

	MORTGAGE PLOTS =19 NOS. AGAINST IDW.
	COMMERCIAL PLOT
	GREEN AREA
	COMMUNITY BLDG.

GREEN AREA DETAIL

ORGANISED GREEN AREA

G1= 542.35 SQ.M.=0.134 ACRES

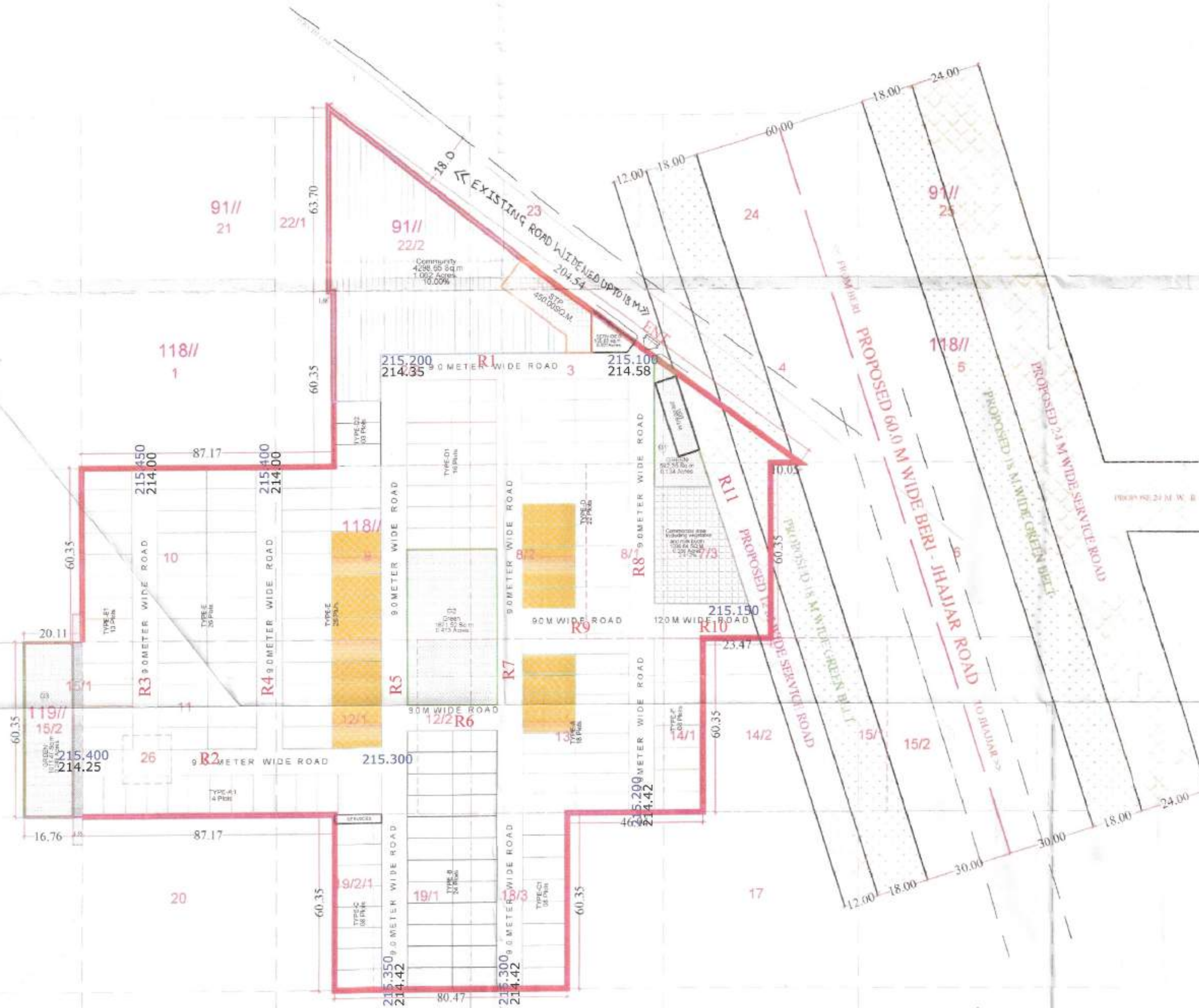
G2= 1671.52 SQ.M.=0.413 ACRES

G3= 1011.47 SQ.M.=0.249 ACRES

= 3225.34 SQ.M.=0.796 ACRES

ROAD PLAN	
LEGEND	
ROADS NAME	R1
ROAD FORMATION LEVEL IN M	215.00
N.G.L. LEVEL IN M	214.00

S.NO	Name of Road	Length in M
1	R1	86.00
2	R2	103.00
3	R3	97.00
4	R4	97.00
5	R5	205.00
6	R6	31.00
7	R7	205.00
8	R8	156.00
9	R9	37.00
10	R10	35.00
11	R11	80.00



To be read with Licence No. 217 of 2023 Dated 25-10-2023

That this Layout plan for an area measuring 10.6125 acres (Drawing No. DTPC dated) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Vijaylaxmi Infrabuild Pvt. Ltd. in Sector-12A, Jhajjar is hereby approved subject to the following conditions:

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary charges in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(DIYA DODRA)
DTP (HQ)

(SANJAY KUMAR)
STP (HQ)

(RUP. SINGH)
CTP (HR)

(T.L. SATYAPRAKASH, IAS)
DGCP (HR)

(NARINDER KUMAR)
JD (HQ)

(YAJAN CHAUDHARY)
ATP (HQ)

Executive Engineer
HSVP Divn. Bahadurgarh

Superintending Engineer,
HSVP, Circle-1, Gurugram.

Checked subject to Comments
in forwarding letter No. 11483/
Dt. 22/07/2023 and notes
Attached with this estimate

Executive Engineer (M)
for Chief Engineer-I
Panchkula

Chief Engineer
Town & Country Planning
Sector, Chandigarh

Total Area of Scheme	10.6125	Acres
Area under falls in 12mtr wide service road(part of 30m wide green belt)	0.23 (A)	Acres
Area under falls in 18mtr wide green belt(part of 30m wide green belt)	0.09(B)	Acres
(A+B)	0.32	Acres
Balance Area	10.2925(X)	Acres
50% Area under falls under 12 mtr. wide service road and 18 mtr. wide green belt (part of 30 mtr. Wide green belt)	0.16 (Y)	Acres
Net Planned Area (X+Y)	10.4525	Acres
Area Under Plots Provided @ 53.796% of net planned Area	5.623	Acres
Area Under Commercial Provided @2.412% of Licenced Area	0.256	Acres
Total Saleable Area Achieved @ (56.245%) of net Planned Area	5.879	Acres
Community Building Provided @ 10.00 % of Licenced Area	1.062	Acres
Green Area Provided @ 7.500% of Licenced Area	0.796	Acres

category	width	depth	Area	Number	Total Area	
Type-A	6.87	18.36	126.13	18	2270.398	SQ.M.
Type-A1	7.38	14.00	103.32	14	1446.480	
Type-B	7.42	15.50	115.01	24	2760.240	SQ.M.
Type-C	7.17	16.10	115.44	8	923.496	SQ.M.
Type-C1	7.60	15.37	116.81	8	934.496	SQ.M.
Type-D	7.20	18.36	132.19	22	2908.224	SQ.M.
Type-D1	7.30	15.50	113.15	16	1810.400	SQ.M.
Type-D2	7.50	16.10	120.75	3	362.250	SQ.M.
Type-E	7.62	17.00	127.84	52	6647.680	SQ.M.
Type-E1	7.50	17.27	129.53	13	1683.825	SQ.M.
Type-F	7.60	16.600	126.16	8	1009.280	SQ.M.
TOTAL AREA IN SQ.M.					186	22756.769
Total area in Acres					5.623	Acres

Density Calculations for Plotted development 10.6125 Acre	
Plots @ 13.5 Person per plots =186 X 13.5	2511
Total Population in plotted residential area	2511
Achieved Density of Plotted area (2511/10.4525)	240.230 P.P.A
PERMISSIBLE GREEN AREA= 7.5 % of Licenced Area =0.075X10.6125=0.796 Acres	
PROPOSED GREEN AREA = 0.796Acres =0.796 / 10.6125 X 100 = 7.500%	

MORTGAGE AREA (10%) OF TOTAL SALEABLE AREA AGAINST IDW					
i.e 10% OF 5.879 Acres=0.5879 Acres					
DETAIL OF 10% AREA TO BE MORTGAGE					
No of Plots & Type	Size of Plots (in MTS.)	Plot Area (in SQ.M.)	Total No of Plots	Total Plots Area(in SQ.M.)	Khasra Detail
4 Nos.(Type-A)	6.87X18.36	126.13	4	504.52	118//13
5 Nos.(Type-E)	7.52X17.00	127.84	5	639.20	118//12/1
5 Nos.(Type-E)	7.52X17.00	127.84	5	639.20	118//9
5 Nos.(Type-D)	7.20X18.36	132.19	5	660.96	118//8/2
TOTAL AREA OF MORTGAGE PLOTS			19	2443.88	0.603Acres
					10.257%

PROJECT:-
PROPOSED LAYOUT PLAN FOR AFFORDABLE
RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL
JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING
10.6125 ACRES IN SECTOR- 12 A, JHAJJAR BEING
DEVELOPED BY M/S. VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:-	LAYOUT PLAN
NAME OF OWNER	OWNER'S SIGNATURE M/S VIJAYLAXMI INFRABUILD PVT. LTD.
NAME OF ARCHITECT	ARCHITECT'S SIGNATURE Ar. Harish Kumar B.Arch., MCA CA-2004/3367
NORTH	
DRG. NO.	DATE:02/2023
DRG. NO.01A	SCALE:-1:1000

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PROJECT:-

PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) ON LAND AD-MEASURING 10.6125 ACRES IN SECTOR- 12 A, JHAJJAR BEING DEVELOPED BY M/S. VIJAYLAXMI INFRABUILD (P) LTD.

