

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

Karni Infrastructure and Property Pvt. Ltd.
R/o Karni Greens, 60 Meter Sector Road,
Sector-4A, Bahadurgarh, Jhajjar-124507.

Memo No. LC-4756/JE(RK)/2024/13/62 Dated: 29-04-2024

Subject: Approval of service plan/estimates in respect of Licence No. 154 of 2022 dated 29.09.2022 (after migration of license no. 35 of 2008 dated 26.02.2008) granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 7.225 acres falling in Sector-04A, Bahadurgarh, District Jhajjar - Karni Infrastructure and Property Pvt. Ltd.

Reference: Chief Engineer-I, HSVP, Panchkula office memo dated 06.01.2023.

The service plan/estimates in respect of Licence No. 154 of 2022 dated 29.09.2022 (after migration of license no. 35 of 2008 dated 26.02.2008) granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 7.225 acres falling in Sector-04A, Bahadurgarh, District Jhajjar 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-I, HSVP, Panchkula office memo dated 06.01.2023.
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, The Air (Prevention and Control of Pollution) Act, 1981 and The 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.

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 Engineer-I, HSVP, Panchkula under intimation to this office.
DA/As Above.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-4756/JE(RK)/2024/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo dated 06.01.2023 for information and necessary action please.


(S.K. Sehrawat)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

**SERVICE ESTIMATE, DESIGN REPORT AND
CALCULATION OF
INTERNAL DEVELOPMENT WORKS**

FOR

**PROPOSED "AFFORDABLE RESIDENTIAL PLOTTED COLONY"
(DDJAY) AREA MEASURING 7.225 ACRES (LICENSE NO. 154 OF
2022 DATED 29.09.2022) IN THE REVENUE ESTATE OF VILLAGE -
KASAR, SECTOR -4A, BAHADURGARH BEING DEVELOPED BY M/S
KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.**

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "AFFORDABLE RESIDENTIAL PLOTTED COLONY" (DDJAY) AREA MEASURING 7.225 ACRES (LICENSE NO. 154 OF 2022 DATED 29.09.2022) IN THE REVENUE ESTATE OF VILLAGE -KASAR, SECTOR -4A, BAHADURGARH BEING DEVELOPED BY M/S KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.

Bahadurgarh town of Haryana State situated on N.H. - 9 road at a distance of 20 Km from Delhi. Being in the national capital region, the town has fast developing tendency and potential. Further, it has also started sharing the growing residential, commercial and Industrial load of Delhi. In order to review the growing pressure of population in National Capital of Delhi. It has been decided by the Haryana Government to develop various infrastructure facilities in Bahadurgarh Urban Complex. This layout plan for an area measuring 7.225 Acres (Drg. No. 8644 dated 30.09.2022) has been issued in respect of Affordable Residential Plotted Colony under DDJAY by DTCP Chandigarh. The licence No. 154 of 2022 dated 29.09.2022 has migrated from licence No. 35 of 2008 dated 26.02.22. This report is for a part of service estimate for proposed "Affordable Residential Plotted Colony" (DDJAY) Area Measuring 7.225 Acres (License No. 154 Of 2022 Dated 29.09.2022) In the revenue estate of village -Kasar, Sector -4A, Bahadurgarh Being Developed By M/S Karni Infrastructure And Property Pvt. Ltd. has been prepared with the following provisions which are as under :-

1. WATER SUPPLY

The source of water supply in this area is by HSVP Mains. It has been proposed to construct underground tanks of capacity as per attached details and to location for domestic purpose and for fire protection. The underground tanks will be fed from the HSVP based supply, which will feed O.H. tanks on the roof of the Building and has been designed as per the Hazen Williams formula. Presently there is proposed / under execution HSVP W/S in this area. However the provision of tube wells has been taken due to non-availability of water but after getting the approval from the competent authority through tube wells / tankers / any other approved source till HSVP W/S will be made available. The proposed tube well shall be 510mm bore drilled with reverse rotary rig and installed with 80mm i/d housing pipe and 50mm i/d slotted tube as strainer, hence the provision of 1 Nos. Tube Wells has been taken in this estimate.

DESIGN

The scheme has been designed for population of 1944 persons and considering @ 18.00 persons / units for Affordable Residential Plotted Colony and other provision etc. The combined quantum of water supply (domestic + flushing) per head - day has been taken as 155.25 Liters per head per day as per design calculation.

PUMPING EQUIPMENTS

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any time electricity failure. Generator will be provided separately or added to the capacity of main generator.

2. SEWERAGE

The scheme is designed for sewer connecting to the STP and bypass connection to HSVP Sewerage scheme. The sewer lines have designed for three times average D.W.F in relation to water supply demand. It has assumed that about 80% of the domestic and flushing water supply shall find its way into the proposed sewer. Sewer lines shall be running by gravity and discharge to STP proposed. Treated water will be used for Irrigation & Flushing purpose (through recycling) under the pipe line system.

3. STORM WATER DRAINAGE

It has been proposed to lay R.C.C Np3 pipes with required number of manholes for disposal of storm water, which will be connected to the HSVP drain. The intensity of rain fall has been taken as 6.00mm per hour. A minimum size of 400mm i/d R.C.C Np3 pipe for storm water drain will be provided and designed as per manning's formula. Necessary provision of rainwater harvesting arrangement has also been taken in this estimate.

4. ROADS

Road, Parking and Pavement have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP.

5. STREET LIGHTING AND ELECTRIFICATION :-

Provision for external lighting, electrification and ESS of proposed area has been made.

6. HORTICULTURE :-

Estimate and details of plantation, landscaping, signage etc. have been included.

7. FIRE FIGHTING :-

Provision of Fire Fighting system has been made.

8. SPECIFICATIONS

The work will be carried out in accordance with the standard specifications of PH as laid down by the Haryana Government / HSVP.

9. RATES

The estimate has been based on the present market rates.

10. COST

The total cost of the scheme including cost of all services works out to Rs. ^{782.60}568.60 Lacs including 3% contingencies and 49% departmental charges + Price escalation and cost per acre comes out to Rs. ^{78.69}78.69 Lacs.

^{108.32}108.32

(Authorized Signatory)

Total Area of plot	= 7.225 Acres	4
Proposed Area Under Plots	= 3.69593 Acres	
Permissible Commercial Area	= 0.288 Acres or 1148.28 Sqm	
Proposed Commercial Area	= 0.28392 Acres or 1148.28 Sqm	
Proposed Community Multipurpose Booth	= 0.72 Acres	
Proposed Plots	= 1 Nos.	
	= 108 Plots	

I) Water Requirement :-

• Total Plots	= 108 Plots
Total Population @ 18.00 Persons/Plot @ 155.25 LPCD	= 1944 Persons = 3,01,806.00 LPD
• Commercial area @ 3 Sqm / person = 383 Persons @ 45 LPCD	= 0.28392 Acres OR (1148.98 Sqm.) = 17235.00 LPD
• Community Building (Area 0.72 Acre)	= 18000.00 LPD
• ESS Guards and Mtc. Staff	= 10000.00 LPD
• Milk and Vegetable Booth	= 5000.00 LPD
Total	= 3,52,041.00 LPD Or 353 KLD Say 360 KLD

II. FIRE DEMAND

(i) Population	= 1944 Persons
(p) $\frac{1}{3} \times 100/1000 = (1.944) \frac{1}{3} \times 100$ (Considering 1/3 of total population) Add. @ 15% extra for margin factor	= $139.42/3 = 46.47$ KLD = 6.97 KLD
Total	= 53.44 KLD
Say	= 60.00 KLD

III. Garden Irrigation Requirement (For Total Area) = 30.00 KLD

IV. Total Water Requirement for UGT

(Excluding Fire Demand)	
Hence Domestic Water Requirement (67%)	= $360 \times 67\% = 241.00$ KLD
Hence Flushing Water Requirement (33%)	= $360 \times 33\% = 119.00$ KLD
Day Requirement considering @ 60%	= 160 K.L. for Domestic = 80 K.L. for Flushing

But it is proposed to construct an UGT i.e. 160 K.L. in two compartment for domestic use and 80 K.L. for non potable water in two compartment (at STP) and 60 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan.

Total Capacity of UGT = 160 + 60	= 220.00 KLD
Total Storage Requirement for Flushing and irrigation at STP (80+18) = 98.00 KLD (Flushing 120 ⁸⁰ K.L. + Irrigation 30 KLD X 60% = 18 KLD)	

say 160 KLD

V. Tube Well

a) Yield	= 15 K.L. / Hr.
b) Working Hour per day	= 16 Hr. / Per Day
c) Total water demand	= 241 M3/Day
d) Number of tube well required (Water Demand / Discharge / Hr. working Per day)	= 1.00 Nos
e) Add 5% extra	= 0.05
Total	= 1.05 Nos
Say	= 2 Nos

Water to the proposed development is to be supplied by HSVP. consider 1 Nos. T.W. to install for proposed requirement of water for augmentation / standby purposes and provision has also been taken in the estimates due to non availability of water but after getting the approval from the competent authority.

VI) Pumping Machinery for Tube wells

a) Gross Working Head	= 80 Mtr
b) Average fall in S.L	= 2 Mtr
c) Depression Head	= 6 Mtr
d) Friction loss in main	= 10 Mtr
Total	= 98 Mtr
e) Discharge (LPS)	= 15000 LPH (Or 4.17 LPS Say 4.50)
f) Horse Power	= 9.80 H.P.
HP = (4.50 x 98) / (75 x 0.60)	
Say	= 10.00 H.P.

