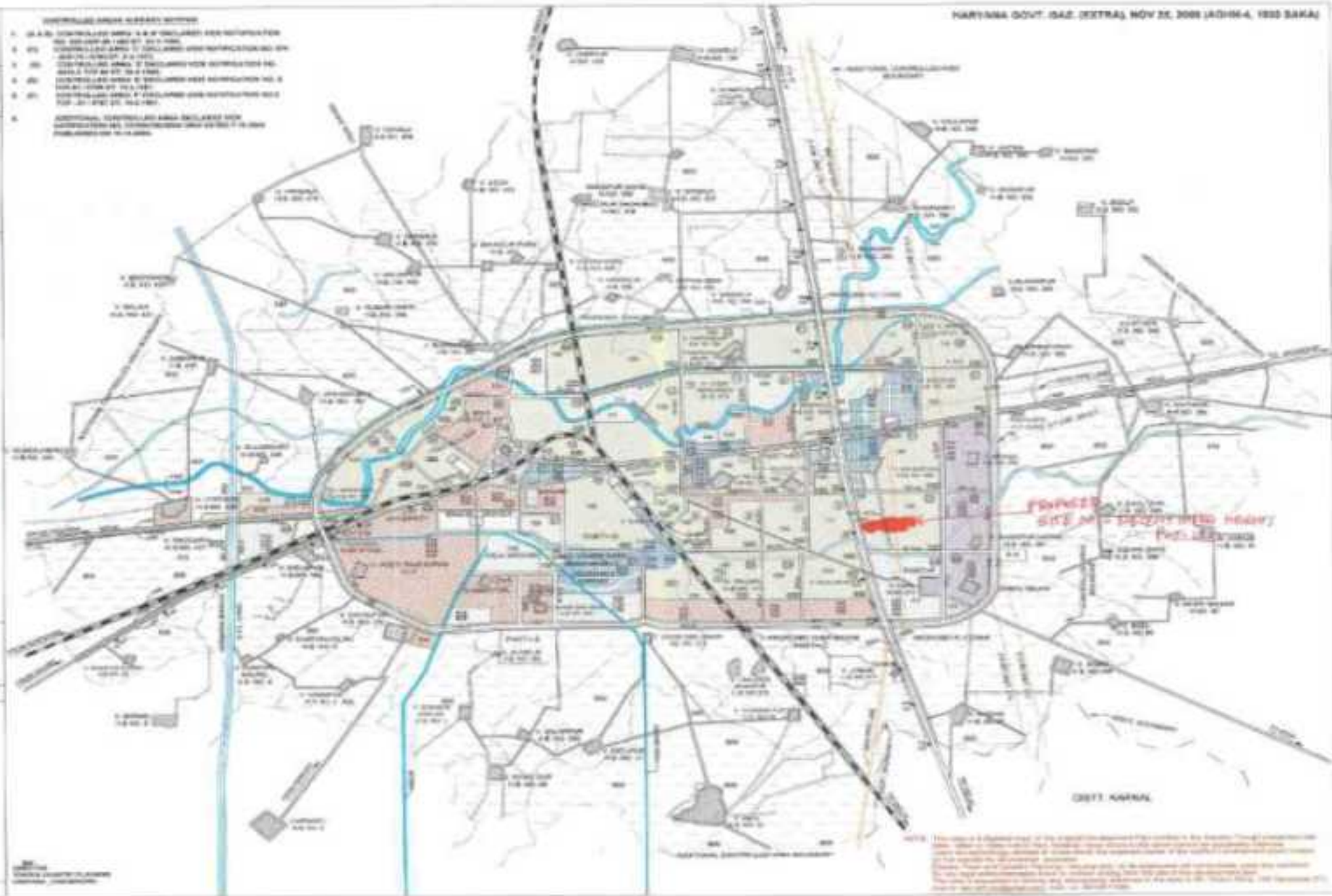
FINAL DEVELOPMENT PLAN-2023 AD FOR
CONTROLLED AREAS A,B,C,D,E,F AND ADDITIONAL
CONTROLLED AREA (A10-B7) OF ACT NO. 41 OF 1986)

LEGEND:-

CONTROLLED AREA A (A10-B7)	[Color swatch]
CONTROLLED AREA B	[Color swatch]
CONTROLLED AREA C	[Color swatch]
CONTROLLED AREA D	[Color swatch]
CONTROLLED AREA E	[Color swatch]
CONTROLLED AREA F	[Color swatch]
ADDITIONAL CONTROLLED AREA (A10-B7)	[Color swatch]