DRAWING TITLE:-

LAYOUT PLAN

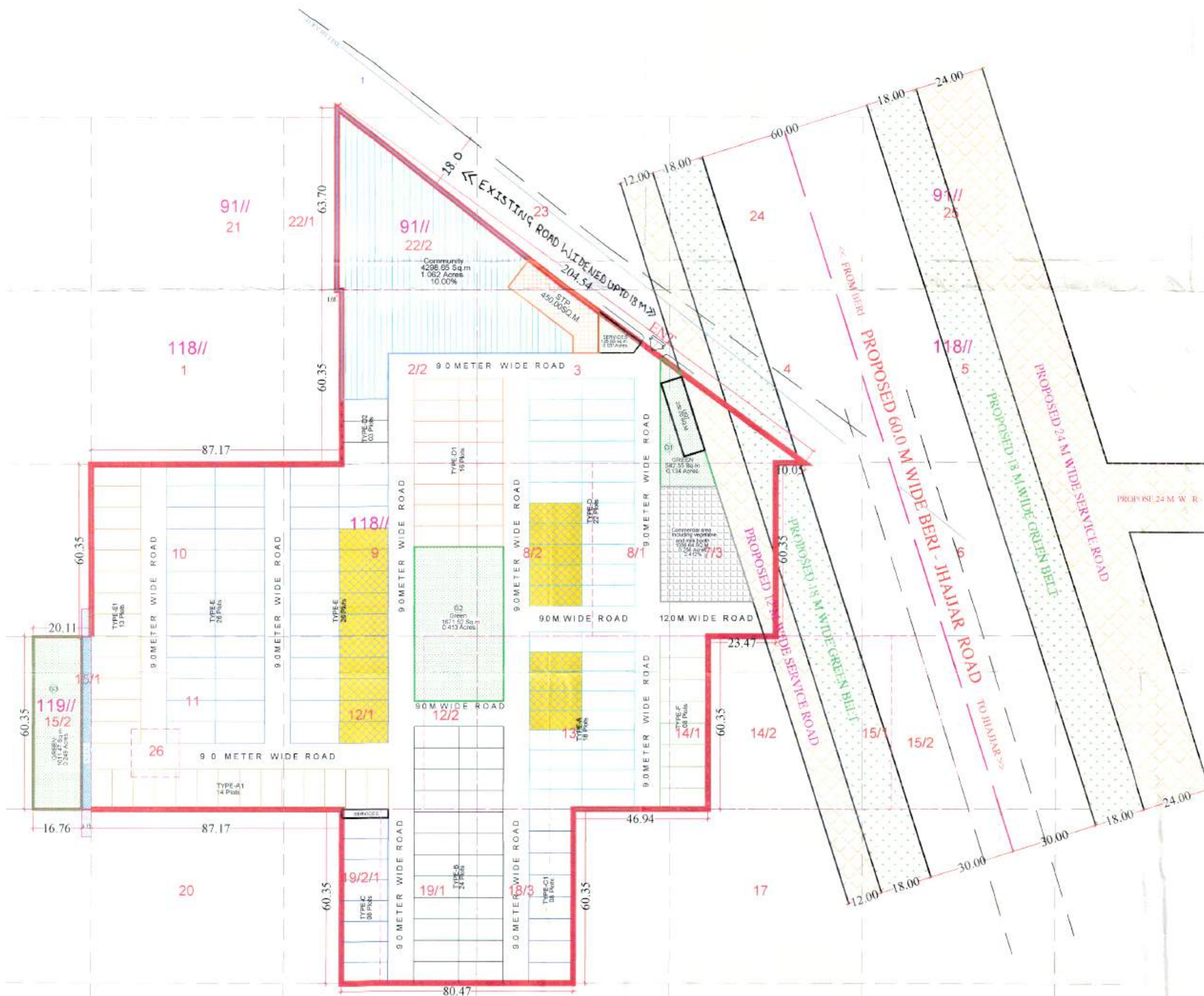
NAME OF OWNER
VIJAYLAXMI INFRABUILD (P) LTD.

OWNER'S SIGNATURE
M/S VIJAYLAXMI INFRABUILD PVT. LTD.

NAME OF ARCHITECT

ARCHITECT'S SIGNATURE
Ar. Harish Kumar
B.Arch., MCA
CA-2004/3367

NORTH
DRG. NO. 01A
DATE:02/2023
SCALE:-1:1000
DRAWN BY



SAVE WATER

4936

**10.6125 ACRE AFFORDABLE RESIDENTIAL
PLOTTED COLONY (UNDER DEEN DAYAL JAN
AWAS YOJNA) IN SECTOR 12A, JHAJJAR**

License no. 217 of 2023 Dated 25/10/2023

**VIJAYLAXMI
INFRABUILD PVT.
LTD.**

**ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER
DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF
10.6125 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN
DAYAL JAN AWAS YOJNA) IN SECTOR-12A, JHAJJAR**

SAVE LIFE

INDEX

Sr. No.	CONTENTS
1.	REPORT
2.	DESIGN CALCULATIONS
3.	FINAL ABSTRACT OF COST
4.	WATER SUPPLY
5.	SEWERAGE
6.	STORM WATER DRAINAGE
7.	ROADS
8.	STREET LIGHTING
9.	HORTICULTURE
10.	MAINTENANCE CHARGES AND RESURFACING OF ROADS
11.	DESIGN DATA OF ROADS
12.	DESIGN DATA OF WATER SUPPLY
13.	DESIGN DATA OF SEWERAGE
14.	DESIGN DATA OF STORM WATER DRAINAGE
15.	LAYOUT DRAWINGS

PROJECT REPORT/ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF 10.6125 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA) IN SECTOR 12A, JHAJJAR.

REPORT

The Haryana Government has prepared a master plan for development of Residential, Industrial / Commercial urban estate JHAJJAR. M/S VIJAYLAXMI INFRABUILD PVT. LTD. has decided to develop a part of the area in this master plan and has named this part as 10.6125 Acre Affordable Residential plotted colony. This colony is located in sector 12A of Haryana SHEHARI VIKAS PARADHIKARAN JHAJJAR. License has already been granted by D.G.F.C.P bearing No. 217 of 2023 Dated 25/10/2023. The brief details of the colony are as under:

WATER SUPPLY

1 Source

The source of water supply in this area is CANAL. However for the time being water will be supplied from a tubewell. Moreover water is available at reasonable depth. The average yield of tubewell with 40-45 ft strainers will be about 20000litre per hour. The recharging of underground water table in this belt is stated to be good. The number of tubewells required for the above area has been worked out and the tubewells will be bored in time with growth or demand to avoid absolence of the tubewells. The ultimate requirement of tubewells includes provisions of 10% stand by. Ultimately, water shall be supplied to the Project by HARYANA SHEHARI VIKAS PRADHIKARAN JHAJJAR.

2 Design

The scheme has been designed for approved population of 2511 persons. The rate of water supply per head per day has been taken as 135 litres (135 + 15 %) as per HSP norms. In addition to above necessary provision of water for community area, shopping centres, parks etc. have been taken into account for calculating the maximum quantity of water requirement.

3 Pump chambers and Pumping Machinery

It is proposed to equip each tubewell with an electrically driven set ejector type or submersible pump capable of delivering of 20000 litre per hour. It is also proposed to equip required Nos of pumping set with stand by diesel engines / gen set engines for operation during failure of electricity.

4 Under Ground Storage

Underground storage tank provision has been made for 275KL capacity.

- (a) In two compartments, which caters for the domestic as well as for firefighting requirement. The water for domestic water compartment shall overflow the fire compartment so that the water in the fire compartment also remains fresh.

5 Boosting Station

The boosting station is being planned for catering to the above requirement

6 Distribution System

The distribution system for this development has been designed to supply at 15.5 ltr/ltr per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying C/DI pipes conforming to relevant IS standards along with valves and specials has been made in the project. The minimum terminal head at any point will be above 17.00 meters so that it can serve the 5 stories construction. Maximum pipe dia for distributor is kept as 100 mm dia

Rising mains

Rising mains from HSVP water main or sector road to water works have also been proposed and provision has been made in this estimate.

7 Sewerage

The sewer lines have been designed for 3 times average DWF in relation to the water supply demand assuming that 75% of the domestic water supply shall find its way into the proposed sewer. SW/RCC pipe sewers have been proposed and designed to run half full. The sewers have been designed on 0.77 M per second minimum velocity i.e. self-cleansing velocity. Necessary provision for laying s.w./R.C.C. pipes manholes etc. has been made in this estimate.

8 Storm water Drainage

The storm water drainage is being designed to carry 6.25mm rainfall per hour. R.C.C. Hume pipes drain with minimum 400mm dia is proposed in this area.

9 Roads

The roads in the colony have been planned in such a way that feeder roads are 18M or more wide. Internal service roads providing approach to the plots are 9M wide. The following specifications have been adopted which are reproduced below.

- (i) 200 mm GSB
- (ii) 250 mm stone aggregate
- (iii) 50 mm thick D.B.M
- (iv) 30 mm thick BC

The above construction shall be done on well compacted sub grade as per specifications. Complete work will be carried out as per MORTH specifications, IRC guide lines or HSVP specifications, whichever applicable

10 Street lighting

The provision has been made on lump sum basis

11 Horticulture

The usual provision of road side plantation of tree guards has been made for all roads. The parks shall be developed by providing lawns etc.

12 Specifications

The work will be carried out in accordance with the standard specifications of P.H. Department as laid down by HSVP & Haryana Government.

13 Rates

Estimate for providing services in this pocket has been prepared on the recent market rates.

14 Cost

The total cost of development in this project including various P.H. and B & R services works out to Rs ~~938.90~~ ^{1012.40} Lac, including 3% contingencies & P.H. charges and 40% departmental administrative, unforeseen and escalation charges.