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 98 Mtr head (1W)

VII) Boosting Machinery for domestic water For UGT

Total Water Requirement	= 241.00 KLD
Pumping per hour @ 8 hr. pumping / day	= 241 / 8 KL / hr.
	= 30.125 KL / hr.
	= 502.05 lpm = 8.96 lps
	Say 2 No. 6.00 lps each
Gross working head	For UGT
- Suction lift	= 5.00 mts.
- Frictional loss in mains & specials	= 10.00 mts.
- Clear Head required	= 30.00 mts.
Total	= 45.00 mts.
Say	= 45.00 mts.
Pump HP	= (6.00x45)/(75x0.60)
	= 6.00 H.P.
Say	= 7.50 HP

It is proposed to provide 3 Nos. of pumping set of 6.00 lps discharge at 45mts Head each (2W + 1S) for UGT. 6

VIII) Boosting Machinery for flushing water at STP

Total Water Requirement	= 119 K.L.D
Pumping per hour @ 8 hr. pumping / day	= 119 / 8 KL / hr. = 14.875 KL / hr. = 247.91 lpm = 4.13 lps, Say 2 No. 3.00 lps each
Gross working head	
- Suction lift	= 5.00 mts.
- Frictional loss in mains & specials	= 10.00 mts.
- Clear Head required	= 30.00 mts.
Total	= 45.00 mts.
Say	= 45.00 mts.
Pump HP	= (3.00 x 45) / (75 x 0.60) = 3.00 HP Say = 5.00 HP

It is proposed to provide 3 Nos of pumping set of 3.00 lps discharge at 45 mts Head each (2W + 1S)

IX) Boosting Machinery for Irrigation water

Total Water Requirement	= 30 KLD
Pumping per hour @ 5 hr. pumping / day	= 30 / 5 KL / hr. = 6.00 KL / hr. = 100.00 lpm = 1.66 lps Say = 2.00 LPS
Gross working head	
- Suction lift	= 5.00 mts.
- Frictional loss in mains & specials	= 5.00 mts.
- Clear Head required	= 25.00 mts.
Total	= 35.00 mts.
Say	= 35.00 mts.
Pump HP	= (2.00 x 35) / (75 x 0.60) = 1.55 HP Say = 2.00 HP

It is proposed to provide 2 No. of pumping set of 2.00 lps discharge at 35 mts Head each (1W + 1S)

7

X) DG Set for plumbing**DG Set Requirement**

Submersible Pump (1 x 10)
 Domestic Pump (2 x 7.50)
 Street Light and other etc.
Total pump load

For UGT

= 10.00 HP
 = 15.00 HP
 = 20.00 HP
 = 45.00 HP
 = 45.00 x 0.746 x 1.50
 = 50.355 K.W
 = **1 No. 60 KVA**

Total DG capacity

Hence it is proposed to provide 1 No. D.G. Set of 60 KVA capacity at U.G.T.

DG Set for S.T.P. (for flushing & Irrigation + Surplus Treated Water)

Requirement = 2 X 5.00 HP + 3.00 HP = 13.00 HP (13 X 0.746 X 1.50) = 14.547 KVA

Say = 20.00 KVA

FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = (241 for domestic & 119 KLD for flushing)

i) 80% of total Domestic Water Demand = 80% of 241 KLD = 192.80 KLD

ii) 80% of total Flushing Water Demand = 80% of 119 KLD = 95.20 KLD

Total = 288.00 KLD

Considering 5% marginal factor = 14.00 KLD

G. Total = 302.40 KLD

Say 310 KLD

Proposed STP Capacity = 310 KLD Or 0.31 MLD

Karni Infrastructure & Property Pvt. Ltd.



Authorised Signatory

(Authorized Signatory)

FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO. I	WATER SUPPLY SCHEME	128.26 179.96
2	SUB WORK NO. II	SEWERAGE SCHEME	155.27 78.88 112.37
3	SUB WORK NO. III	STORM WATER DRAINAGE	71.91 68.99 82.64
4	SUB WORK NO. IV	ROAD AND FOOTPATH	156.00 131.86 172.94
5	SUB WORK NO. V	STREET LIGHTING	22.72 16.64
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	4.72 5.13
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1st 5 years of 1st Phase & Next 5 years in 2nd Phase)	139.25 186.07 201.84
		TOTAL	684.37 782.60
			568.69

Cost Per Acre = Rs. ^{782.60} / 7.225 = ^{108.32} ~~78.69~~ Lacs Per Acre

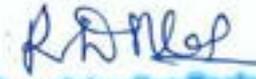
Karni Infrastructure & Property Pvt. Ltd.

AUTHORISED SIGNATORY


Authorized Signatory


Executive Engineer
HSVP Division
Bahadurgarh

Checked subject to Comments
In forwarding letter No. 4720
Dt. 01/01/2023 and notes
att. the estimate


Superintending Engineer,
HSVP Circle, Gurugram


Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panch


Director
Town & Country Planning
Gurgaon, Chandigarh

6.1.2023
SDE(w)

SUB WORK NO. 1 (Abstract of cost)

WATER SUPPLY SCHEME

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	Sub Head No. 01	Head Works	23.61 43.60
2	Sub Head No. 02	Pumping Machinery	16.35 27.20
3	Sub Head No. 03	Water Supply Distribution & Rising main pipe	34.51 36.98
4	Sub Head No. 04	Irrigation	-1.75 -2.01
5	Sub Head No. 05	Extrnal Fire Hydrant	7.35 7.47
		TOTAL	83.57 117.26
		Add 3% contingency & P.H. Services	-2.51 3.52
		Total	86.08 120.78
		Add 49% Department charges + Price Escalation	42.18 59.18
		G. Total	128.25 179.96
		Say in Lacs Rs 179.96 lacs	128.26

(C.O. to Final Abstract Of Cost)

10

SUB WORK NO. I
Sub Head No. 01

WATER SUPPLY
Head Works

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks Including pipes, valve & Specials. 220 KLD @ Rs. 4500 ⁵⁵⁰⁰ /- per K.L.D	990000.00 12,10,000/-
	S.T.P. Storage capacity for flushing and irrigation 98 ¹⁰⁰ KLD @ Rs. 4500 ⁵⁵⁰⁰ /- per K.L.D	441000.00 5,50,000/-
2	Provision for construction of Boosting Station, 1 Nos @ Rs. 250000 ⁵ /- each	250000.00 5,00,000/-
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 120 Mtr complete in all respect. 1 Nos @ Rs. 50000 ^{15,00,000} /- each	500000.00 15,00,000/-
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 80000 ^{150,000} /- each	80000.00 1,50,000/-
5	Provision for carriage of material and unforeseen items L.S.	50000.00 1,00,000/-
6	Provision of specials for tube well & rising main to UGT L.S.	50000.00
	2. Provision for staff quarters for mde. staff	3,00,000/-
	Total	2361000.00 4,360,000/-
	Say in Lacs R 43.60 Lakh.	23.61

(C.O. to Abstract of cost of Sub Work No. I)

//

SUB WORK NO. 1
Sub Head No. 02

WATER SUPPLY
Pumping Machinery

Sr. NO.	Description	Amount in Rs.
1	Providing and installing Hydro pneumatic pumping set of following capacities for domestic water Supply with specials <i>150 only</i> 6.00 lps at 45 mts head - 3 No. (2W+1SB) - @ Rs. 70,000/- each Set (7.50HP) <i>450 only</i>	210000.00 210000.00
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply & irrigation etc. <i>150 only</i>	3,00,000.00 3,00,000.00
i	4.00 <i>3.00</i> lps at 45 mts head - 3 No. (2W+1SB) @ Rs. 55,000/- <i>80,000/-</i> 1 Set (5HP each)	165000.00 165000.00
ii	2.00 lps at 35 mts head - 2 No. (1W+1SB) @ Rs. 40,000/- <i>80,000/-</i> 1 Set (2HP each)	80000.00 80000.00
3	Providing and installing Submersible pump for tube wells with specials 4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 70,000/- <i>2,00,000/-</i> 1 Set (10HP each)	70000.00 2,00,000.00
4	Provision for ESS (Electric Panel Foundation) L.S.	150000.00
5	Provision for D.G. Set for stand by arrangement for all machinery = 1 No. 60+20 = 80 KVA @ Rs. 7,00,000/- <i>L.S</i> each	700000.00 960,000.00
6	Provision for making foundations & erection of pumping machinery L.S.	50000.00 1,00,000.00
7	Provision for pipes, valve & specials inside boosting chamber L.S.	80000.00 1,00,000.00
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	80000.00 2,00,000.00
9	Provision for carriage of materials and other unforeseen items L.S.	50000.00 1,00,000.00
	Total	1635000.00 2,720,000.00
	Say in Lacs <i>Rs 27.20 Lakhs</i>	16.35

(C.O. to Abstract of cost of Sub Work No. I)

12

SUB WORK NO. 1
Sub Head No. 03

WATER SUPPLY
Water Supply Distribution & Rising Main Pipe

(Dam w/s + FWS)

Sr.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects	
i)	100mm dia D.I. Pipe 1764 Mtr @ Rs. 1460/- Per Mtr	2575440.00
ii)	150mm i/d D.I. Pipes -201 Mtr @ Rs. 2040/- Per Mtr	410040.00
iii)	200mm i/d D.I. Pipes Mtr @ Rs. /- per mtr	
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	180,000/-
a)	100mm i/d 15 No. @ Rs. 11000 ¹²⁰⁰⁰ /- each	165000.00
b)	150mm i/d 6 No. @ Rs. 13000 ¹³⁰⁰⁰ /- each	78000.00
c)	200mm i/d No. @ Rs. 00/- each	
3	Providing and fixing indicating plates for sluice valve 21 No. @ Rs. 2000/-	42000.00
4	Provision for carriage of materials and other unforeseen items L.S	50000.00
5	Provision for making connection with HUDA Pipe & T.W's etc. L.S	80000.00
6	Provision for cutting the road and making good the same L.S	50000.00
	Total	3450480.00
	Say in Lacs	34.51

(C.O. to Abstract of cost of Sub Work No. I)

13

SUB WORK NO. 01

WATER SUPPLY

SUB HEAD NO. 04

IRRIGATION

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect	36000/-
a)	25mm dia - 120 M @ Rs. 500/- ^{300/-} Per Mtr	60000.00
2	Providing and fixing 25mm dia, Irrigation hydrant valve complete in all respect 15 Nos @ Rs. 3000/- ^{5000/-} each	45000.00 75000/-
3	Provision for carriage of materials and other unforeseen items L.S.	20000.00 ^{30000/-}
4	Provision for indicating plate with safety box etc. complet in all respect 15 Nos @ Rs. 2000/- each	30000.00
5	Provision for road cutting and making it condition as original L.S.	20000.00 ^{30000/-}
	Total	175000.00 ^{201000/-}
	Say in Lacs ^{Rs 2.01 Lacs}	1.75

(C.O. to Abstract of cost of Sub Work No. I)

/4

SUB WORK NO. 01

WATER SUPPLY

SUB HEAD NO. 05

EXTERNAL FIRE HYDRANTS

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing D.I./ K7 Pipes for fire rising main including cost of fittings, valves, connection etc. complete in all respect	
a)	100mm dia - 200 M @ Rs. 1460/- Per Mtr	292000.00
2	Providing and fixing fire Hydrant with accessories 25 No. @ Rs. 15000/- each	375000.00
3	Providing and fixing indicating plate -25 No. @ Rs. 2000/- each	50000.00
4	Provision for carriage of material L.S.	18000.00
	Total	735000.00
	Say In Lacs	7.35

30,000/-
47000/-
7 Lacs

(C.O. to Abstract of cost of Sub Work No. I)