- CONTROLLED AREA A (A10-B7) SECTION**
1. A & B CONTROLLED AREA A & B (EXCLUDED AREA NOTIFICATION NO. 2000/2001 DATED 07.01.2000)
 2. CONTROLLED AREA C (EXCLUDED AREA NOTIFICATION NO. 2001/2002 DATED 24.01.2002)
 3. CONTROLLED AREA D (EXCLUDED AREA NOTIFICATION NO. 2002/2003 DATED 24.01.2003)
 4. CONTROLLED AREA E (EXCLUDED AREA NOTIFICATION NO. 2003/2004 DATED 24.01.2004)
 5. CONTROLLED AREA F (EXCLUDED AREA NOTIFICATION NO. 2004/2005 DATED 24.01.2005)
 6. ADDITIONAL CONTROLLED AREA (EXCLUDED AREA NOTIFICATION NO. 2005/2006 DATED 24.01.2006)

HARYANA GOVT. (S&T EXTRA) NOV 22, 2008 (A) 10-4, 1000 BAKAJ



CLASSIFICATION OF LAND USES:-

- 100 **1. RESIDENTIAL**
101 Residential (General)
- 200 **2. COMMERCIAL**
201 Retail
- 300 **3. INDUSTRIAL**
301 Heavy
- 400 **4. TRANSPORT & COMMUNICATION**
401 Road
- 500 **5. PUBLIC UTILITIES**
501 Water
- 600 **6. PUBLIC & SEMI-PUBLIC USES**
601 Government
- 700 **7. OPEN SPACES**
701 Park
- 800 **8. AGRICULTURAL ZONE**
801 Farm

DRG. NO. D.T.P. (K0) 535/08 DATED 25.7.2008



Scale: 1 cm = 100 m
Drawing: 1:5000
Map: 1:25000
Aerial Photo: 1:50000

DEPTT. OF TOWN & COUNTRY PLANNING HARYANA

This is a preliminary plan and is subject to change. The Government of Haryana, Government of India, and the State Government of Haryana are not responsible for any loss or damage caused by the use of this plan. The plan is prepared for the purpose of providing a framework for the development of the area and is not intended to be a final plan. The plan is subject to the provisions of the Act and the Rules made thereunder. The plan is prepared in accordance with the provisions of the Act and the Rules made thereunder. The plan is prepared in accordance with the provisions of the Act and the Rules made thereunder.

Road Layout Plan

AREA AFFECTED BY PROJECT

NO.	AREA	AREA (SQ. M)
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LEGEND

- 1. SITE BOUNDARY (AS SHOWN)
- 2. SITE BOUNDARY (AS SHOWN) WITH 2M BUFFER
- 3. AREA OF UNDEVELOPED RESERVATION (AS SHOWN) WITH GENERAL AREA (AS SHOWN)
- 4. SITE BOUNDARY OF ADJACENT LAND (AS SHOWN)

TOTAL LENGTH = 10.500 + 1.000 + 1.000 = 12.500 M

- 1. CONCRETE PAVEMENT
- 2. ASPHALT PAVEMENT
- 3. GRAVEL PAVEMENT
- 4. GRAVEL PAVEMENT WITH 10% CURB
- 5. GRAVEL PAVEMENT WITH 10% CURB AND 10% DRAINAGE
- 6. GRAVEL PAVEMENT WITH 10% CURB AND 10% DRAINAGE AND 10% SIDEWALK

- 1. 10.00 METER
- 2. 6.00 METER
- 3. 3.00 METER
- 4. 2.00 METER

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AREA OF THE PROJECT AREA IS 10.500 SQ. METER. THE PROJECT AREA IS 10.500 SQ. METER. THE PROJECT AREA IS 10.500 SQ. METER.

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GENERAL NOTES

1. The project area is located within the existing urban area of the city.
2. The project area is bounded by the existing roads and the proposed roads.
3. The project area is bounded by the existing roads and the proposed roads.
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- 1. The project area is located within the existing urban area of the city.
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- 3. The project area is bounded by the existing roads and the proposed roads.
- 4. The project area is bounded by the existing roads and the proposed roads.