The cost per gross acre for the phase works out to be ~~92.24~~ ^{95.35} lac which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting, plantation including maintenance thereof.

For Vijaylaxmi Infra Build Private Limited



Author

10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

DESIGN CALCULATIONS

Daily Requirement

1. **Total No. of Plots** = 186
Population per plot (@ 13.5) = 2511 persons
Therefore population = 13.5×186
Water requirement for plots @ 155 litres/head/day = 389205.00litres
 2511×155 ²⁵ or 389.26 KL.
2. **Add Requirement for Institutions etc.**
 - a. No of commercials = 1 No
Daily water requirement (@ 32000 litre/Acre)
Area of commercial = 0.256 Acres
Therefore daily water requirement = 0.256×32000 = 8192.00 litres = 8.19 KL
 - b. No of Community area = 1 no. = 1.062 acres
Daily water requirement (@ 25000litre/acre)
= 1.062×25000 = 26550.00liters = 26.55 KL.
 - c. Misc. for services etc. = 5.000 litres = 5.00 KL
- Total**
say

= 39.74 KL.
= 40.00 KL
3. **Area under Parks** = 0.796 acres
Therefore daily water requirement
@ 25000 litre/Acre = 19900.0 Litres = 19.90 KL
= 0.796×25000

4. Area under Roads, kerbs out of 10.6125 acres = 1.72 acre
- Therefore daily water requirement for sweeping of roads and carwash = $1.72 \times 5 = 8.6 \text{ KL}$
- Assume daily water requirement For sweeping of roads etc = ~~15000.00 litres~~
= ~~15.00 KL~~
- Total daily requirement**
- a. For domestic use (1+2) = $389.20 + 40.30$ = 429.20 KL.
- b. Under parks & roads (3+4) = $19.90 + \overset{8.6}{\cancel{15.00}}$ = $\overset{28.50}{\cancel{34.90}} \text{ KL}$
SAY = 30.00 KL.

Requirement of water supply for flushing

Assuming flushing requirement = 1/3 of

Total Domestic requirement = $1/3 \times 429.20 = 143.07 \text{ KL}$

Balance requirement for domestic water supply = $429.20 - 143.07 = 286.13 \text{ KL}$



10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

TUBEWELL

Assuming working hours of tube well	= 16
Assuming discharge/hour of each tube well	= 20000 lit/hour
Total domestic demand	= 429.20 KL
Demand for parks roads	= 35.00 KL
No. of tube wells Required for Total demand	$= \frac{(429.20+35.00)}{20.00 \times 16} = 1.45 \text{ NO}$

Add 10% stand by = 0.15

Total = 1.60

No of tubewells required for domestic demand (Potable water supply only) = 0.89

$\therefore \frac{286.13}{20 \times 16} = 0.09$

Add 10% stand by 0.98

1 nos

Say

It is proposed to provide 1 Nos tube well at present and provision of 1 no tube well has been made in the estimate as the water supply is to be provided by HSVP to the colony ultimately and demand of flushing water supply Irrigation water supply and water supply for sweeping of roads and carwash is to be met from effluent of S.T.P.

Pumping machinery for tube wells

Gross working load	= 45.00 m
Average fall in is S.L.	= 3.00 m
Depression head	= 9.00 m
Friction Loss	= 3.00m
Total	= 60.00 m
B.H.P. = $\frac{20000 \times 60}{60 \times 60 \times 75 \times 0.6}$	= 7.40
	= 7.50

Say

Boosting Machinery (potable/drinking water)

Assuming 8 hours running ?
pumps (with one stand by)

$$\frac{286.13 \text{ KL}}{8} = 35.76 \text{ K.L.H}$$

Discharge/hour

$$= 596.00 \text{ liter/m}$$

Say 600.00 liter/m

Head of Pump

i) Suction Lift	4.00m
ii) Friction Loss in main & specials	4.00m
iii) Clear Head	
27.00m	
	35.00m
say	40.00 m

B.H.P. of Motor

$$\frac{600 \times 40}{0.60 \times 75 \times 60} = 8.88$$

Say 10.00 H.P.



Boosting Machinery (flushing)

Daily requirement of water supply for flushing = 143.07 KL

Add requirement for irrigation+ sweeping of roads = 36.00 KL

Total = 178.07 KL

Assuming 8 hours running 1 pump (with one stand by) discharge/hour. = $\frac{178.07}{8} \times 14 = 21.26 \text{ KL/HR}$
~~21.63~~

Discharge per minute = $\frac{360.56}{21.63} = 16.67 \text{ L/min}$
say = 400 l/min

Head of Pump

i) Suction Lift 4.0m

ii) Friction Loss in main & specials 4.0m

iii) Clear Head 30.00m

say 38.00m

say 40.00 m

B.H.P. of Motor 400 x 40 = 5.92

60 x 75 x 0.6

Say

= 5.92

$\frac{7.50 \times 118}{60} = 14.50$
~~= 6.00~~

RATING OF GEN SET (BOOSTING)

Pump 2 no (10.00+6.00)

$\frac{17.50}{14.50} \times 14.50 = 17.50$
~~= 16.00 H.P.~~

Lighting etc.

= 2.00 H.P.

= 19.50 H.P.

Rating of genset

$$\frac{19.50}{18.00} \times 0.746 \times 1.50$$

Add 10% extra

Total

Say

$$\frac{21.82}{20.14} \text{ KVA}$$

$$= 2.18 \text{ KVA}$$

$$\frac{24.0}{22.35} \text{ KVA}$$

$$\frac{25.0}{22.50} \text{ KVA}$$

RATING OF GEN SET (TUBE WELL)

$$= \frac{9.23}{8.39} \text{ KVA}$$

$$1.66 \times 7.5 \times 0.746 = 9.23 \text{ KVA}$$

SAY

$$= 10.00 \text{ KVA}$$

UNDER STORAGE TANK (WATER SUPPLY)

Daily requirement of domestic use except flushing
including institutional demand

$$= 286.13 \text{ KL}$$

Capacity of under ground tank taking storage

(25-33-58%) say 60 % of daily demand

$$= 171.68 \text{ KL}$$

$$= 0.60 \times 286.13$$

SAY

$$= 200.00 \text{ KL}$$

Fire fighting $100 \times 2.51 \times 1/3 = 100 \times 1.58 \times 1/3$

$$= 52.67 \text{ KL}$$

SAY

$$= 75.00 \text{ KL}$$

Hence it is proposed to provide underground tank of capacity 275 KL, which also includes 75 KL capacity for firefighting.

This tank will have two compartments, one for fire and the other for domestic use. The water first enters the fire compartment then over flows to the domestic use compartment so that the water in the fire compartment shall remain fresh.



UNDERGROUND STORAGE TANK (FLUSHING AND SWEEPING OF ROADS)

Daily requirement for domestic use including demand for irrigation & sweeping of roads = 178.87 KL

- 143.07 + 35.00

Capacity of under ground tank taking storage

103.84
= 107.32 KL

(25+33.58%) say 60 % of daily demand = 178.87 x 0.6

107.32
= 190.00
= 150.00 KL

SAY

OVER HEAD SERVICE RESERVOIR

There is no necessity of O.H.S.R.s for drinking water supply and flushing water supply as the capacity of U.G.S.T.'S has been increased by 25% each which is required capacity of O.H.S.R.'S.

CAPACITY OF STP. = 0.85 X 429.20 = 364.82 KLD

SAY Add 5% for operational factor 17.13
= 381.95 KLD 360.53 KLD

Say 360 KLD

For Vijay Sarm Infracon Private Limited

Authorised Signatory

10.6125 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

FINAL ABSTRACT OF COST

		Amount (Rs. In Laacs)
Sub Work No. I	Water Supply	204.52 +96.00 138.13
Sub Work No. II	Sewerage	+41.40 77.50
Sub Work No. III	Storm Water Drainage	71.40 242.68
Sub Work No. IV	Road and Footpath	232.40
Sub Work No. V	Street Lighting	40.70
Sub Work No. VI	Horticulture Work	6.20 9.27
Sub Work No. VII	Maintenance Charges for 10 years i/c resurfacing of roads after 1 st 5 years and 2 nd 5 years	290.80 298.94 <u>1011.74 lacs</u>
Total		975.80 say Rs 1012.00 lacs
Cost per Acre. $\frac{1012.00 \text{ lacs}}{10.6125} = \text{Rs } 95.35 \text{ lacs}$		For V Jaylaxmi Infrastructure Limited

Checked subject to Comments
In forwarding letter No. 11483/
DL 02105/2024 and notes
Attached with the estimate

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

Director
Town & Country Planning
Department, Chandigarh

Executive Engineer
HSVP Divn. Bahadurgarh

Superintending Engineer,
HSVP, Circle-I, Gurugram.

(Pick the date)



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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

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

CE-I No. 1118/21

Dated: 02/05/2024

Annexure-A

SUB:- Approval of Service Plan Estimate for Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 10.6125 acres (licence no. 217 of 2023 dated 25.07.2023) falling in the Revenue Estate of Village Jhajjar, Sector-12A, Jhajjar, Haryana, being developed by M/s Vijay Laxmi Infrabuild 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.