15

SUB WORK NO. II

SEWERAGE SCHEME

Sr.	Description	Amount in Rs.
1	Providing, jointing, cutting and testing stoneware pipe grade A and lowering into trenches including cost of excavation, bed concrete, cost of manholes etc. complete	
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 791 M @ Rs. 1700/- per Mtr	1344700.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 84 M @ Rs. 2000/- per Mtr	168000.00
	c) SW Pipe 300mm i/d avg depth 2.75 M 8 M @ Rs. 2580/- ^{2880/-} per Mtr	20640.00 ²³⁰⁴⁰
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 150mm dia Heavy Class DI pipes (overflow for STP)	
	a) 150MM i/d D.I. Pipe - 160 M @ Rs. 2040/- Per Mtr	326400.00 ✓
3	Provision of lighting and watching etc. L.S.	30000.00 ¹⁰⁰⁰⁰⁰
4	Provision for cartage of material, cutting of roads & material <i>good to same & uniform for same items.</i>	50000.00 ¹⁰⁰⁰⁰⁰
5	Provision for making connection with HSVP L.S.	100000.00 ^{2,00,000}
6	Provision for timbering & shoring etc. L.S.	1,00,000.00 ^{1,00,000}
7	Provision for construction of Sewerage Treatment Plant (STP) including the cost of tertiary treatment level with recycling storage tank and machinery with all arrangement etc. complete in all respect. 310 KLD @ 10000/- ^{16000/-} KLD or (0.31 MLD) Capacity L.S.	3100000.00 ⁴⁹⁶⁰⁰⁰⁰
	Total 7322140/-	5139740.00 ⁷¹¹⁹⁷⁴⁰
	Add 3% contingency & P.H. Services 219664/2	154192.21 ^{23592.00}
	Total 7541804/2	5293932 ⁷³³³³²
	Add 49% Department charges + Price Escalation 3695484/-	2594027 ²⁵⁹³³³²
	G. Total 11237288/-	7887959 ¹⁰⁹²⁶⁶⁴
	Say in Lacs Rs 112.37 Lacs	78.88 ^{109.2664}

(C.O. to Final Abstract of Cost)

109.2664

SUB WORK NO. III

STORM WATER DRAINAGE SCHEME

Sr.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, a) RCC Np3 pipe 400mm I/d = 914 M @ Rs. 2500/- Per Mtr	2285000.00 ✓
2	Provision for Rain Water Harvesting arrangement including the cost of screening chamber and pit with all type of pipes and other material etc. complete in all respect as per standard drawing and bore upto requirement of site etc. 6 Nos RWH @ Rs. 2,50,000/- ^{3,50,000/-} each	1500000.00 21,00,000/- ✓
3	Provision for road gully & pipe with connection L.S.	500000.00
4	Provision for lighting and watching L.S.	100000.00 30000.00
5	Provision for timbering and shoring L.S.	100000.00 30000.00
6	Provision for ^{cutting of roads,} cartage of material & other unforeseen items	100000.00 50000.00
7	Provision for making connection with HSVP storm water drain L.S.	100000.00 2,00,000/-
	Total 5385000/-	4625000.00
	Add 3% contingency & P.H. Services 161550/-	134850.00 ✓
	Total 5546550/-	4625000.00 4825550.00 ✓
	Add 49% Department charges + Price Escalation 2717810/-	2268626.50 2364500.00 ✓
	G. Total 8264360/-	6898476.50 7190000.00 ✓
	Say in Lacs Rs 82.64 lacs	68.99 ✓

(C.O. to Final Abstract of Cost)

17

Sub Work No. IV

ROAD AND FOOTPATH

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
				175000/-	1264375/-
1	Provision for leveling & earth filling as per site conditions	Per Acre	7.225	100000 20000	722500 144500
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40 ii) Providing and laying Bituminous road (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC). 30	Sqm	4964	1500/- 1200	7446000/- 5956800
3	Provision for kerbs & channels of C.C. 1:2:4	Metre	1630	600	978000
4	Provision for arrangement of guide map and indicating board etc, demarcation burglar traffic arrangement etc	LS			100000 50000
5	Provision for footpath with 100mm thick PCC under pavement cement concrete of specified grade 1:4:8 and 150mm thick RMC Grade M-40 or Bituminous road with 250mm GSB, 300mm WMM, 50mm thick DBM & 40mm thick BC etc. as per requirement of site for surface car parking and approach to Tower / Block etc. complete in all respect 30mm thick paver (column in tile)	Sqm	980	1000/- 800	980000/- 784000
					1,09,000/-
5	Provision for carriage of material	LS			500000/-
					1,09,000/-
	Sub Total			11268375/-	8591300
	Add 3% contingencies & PH Services			338051/-	2577392549420
	Sub Total			11606426/-	8849039/246874200
	Add 49% Departmental Charges + Price Escalation			5687149/-	433602952296920
	Total			17293575/2	131850681559383
	Say Rs. In Lacs			Rs 172.94 Lakh.	131.85 15655 560

(C.O. to Final Abstract of cost)

18

Sub Work No. V

STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
					1806250
1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete	Acre	7.225	150000 250000	1083750
	Add 3% contingencies & PH Services				54187.00 32513
	Total				1860437.00 1116263
	Add 49% Departmental Charges + Price Escalation				911614.00 546969
	Total				7697685.00 1663231 2772051.00
	Say Rs. In Lacs				16.64 29.72 lacs

(C.O. to Final Abstract of cost)

19

Sub Work No. VI

HORTICULTURE

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Development of Lawn Areas				
a.	Trenching of ordinary soil upto depth of 60 cm i/c removal & stacking of serviceable material & disposing by spreading and levelling within a lead of 50 M and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water i/c cost of imported earth and manure with all fitting and valve etc. complete				
b.	Rough dressing of turfed area				
c	Grassing with "Cynadon dactylon" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5 cm part in eighter direction			150000	82500
d	organized green 2210.0 Sqm Or 0.546 Acres (As per detail given in green park area calculation)	Acre	0.55	100000	55000
2	Providing and planting trees along boundary @ 12 m interval (Length appx 1623M) = $1630/12 = 136$ Nos Say No. of trees = 140 Nos Cost details : Excavation = Rs. 100 60 Manure = Rs. 100 90 Tree Gaurd = Rs. 1500 1500/- Tree Plant = Rs. 100 150/- Total Rs. = Rs. 1800				
		Each	140	1800	252000
	Total				307000 3345000
	Add 3% contingencies & PH Services				9210 1003500
	Total				316210 34453500
	Add 49% Departmental Charges + Price Escalation				154943 16882200
	Total				471153 51335700
	Say Rs. In Lacs				4.72 514
					Rs 5.13 Lakh.

(C.O. to Final abstract of cost)

Sub Work No. VII

Mtc. Of services & Resurfacing of Road

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects	Acre	7.225	800,000 750,000 -500,000	5780,000 5418,750 -3612500
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick ^{DBM} BM including leveling coarse and 25mm ^{30mm} BC as per crust design whichever is safer	Sqm	4964	660/- 600 -500	3276240/- 2978400 -2482000
3	2nd phase after next five years of 1st phase (50mm DBM & 30mm BC or as per crust design whichever is safer)	Sqm	4964	750 -600 825/-	3723000 2978400 4095300/- 12120500
Sub Total				Rs 13151540/-	-9072900
Add 3% contingencies & PH Services				394596/-	-272187 368601
Sub Total				13546086/-	-9345087 12120500
Add 49% Departmental Charges				6637582/-	-4579093 61703900
Total				20183668/-	-13924180 186057900
Say Rs. In Lacs				Rs 201.84 lakh	139.25 186057900

(C.O. to Final abstract of cost)

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	1944	Persons
2	Total Water Requirement (Domestic)	241	KLD
3	Total Water Requirement (Flushing)	119	KLD
4	Total Water Requirement (Horticulture)	30	KLD
5	U. G Tank (Domestic - 220 KLD)	1	No.
6	No. of Domestic WS pumps UGT	2+1	Set
7	No. of Flushing pumps	2+1	No.
8	No. of submersible pumps	1	No.
9	Generating sets (60+20=80 KVA)	1	60+20 =80 KVA
10	STP (310 KLD)	1	No.

22

TOTAL MATERIAL STATEMENT FOR WATER SUPPLY i.e. DOMESTIC, FLUSHING & RISING MAIN ETC.

S. No.	Description	Size of pipe upto valve in 80mm	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic	-	751 M	113 M	-
2	Flushing	-	776 M	88 M	-
3	Rising Main	-	237 M	-	-
	Total	-	1764 M	201 M	

MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND HUDA MAIN

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			100mm	150mm
1	T.W.	UGT	100	12	12	-
2	HSVP Line	UGT	100	225	225	-
	Total			237	237	0

MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe	450mm i/d RCC Np3 Pipe
			Length in Mtr	Length in Mtr
	From	To		
1	A	B	90	90
2	B1	B	72	72
3	B	C	41	41
4	C1	C	84	84
5	C	D	43	43
6	D3	D2	40	40
7	D4	D2	16	16
8	D2	D1	86	86
9	D5	D1	70	70
10	D1	D	20	20
11	D6	D	102	102
12	D	E	40	40
13	E1	E	160	160
14	E	HSVP SWD	50	50
	Total Length		914	914

Total Length 400mm i/d RCC Np3 pipe = 914 Mtr

Total Rain Water Harvesting (RWH) = 6 Nos

MATERIAL STATEMENT (FIRE HYDRANT)

- i) Length of Water Supply (Domestic) = 864 Mtr
- ii) Length of 100mm i/d F.H. = 25 X 8 = 200 Mtr
- iii) Nos of F.H. = 25 Nos

Note : Fire Hydrant considering @ 35 Mtr /each in Domestic Water Supply line
= $864 / 35 = 25$ Nos

SUBHEAD : IRRIGATION WATER SUPPLY SCHEME - DESIGN CALCULATION (HORTICULTURE)

HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Population	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (in mm)	Size of the Pipe Recommend (mm)	Hydraulic Radius	Total Friction Loss in m/m	Length (M)	Loss of Head in Line (M)	Formation Level	Available head (M)
1	From Flushing Water Supply line				25.00	25			120			

Note :- 15 Nos connections are to be done from flushing water supply line i.e. 15 Nos x 8 Mtr/each =120 Mtr for 25mm i/d

HYDRAULIC STATEMENT OF WATER SUPPLY (DOMESTIC)

SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Type of Colony	Residential Plots			Population @ 18.00 Person per plot	Water Requirement @ 155.25 LPCD	Other Water Requirement i.e. Comm. / Community building /other services	Total Water Requirement in LPD	Water Requirement @ 67% of total water requirement	Peak Flow in LPH	Velocity (m/s)	Size of the pipe in (mm)	Total Friction Loss in M/M	Length in (M)	Loss of Head in Line (M)	Formation Level at Lower End	Available Head at Lower end (M)	Terminal Head (M)	Remarks
	From	To		Self	Branch	Total															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	UGT	A	Plotted Res.	3	105	108	1544	301806	50295	352041	235867	88449	0.62	150	0.005	8	0.04	203.85	248.81	44.96	Formation Level at Water Works i.e. UGT = 203.85 M Boosting Head = 45.00 M Hydraulic Head = 248.85 M
2	A	B	-do-	7	98	105	1890	293423	27235	320658	214841	80564	0.62	150	0.005	60	0.30	203.80	248.51	44.71	
3	B	C	-do-	5	76	81	1458	226355	27235	253590	169905	63714	0.43	150	0.003	45	0.14	203.75	248.37	44.62	
4	C	D	-do-	0	56	58	1008	156492	22235	178727	119747	44905	0.38	150	0.002	42	0.08	203.70	248.29	44.59	
5	D	E	-do-	0	30	30	540	83835	5000	88835	59519	22320	0.39	100	0.003	18	0.05	203.75	248.24	44.49	
6	E	F	-do-	11	13	24	432	67068	5000	72068	48286	18107	0.31	100	0.003	90	0.18	203.87	248.06	44.19	
7	F	G	-do-	10	0	10	180	27945	0	27945	18723	7021	0.20	100	0.001	40	0.04	203.87	248.02	44.15	
8	A	A1	-do-	3	0	3	54	8384	23000	31384	21027	7885	0.20	100	0.001	20	0.02	203.92	248.79	44.87	
9	B	B1	-do-	17	0	17	306	47507	0	47507	31829	11986	0.27	100	0.002	70	0.14	203.90	248.37	44.47	
10	C	C1	-do-	20	0	20	360	55890	5000	60890	40796	15298	0.31	100	0.002	90	0.18	203.85	248.19	44.34	
11	D	D1	-do-	12	0	12	216	33534	0	33534	22486	8425	0.23	100	0.001	105	0.11	203.85	248.18	44.33	
12	D	D2	-do-	14	0	14	252	39123	0	39123	26212	9830	0.23	100	0.001	190	0.19	203.85	248.30	44.25	
13	E	E1	-do-	8	0	8	144	16767	0	16767	11234	4213	0.16	100	0.001	70	0.07	203.80	248.17	44.37	
14	F	F1	-do-	3	0	3	54	8384	0	8384	5617	2106	0.10	100	0.001	16	0.02	203.90	248.04	44.14	

HYDRAULIC STATEMENT OF WATER SUPPLY (FLUSHING) RECYCLING OF TREATED SEWAGE WATER

SUBHEAD : FLUSHING WATER SUPPLY SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Type of Colony	Residential Plots			Population @ 18.00 Person per flat	Water Requirement @ 155.25 LPCD	Other Water Requirement i.e. Commercial, Community Centre / other in LPD	Total Water Requirement in LPD	Water Requirement @ 33% of total water requirement	Peak Flow in LPH	Velocity [m/s]	Size of the pipe in (mm)	Total Friction Loss in M/M	Length in (M)	Loss of Head in Line (M)	Formation Level at Lower End	Available Head at Lower end (M)	Terminal Head (M)	Remarks
	From	To		Self	Branch	Total															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
1	STP	a	Plotted Resi.	0	108	108	1944	301806	50235	352041	116174	43265	0.43	150	0.003	8	0.02	203.80	248.83	45.03	Formation Level at STP = 203.85 M
2	a	b	-do-	7	84	91	1638	254300	50235	304535	100496	37686	0.38	150	0.002	90	0.12	203.75	248.71	44.96	Boosting Head = 45.00 M
3	b	c	-do-	0	78	78	1404	217971	45235	263206	86858	32571	0.27	150	0.001	20	0.02	203.70	248.69	44.99	Flushing Hydraulic Head at STP = 248.85 M
4	c	d	-do-	0	52	52	936	143114	45235	188349	62881	23580	0.47	100	0.005	41	0.21	203.75	248.48	44.73	
5	d	e	-do-	5	27	32	576	89424	45235	134659	44437	16664	0.31	100	0.002	48	0.10	203.80	248.38	44.58	
6	e	f	-do-	17	0	17	306	47507	28000	75507	23267	8725	0.20	100	0.001	68	0.07	203.85	248.31	44.46	
7	a	a1	-do-	4	13	17	306	47507	0	47507	15677	5879	0.20	100	0.001	28	0.03	203.87	248.80	44.93	
8	a1	a2	-do-	10	0	10	180	27945	0	27945	9222	3438	0.16	100	0.001	40	0.04	203.92	248.76	44.84	
9	a1	a3	-do-	3	0	3	54	8384	0	8384	2767	1037	0.16	100	0.001	16	0.02	203.90	248.78	44.88	
10	b	b1	-do-	6	0	6	108	16767	0	16767	5533	2075	0.16	100	0.001	70	0.07	203.80	248.64	44.84	
11	c	c1	-do-	12	0	12	216	33534	0	33534	11066	4150	0.16	100	0.001	105	0.11	203.80	248.58	44.78	
12	c	c2	-do-	14	0	14	252	39123	0	39123	12911	4841	0.16	100	0.001	190	0.19	203.80	248.50	44.70	
13	d	d1	-do-	20	0	20	360	55890	5000	60890	20094	7535	0.20	100	0.001	90	0.09	203.85	248.39	44.54	
14	e	e1	-do-	10	0	10	180	27945	23000	50945	16812	6304	0.20	100	0.001	80	0.08	203.90	248.30	44.40	

DESIGN STATEMENT OF SEWERAGE SCHEME

SUBHEAD : SEWERAGE SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Type of Colony	Residential Plots			Population @ 18.00 Person per plot	Water Requirement @ 155.25 LPCD	Other Requirement i.e. comms. / community building and other services	Total water requirement LPD	Sew. Quantity after evaporation losses @ 20% (In LPD)	Sewerage Discharge Peak Flow (m ³ /sec)	Size of pipe in (mm)	Gradient in (m)	Velocity (m/sec)	Carrying capacity of pipe (m ³ /sec)	Length in Mtr	Fall + Extra Fall in line due to slope (m)	Ground Level		Formation Level		Invert Level		Depth		
	From	To		Self	Branch	Total													Start	End	Start	End	Start	End	Start	End	Average
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
1	A	B	Plotted Resi.	17	0	17	306	47507	0	47507	38005	0.0013	200	225	0.76	0.012	75	0.33	203.67	203.65	203.85	203.80	202.65	202.32	1.20	1.48	1.34
2	B1	B	--do--	10	0	10	180	27945	23000	50945	40756	0.0014	200	225	0.76	0.012	76	0.34	203.70	203.65	203.90	203.80	202.90	202.57	1.00	1.23	1.12
3	B	C	--do--	5	27	32	576	89424	23000	112424	89939	0.0031	200	225	0.76	0.012	43	0.19	203.65	203.60	203.80	203.75	202.32	202.13	1.48	1.62	1.55
4	C1	C	--do--	20	0	20	360	55890	5000	60890	48712	0.0017	200	225	0.76	0.012	90	0.40	203.65	203.60	203.85	203.75	202.85	202.45	1.00	1.30	1.15
5	C	D	--do--	0	52	52	936	145314	45235	190549	152439	0.0053	300	225	0.76	0.012	43	0.19	203.60	203.50	203.75	203.70	202.13	201.96 201.91	1.62	1.76	1.69
6	D1	D	--do--	14	0	14	252	39123	0	39123	31298	0.0011	200	225	0.76	0.012	100	0.89	203.60	203.50	203.80	203.70	202.90	202.01	0.90	1.69	1.30
7	D2	D	--do--	12	0	12	216	33534	0	33534	26827	0.0009	200	225	0.76	0.012	105	0.47	203.65	203.50	203.85	203.70	202.85	202.39	1.00	-12.22	-5.61
8	D	E	--do--	0	78	78	1404	217971	45235	263206	210565	0.0073	250	305	0.76	0.019	19	0.06	203.50	203.50	203.70	203.75	201.91	201.85	1.79	1.90	1.85
9	E1	E	--do--	6	0	6	108	16767	0	16767	13414	0.0005	200	225	0.76	0.012	70	0.31	203.65	203.50	203.80	203.75	202.80	202.49	1.00	1.26	1.13
10	E	F	--do--	8	84	92	1656	257094	50235	307329	245863	0.0085	250	305	0.76	0.019	65	0.21	203.50	203.55	203.75	203.80	201.85	201.64 201.61	1.90	2.14	2.03
11	F2	F1	--do--	10	0	10	180	27945	0	27945	22356	0.0008	200	225	0.76	0.012	42	0.19	203.65	203.62	203.92	203.87	202.92	202.74	1.00	-11.59	-5.30
12	F3	F1	--do--	3	0	3	54	8384	0	8384	6707	0.0002	200	225	0.76	0.012	112	0.50	203.62	203.62	203.90	203.87	202.90	202.85	1.00	1.02	1.01
13	F1	F	--do--	3	13	16	288	44712	0	44712	35770	0.0012	200	225	0.76	0.012	35	0.16	203.62	203.55	203.87	203.80	202.90	202.75	0.97	1.05	1.01
14	F	STP	--do--	0	108	108	1944	301806	50235	352041	281633	0.0098	300	385	0.76	0.027	8	0.02	203.55	203.65	203.80	203.85	201.61	201.59	2.19	2.26	2.22
15	STP	HSVP Sewer	150 mm (I/d D) PIPE (BY PUMPING)														160	0.50	203.65	203.18	203.85	203.45	201.85	201.35	2.00	2.10	2.05

DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENSITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0.6