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STROM LAYOUT PLAN

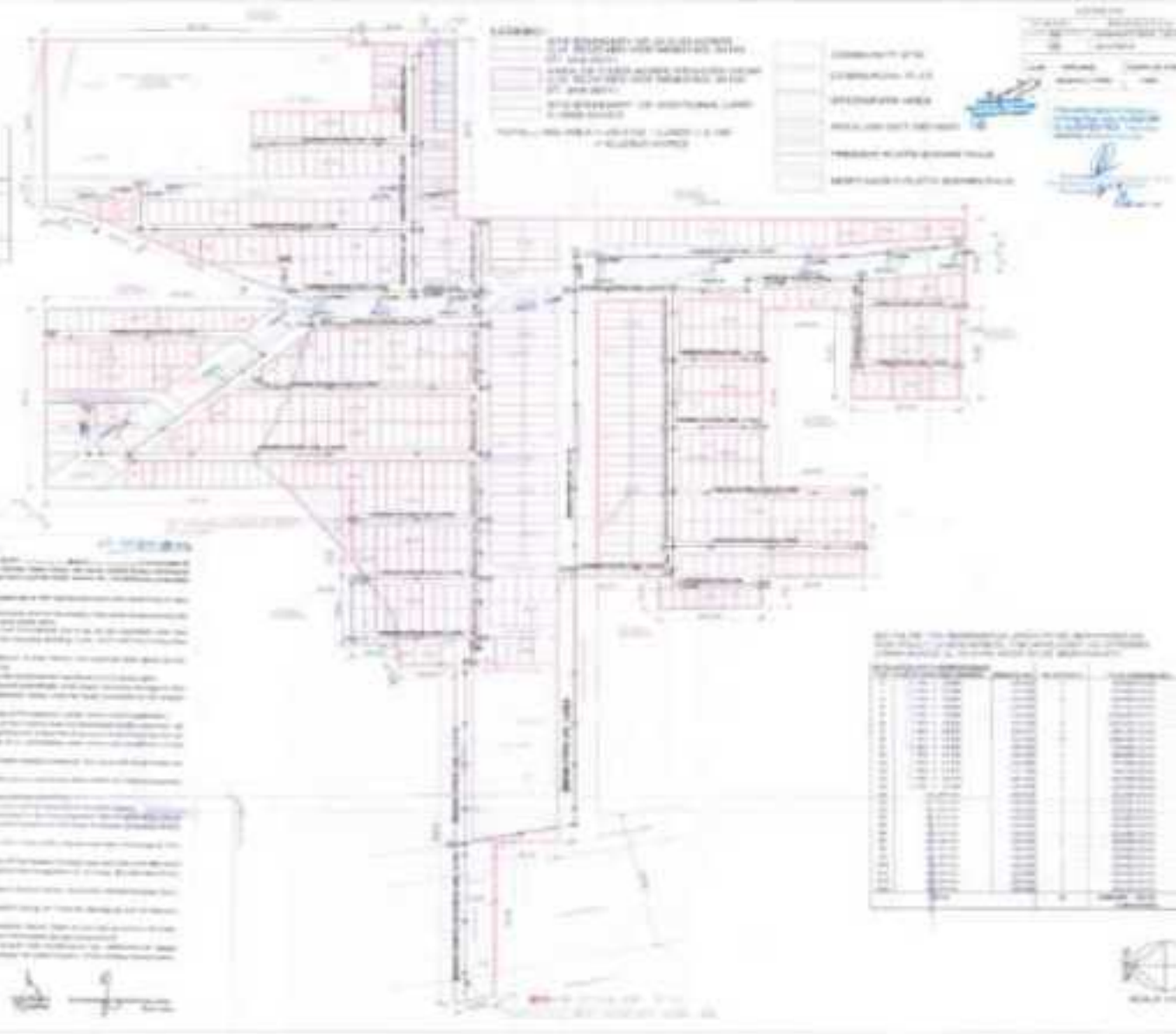
NO.	DESCRIPTION	UNIT	AMOUNT
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NOTES

1. The layout is based on the following assumptions...
2. All equipment shall be installed as per the manufacturer's instructions...
3. The system shall be designed to meet the following requirements...
4. The system shall be installed in a clean, dry, and well-ventilated area...
5. The system shall be protected from physical damage...
6. The system shall be tested and commissioned before being put into service...

DATE	12/10/2023
DRAWN BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]



LEGEND

RED: LIGHTING
 BLUE: POWER
 GREEN: DATA

SYMBOLS:
 [Symbol] LIGHTING FIXTURE
 [Symbol] POWER OUTLET
 [Symbol] DATA POINT



NO.	DESCRIPTION	UNIT	AMOUNT
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NOTES

1. The layout is based on the following assumptions...
2. All equipment shall be installed as per the manufacturer's instructions...
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6. The system shall be tested and commissioned before being put into service...

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DATE: 12/10/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 59 of 2022

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to ONI Projects Pvt. Ltd., DAE Realtors Pvt. Ltd., IZNA Realcon Pvt. Ltd. in collaboration with Decent Infraheights Pvt. Ltd., Regd. off. 302, 3rd Floor, Indraprakash Building, Barakhamba Road, New Delhi for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 40.20625[✓] acres [35.05 acres (Lot Granted area after excluding an area measuring 0.2625 acres) + 5.12625 acres (additional area)] falling in the revenue estate of village Umri and Bir Pipli, Sector-32, Kurukshetra.

1. The License is granted subject to the following conditions:

- i) That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
- ii) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
- iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
- iv) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- v) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
- vi) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
- vii) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
- viii) That you will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.
- ix) That you have understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the

Director
Town & Country Planning
Haryana, Chandigarh

proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- x) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xvii) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.
- xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xix) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xx) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xxi) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxii) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxiii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- xxiv) That no further sale has taken place after submitting application for grant of license.
- xxv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxvi) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot.
- xxvii) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxviii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxix) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State -treasury.
- xxx) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- xxxi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxii) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.
- xxxiii) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.
- xxxiv) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxxv) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended time to time.
- xxxvi) That you shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony under DDJAY-2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxxvii) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit.
- xxxviii) The you shall either shift the 132 KV & 11 KV HT line or shall not raise the construction within the ROW of 132 KV & 11 KV HT line passing over the site.
- xxxix) That you shall maintain the RoW along the Gas pipe line passing through the site.