हरियाणा शहरी विकास प्राधिकरण

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


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

FINAL ABSTRACT OF COST (WATER SUPPLY)

Amount (Rs. In Lacs)

Sub Head No. 1 Head Works ~~82.70~~
90.82

Sub Head No. 2 Pumping Machinery 10.00

Sub Head No. 3 Distribution System ~~40.88~~
(Drinking)

Sub Head No. 4 Distribution System ~~32.50~~
(Flushing and irrigation)
33.62
Rs 204.52 lacs

Total ~~196.00~~

C.O. to Final abstract of cost

For V Jayaram & Co. Private Limited


Authorized Signatory

[[Pick the date]]

Sub Head No. 1

Head Works (Rs. in Lacs)

- | | | |
|----|--|-------|
| 1. | Boring and installing 200 i/d tubewell with reserve/ direct rotary rig complete with pipe strainer to a depth of about 150 m complete along with machinery. | 15.00 |
| | 1 Nos. @ 15.00 Lacs each | |
| 2. | Constructing pump chambers as per standar design of PWD PU/HSVP of size 4.90x4.25 m | 4.00 |
| | 1 Nos. @ 4.00 Lacs each | |
| 3. | Construction of boundary wall around the Tubewell site | |
| | Water Works 1 No. @ Rs 3.00 lac | 3.00 |
| | Tube wells 1 Nos. @ Rs 1.00 | 1.00 |
| 4. | Provision of footpath hedges and lawns at tubewell 1 Nos. | |
| | (L.S.) | 1.50 |
| 5. | Construction of boosting chambers of suitable size along with under ground tank of capacity 275 KL pumping machinery and generating set etc. complete in all respects. | |

i)	Construction of boosting chamber	5.00
----	----------------------------------	------

- ii) U.G. tank 275 KL capacity incl 75 KL
For fire fighting in two compartments
And 130 KL for flushing @ RS 5500/KL
 $= 5500 \times 130000 \times 425$ 385K40

- | | | |
|----|---|---------------|
| 6. | Provision of staff quarters for maintenance of the scheme = NO. 350 SQ.FT. @ 3.00 (L.S) | 7.50
-6.00 |
|----|---|---------------|

7. Prov. for carriage of material (I.S.)

1.00

P.E. & contingency charges @ 3%

~~57.87~~
59.18
~~1.62~~
1.77

Department escalation unforeseen and
administrative charges @ 49%

~~55.41~~
60.95

~~27.19~~ 29.83

Total
Say

~~82.68~~ 90.82 1/25
~~82.70~~

For Vijay



Sub Work I

Sub Head No. II

Water Supply

Pumping Machinery

Amount (Rs.)

(in Lacs)

- | | |
|---|-------------------------|
| 1. Providing and installing electricity driven electric or submersible pumping sets capable of delivering about 20 KL water per hour against a total head of 60 M complete with motor and other accessories (7.5 B.H.P.)
1 Nos. @ Rs 2.00 lac each | 2.00 |
| 2. Provision for diesel engine genset stand by arrangement for tubewells (10 KVA) (L.S.) | 2.00
1.50 |
| 3. Provision for cheap pressure type chlorination plant complete
1 Nos. @ Rs 1,00,000/- | 1.00 |
| 4. Provision for making foundations and erection of pumping machinery (L.S.) | 2.00 |
| 5. Provision for pipes, valves, and specials inside the pump chamber | 1.50 |
| 6. Provision for electric services connection including electric fittings for tubewells chambers complete including transformer L.S. | 2.50 |
| 7. Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects (2X10+2X6-32B.H.P.) domestic & flushing 4 set @ rs 2.50 Lac each (L.S.) | 10.00 |
| 8. Providing Gen set (22.50) KVA capacity for boosting of water supply | 5.40
3.38 |

[[Pick the date]]



9. Provision for carriage for materials and other unforeseen items I.S.

2.00

Total

~~28.00~~ **25.88**

P.E. & contingency charges @ 3%

~~0.84~~ **0.78**

Department escalation unforeseen and administrative charges @ 49%

~~15.84~~ **26.66**
~~13.06~~ **13.06**

Total

~~39.97~~ **39.72**

say

40.00

For Vint

Handwritten signature

[[Pick the date]]

10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

SUB WORK NO. 1

WATER SUPPLY

SUB HEAD NO. III

DISTRIBUTION SYSTEM/RISING MAIN

1.	Providing, laying, jointing and testing C.I/D.I. K9 Pipes including cost of excavation complete as per specifications.	Amount (Rs. in Lacs)
	100 mm dia i/d 460 mtrs @ Rs. 1460/- mtr	6.72
	150 mm dia i/d 570 mtrs @ Rs. 2040/- mtr	11.63
2.	Providing and fixing sluice valve including cost brick masonry chambers complete in all respect.	
	100 mm dia i/d 2Nos. @ Rs. 15000/- each	0.24
	150 mm dia i/d 4 Nos. @ Rs. 15000/- each	0.60
3.	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber	
	8 Nos. @ Rs. 15,000/- each	0.80
4.	Providing and fixing fire hydrants complete with masonry chambers	
	4 Nos. @ Rs. 15,000/- each	0.60
5.	Providing and fixing indicating plates for sluice valve, air valve etc.	
	18 Nos. @ Rs. 2000/- each	0.36
6.	Provision for rising main from tube wells to U.G.S.T.	
	100 mm dia i/d 20 mtrs @ Rs. 1460/- mtr	0.29
7.	Provision for rising main from main HSVP water line to U.G. tank	
	100 mm dia i/d 60 mtrs @ Rs. 1460/- mtr	0.88

[[Pick the date]]



- | | |
|--|------|
| 8. Providing for carriage of material
I.S. | 2.00 |
| 9. Provision for cutting the roads and making good
to its original conditions | 2.10 |

26.60

Add P.E. & Contingency charges @ 3%

0.80

0.78

26.90

27.40

13.18

Department escalation unforeseen and administrative charges @ 19%

13.42

40.08

Total

40.82

Say:

40.80

For Vijayaxmi Infrabuild Private Limited



Authorized Signatory

1 (Pick the date)

Sub Work No. 1

Sub Head No. IV

Water Supply
Flushing and Irrigation

Amount (Rs. in Lacs)

1	Providing, laying, jointing and testing DI pipe K 9 pipes including cost of excavation etc. complete in all respect.	
	a) 80mm dia C.I./D.I. 500 m @ Rs. 1250/- M	0.25
	b) 100mm dia C.I./D.I. 620 m @ Rs. 1460/- M	0.85
	<u>1120m</u>	<u>16.35 lacs</u>
2	Providing and fixing sluice valves including cost of derrick masonry chambers complete in all respect.	
	a) 80mm dia 2 nos. @ Rs. 12000/- each	0.24
	b) 100mm dia 4 nos. @ Rs. 15000/- each	0.60
	<u>0.72 lacs</u>	
3.	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber 6 Nos. @ Rs. 10000/- each	<u>0.60</u>
4.	Providing and fixing Garden Hydrants (L.S.)	1.00
5.	Providing and fixing indicating plates for sluice Valves, air valves etc. 12 nos. @ Rs. 1000/- each	0.12 <u>0.24</u>
6	Provision for carriage of material and other unforeseen items.	2.00
7.	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	1.00



Total

~~21.91~~
~~21.16~~
~~0.63~~

Add P.E. & Contingency charges @ 3%

~~21.79~~
~~22.56~~

Department escalation unforeseen and
administrative charges @ 49%

= ~~10.68~~
~~11.06~~

Say

~~32.47~~
~~33.62~~
~~32.50~~

For Vijayaxmi Infra Build Private Limited



Authorised Signatory

10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

SUB HEAD II

SEWERAGE SCHEME

1.	Providing, lowering, cutting, salt glazed stoneware pipes and specials (Rs. in fact) into trenches including cost of excavation, bed concrete, cost of manholes complete in all respect.	
i)	200 mm i/d Av. Depth upto 1.5 M - 730 M (@ Rs. 1300/- per M	10.95 12.41
ii)	200 mm i/d Av. Depth upto 1.5-3 M - 300 M (@ Rs. 1750/- per M	5.25 6.00
2.	Provision for providing oblique junctions (L.S.)	3.00
3.	Provision for providing and fixing vent shafts at suitable places as per PH requirement (L.S.)	2.00
4.	Provision of temporary disposal arrangement till HSVP sewer laid including cost of STP capacity 0.36 MLD. 360000 ²⁰⁰⁰ 280000 ¹⁰	65.00 57.60 lacs
5.	Provision of temporary timbering etc.	2.00
6.	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	5.00 5.00
7.	Provision for ^{sewer} connection with HSVP main (L.S.)	2.00
	Total	92.20 90.01
	P.F. & Contingency charges @ 3%	2.70
		94.90 92.71
	Department escalation unforeseen and administrator charges @ 49%	46.43 45.42
8.	Provision for temporary disposal as	Total 441.40 138.13
	Say:	141.50

[Pick the date]



10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

SUB HEAD - III

STORM WATER DRAINAGE

	Rs. in lacs
1. Providing, laying RCC pipes drain class NP 3 with cement joint, manholes, excavation etc. complete in all respect 400 mm i/d	
a. Av. Depth upto 1.5m 880 M @ Rs. 2500/- per M	22.00
b. Av. Depth upto 1.5-3m 200 M @ Rs. 2750/- per M	5.50
2. Provision for road gullies with 300 mm dia pipe connection L.S.	3.00
3. Provision for lighting, watching and temporary diversion of traffic	2.00
4. Provision for cutting of roads and carriage of materials etc. and other unforeseen items L.S.	5.00
5. Provision for ^{storm water} temporary disposal arrangement/ at selected place.	10.00
6. Provision for connection with HSVP on master line	2.00
7. Provision for timbering haring and shoring	1.00
Total	46.50 50.50 lacs

[[Pick (to date)]]