S. No.	Name of Node		Area (Self)	Area (Self)	Branch Area	Total Area	Total Area	Rain fall	Discharge @ 17.35 LPS/Hector	Length	Pipe dia	Slope	Velocity	Cap. Of drain	Fall + Extra Fall	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks	
	From	To	IN SQM	In Acre	In Acre	In Acre	In Hector	mm / hr.	IN LPS	In Mtr	In mm	In Mtr	IN m/sec	IN LPS	IN Mtr	Start	End	Start	End	Start	End	Start	End			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
1	A	B	6400	1.58	0	1.58	0.64	6.00	11.11	90	400	570	0.76	98.57	0.16	203.70	203.65	203.90	203.80	202.40	202.25	1.50	1.55	1.53	RWH-1	
2	B1	B	3096	0.77	0	0.77	0.31	6.00	5.38	72	400	570	0.76	98.57	0.13	203.65	203.65	203.85	203.80	202.85	202.73	1.00	1.07	1.04		
3	B	C	1066	0.26	2.35	2.61	1.06	6.00	18.36	41	400	570	0.76	98.57	0.07	203.65	203.60	203.80	203.75	202.25	202.18	1.55	1.57	1.56		
4	C1	C	3612	0.89	0	0.89	0.36	6.00	6.27	84	400	570	0.76	98.57	0.15	203.65	203.60	203.85	203.75	202.85	202.71	1.00	1.04	1.02		
5	C	D	774	0.19	3.5	3.69	1.49	6.00	25.93	43	400	570	0.76	98.57	0.08	203.60	203.50	203.75	203.70	202.18	202.11	1.57	1.59	1.58		
6	D3	D2	1880	0.46	0	0.46	0.19	6.00	3.26	40	400	570	0.76	98.57	0.07	203.65	203.62	203.92	203.87	202.18	202.85	1.74	1.02	1.38		
7	D4	D2	1148	0.28	0	0.28	0.11	6.00	1.99	16	400	570	0.76	98.57	0.03	203.62	203.62	203.90	203.87	202.92	202.88	0.98	0.99	0.99		
8	D2	D1	2900	0.72	0.57	1.29	0.52	6.00	9.04	86	400	570	0.76	98.57	0.15	203.62	203.50	203.87	203.75	202.90	202.70	0.97	0.87	0.92	RWH-3	
9	D5	D1	2100	0.52	0	0.52	0.21	6.00	3.65	70	400	570	0.76	98.57	0.12	203.65	203.50	203.87	203.75	202.85	202.75	1.02	1.05	1.04	RWH-4	
10	D1	D	300	0.07	1.81	1.88	0.76	6.00	13.24	20	400	570	0.76	98.57	0.04	203.50	203.50	203.75	203.70	202.75	202.72	1.00	0.95	0.97		
11	D6	D	2800	0.69	0	0.69	0.28	6.00	4.86	102	400	570	0.76	98.57	0.18	203.65	203.26	203.85	203.70	202.85	202.68	1.00	0.98	0.99		
12	D	E	840	0.21	6.26	6.47	2.62	6.00	45.44	40	400	570	0.76	98.57	0.07	203.50	203.26	203.70	203.65	202.11	202.04	1.59	0.97	1.28	RWH-5	
13	E1	E	2900	0.72	0	0.72	0.29	6.00	5.04	160	400	570	0.76	98.57	0.28	203.60	203.18	203.80	203.65	202.80	202.52	1.00	1.61	1.31	RWH-6	
14	E	HSVP SWD	120	0.03	7.19	7.22	2.92	6.00	50.72	50	400	570	0.76	98.57	0.09	203.26	217.20	203.65	203.45	202.04	201.96	1.61	1.49	1.55		

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349
Web site tpharyana.gov.in - e-mail: tpharyana7@gmail.com

FORM LC -V

(See Rule 12)

License No. 154 of 2022

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Karni Infrastructure and Property Pvt. Ltd., 375, Sector-27, Gurugram-122002 for setting up of affordable residential plotted colony under DDJAY-2016 over an area measuring 7.225 acres (migration of licence no. 35 of 2008 dated 26.02.2008) in the revenue estate of village Kasar, Sector-4A, Bahadurgarh, Distt. Jhajjar.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna 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.
 - 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 the Rules 1976 made thereunder are duly complied with.
 - c) That licensee 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.
 - d) That licensee shall integrate the services with *Haryana Shehri Vikas Pradhikaran* services as and when made available.
 - e) 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 Areas Restriction of Unregulated Development Act, 1963.
 - f) That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of Community facilities. Alternately, the you shall have an option to develop such area on its own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022
 - g) That applicant 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 General
Town & Country Planning
Haryana, Chandigarh
W. S. S.

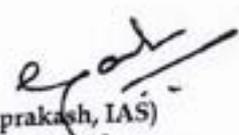
proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- h) That licensee 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.
- i) That licensee 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 Urban Development Authority or any other execution agency.
- j) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) 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.
- m) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n) That licensee 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.
- o) 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.
- p) That licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q) That licensee 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.
- r) That licensee 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.
- s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t) That licensee 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.
- u) That licensee 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.

- v) That no further sale has taken place after submitting application for grant of license.
- w) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- x) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- y) 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.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That the revenue rasta passing through the site, if any shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- bb) That licensee 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.
- cc) 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.
- dd) 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.
- ee) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ff) 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.
- gg) 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.

3. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
4. The licence is valid up to 28/9/2027.


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

Dated: 29/9/2022
Place: Chandigarh

Endst. No. LC-4756- JE (MK)-2022/ 29713

Dated: 30-09-2022

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

1. Karni Infrastructure and Property Pvt. Ltd., 375, Sector-27, Gurugram-122002, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.


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

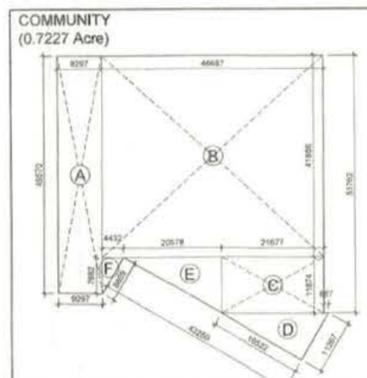
To be read with License No. 154.....Dated 29/9/2022 of 2022

Detail of land owned by Karni Infrastructure & Property Pvt. Ltd.

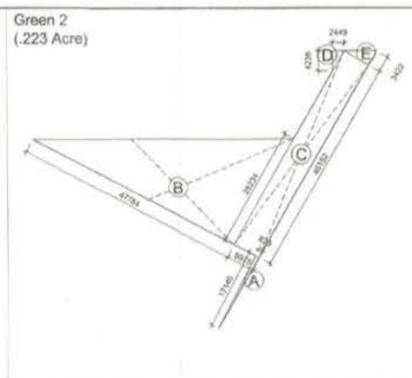
Village	Rect. No.	Killa No.	Area (K-M)		
Kasar	49	15min	5-15		
		16min	7-19		
		17	8-0		
		23/2min	5-19		
		24min	7-19		
		25min	7-2		
		27	1-8		
		54	4min	6-7	
			5min	3-12	
			6min	0-8	
			7min	3-7	
				Total	57-16
					Or 7.225 acres


Director General
Town & Country Planning,
Haryana, Chandigarh
Jai Singh

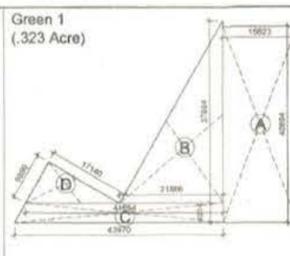
Check subject to Comments in drawing letter No. 4720 of 01/07/2023 and notes attached with the scheme.



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS
A	RECTANGLE	9.297	48.570	460.852
B	RECTANGLE	48.687	41.888	1956.626
C	RECTANGLE	21.677	11.874	257.393
D	TRIANGLE	5 X 11.207	19.522	109.977
E	TRIANGLE	5 X 11.874	20.578	122.172
F	TRIANGLE	5 X 4.432	7.682	17.023
TOTAL AREA IN SQ.MT.				2923.042
AREA IN ACRE				0.722



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	TRIANGLE	5 X 825	17.140	7.070
B	TRIANGLE	5 X 25.234	47.784	602.891
C	RECTANGLE	46.152	5.975	275.758
D	TRIANGLE	5 X 3.422	5.975	10.223
E	TRIANGLE	5 X 2.449	4.236	5.187
TOTAL AREA IN SQ.MT.				901.129
AREA IN ACRE				0.223



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	32.745	34.280	1122.459
B	TRIANGLE	5 X 1.664	34.280	28.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	15.023	40.694	609.762
B	TRIANGLE	5 X 21.900	37.894	414.265
C	TRIANGLE	41.954+43.9	4.014	171.847
D	TRIANGLE	5 X 9.89	17.140	84.787
TOTAL AREA IN SQ.MT.				1306.662
AREA IN ACRE				0.323

TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	32.745	34.280	1122.459
B	TRIANGLE	5 X 1.664	34.280	28.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

ROADS

- ### LEGEND
- DDJAY SCHEME BOUNDARY SHOWN THUS
 - STP AREA UG (450 SQMTS)
 - UGT AREA (200 SQMTS)
 - E.S.S (147 SQ.MT.)
 - GREEN AREA SHOWN THUS
 - COMMERCIAL AREA SHOWN THUS
 - COMMUNITY FACILITY SHOWN THUS
 - MB (MILK & VEGETABLE BOOTH) 5.0 M x 5.5 M
 - U.D.

AREA STATEMENT			
TOTAL AREA OF THE SCHEME			7.225 Acre
U.D.			0.031 Acre
NET PLANNED LAND			7.194 Acre
AREA UNDER COMMERCIAL	4%	0.288 Acre	0.28392 Acre
AREA UNDER PLOTS	61%	4.389 Acre	3.69593 Acre
TOTAL SALEABLE AREA	65%	4.677 Acre	3.97985 Acre
			55.320%

AREA UNDER PLOTS			
TYPE	SIZE	AREA	TOTAL PLOTS
A	8.750 x 17.140	149.975	40
A1	8.400 x 17.140	143.976	19
B	8.000 x 17.352	138.816	5
C	6.138 x 16.390	103.066	5
D	7.200 x 17.140	123.408	16
D1	7.000 x 17.140	119.980	2
E	7.960 x 16.011	127.448	8
F	7.065 x 14.000	98.910	5
G	AS PER SITE	143.770	1
G1	AS PER SITE	137.390	1
G2	AS PER SITE	150.000	1
G3	AS PER SITE	133.960	1
G4	AS PER SITE	148.200	1
G5	AS PER SITE	140.810	1
G6	AS PER SITE	150.000	1
G7	AS PER SITE	130.210	1
TOTAL			108
OR			
			14956.864 Sq.Mt
			3.69593 Acres