- x1) That you shall not encroach the revenue rasta passing through the site and shall not object for free movement.
3. That the 50% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to be sold only after completion of all Internal Development Works in the colony.
4. That you shall submit NOC from District Forest Officer, Kurukshetra before approval of Zoning Plan.
5. The licence is valid up to 12/05/2027.

Dated: 13/05/2022.

Place:

(K. Makrand Pandurang, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4589 (A+B)/JE (SB)/2022/ 13227 Dated: 16-05-2022

A copy along with a copy of schedule of land is forwarded to the following for information and necessary action: -

1. ONI Projects Pvt. Ltd., DAE Realtors Pvt. Ltd., IZNA Realcon Pvt. Ltd. in collaboration with Decent Infraheights Pvt. Ltd., Regd. off. 302, 3rd Floor, Indraprakash Building, Barakhamba Road, New Delhi along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith layout plan.
13. District Town Planner, Kurukshetra along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

(Narender Kumar)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

To be read with License no...59...dated 13/05 of 2022

1. Detail of land owned by DAE Realtors Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M
Umri	6	24	0-8
		25	7-10
	7	21	8-0
		13	1
	14	10/2	5-17
		11/1/1	6-3
		4	3-12
		5	8-0
		6	8-0
		7	6-19
		8	4-0
		13/1	2-13
		14	8-0
		15	8-0
		23	10/1
	10/2		3-16
	14		8-0
		Total	101-2

2. Detail of land owned by ONI Projects Pvt. Ltd.

Village	Rect. No.	Killa No.	Area K-M	
Umri	14	9	6-0	
		12	8-0	
		13/2	5-7	
		18/1	1-2	
		19	8-0	
		22	8-0	
		17	8-0	
		18/2	6-18	
		23	8-0	
		24	8-0	
		23	2/2	0-16
			3	8-0
			4	8-0
			7	8-0
			13/1	7-11
		Total	99-14	

D.I.P (HR)

3. Detail of land owned by IZNA Realcon Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)*
Umri	14	20/2	4-0
		21	8-0
		11	7-18
		20/1	4-0
		22	5/2
	23	1	8-0
		2/1	7-4
		8/2	0-18
		15	15/1
	13	15/2	1-0
		16/1	4-0
		16/2	4-0
		17	7-16
18		2-4	
10/1		2-3	
Total		68-2	

4. Detail of land owned by DAE Realtors Pvt. Ltd

BirPipli	55	18	6-0
		19/1	3-2
		20min	2-8
		Total	11-10

5. Detail of land owned by ONI Projects Pvt. Ltd. 3/7 share
Izna Realcon Pvt. Ltd. 4/7 share

Bir Pipli	55	15/2min	2-2
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6. Detail of land owned by ONI Projects Pvt. Ltd. 1/4 share
DAE Realtors Pvt. Ltd. 3/4 share

Bir Pipli	56	3	8-0
		8	4-0
		Total	12-0

7. Detail of land owned by ONI Projects Pvt. Ltd.
DAE Realtors Pvt. Ltd.

Bir Pipli	51	22	7-12
		23	8-0
	56	2	10-0
		Total	25-12

8. Detail of land owned by DAE Realtors Pvt. Ltd.

Umri	13	11/2	1-11
		Grand Total	321-13

Or 40.20625 Acres ✓

Killa no. 6//25(0-11.5),13//11/1/1(2-16),11/2(1-10),14//4(1-13),7(0-18),8(0-5),15(1-8),23//14(3-14),22//5/2(1-17),23//8/2(0-5),7(0-11),13/1(4-3) Total 19K-11.5M of village Umri and 51//22min(0-14),56//2min(1-11),3min(2-8),8min(0-7) total 5K-0M of village Bir Pipli are under mortgage.

Director,
Town & County Planning
Haryana
Jai Anand

STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 9448.618 SQ.MT FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DATTA JAIN AVNEE YOJNA 2018 AREA MEASURING 48.39628 ACRES LICENCE NO. 58 OF 2023 DATED 13/03/2023 IN SECTOR-32, KURUKSHETRA, HARYANA BEING DEVELOPED BY DECENT INFRA HEIGHTS PVT. LTD.