P.E. & contingency charges @ 3%

138

Total 47.89

Department escalation unforeseen and administrative charges @ 49%

23.47

Total 71.36

say 71.36

RSF \$ 50.50 lacs

138

52.02 lacs

25.48 lacs

77.50 lacs

For Vijaylaxmi Infra Ltd Private Limited



Authorized Signatory



10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

Sub Work No. IV

Road Work

Item No.	Description of Item	Unit	Qty.	Rate (Rs)	Amount (Rs. in Lacs)
1	Site Clearance				
1.1	Clearing and grubbing road land including uprooting rank, vegetation, grass, bushes, shrubs, saplings and trees girth upto 300 mm, removal of stumps of trees cut earlier and disposal of unserviceable materials and stacking of serviceable materials to be used or auctioned, upto a lead of 1000mm including removal and disposal of top soil not exceeding 150 mm thickness by manual means in areas of light jungle as per drawings and Clause 201 of Morth Specifications	Hectare	2.13	50000	0.56
2	Earth Works				
2.1	Provision for leveling + earth filling as per site condition approximate	Acre	10.61	150000	15.91
3	Provision for				
i.	200mm GSB				
ii.	250mm thick stone aggregate				
iii.	50mm thick D.B.M.				
iv.	30mm thick BC				
	Total	Sqm	6880	1500	103.23
4	Miscellaneous Items				
4.1	Construction of cement concrete Kerb and Channels as per specifications	Meter	2500	600	15.00
4.2	Providing and fixing guide maps at selected locations (I.S.)				2.00
4.3	Provision for plot indicators (I.S.)				2.00

[Click the date]

4.4	Provision for demarcating burgies (L.S.)				2.00
4.5	Provision for traffic arrangement				9.00
4.6	Provision for carriage of material (L.S.)				5.00
4.7	Construction of pavement in commercial area - 0.256 acres - $0.256/2 \cdot 516.10$ sq.m. say 520 sq.m.	Sqm	520	1500	7.80
					151.47 158.13
	Add 3% contingency & P.E. charges				4.54 4.74
	Total				156.01 162.87
	Department escalation unforeseen and administrative charges @ 49%				79.49 79.81
	Total				232.15 242.68
	Say				232.40

For Vijaylaxmi, Engineer



Authorized Signat



SUB WORK – V

10.6125ACRES RESIDENTIAL PLOTTED COLONY SECTOR -12A, JHAJJAR

Street Lighting

Amount (Rs. In Lacs)

Providing street lighting on
internal Roads as per standard
specification in 8.72 acre area
@ Rs. 2,50,000/- per acre
10.6125 x 2,50,000/-

= 26.53

Add 3% contingencies & P.E.
charges

= 0.80

Rs 27.33 lacs

Add Department escalation
unforeseen and administrative
charges @ 49%

Rs = 13.39 lacs

Total

= 40.72

Say

Rs = 40.70 lacs

C/O to final abstract of cost

For Vijaydevri Infra Build Private Limited


Authorized Signatory

[[Pick the date]]

10.6125ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

SUB WORK - VI

COST ESTIMATE

HORTICULTURE

AMOUNT (RS. IN LACS)

1 Development of Lawn area

- a) Trenching the ordinary soil up to depth of 60 cm. Including removal and packing of serviceable material and disposing at a load of 50 m³ and making up the trenched area to proper level by filling with earth mixed with manure including cost of imported earth and manure.
- b) Rough dressing of trenched area.
- c) Grassing with "doob grass" including watering and maintenance of lawns free from weeds and fit for mowing rows 7.50 cm in either direction including for hedges and grill and barbed wire fencing around park and green belts (as per HSPV Norms) Area 0.796 Acres @ Rs. 1,50,000/- per acre

~~19~~

Rs 1.19 lacs

2 Planting of trees with tree guards on Roads at 40' intervals

9 m wide Road & 12 m wide Road = 1250.00 M

Total length = 1250.00 M

No. of trees @ 12 m c/c = $1250 \times 2 / 12 = 208.33$ Nos.

SAY - 210 Nos.

Cost of the tree

Excavation Rs. 60/-

Manure Rs. ¹⁰⁰90/-

Tree plants Rs. 150/-

Tree guards Rs. ~~2000/-~~ ²³¹⁰

Total = ~~1300~~ ²³¹⁰ x 210

TOTAL

4.85 lacs
Rs 6.04 lacs

Add 3 % contingencies and P.F. charges

Add 19% departmental charges, price escalation , unforeseen and

Adm charges

TOTAL

SAY

Rs 6.04 lacs
0.18

6.22 lacs

1.16

3.05 lacs

2.04

9.27 lacs

11.29

C.O. to final abstract of cost

For Maylaxmi Infra Build Private Limited



Authorized Secretary

10.6125 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR -12A, JHAJJAR

SUB - WORK NO VII

MAINTENANCE CHARGES AND RESURFACING OF ROADS

2nd phase after 5 yrs of 1st phase

AMOUNT (RS. IN LACS)

1. Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, streetlights, horticulture etc. complete including operation and establishment charges as per HISP norms after completion and resurfacing of roads after 10 years.

$$10.6125 \text{ acres @ Rs. } \overset{8.00}{\cancel{7.50}} \text{ lacs} = \overset{84.90}{\cancel{79.59}} \text{ per acre}$$

2. Provision for resurfacing of roads after 1st 5 years of maintenance i.e. 100mm thick B.M. and 25mm premix carpet with mechanical paver

$$(6880+520)7400 \text{ sqm @ Rs. } \overset{660/-}{\cancel{825/-}} = \overset{48.84}{\cancel{61.05}}$$

Per Sqm

3. Resurfacing of road after 10 years of maintenance by providing 25 mm thick premix carpet with seal coat with mechanical paver

$$(6880+520)7400 \text{ sqm @ Rs. } \overset{825/-}{\cancel{660/-}} = \overset{61.05}{\cancel{48.84}} \text{ Per Sqm}$$

TOTAL

$$= \overset{189.48}{\cancel{189.48}} \text{ } \overset{194.79 \text{ lacs}}{\cancel{189.48}}$$

Add 3% PE and contingency charges

$$= \overset{5.68}{\cancel{5.68}} \text{ } \overset{5.84 \text{ lacs}}{\cancel{5.68}}$$

$$= \overset{195.16}{\cancel{195.16}} \text{ } \overset{200.63 \text{ lacs}}{\cancel{195.16}}$$

Add 49% Departmental charges, price escalation unforeseen and administrative charges.

$$= \overset{95.63}{\cancel{95.63}} \text{ } \overset{98.31 \text{ lacs}}{\cancel{95.63}}$$

$$\overset{298.94 \text{ lacs}}{\cancel{298.94}}$$

Total

$$= \overset{290.79}{\cancel{290.79}}$$

Say

$$= \overset{290.80}{\cancel{290.80}} \text{ } \overset{298.94 \text{ lacs}}{\cancel{290.80}}$$

For Vijaylaxmi Infrabuild Private Limited



Signature

11/04/2019



HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (WATER LOAD)

Providing Water Supply Scheme 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJIAR

Sr. No.	Name of Pipe Line	No of plots		Population @13.5 persons per plot	Water requirement @ 165 l/head /day in K.L.D	Water requirement for non residential plots				Gross requireme nt in KLP>	Gross water requirement in gallons per day (Total)
		As per plan				Plots area in acres	Type of building	Basis of water requirement	Total water requirement		
1	2	3	4	5	6	7	8	9	10	11	
1	RA	-	-	-	-	-	-	-	-	-	-
2	AB	3	40.5	4.25					4.25	930	
3	BB1	48	648	68.04					68.04	14970	
4	BC	-	-	-	1.062	COMMUNITY	25KL/ACRE	2/3826.55 =17.70	17.70	3890	
5	CD	24	324	34.02					34.02	7480	
6	DD1	20	270	28.35					28.35	6240	
7	DE	5	67.5	7.08					7.08	1560	
8	EE1	20	251	36.85					36.85	8110	
9	EF	6	81	8.50					8.50	1870	
10	FF1	26	351	36.85					36.85	8110	

For Verified:  Engineer, Durgate Limited

Engineer's Signatory

HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (WATER LOAD)

Providing Water Supply Scheme 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJHAR

Sr. No.	Name of Pipe Line	No of plots	Population @ 13.5 persons per plot	Water requirement @ 105 l/head /day in KLD	Water requirement for non residential plots				Gross requirement in KLD	Gross water requirement in gallons per day (Total)
					Plots area in acres	Type of building	Basis of water requirement	Total water requirement		
1	2	3	4	5	6	7	8	9	10	11
11	FG	3	40.5	4.25					4.25	930
12	AH	8	108	11.34	0.128	COMMERCIAL	32KL/ACRE	2/3X8 = 2.73	14.07	3100
13	HH1	17	229.5	24.10					24.10	5300
14	RH2				0.128	COMMERCIAL	32KL/ACRE	2.73	2.73	600

For Vijayalakshmi Infrastructure Private Limited

Authorised Signatory

DESIGN STATEMENT

Providing Water Supply Scheme 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTION 12A, HAJIAR

S. No	Name of line	Water load in gallons per day			Joints water load in gallons per day	Designed water load in gallons per day	Size in mm	Length in m	Head loss per 1000m	Head loss in pipe line in m	Hydraulic levels in mtr			R.F. at L/E in mtr	Terminal head at L/E in m
		Self	Branch	Total							UPE	L/E			
1	1	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	RA	-	63000	63000	189250	283300	150	20.60	8.27	0.18	251.40	251.22	251.12	36.10	
2	AB	920	53160	54080	162270	230000	150	75.10	6.60	0.50	251.22	250.72	250.22	35.60	
3	BB1	14970		14970	44910	67000	150	204.00	0.57	0.14	250.72	250.58	250.40	35.28	
4	BC	3890	24300	28190	114570	167500	150	40.00	3.10	0.12	250.72	250.60	250.40	35.40	
5	CD	7490	26820	34300	132900	167000	150	130.00	3.10	0.40	250.60	250.20	250.20	34.90	
6	DD1	6240		6240	18720	30000	100	75.00	0.94	0.07	250.20	250.13	250.35	34.78	
7	DE	1360	19020	20580	91740	52000	150	44.00	1.07	0.04	250.20	250.16	250.35	34.61	
8	EE1	8110		8110	24330	36000	100	97.00	1.22	0.13	250.16	250.03	250.40	34.67	
9	EE	1870	8040	10010	52720	55000	150	47.00	0.44	0.02	250.16	250.14	250.40	34.64	
10	FF1	8110		8110	24330	36000	100	97.00	1.22	0.03	250.14	250.11	250.40	34.66	