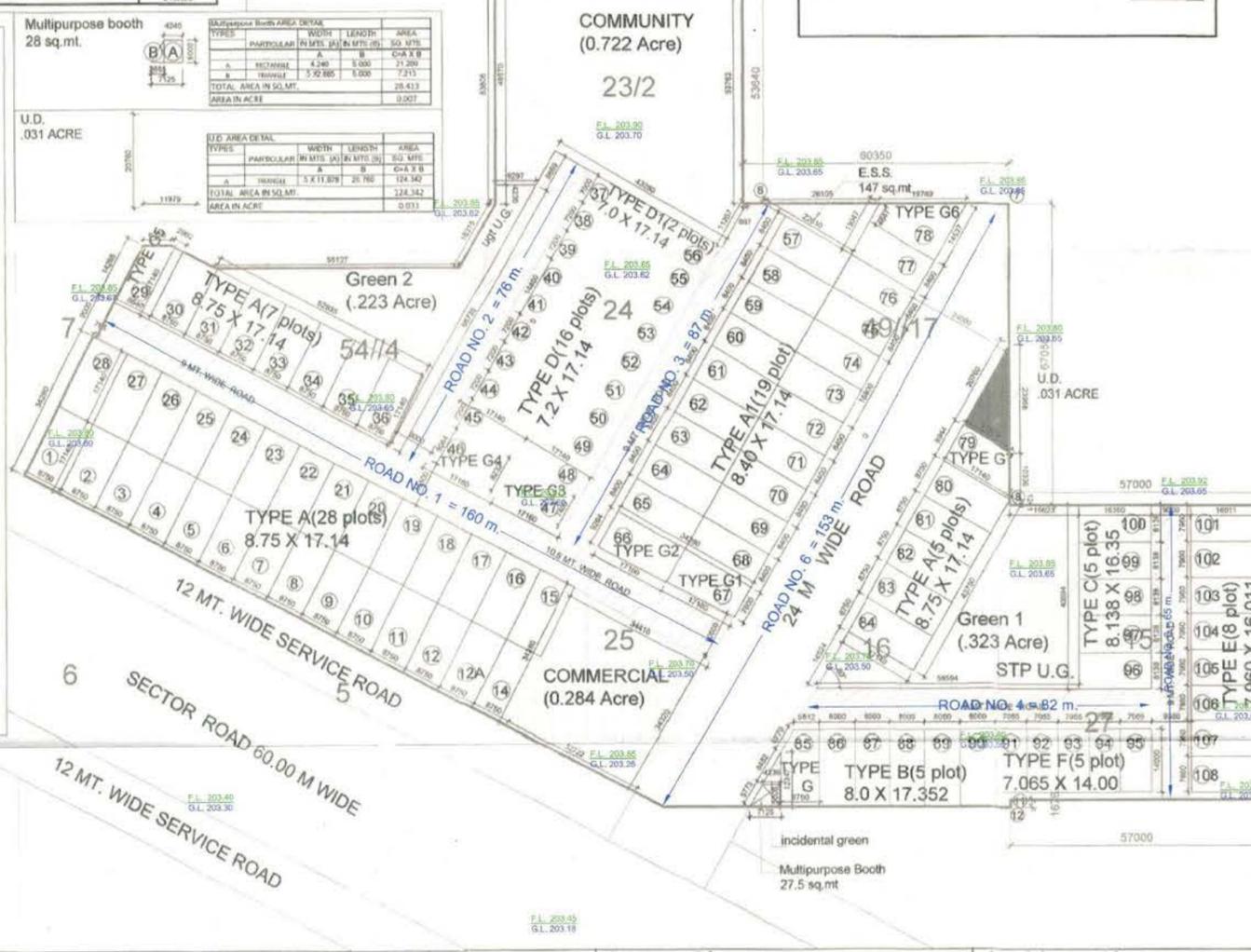
DENSITY CALCULATION			
TOTAL DENSITY	= 108	x	18.00 @ Person's per Plot
	= 1944	÷	7.194 Acre
	= 270	PPA	Against 240 - 400 PPA permissible

AREA UNDER GREEN			
REQUIRED GREEN	= 0.54188		7.50% of Total area of the Scheme
GREEN AREA PROVIDED			
1 GREEN 1	= 0.323		
2 GREEN 2	= 0.223		
GREEN PROVIDED	= 0.546	Acres	
TOTAL GREEN PROVIDED	= 0.546	Acres	7.55%

AREA FOR PROVISION OF COMMUNITY FACILITIES			
REQ. AREA	= 0.72	Acres	10.00%
PROVIDED	= 0.72	Acres	10.00%
AREA PROVIDED FOR COMMERCIAL	= 1149	SQ.MT	
	= 0.284	ACRE	

- To be read with Licence No. 154 of 2012 Dated 29/9/2012
- That this Layout plan for an area measuring 7.225 acres (Drawing No. 8644 Dated 30-09-2012) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) (under migration from licence no. 35 of 2008 dated 26.02.2008 granted for setting up of Group Housing Colony for over an area measuring 12.126 acres) being developed by Karni Infrastructure and Property Pvt. Ltd., falling in sector-4A, Bahadurgarh, District-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 General, 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 DGTC 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 DGTC, Haryana and accordingly shall make necessary changes 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 General, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the license.
 - 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 (s) 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(h)(iii) of the Act No.8 of 1975.
 - That the odd size plots are being approved subject to the conditions that these plots shall not have a frontage of less than 7.5 m of the internal roadway with a minimum 2.0m.
 - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 provisions of order No.22/52/2005 SP/Power 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 SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

- ### LEGEND :-
- 9.0 M. WIDE ROAD
 - 24.00 M. WIDE ROAD
 - F.L. 203.80 G.L. 203.60



TITLE:-
LAYOUT PLAN FOR SETTING UP FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA OF 7.225 ACRES AFTER MIGRATION OF LICENSE NO. 35 OF 2008 DATED 26.08.2008 FALLING IN THE REVENUE ESTATE OF VILLAGE KASAR OF SECTOR 4 A OF BAHADURGARH DISTRICT- JHAJJAR- KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.

DATE:-
06.08.2022

Owner Signature:-
Karni Infrastructure & Property Pvt. Ltd.
Authorised Signatory

Architect Signature:-
ANAND SHARMA
B. Arch (Hons), M.C.A.
CAF9518736, AIA/IA-12796

DESIGN FORUM INTERNATIONAL
ARCHITECTURE URBAN DESIGN TOWN PLANNING

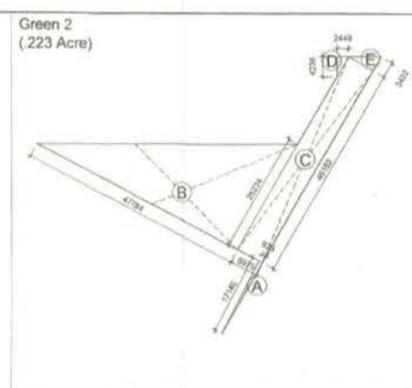
Checked for Public Health Services Service Plan Estimate

Executive Engineer HSVP Division Bahadurgarh

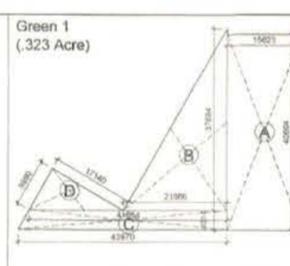
Checked subject to Comments
In forwarding letter No. 4720
Dt. 06/07/2023 and notes
attached with the estimate



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	9.297	49.570	460.852
B	RECTANGLE	46.887	41.886	1955.625
C	RECTANGLE	21.677	11.874	257.393
D	TRIANGLE	5 X 11.267	19.522	109.977
E	TRIANGLE	5 X 11.874	20.576	122.172
F	TRIANGLE	5 X 4.432	7.682	17.023
TOTAL AREA IN SQ.MT.				2923.042
AREA IN ACRE				0.722



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	TRIANGLE	5 X 8.25	17.140	7.070
B	TRIANGLE	5 X 25.234	47.784	602.891
C	RECTANGLE	46.152	5.975	275.758
D	TRIANGLE	5 X 3.422	5.975	10.223
E	TRIANGLE	5 X 2.449	4.236	5.187
TOTAL AREA IN SQ.MT.				901.129
AREA IN ACRE				0.223



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	15.623	40.894	638.762
B	TRIANGLE	5 X 21.956	37.894	414.295
C	TRIANGLE	5 X 11.874	4.014	171.847
D	TRIANGLE	5 X 8.25	17.140	84.737
TOTAL AREA IN SQ.MT.				1306.662
AREA IN ACRE				0.323

WATER SUPPLY SCHEME

TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	32.745	34.280	1122.459
B	TRIANGLE	5 X 1.664	34.280	26.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS.
A	RECTANGLE	32.745	34.280	1122.459
B	TRIANGLE	5 X 1.664	34.280	26.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

- DDJAY SCHEME BOUNDARY SHOWN THUS
- STP AREA UG (450 SQMTS)
- UGT AREA (200 SQMTS)
- E.S.S (147 SQ.MT.)
- GREEN AREA SHOWN THUS
- COMMERCIAL AREA SHOWN THUS
- COMMUNITY FACILITY SHOWN THUS
- MB (MILK & VEGETABLE BOOTH) 5.0 M x 5.5 M
- U.D.

TOTAL AREA OF THE SCHEME	7.225 Acre
U.D.	0.031 Acre
NET PLANNED LAND	7.194 Acre
AREA UNDER COMMERCIAL	4% 0.288 Acre
AREA UNDER PLOTS	61% 4.389 Acre
TOTAL SALEABLE AREA	65% 4.677 Acre
AREA UNDER PLOTS	PERMISSIBLE PROPOSED %AGE