800'x100'
800'x100'
FOR ROAD 15.1
MINOR 100'x64.7

CONTENTS:-
 APARTMENT PLAN, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR AND TERRACE FLOOR PLAN, FRONT ELEVATION, REAR ELEVATION, SECTION AA
JOINTMENT SCHEDULE:-

DOOR/WINDOW SCHEDULE				
NAME	DIMENSIONS	SILL	LINTEL	
D1	1.000x2.100	30	2.100	
D2	1.700x2.100	30	2.100	
D3	900x2.100	30	2.100	
D4	900x2.100	30	2.100	
W1	3.800x1.000	450	2.100	
W2	1.200x2.100	450	2.550	
W3	5.100x2.100	450	2.550	
W4	1.200x2.400	450	2.850	
W5	800x 600	1.800	2.400	

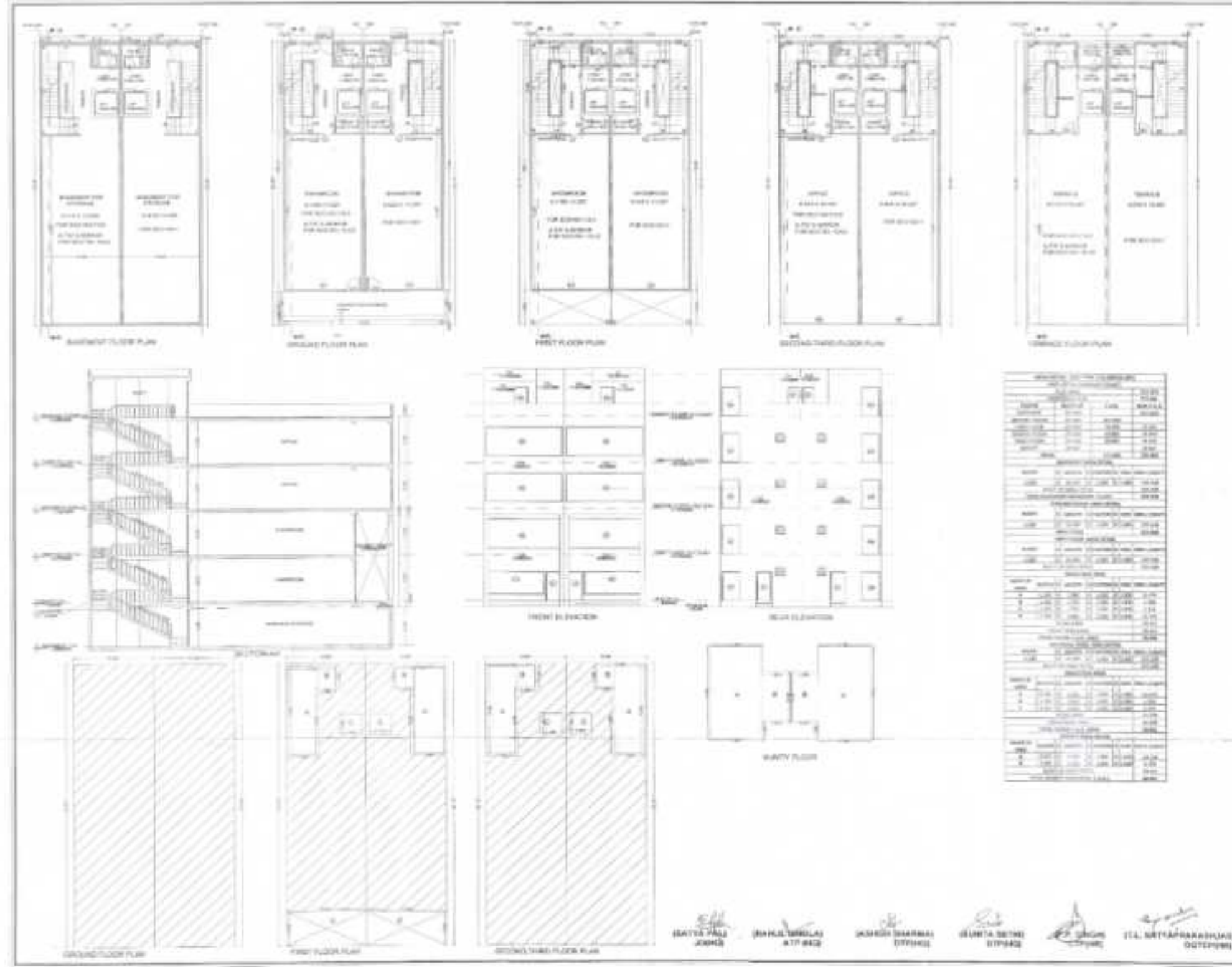
NOTES:-
 1. ALL WORK SHALL BE DONE AS PER THE DRAWING.
 2. ALL WORK SHALL BE DONE AS PER THE DRAWING.
 3. ALL WORK SHALL BE DONE AS PER THE DRAWING.
 4. THE DIMENSIONS OF TOP AND BOTTOM SHALL BE AS PER THE DRAWING.
 5. THE DIMENSIONS OF TOP AND BOTTOM SHALL BE AS PER THE DRAWING.
 6. THE DIMENSIONS OF TOP AND BOTTOM SHALL BE AS PER THE DRAWING.
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 8. THE DIMENSIONS OF TOP AND BOTTOM SHALL BE AS PER THE DRAWING.
 9. THE DIMENSIONS OF TOP AND BOTTOM SHALL BE AS PER THE DRAWING.
 10. THE DIMENSIONS OF TOP AND BOTTOM SHALL BE AS PER THE DRAWING.