For Vignexmi International Private Limited

Authorized Signatory

DESIGN STATEMENT

Providing Water Supply Scheme 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

S. No	Name of line	Water load in gallons per day			3 times water load in gallons per day	Designed water load in gallons per day	Size in mm	Length in m	Head loss per 100m	Head loss in pipe line in m	Hydraulic levels in mtr		R.L. at 1.0K in mtr	Terminal head at 1.0K in m
		Self	Branch	Total							U/E	L/E		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
11	FG	550		930	2790	34000	100	25.00	0.62	3.02	251.14	251.12	215.40	24.72
12	A14	3100	5000	8000	27000	42000	100	60.00	1.24	9.10	251.22	251.12	215.14	35.98
13	HHL	5300		5300	15900	30000	100	65.00	0.94	3.56	251.12	251.06	215.20	35.86
14	JH12	600		600	1800	24000	100	30.00	0.62	0.41	251.12	251.11	215.15	35.96

For Verification, please visit P.O. Office, Jhajar


 For Verification, please visit P.O. Office, Jhajar

SCHEDULE OF QUANTITIES

Providing Water Supply Scheme 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

Sr. No.	Name of Pipe Line	Pipe (length in M size in mm)								S.V. Qty. In Nos. Size in mm			
		100	150	200	250	300	100	150	200	250	300		
1	2	3	4	5	6	7	8	9	10	11	12		
1	RA		20.00										
2	AB		75.00										
3	BB1		205.00										
4	BC		40.00										
5	CD		130.00										
6	DD1	75.00											
7	DE		44.00										
8	EE1	97.00											
9	EF		43.00										
10	FF1	97.00											

For Vijayaxir Infra Build Private Limited


Authorised Signatory

SCHEDULE OF QUANTITIES

Providing Water Supply Scheme 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

Sr. No.	Name of Pipe Line	Pipe (Length in M size in mm)							S.V. Qty. in Nos. Size in mm				
		100	150	200	250	300	100	150	200	250	300		
1	2	3	4	5	6	7	8	9	10	11	12		
11	FG	25											
12	AH	60.00											
13	HH1	65											
14	HH2	30.00											
	TOTAL	449.00	557.00										
	SAY	460.00	570.00										

For Vileyaxm. Refractory Private Limited


Authorized Signatory

STATEMENT OF FLUSHING CUM IRRIGATION AND OVERFLOW PIPE LINE

FLUSHING CUM IRRIGATION PIPE LINE 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

Sr. No.	Name of Pipe Line	Pipe Length in M size in mm						S.V. Qty. In Nos. Size in mm			
		80	100	150	200	250	300	80	100	150	200
1	2	3	4	5	6			7	8	9	10
1	A'A'		20.00								
2	A'B'		28.00								
3	B'B1'		214.00								
4	B'C'		40.00								
5	C'D'		142.00								
6	D'D1'	74.00									
7	D'E'		45.00								
8	F'F1'	114.00									
9	E'F'		43.00								
10	F'F1'	106.00									

For Vijaylaxmi Infratech Private Limited

Authorised Signatory

STATEMENT OF FLUSHING CUM IRRIGATION AND OVERFLOW PIPE LINE

FLUSHING CUM IRRIGATION PIPE LINE 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

Sr. No.	Name of Pipe Line	Pipe (length in Af size in mm)						S.V. Qty. in Nos. Size in mm			
		80	100	150	200	80	100	150	200		
1	2	3	4	5	6	7	8	9	10		
11	P'G'		20.00								
12	A'H'		23.00								
13	H'H1'	87.00									
14	H1'H2'	70.00									
15	H1'H3'	40.00									
16	H'-H5VP SEWER		40.00								
	TOTAL	483.00	615.00								
	SAY	500.00	620.00								

For Vijaya Infrastructure Private Limited


Authorized Signatory

STATEMENT FOR CALCULATION OF SEWAGE LOAD

PROVIDING SEWERAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JILAJAR

S.No.	Name of Line	Water Requirement of plots			Demand of non residential areas			Total requirement in KLPD	Quantity of Sewage @ 75% of water requirement in cusecs.
		No. of Plots	Population @ 13.5 persons /plot	Water requirement @ 155 L.P.C.D in KLPD	Nature of bldg	Basis of water requirement	Gross requirement in KLPD		
1	AB	26	351	54.40	COMMUNITY	25KL/ACRE	26.55	80.95	0.025
2	BIB	3	40.5	6.28				6.28	0.002
3	BC	6	81	12.55				12.55	0.004
4	CIC	26	351	54.40				54.40	0.017
5	CD	5	97.5	10.46				10.46	0.003
6	DID	19	25650	39.76				39.76	0.012
7	DE	25	337.5	52.31				52.31	0.016
8	EF								
9	FIF	48	648	100.44				100.44	0.031
10	FG								

DESIGN STATEMENT

PROVIDING SEWERAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

S. No.	Name of Line	Sewage Load in cumecs			3 times average load in cumecs	Designed discharge in cumecs	Spec in mm	Length in m	Slope 1 in 100	Velocity in m/sec	Fall in m	Formation level in m			Invert level in m			Depth in m		Avg depth in m
		Self	Branch	Tural								L/E	L/E	L/E	L/E	L/E	L/E	L/E	L/E	
1	AB	0.025		0.025	0.075	0.47	200	97.00	200	0.77	0.48	215.45	215.40	214.45	213.97	1.06	1.83			21
2	B1R	0.082		0.082	0.066	0.47	200	23.00	200	0.77	0.1	215.42	215.40	214.42	213.97	1.00	1.09			1.04
3	B2	0.004	0.027	0.031	0.093	0.47	200	42.00	200	0.77	0.21	215.40	215.38	214.97	213.97	1.43	1.59			1.51
4	C1C	0.017		0.017	0.051	0.47	200	97.00	200	0.77	0.48	215.40	215.35	214.40	213.92	1.00	1.44			1.21
5	CD	0.003	0.048	0.051	0.155	0.47	200	42.00	200	0.77	0.21	215.35	215.30	213.76	213.45	1.59	1.75			1.67
6	D1D	0.012		0.012	0.036	0.47	200	72.00	200	0.77	0.36	215.35	215.30	214.35	213.90	1.00	1.31			1.15
7	DE	0.006	0.063	0.079	0.227	0.47	200	172.00	200	0.77	0.66	215.30	215.20	212.55	212.59	1.75	2.3			2.02
8	EF		0.079	0.079	0.227	0.47	200	40.00	200	0.77	0.1	215.20	215.15	212.89	212.69	2.36	2.46			2.38
9	F1F	0.030		0.031	0.093	0.47	200	204.00	200	0.77	1.03	215.30	215.15	214.30	213.28	1.00	1.87			1.43
10	FG		0.110	0.113	0.319	0.46	200	25.00	200	0.77	0.1	215.15	215.11	212.69	212.58	2.46	2.54			2.40

For Vijaya Engineering Infobuild Private Limited

Authorised Signatory

DESIGN STATEMENT

PROVIDING SEWERAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, BHADRAJAH

S. No.	Name of Line	Sewage Load in cusecs			3 lines sewage load in cusecs	Designed discharge in cusecs	Size in mm	Length in m	Slope 1 in	Velocity in m/sec	Fall in m	Invert level in m			Depth in m		Avg depth in m
		Self	Branch	Total								C/E	L/E	H/E	L/E	H/E	
11	G1G3	0.011		0.011	0.035	0.47	200	68.00	200	0.77	0.34	215.20	215.15	214.20	2.386	1.00	1.29
12	G2G3	0.042	0.011	0.057	0.039	0.47	200	37.00	200	0.77	0.18	215.20	215.15	214.20	2.402	1.00	1.13
13	G3G4	0.017	0.013	0.030	0.060	0.47	200	88.00	200	0.77	0.44	215.15	215.10	213.86	213.42	1.29	1.68
14	G4G		0.020	0.020	0.060	0.47	200	22.00	200	0.77	0.11	215.10	215.11	213.42	213.31	1.68	1.80
15	G-STP		0.130	0.130	0.350	0.47	200	26.00	200	0.77	0.13	215.11	215.00	212.58	212.45	2.59	2.74

For Vijayalakshmi Infra Build Private Limited



Authorised Signatory

Schedule of Quantities of S.W. Pipes

PROVIDING SEWERAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A,

JHAJJAR

S.No.	Name of Line	Dia of pipe in mm and Length in meters						
		200mm	250mm	300mm	350mm	400mm	450mm	500mm
1	AB	97.00						
2	B1B	23.00						
3	BC	43.00						
4	C1C	97.00						
5	CD	43.00						
6	D1D	72.00						
7	DE	132.00						
8	E1F	40.00						
9	F1F	204.00						
10	FG	23.00						

For Vijay axm, Infracloud Private Limited


Authorised Signatory

Schedule of Quantities of S.W. Pipes

**PROVIDING SEWERAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A,
JHAJJAR**

S.No.	Name of Line	Dia of pipe in mm and Length in meters						
		200mm	250mm	300mm	350mm	400mm	450mm	500mm
11	G1G3	68.00						
12	G2G3	37.00						
13	G3G4	88.00						
14	G4G	22.00						
15	G-STP	26.00						
	Total	1015.00						
	Sav	1030.00						

For Vijaylaxmi Infra Pvt. Limited


Authorized Signatory

DESIGN STATEMENT

PROVIDING STORM WATER DRAINAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 17A, JEHAJAR