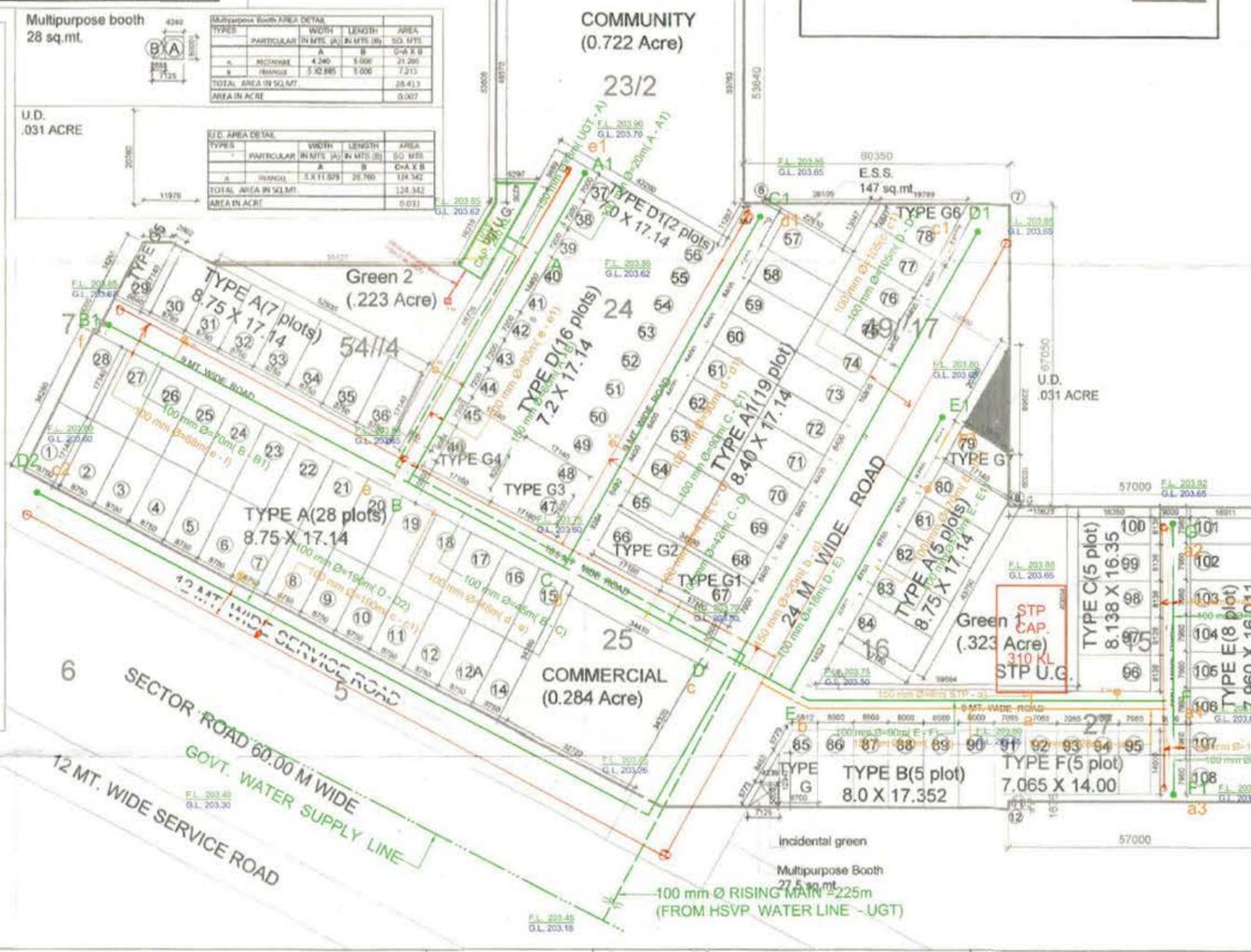
TYPE	SIZE	AREA	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
A	8.750 x 17.140	149.975	40	5999.000 Sq.Mt
A1	8.400 x 17.140	143.976	19	2735.544 Sq.Mt
B	6.000 x 17.352	104.112	5	864.080 Sq.Mt
C	6.138 x 16.350	100.365	5	866.282 Sq.Mt
D	7.200 x 17.140	123.408	16	1974.528 Sq.Mt
D1	7.000 x 17.140	119.980	2	239.960 Sq.Mt
E	7.960 x 16.011	127.448	8	1019.580 Sq.Mt
F	7.065 x 14.000	98.910	5	494.550 Sq.Mt
G	AS PER SITE	143.770	1	143.770 Sq.Mt
G1	AS PER SITE	137.390	1	137.390 Sq.Mt
G2	AS PER SITE	150.000	1	150.000 Sq.Mt
G3	AS PER SITE	133.960	1	133.960 Sq.Mt
G4	AS PER SITE	148.200	1	148.200 Sq.Mt
G5	AS PER SITE	140.810	1	140.810 Sq.Mt
G6	AS PER SITE	150.000	1	150.000 Sq.Mt
G7	AS PER SITE	130.210	1	130.210 Sq.Mt
TOTAL			108	14956.864 Sq.Mt
OR				3.69593 Acres

TOTAL DENSITY	= 108	x	18.00 @ Person's per Plot
	= 1944		7.194/Acre
	= 270	PPA	Against 240 - 400 PPA permissible

REQUIRED GREEN	= 0.54188	7.50% of Total area of the Scheme
GREEN AREA PROVIDED		
1 GREEN 1	= 0.323	
2 GREEN 2	= 0.223	
GREEN PROVIDED	= 0.546	Acres
TOTAL GREEN PROVIDED	= 0.546	Acres
		7.55%

REQ. AREA	= 0.72	Acres	10.00%
PROVIDED	= 0.72	Acres	10.00%
AREA PROVIDED FOR COMMERCIAL	= 0.284	SQ. MT.	
		ACRE	

- LEGEND :-**
- WATER SUPPLY LINE (DOMESTIC)
 - WATER SUPPLY LINE (FLUSHING)
 - RISING MAIN (FROM MAIN GOVT. LINE - U.G.T.)
 - RISING MAIN FROM T.W. TO U.G.T.
 - MAIN WATER SUPPLY LINE (GOVT. LINE)
 - U.G.T.
 - TUBE WELL
 - S.T.P.
 - FIRE HYDRANT
 - F.L. = 203.80
G.L. = 203.65



- To be read with Licence No. 154 of 2022 Dated 29/9/2022
- That this Layout Plan for an area measuring 7.225 acres (Drawing No. 32/14 Dated 30-09-2022) comprised of that this layout plan for an area measuring 7.225 acres (Drawing No. 32/14 Dated 30-09-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) under migration from licence no. 35 of 2008 dated 26.08.2008 granted for setting up of Group Housing Colony for ever an area measuring 12.126 acres being developed by Karni Infrastructure and Property Pvt. Ltd., falling in sector-4A, Bahadurgarh, District-Jhajjar is hereby approved subject to the following conditions:-
- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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 General, Town & Country Planning, Haryana.
 - For proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DGTCPP for the modification of layout plans of the colony.
 - The revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - The colonizer shall abide by the directions of the DGTCPP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - 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 areas 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 General, 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(X)(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 7% of the standard frontage when demarcated.
 - That the colonizer/owner shall not objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 provisions of order No.22/52/2005-SPower 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. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

TITLE:-
LAYOUT PLAN FOR SETTING UP FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA OF 7.225 ACRES AFTER MIGRATION OF LICENSE NO. 35 OF 2008 DATED 26.08.2008 FALLING IN THE REVENUE ESTATE OF VILLAGE KASAR OF SECTOR 4 A OF BAHADURGARH DISTRICT- JHAJJAR- KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.

DATE:-
06.08.2022

Owner Signature:-

Karni Infrastructure & Property Pvt. Ltd.
Authorised Signatory

Architect Signature:-

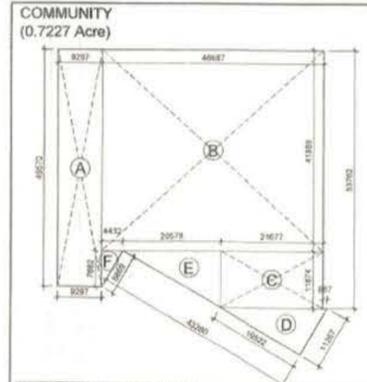
ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/65/16738, AHA/A-12796

DESIGN FORUM INTERNATIONAL ARCHITECTURE URBAN DESIGN TOWN PLANNING

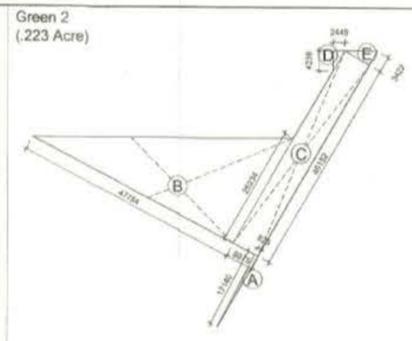
Checked for Public Health Services Service Plan Estimate

Executive Engineer HSVP Division Bahadurgarh

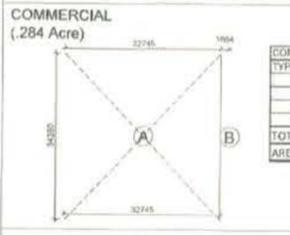
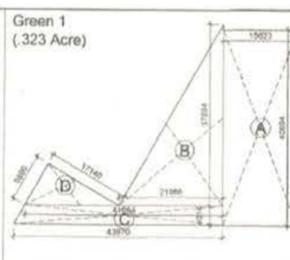
Checked subject to Comments forwarding letter No. 4720 dated 06/02/2023 and notes attached with the estimate.



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	RECTANGLE	9.297	46.570	460.852
B	RECTANGLE	46.687	41.888	1955.625
C	RECTANGLE	21.677	11.874	257.393
D	TRIANGLE	5 X 11.267	19.522	109.977
E	TRIANGLE	5 X 11.874	20.576	122.172
F	TRIANGLE	5 X 4.432	7.682	17.023
TOTAL AREA IN SQ.MT.				2923.042
AREA IN ACRE				0.722



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	TRIANGLE	5 X 8.25	17.140	7.070
B	TRIANGLE	5 X 25.234	47.784	602.891
C	RECTANGLE	46.152	5.975	275.758
D	TRIANGLE	5 X 3.422	5.975	10.223
E	TRIANGLE	5 X 2.449	4.236	5.187
TOTAL AREA IN SQ.MT.				901.129
AREA IN ACRE				0.223



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	RECTANGLE	32.745	34.280	1122.669
B	TRIANGLE	5 X 664	34.280	26.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

SEWERAGE SCHEME

TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	RECTANGLE	16.023	40.894	656.762
B	TRIANGLE	5 X 21.896	37.894	414.295
C	TRAPZOIDUM	#1 954+43.9	4.014	171.847
D	TRIANGLE	5 X 9.29	17.140	84.757
TOTAL AREA IN SQ.MT.				1306.662
AREA IN ACRE				0.323

- ### LEGEND
- DDJAY SCHEME BOUNDARY SHOWN THUS
 - STP AREA UG (450 SQMTS)
 - UGT AREA (200 SQMTS)
 - E.S.S (147 SQ.MT.)
 - GREEN AREA SHOWN THUS
 - COMMERCIAL AREA SHOWN THUS
 - COMMUNITY FACILITY SHOWN THUS
 - MB (MILK & VEGETABLE BOOTH) 5.0 M X 5.5 M
 - U.D.

AREA STATEMENT

TOTAL AREA OF THE SCHEME	7.225 Acre
U.D.	0.031 Acre
NET PLANNED LAND	7.194 Acre
AREA UNDER COMMERCIAL	4% 0.288 Acre 0.28392 Acre 3.947%
AREA UNDER PLOTS	61% 4.399 Acre 3.69583 Acre 51.373%
TOTAL SALEABLE AREA	65% 4.677 Acre 3.97985 Acre 55.320%

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
A	8.750 x 17.140	149.975	40	5999.000 Sq.Mt
A1	8.400 x 17.140	143.975	19	2735.544 Sq.Mt
B	8.000 x 17.352	138.815	5	694.080 Sq.Mt
C	8.138 x 16.350	133.056	5	665.282 Sq.Mt
D	7.200 x 17.140	123.408	16	1974.528 Sq.Mt
D1	7.000 x 17.140	119.980	2	239.960 Sq.Mt
E	7.960 x 16.011	127.448	8	1019.580 Sq.Mt
F	7.065 x 14.000	98.910	5	494.550 Sq.Mt
G	AS PER SITE	143.770	1	143.770 Sq.Mt
G1	AS PER SITE	137.390	1	137.390 Sq.Mt
G2	AS PER SITE	150.000	1	150.000 Sq.Mt
G3	AS PER SITE	133.960	1	133.960 Sq.Mt
G4	AS PER SITE	148.200	1	148.200 Sq.Mt
G5	AS PER SITE	140.810	1	140.810 Sq.Mt
G6	AS PER SITE	150.000	1	150.000 Sq.Mt
G7	AS PER SITE	130.210	1	130.210 Sq.Mt
TOTAL			108	14956.864 Sq.Mt
OR				3.69593 Acres