DRAWING NUMBER/TYPE
SCO TYPE 1 - (5.33m x 20.197m)
OWNER

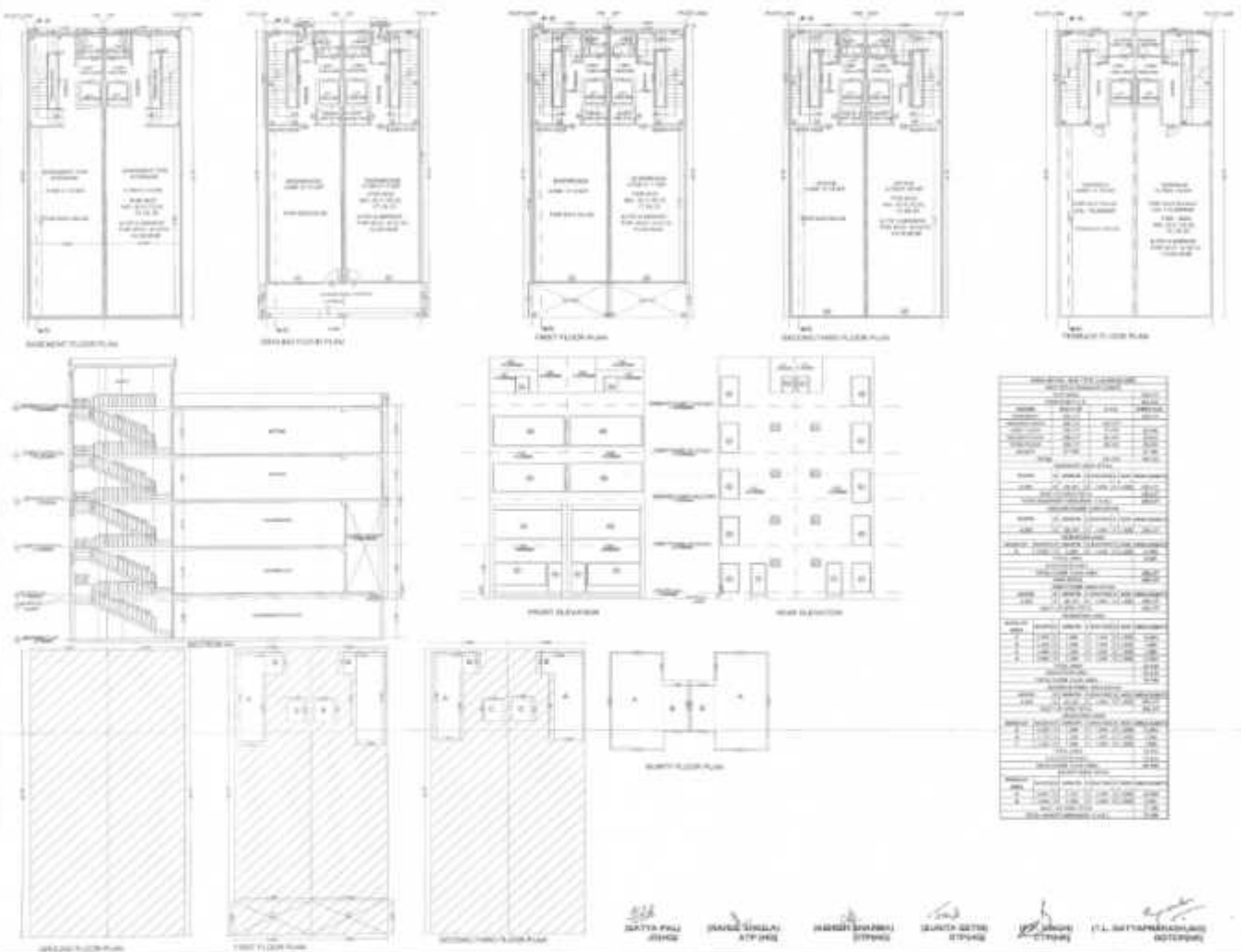
DECENT INFRA HEIGHTS PVT. LTD.

ARCHITECT

AL. VIKAS ENGINEERING
 28, Sector-32, Kurukshetra
 Haryana-136119
 Mob: 98100 17000



SANKU SHARMA (OFFICE)
 ANSHU SHARMA (OFFICE)
 ANSHU SHARMA (OFFICE)
 ANSHU SHARMA (OFFICE)
 ANSHU SHARMA (OFFICE)



STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 844.51x 50 MT FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEER DEVAL JAW AWAS YOUNG AREA MEASURING 40.2800 ACRES (LICENCE NO. 59 OF 2002 DATED 14/03/2002) IN SECTION-22, KURNAWATI, HARYANA BEING DEVELOPED BY DECENT INFRAHEIGHTS PVT. LTD.