S. No.	Name of Block	Area in Acres			Discharge in case of 1% rainfall Intensity	Designed discharge in cases	Slope in mm	Length in mtr	Slope 1 in	Velocity in m/sec	Fall in mtr	Ground Levels in mtr		Invert level in mtr		Depth in mtr		Avg depth in mtr
		Half	Branch	Total								L/E	L/E	L/E	L/E	L/E	L/E	
1	AB	1.21		1.21	0.3	3.72	400	97.00	500	0.81	0.19	215.43	215.40	214.25	214.06	1.20	1.34	1.27
2	BIB	0.27		0.17	0.04	3.72	400	26.01	500	0.81	0.05	215.42	215.40	214.22	214.19	1.20	1.21	1.2
3	BC	0.29	1.38	1.67	0.42	3.72	400	43.00	500	0.81	0.09	215.40	215.35	214.06	213.97	1.34	1.38	1.36
4	CIC	1.24		1.21	0.3	3.72	400	97.00	500	0.81	0.19	215.40	215.35	214.20	214.01	1.20	1.34	1.29
5	CD	0.29	2.48	3.17	0.79	3.72	400	43.00	500	0.81	0.09	215.35	215.30	213.92	213.88	1.38	1.42	1.40
6	DID	4.51		0.51	4.13	3.72	400	80.00	500	0.81	0.16	215.35	215.30	214.15	213.90	1.20	1.31	1.25
7	DE	1.33	3.68	5.01	1.25	3.72	400	125.00	500	0.81	0.25	215.30	215.20	213.80	213.63	1.42	1.52	1.50
8	EI	0.89	5.01	5.90	1.47	3.72	400	40.00	500	0.81	0.08	215.20	215.10	213.60	213.55	1.57	1.61	1.59
9	FIF	2.19		2.19	0.55	3.72	400	205.00	500	0.81	0.41	215.30	215.10	214.10	213.60	1.20	1.47	1.15
10	FG	0.26	8.00	4.23	1.14	3.72	400	43.40	500	0.81	0.08	215.10	215.10	213.55	213.46	1.61	1.54	1.62

For Vijaylaxmi Infra Pvt. Ltd. Private Limited

Authorised Signatory

DESIGN STATEMENT

PROVIDING STORM WATER DRAINAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, SHAJALAR

S. No.	Name of Plot	Area in Acres			Discharge in cumecs @ 1% fall in intensity	Designed discharge in cumecs	Sewer dia mm	Length in mtr	Slope 1 in 100	Velocity in m/sec	Fall in mtr	Ground Level in mtr		Invert level in mtr		Depth in mtr		Avg depth in mtr
		Self	Channel	Total								U/E	L/E	U/E	L/E	U/E	L/E	
11	G1153	0.69		0.69	0.17	3.72	400	65.00	500	0.81	0.1	215.20	215.12	215.00	213.87	1.20	1.25	1.22
12	G203	0.09		0.09	0.02	3.72	400	30.00	500	0.81	0.06	215.15	215.12	213.95	213.89	1.20	1.21	1.23
13	G30	.27	0.78	2.05	0.51	3.72	400	52.00	500	0.81	0.1	215.12	215.10	213.87	213.71	1.25	1.39	1.32
14	G-1153P STORM	0.00	11.60	11.63	2.66	3.72	400	55.00	500	0.81	0.17	215.10	215.00	213.46	213.29	1.64	2.11	1.87

For Vijaylex Infrastructure Private Limited

 Authorised Signatory

Schedule of Quantities of R.C.C. Pipes
PROVIDING STORM WATER DRAINAGE SCHEME TO 6125 ACRES RESIDENTIAL PLOTTED COLONY IN
SECTOR 12A, JALAJAR

S.No.	Name of Line	Dia of pipe in mm and Length in meters				
		400mm	500mm	550mm	600mm	900mm
1	AB	97.80				
2	BIB	26.40				
3	BC	43.40				
4	CIC	97.40				
5	CD	43.40				
6	DID	80.60				
7	DF	125.00				
8	ET	40.60				
9	FIF	245.00				
10	FG	45.00				

For Vijaykumar Infrabuild Private Limited

 Authorized Signatory

Schedule of Quantities of R.C.C. Pipes

**PROVIDING STORM WATER DRAINAGE SCHEME 10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN
SECTOR 1A, JHAJJAR**

S.No.	Name of Line	Dia of pipe in mm and Length in meters				
		400mm	500mm	550mm	600mm	900mm
11	G103	65.00				
12	G203	38.00				
13	G5G	82.00				
14	G-HSV STORM	85.00				
	TOTAL	168.00				
	SAY	168.00				

For Vigilant Infrastructure Private Limited



Authorised Signatory

DESIGN DATA OF ROADS

10.6125 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR 12A, JHAJJAR

9.0 M & 12.0 M WIDE ROAD

S.NO	Name of Road	Length in M	
1	R1	86.00	
2	R2	103.00	
3	R3	97.00	
4	R4	97.00	
5	R5	205.00	
6	R6	11.00	
7	R7	205.00	
8	R8	156.00	
9	R9	17.00	
10	R10	35.00	
11	R11	80.00	
Total length of 9.0/12.0 M wide roads		1122.00	
Add 10 % at curves		113.00	
TOTAL		1245.00	
SQY		1250.00	
Paved Area of Roads =1250M X5.5 M		6875.00	SQ.M
SQY		6880.00	SQ.M
Total length of Roads		1250.00	M
Length of kerbs=1250X2		2500.00	M

For Vijayaram Infrastructure Private Limited

Authorized Signatory

Directorate of Town & Country Planning, Haryana
 Sector 14, Gurgaon, Haryana. Phone: 0122 2249311
 Fax: 0122 2249312 Email: dtcp@haryana.gov.in

FORM 11-V
 (New Rule 12)

License No. 217 of 2023

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & Rules 1976 to Vijayaashri Infrahub Pvt. Ltd., Plot No. 28, Sector-4, WAT Alambali, Gurugram for setting up of Affordable Residential Plotted Colony under ODIA Policy - 2016 in an area measuring 10.6123 acres in the revenue estate of village Jhajjar, Sector-124, Jhajjar.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The license is granted subject to the following conditions:
 - a. That the Affordable Residential Plotted Colony will be laid out in conformity to the approved layout plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - b. 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 Rules 1976 are duly complied with.
 - c. That area coming under the street 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 to the Govt. within 30 days of approval of zoning plan.
 - d. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of two 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 to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 243(a)(i) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - e. 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 to the Govt. u/s 1(3) (a) (ii) of the Haryana Development and Regulation of Urban Areas Act, 1975 within a period of 30 days from approval of zoning plan.
 - f. That you shall integrate the services with Haryana Shiksha Vikas Pradhikaran services as and when made available.
 - g. 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, 1943.
 - h. That you will transfer 10% area of the licensed colony to the Government for provision of community facilities as per policy dated 06.04.2016 as amended from time to time. The said area belonging to the Director to work out the joint plan of community infrastructure at sector level and

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

Accordingly make it clear that the same shall be transferred to the Government within 10 days of issuance of zoning plan. Alternatively, the same shall be transferred to the Government by a separate deed dated 25.08.2022.

That you shall make it clear that the development and construction cost of 24 sq. ft. or more internal roads shall not be included in the LDC rates and they shall pay the proportionate cost for Acquisition of land, if any, alongwith the construction cost of 24 sq. ft. or more major internal roads as and when finalized and demanded by the Government.

That you shall obtain NOC/Clearance as per provisions of notification dated 14.01.2016 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTDP but these services are made available and the same is made functional from External Infrastructure to be laid by Haryana State Vikas Pradikaran or any other execution agency.

That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1901 and any other clearance required under any other law.

That the rain water harvesting system shall be provided as per Central Ground Water Authority (CGWA)/Haryana Govt. notification as applicable.

That you shall use only LED lights for internal lighting as well as campus lighting.

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 area for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include LDC. In case of not inclusion of LDC 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 LDC per sqm/per sq. to the allottees while raising such demand from the plot owners.

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.

That you shall arrange power connection from LHSVN/DHSVN 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. LHSVN/DHSVN and complete the same before obtaining completion certificate for the colony.

That you shall complete the project within seven years (7 years) from date of grant of license as per clause 101 of the policy notified on 01.04.2016.

That no clustering of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

8. That you will pay the labour cost as per jointly instructions issued by Director Government and Works for (Reg. 2012 5/25/2008/1201) dated 15.02.2010 as amended from time to time.
9. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1975 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1973, and visitation account number and full particulars of the scheduled bank wherein you have to deposit the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
10. That no further sale has taken place after submitting application for grant of license.
11. That you shall not give any advertisement for sale of plots/units/sections before the approval of layout plan.
12. That you 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.
13. That no provision of the Haryana Ceiling on Land Holdings Act, 1972 has been violated due to purchase of applied land.
14. That the owner/developer shall integrate the bank account in which 70 percent advance receipts are credited under Section-42(H)(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.
15. 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.
16. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
17. 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 and as per the prescribed schedule.
18. That you shall abide by the terms and conditions of policy dated 08.02.2016 (DD/AY) and other direction given by the Director time to time to ensure the project.
19. 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) Act, 1986 and Water (Prevention and Control of Pollution) Act, 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.
20. That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed thereunder as amended from time to time.
21. That the provisions of Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed in letter and spirit.

- ii. That you shall not use the land for any purpose other than intended by the Government of Haryana for public interest.
- iii. That you shall not use the land for any purpose other than intended by the Government of Haryana for public interest.
- iv. That you shall not use the land for any purpose other than intended by the Government of Haryana for public interest.

For licence is valid up to 24-10-2028

Dated: 25-10-2023

Place: Chandigarh

Encl. No. LC-4936-JE (MK)-2023/ 36023

(L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Dated: 25-10-2023

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

1. Vijay Laxmi Infrabuild Pvt. Ltd., Plot No. 29, Sector-6, VAT Mandar, Gurugram along with a copy of agreement, LC IV B & B Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSPB, Panchkula.
4. Chief Administrator, Housing Board, Panchkula along with copy of agreement.
5. Managing Director, HUPH, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Joint Secretary, SEAC, Panchkula Bhawan, Sector-2, Panchkula.
7. Asst. Director Urban Estates, Haryana, Panchkula.
8. Asst. Director, HSPB, Rohtak.
9. Chief Engineer, HSPB, Panchkula.
10. Superintending Engineer, HSPB, Rohtak along with a copy of agreement.
11. Land Acquisition Officer, Rohtak.
12. Senior Town Planner, Rohtak along with a copy of plan.
13. District Town Planner, Jhajar.
14. Chief Accounts Officer, UoD Office, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer, Website to update the status on the website.