DENSITY CALCULATION

TOTAL DENSITY	= 108 x	18.00 @ Person's per Plot
	= 1944	7.194 Acre
	= 270	PPA
		Against 240 - 400 PPA permissible

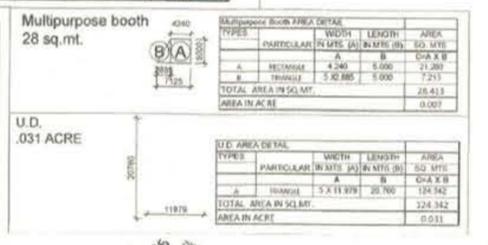
AREA UNDER GREEN

REQUIRED GREEN	= 0.54188	7.50% of Total area of the Scheme
GREEN AREA PROVIDED		
1 GREEN 1	= 0.323	
2 GREEN 2	= 0.223	
GREEN PROVIDED	= 0.546	Acres
TOTAL GREEN PROVIDED	= 0.546	Acres 7.55%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQ. AREA	= 0.72	Acres 10.00%
PROVIDED	= 0.72	Acres 10.00%
AREA PROVIDED FOR COMMERCIAL	= 1148	SQ.MT
	= 0.284	ACRE

- ### LEGEND
- SEWER LINE
 - D.I. PIPE (BY PUMPING) S.T.P. - MAIN SEWER
 - MAIN GOVT. SEWER LINE
 - S.T.P.
 - FL 203.99, GL 203.70, LL 202.99



To be read with Licence No. 154 of 2022 Dated 29/9/2022. This layout plan for an area measuring 7.225 acres (Drawing no. 30/4/24 Dated 30-09-22) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) under migration from licence no. 35 of 2008 dated 26.08.2008 granted for setting up of Group Housing Colony for over an area measuring 12.126 acres) being developed by Karni Infrastructure and Property Pvt. Ltd., falling in sector-4A, Bahadurgarh, District-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 General, 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 DGTC/P 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 DGTC/P, Haryana and accordingly shall make necessary changes 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 areas 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 General, Town and Country Planning, Haryana or in accordance with terms and conditions 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 34(B)(ii) of the Act No.8 of 1975.
- The odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5% 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 HSVP 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 provisions of order No.27/52/2005-SPower 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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

TITLE:-
LAYOUT PLAN FOR SETTING UP FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA OF 7.225 ACRES AFTER MIGRATION OF LICENSE NO. 35 OF 2008 DATED 26.08.2008 FALLING IN THE REVENUE ESTATE OF VILLAGE KASAR OF SECTOR 4 A OF BAHADURGARH DISTRICT- JHAJJAR- KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.

DATE:-
06.08.2022

Owner Signature:-
Karni Infrastructure & Property Pvt. Ltd.
Authorised Signatory

Architect Signature:-
ANAND SHARMA
B. Arch (Hons), M.C.A.
CANS/18738, ANAIA-12796

Supervising Engineer (HSVP) Circle, Gurugram

DESIGN FORUM INTERNATIONAL
ARCHITECTURE URBAN DESIGN TOWN PLANNING

Checked for Public Health Services Service Plan Estimate

Executive Engineer HSVP Division Bahadurgarh

STROM WATER DRAINAGE SCHEME

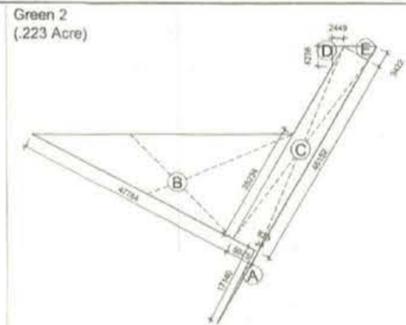
Checked subject to Comments
in following letter No. 4720
Dt. 06/01/2023 and notes
attached with the estimate

Superintending Engineer (HQ)
for Chief Engineer I HSPV
Panchkula

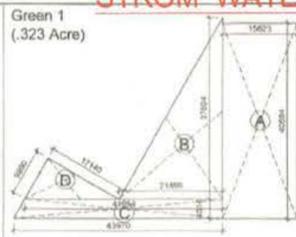
Superintending Engineer (HQ)
for Chief Engineer I HSPV
Panchkula



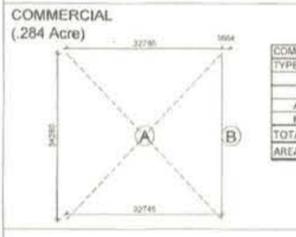
TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	RECTANGLE	9.297	49.570	460.852
B	RECTANGLE	46.667	41.888	1955.625
C	RECTANGLE	21.677	11.874	257.393
D	TRIANGLE	5 X 11.267	19.522	109.977
E	TRIANGLE	5 X 11.874	20.576	122.172
F	TRIANGLE	5 X 4.432	7.682	17.023
TOTAL AREA IN SQ.MT.				2923.042
AREA IN ACRE				0.722



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	TRIANGLE	5 X 8.25	17.140	7.070
B	TRIANGLE	5 X 25.234	47.784	602.891
C	RECTANGLE	46.152	5.975	275.758
D	TRIANGLE	5 X 3.422	5.975	10.223
E	TRIANGLE	5 X 2.449	4.236	5.187
TOTAL AREA IN SQ.MT.				901.129
AREA IN ACRE				0.223



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	RECTANGLE	16.023	40.694	650.762
B	TRIANGLE	5 X 21.006	37.894	434.295
C	TRIANGLE	41.954+43.9	4.014	171.847
D	TRIANGLE	5 X 9.99	17.140	84.767
TOTAL AREA IN SQ.MT.				1306.662
AREA IN ACRE				0.323



TYPES	PARTICULAR	WIDTH IN MTS. (A)	LENGTH IN MTS. (B)	AREA SQ. MTS. C=A X B
A	RECTANGLE	32.745	34.280	1122.469
B	TRIANGLE	5 X 1.664	34.280	26.521
TOTAL AREA IN SQ.MT.				1151.020
AREA IN ACRE				0.284

- LEGEND**
- DDJAY SCHEME BOUNDARY SHOWN THUS
 - STP AREA UG (450 SQMTS)
 - UGT AREA (200 SQMTS)
 - E.S.S (147 SQ.MT.)
 - GREEN AREA SHOWN THUS
 - COMMERCIAL AREA SHOWN THUS
 - COMMUNITY FACILITY SHOWN THUS
 - MB (MILK & VEGETABLE BOOTH) 5.0 M x 5.5 M
 - U.D.

AREA STATEMENT

TOTAL AREA OF THE SCHEME			7.225 Acre	
U.D.			0.031 Acre	
NET PLANNED LAND			7.194 Acre	
AREA UNDER COMMERCIAL	4%	0.288 Acre	0.28392 Acre	3.947%
AREA UNDER PLOTS	61%	4.389 Acre	3.89593 Acre	51.373%
TOTAL SALEABLE AREA	65%	4.677 Acre	3.97985 Acre	55.320%

AREA UNDER PLOTS

TYPE	SIZE	AREA	TOTAL PLOTS NOS	TOTAL AREA SQ.MT.
A	8.750 x 17.140	149.975	40	5999.000
A1	8.400 x 17.140	143.976	19	2735.544
B	8.000 x 17.352	138.816	5	694.080
C	8.138 x 16.350	133.056	5	665.282
D	7.200 x 17.140	123.408	16	1974.528
D1	7.000 x 17.140	119.980	2	239.960
E	7.960 x 16.011	127.448	8	1019.580
F	7.065 x 14.000	98.910	5	494.550
G	AS PER SITE	143.770	1	143.770
G1	AS PER SITE	137.390	1	137.390
G2	AS PER SITE	150.000	1	150.000
G3	AS PER SITE	133.960	1	133.960
G4	AS PER SITE	148.200	1	148.200
G5	AS PER SITE	140.810	1	140.810
G6	AS PER SITE	150.000	1	150.000
G7	AS PER SITE	130.210	1	130.210
TOTAL			108	14956.864
OR				3.89593 Acres

DENSITY CALCULATION

TOTAL DENSITY	= 108	x	18.00 @ Person's per Plot
	= 1944	+	7.194 Acre
	= 270	PPA	Against 240 - 400 PPA permissible

AREA UNDER GREEN

REQUIRED GREEN	= 0.54188	7.50% of Total area of the Scheme
GREEN AREA PROVIDED		
1 GREEN 1	= 0.323	
2 GREEN 2	= 0.223	
GREEN PROVIDED	= 0.546	Acres
TOTAL GREEN PROVIDED	= 0.546	Acres
		7.55%

AREA FOR PROVISION OF COMMUNITY FACILITIES

REQ. AREA	= 0.72	Acres	10.00%
PROVIDED	= 0.72	Acres	10.00%
AREA PROVIDED FOR COMMERCIAL	= 0.284	ACRE	

- LEGEND**
- STORM WATER DRAINAGE LINE
 - MAIN GOVT. SWD LINE
 - RAIN WATER HARVESTING
 - FL = 203.85
GL = 203.65
I.L. = 202.85



To be read with Licence No. 154 of 2022 Dated 29/9/2022
That this Layout plan for an area measuring 7.225 acres (Drawing No. 86/4/2022) comprised of license which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna 2016) under migration from license no. 35 of 2008 dated 26.08.2008 granted for setting up of Group Housing Colony for over an area measuring 12.126 acres) being developed by Karni Infrastructure and Property Pvt. Ltd., falling in sector-4A, Bahadurgarh, District-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 General, 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 DGTCIP for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/improvement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DGTCIP, Haryana and accordingly shall make necessary changes 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 cartage way of 30 metres or wider sector road if applicable.
- That green belts provided in the layout plan within the licensed areas 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 General, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- 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 area 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 30(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the condition that these plots should not have a frontage of less than 25% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSPV 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 provisions of order No. 22/32/2009-SPower 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. 14/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Superintending Engineer,
HSPV Circle, Gurugram

TITLE:-
LAYOUT PLAN FOR SETTING UP FOR AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016) OVER AN AREA OF 7.225 ACRES AFTER MIGRATION OF LICENSE NO. 35 OF 2008 DATED 26.08.2008 FALLING IN THE REVENUE ESTATE OF VILLAGE KAŞAR OF SECTOR 4 A OF BAHADURGARH DISTRICT- JHAJJAR- KARNI INFRASTRUCTURE AND PROPERTY PVT. LTD.

DATE:-
06.08.2022

Owner Signature:-

Karni Infrastructure & Property Pvt. Ltd.
Authorised Signatory

Architect Signature:-

ANAND SHARMA
B. Arch (Hons), M.C.A.
CA/6518738, AHA/A-12796

DESIGN FORUM INTERNATIONAL
ARCHITECTURE URBAN DESIGN TOWN PLANNING

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSPV Division
Bahadurgarh