CONTENTS:-
 ALLOCATION PLAN, DIMENSIONAL SPECIFICATION AND TYPICAL FLOOR PLAN, FRONT SECTION, NORTH PLAN

DOORS/WINDOWS SCHEDULE:-

NAME	DIMENSIONS	QTY	LISTED
D1	1.000x2.100	30	2.100
D2	1.000x2.100	30	2.100
D3	1.000x2.100	30	2.100
D4	1.000x2.100	30	2.100
W1	1.524x1.000	450	2.100
W2	1.220x1.000	450	2.800
W3	1.220x1.000	450	2.000
W4	1.220x1.000	450	2.800
W5	1.220x1.000	450	2.800
W6	1.220x1.000	450	2.800
W7	1.220x1.000	450	2.800
W8	1.220x1.000	450	2.800
W9	1.220x1.000	450	2.800
W10	1.220x1.000	450	2.800
W11	1.220x1.000	450	2.800
W12	1.220x1.000	450	2.800
W13	1.220x1.000	450	2.800
W14	1.220x1.000	450	2.800
W15	1.220x1.000	450	2.800
W16	1.220x1.000	450	2.800
W17	1.220x1.000	450	2.800
W18	1.220x1.000	450	2.800
W19	1.220x1.000	450	2.800
W20	1.220x1.000	450	2.800
W21	1.220x1.000	450	2.800
W22	1.220x1.000	450	2.800
W23	1.220x1.000	450	2.800
W24	1.220x1.000	450	2.800
W25	1.220x1.000	450	2.800
W26	1.220x1.000	450	2.800
W27	1.220x1.000	450	2.800
W28	1.220x1.000	450	2.800
W29	1.220x1.000	450	2.800
W30	1.220x1.000	450	2.800
W31	1.220x1.000	450	2.800
W32	1.220x1.000	450	2.800
W33	1.220x1.000	450	2.800
W34	1.220x1.000	450	2.800
W35	1.220x1.000	450	2.800
W36	1.220x1.000	450	2.800
W37	1.220x1.000	450	2.800
W38	1.220x1.000	450	2.800
W39	1.220x1.000	450	2.800
W40	1.220x1.000	450	2.800
W41	1.220x1.000	450	2.800
W42	1.220x1.000	450	2.800
W43	1.220x1.000	450	2.800
W44	1.220x1.000	450	2.800
W45	1.220x1.000	450	2.800
W46	1.220x1.000	450	2.800
W47	1.220x1.000	450	2.800
W48	1.220x1.000	450	2.800
W49	1.220x1.000	450	2.800
W50	1.220x1.000	450	2.800
W51	1.220x1.000	450	2.800
W52	1.220x1.000	450	2.800
W53	1.220x1.000	450	2.800
W54	1.220x1.000	450	2.800
W55	1.220x1.000	450	2.800
W56	1.220x1.000	450	2.800
W57	1.220x1.000	450	2.800
W58	1.220x1.000	450	2.800
W59	1.220x1.000	450	2.800
W60	1.220x1.000	450	2.800
W61	1.220x1.000	450	2.800
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W67	1.220x1.000	450	2.800
W68	1.220x1.000	450	2.800
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W70	1.220x1.000	450	2.800
W71	1.220x1.000	450	2.800
W72	1.220x1.000	450	2.800
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W74	1.220x1.000	450	2.800
W75	1.220x1.000	450	2.800
W76	1.220x1.000	450	2.800
W77	1.220x1.000	450	2.800
W78	1.220x1.000	450	2.800
W79	1.220x1.000	450	2.800
W80	1.220x1.000	450	2.800
W81	1.220x1.000	450	2.800
W82	1.220x1.000	450	2.800
W83	1.220x1.000	450	2.800
W84	1.220x1.000	450	2.800
W85	1.220x1.000	450	2.800
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W88	1.220x1.000	450	2.800
W89	1.220x1.000	450	2.800
W90	1.220x1.000	450	2.800
W91	1.220x1.000	450	2.800
W92	1.220x1.000	450	2.800
W93	1.220x1.000	450	2.800
W94	1.220x1.000	450	2.800
W95	1.220x1.000	450	2.800
W96	1.220x1.000	450	2.800
W97	1.220x1.000	450	2.800
W98	1.220x1.000	450	2.800
W99	1.220x1.000	450	2.800
W100	1.220x1.000	450	2.800

NOTES:-
 1. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 4. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 5. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 6. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 7. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 8. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 9. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.
 10. ALL WORK SHALL BE DONE AS PER THE DRAWINGS.

DRAWING NUMBER/TYPE
 SCO TYPE 1- (4.56m x 26.197m)
 OWNER

DECENT INFRAHEIGHTS PVT. LTD.