(Praveen Singh)
District Town Planner (HQ)
The Director General, Town & Country Planning
Haryana, Chandigarh

To be read with Licence No. 217 of 2023

Detail of land owned by Vijaylaxmi Infrabuild Pvt. Ltd.

Village	Plot No.	Killa No.	Area (K-20)
Jhalgar	115	1/3	4.6
		8/1	2.4
		14/1	1.12
		18/3	2.0
		2	2.14
		8/2	1.36
		12/1	2.4
		14	6.0
		15/1	4.9
		19/2/2	1.72
		26	2.1
		14/2	1.0
		2/2	3.12
		22/2	2.1
		9	8.0
		10	2.0
		12/1	5.16
		11	1.8
		Total	84.28
			Or 10.6175 Acres

Note: Killa no. 12/1/18 min (1-0-0), 12/1 min (1-5-2), 9 min (1-5-1), 8/2 min (1-6-2) total
of 16M-55 is under mortgage.

[Signature]
Director General
Town & Country Planning
Haryana, Chandigarh
Gurgaon (Punjab)

Directorate of Town and Country Planning, Haryana,
Nagar Yojna Bhawan, Block-A, Plot No. 3, Sector-18A, Meda Marg, Chandigarh.
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcp_haryana7@gmail.com
Web Site: www.tcp_haryana.gov.in

Memo No. ZP-1913/AD(GK)/2024/ 2025 Dated:- 18/01/25

To

M/s Vijaylaxmi Infra Build Pvt. Ltd.,
Plot No. 28, Sector-4,
MT Mansarovar, Gurgaon

Subject:- Approval of Demarcation-cum-Zoning plan of Affordable Residential Plotted Colony (under DDJAY 2G15) over an area measuring 10.6125 acres (License no. 217 of 2023 dated 25.10.2023) in Sector-12A, District-Jhajjar.

Please refer to the matter cited above.

Please find enclosed copy of approved Demarcation-cum-Zoning Plan of subject cited Affordable Residential Plotted Colony bearing following details:-

Sr. No.	Name of site	Drawing no.
1.	Demarcation-cum-Zoning Plan	Dig. No. DTCP-9940 dated 15.07.2024

The above said Demarcation-cum-Zoning Plan is approved with the following condition:-

1. You shall transfer the land falling under 45 meter wide sector road, 12 meter wide service road and green belt to the department within 30 days of the approval of the zoning plan.

DA/As above

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

Enclst. No. ZP-1913/AD(GK)/2024/ _____ Dated: _____

A copy is forwarded to the following for information and further necessary action.

1. Senior Town Planner, Rohtak along with the copy of approved Demarcation-cum-Zoning Plan.
2. District Town Planner, Jhajjar along with the copy of approved Demarcation-cum-Zoning Plan.

DA/As above

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

DEMARCATION CUM ZONING PLAN FOR AFFORDABLE PLOTTED HOUSING COLONY UNDER DEEN DAYAL JAN AWAS YOJNA AD-MEASURING 10.6125 ACRES (LICENCE NO. 217 OF 2023 DATED (25/10/2023) AT SECTOR - 12 A, DISTRICT JHAJJAR, HARYANA BEING DEVELOPED BY M/S.VIJAYLAXMI INFRABUILD PVT. LTD.

FOR PURPOSE OF CODE 1.2 (XCVI) & 6.1 (1) OF THE HARYANA BUILDING CODE, 2017, AS AMENDED FROM TIME TO TIME.

1. USE ZONE

The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.
	Commercial	As per supplementary zoning plan to be approved separately for each site.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING

- (a) The building or buildings shall be constructed only with in the portion of the site marked as buildable zone as explained above, and nowhere else.
- (b) The Planning parameter to be adopted is as below:-

Plot Area	Maximum Permissible Ground Coverage	Permissible Basement	Maximum Permissible Floor Area Ratio (FAR)	Maximum permissible Height (in metres)
Upto 150 square metres	75%	Single Level	200%	10.6

3. PERMISSIBLE NUMBER OF DWELLING UNIT ON EACH PLOT

- a). No's of dwelling unit permitted on each plot : 3 (Three)
- b). Provided that in case the decision dated 23.02.2023 to keep in abeyance the approval of Stilt+4 dwelling units is revoked by the competent Authority and building plans approvals for such stilt+4 units is allowed, the number of dwelling unit permitted on each plot shall be restored to 4 (four) dwelling units.

4. BAR ON SUB-DIVISION OF PLOT

Sub-division & clubbing of the plots shall not be permitted in any circumstances.

5. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential buildable zone in clause number 1 above. Balcony of a width of maximum 1.80 m in front and rear sides of a plot can be permitted within the plot. No balcony beyond the rear zoning shall be permitted.

6. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

7. STILT PARKING

Stilt parking is allowed in all sizes plots. The clear height of the stilt shall be 2.40 metres from the plinth level and below the bottom of the beam. The Stilt will not be permissible for any purpose other than parking.

8. PARKING

- (a) Parking shall be provided as per the provisions of Haryana Building Code - 2017, as amended from time to time.
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

9. PLINTH LEVEL

The plinth height of building shall be as per Code No. 7.3 of the Haryana Building Code, 2017.

10. BASEMENT

Single level basements within the building zone of the site shall be provided as per Code 6.3(i)(a) and shall be constructed, used and maintained as per Code 7.16 of the Haryana Building Code, 2017.

11. RESTRICTION OF ACCESS FROM 45 MTS. WIDE OR MORE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 meters or more wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

12. BOUNDARY WALL

- (a) The boundary wall shall be constructed as per Code 7.5.
- (b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DGCP. The boundary wall in the rear courtyard shall not be more than 1.80 meters in height.
- (c) In case of corner plots, boundary walls shall be rounded off at each corner by a radius as given below:-
- 0.5 meters Radius for plots opening on to open space.
 - 1.0 meters Radius for plots upto 125 sq. meters.
 - 1.50 meters Radius for plots above 125 sq. meters to 150 sq. meters.
- (d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

13. GATE AND GATE POST

- a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- b) An additional wicket gate of standard design not exceeding 1.15 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

14. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

15. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

16. ACCESS

No plot or public building will derive an access from less than 9.00 meters wide road.

17. GENERAL

- That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 - That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
 - Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
 - Rain water harvesting shall be provided as per HBC-2017 (if applicable).
- Note:
Read this drawing in conjunction with the demarcation plan verified by D.T.P. Jhajjar vide Enstat no.-7865 dated 08/11/2023

DRG. NO. DTCP 9940 DATED 16/01/2024

(GURPREET KHEPAR)
AD (HQ)

(YAJAN CHAUDHARY)
ATP (HQ)

(ASHISH SHARMA)
DTP (HQ)

(SANJAY KUMAR)
STP (HQ)

(P. P. SINGH)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)



Directorate of Town and Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-15A, Madhya Marg, Chandigarh, web site: tcharyana.gov.in

Phone: 0172-2549349; e-mail: tcpharyana6@gmail.com

Regd.

To

M/s Vijaylaxmi Infrabuild Pvt. Ltd.
Plot No.-28, Sector-4, IMT Manesar,
Gurgaon-122050.

Memo No LC 1936/JE(MK)/2024/35295 Dated: 20-11-24

Subject: Approval of Service Plan/estimate in respect of Licence No. 217 of 2013 dated 25.10.2023 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 10.6125 acres in Sector-12A, Jhajjar.

Reference: Chief Engineer-I, HSVP, Panchkula office memo dated 02.05.2024.

The service plan/estimates in respect of Licence No. 217 of 2013 dated 25.10.2023 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 10.6125 acres in Sector-12A, Jhajjar are hereby approved subject to the following terms & conditions:

1. That you shall abide by the terms and conditions of letter issued by Chief Administrator Huda Panchkula in respect of subject cited licence colony issued vide memo no. CE-I/SE(IHQ)/EE(M)/SDE(G)/2024/U4831 dated 02.05.2024 (copy enclosed as Annexure 1 & 2).
2. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/From own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in LDC, Jhajjar Town.
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 are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
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 sheets will also apply. A copy of these is also appended as Annexure A.

8. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
9. That level/extent of external services to be provided by HSPV will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSPV.
10. You shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/ Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
11. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
12. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSPV or any developing agency on Sector dividing road at respective locations/points
13. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
 - (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

- (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
- (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves

both surface and subsurface. Covers and at all conspicuous places of recycle distribution system.

- (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
 - (d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.
14. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
 15. You shall be solely responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
 16. In case some additional structures are required to be constructed and decided by HSPV/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSPV.
 17. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
 18. In case it is decided by Govt. that HSPV/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amount at rates as decided by the authority/Govt. will be recoverable over and above EDC.
 19. Since, the construction of master plan roads is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
 20. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
 21. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
 22. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
 23. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
 24. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
 25. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same

shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

26. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.

Note :-

- a. That you shall implement the directions given by National Green Tribunal O.A. No. 21 of 2014 and no. 95 of 2014 (in the matter of Vardhman Kashika V/s Union of India & Others) and instructions have been issued by HSVP time to time may be implementation of these instructions at site.
- b. 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 service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.

DA/As above

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

Endst. No. LC 4936/IE(MK)/2024/

Dated:

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo No. CE-I/SP(IQ)/IE(M)/SDI(G)/2024/114831 dated 02.05.2024 for information and necessary action please

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