ARCHITECT

VANTU INFRA
 ARCHITECTS & ENGINEERS
 PLOT NO. 10, SECTOR-22, KURNAWATI, HARYANA
 PH: 0122-2611111, 0122-2611112
 WWW.VANTUINFRA.COM

DATE: 15/08/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

STANDARD DESIGN OF S.O.'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 6449.818 SQ.MT FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEM DAFAL JRN AWAS YOLMA-2018 AREA MEASURING 48.28252 ACRES S.D.CENCE NO. 88 OF 2022 DATED 10/03/2022 (IN SECTOR-30, KURUKSHETRA, HARYANA BEING DEVELOPED BY DECENT INFRA RIGHTS PVT. LTD.



CONTENTS:-
GROUND FLOOR PLAN, TERRACE
PLAN, FRONT ELEVATION,
REAR ELEVATION, LEFT SIDE ELEVATION,
SECTION A-A & B-B.

JOINERY SCHEDULE:-

DOORS (WORKS / UNIT)			
TYPE	QTY	UNIT	AMOUNT
D	1.00	NO	4100
WT	2.00	NO	1000
WPT	1.00	NO	1000
WPT	1.00	NO	1000

NOTE: THE LOCAL GOVT. SHALL HAVE THE FINAL SAYING.

NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL WALLS ARE TO BE 200 MM THICK UNLESS OTHERWISE SPECIFIED.
3. ALL WALLS ARE TO BE FINISHED WITH WHITE WASH.
4. ALL FLOORS ARE TO BE FINISHED WITH POLISHED GRANITE TILE.
5. ALL CEILING ARE TO BE FINISHED WITH POP.
6. ALL ROOFS ARE TO BE FINISHED WITH BITUMEN.
7. ALL DOORS ARE TO BE FINISHED WITH POLISHED ALUMINIUM.
8. ALL WINDOWS ARE TO BE FINISHED WITH POLISHED ALUMINIUM.
9. ALL STAIRS ARE TO BE FINISHED WITH POLISHED GRANITE TILE.
10. ALL RAMP ARE TO BE FINISHED WITH POLISHED GRANITE TILE.

DRAWING NUMBER/TITLE

PUBLIC TOILET

COVERED AREA DETAIL:-

= 5.00 X 4.00 = 20.00 SQMT.

TOTAL = 20.00 SQMT.

OWNER

DECENT INFRA RIGHTS PVT. LTD

ARCHITECT

VASTU DESIGN

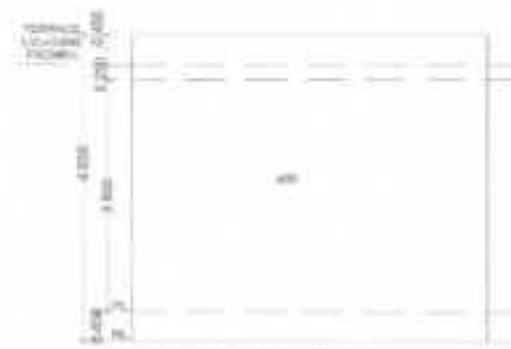
VASTU DESIGN



GROUND FLOOR PLAN



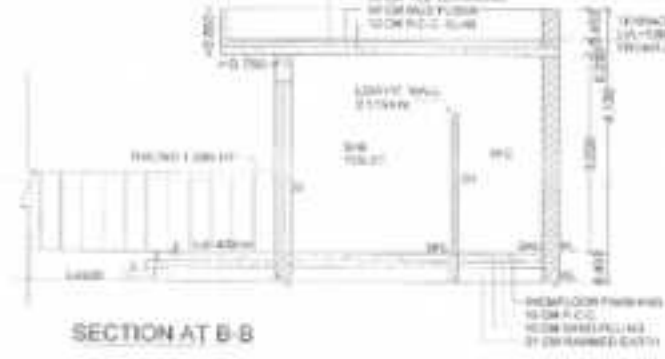
TERRACE PLAN



REAR ELEVATION



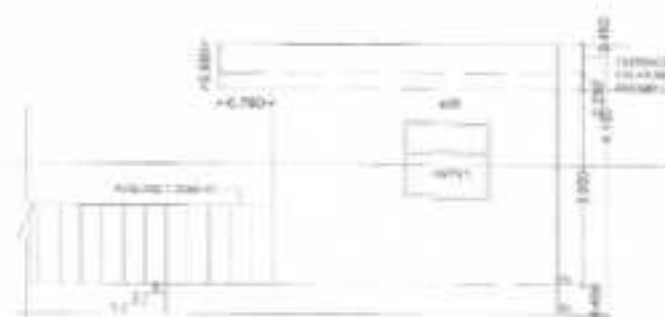
SECTION AT A-A



SECTION AT B-B



FRONT ELEVATION



LEFT SIDE ELEVATION

ABBREVIATIONS:

P.L. - FINISH LEVEL

R.L. - ROAD LEVEL

T - TREAD

R - RISER

DATE: 10/10/2022
DRAWN: ANIL KUMAR
CHECKED: ANIL KUMAR
SCALE: AS SHOWN
PROJECT: PUBLIC TOILET
SITE: SECTOR-30, KURUKSHETRA

VASTU DESIGN