

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
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Regd.
To

✓ Sh. Balbir Singh S/o Sh. Surat Singh and others,
In collaboration with Signature Infratech Pvt. Ltd.
Flat No. 224, HEWO Apartment, Sector -56,
Gurugram.

Memo No. LC-4765-JE (MK)-2023/ 18242 Dated: 09/06/2023

Subject: Approval of Service Plan/Estimates of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 7.925 acres (licence no. 86 of 2022 dated 06.07.2022) in the revenue estate of village Jhajjar, Sector 11, Jhajjar.

Please refer to your application on the matter as subject cited above.

The service plan/ estimates of the Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 7.925 acres (licence no. 86 of 2022 dated 06.07.2022) in the revenue estate of village Jhajjar, Sector 11, Jhajjar has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. 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 EDC, Jhajjar Town.
2. 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.
3. That you are liable to maintain the licensed area for ten years or as per HSP norms till such time, the colony is taken over by the local authority/State Govt.
4. 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.
5. 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 solely responsible for fire safety arrangement.
6. 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.
7. 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.

8. That level/extent of external services to be provided by HSVP 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 HSVP.
9. That 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 in accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
10. 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.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. 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.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
 14. 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.
 15. In case some additional structures are required to be constructed and decided by HSVP/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 HSVP.
 16. 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.
 17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
 18. Since, the construction of master plan road is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
 19. 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.
 20. 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.
 21. 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.
 22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
 23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
 24. 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.

25. 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.
26. That you shall maintain the green area above the UGT as a hard green.
27. That you shall ensure the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo no. CE-I/HSVP/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/53675 dated 16.03.2023 (enclosed as Annexure-A).

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 Kaushik 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.



(Divya Dogra)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

Endst. No LC-4765-JE (MK)-2023/

Dated:

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo No. CE-II/HSVP/SE(HQ)/SDE(W-1)/SDE(W-2)/2023/53675 dated 16.03.2023 for information and necessary action please.

1
(Divya Dogra)
District Town Planner (HQ)
For Director General, Town & Country Planning
Haryana, Chandigarh

LC-BTHM 4765

WATER IS PRECIOUS

**7.925 ACRES, SECTOR 11, JHAJJAR,
HARYANA**

*ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET
LIGHTING AND HORTICULTURE IN RESPECT OF 7.925 ACRES AFFORDABLE REDIENTIAL PLOTTED COLONY
IN SECTOR - 11, JHAJJAR*

CONSERVE

WATER

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PROJECT REPORT / ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE SCHEME, ELECTRICAL INSTALLATION HORTICULTURE WORKS AND MTC. OF ROADS INCLUDING PUBLIC HEALTH SERVICES IN AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA HAVING AREA 7.925 ACRES (LICENSE NO. 86 of 2022 DATED 06.07.2022) IN SECTOR-11, JHAJJAR BEING DEVELOPED BY SIGNATURE INFRATECH PRIVATE LIMITED.

REPORT

The Haryana Government has prepared a master plan for development of Residential/Industrial / Commercial urban estate Jhajjar. M/s Signature Infratech Pvt. Ltd. has decided to develop a part of the area in this master plan and has named this part as 7.925 Acres Affordable Residential plotted colony. This colony is located in Sector 11, Jhajjar, Haryana. License has already been granted by D.T.C.P Chandigarh bearing No. 86 of 2022 Date 06.07.2022. The brief details of the colony are as under:-

WATER SUPPLY

SOURCES:-

The source of water supply in this area is tube wells at present as the underground water is potable and fit for human consumption. Moreover water is available at reasonable depth. The average yield of tube well with 40-45 ft. strainers will be about 20,000 liter per hour. The recharging of underground water table in this belt is stated to be good. However still we shall resort to rain water harvesting system to keep up the recharging system. The number of tube wells required for the above area has been worked out and the tube wells will be bored in tune with growth of demand to avoid absence of the tube wells. The ultimate requirement of tube wells includes provisions of 10% stand by. Water shall be supplied to the Project by Haryana M/s Signature Infratech Pvt. Ltd.

DESIGN: -

The scheme has been designed for approved population of 3000 persons. The rate of water supply per head per day has been taken as 155.25 liters (135 + 15%) as per Haryana norms. In addition to above necessary provision of water for community area, shopping centres, parks, Horticulture etc. have been taken into account for calculating the maximum quantity of water requirement

DISTRIBUTION SYSTEM: -

The distribution system for this development has been designed to supply @ 155.25 liter per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying CI/DI pipes conforming to relevant IS standards along with valves and specials has been made in the project. The minimum terminal head at lower point will be more than 60.00 meters so that it can serve the G+2 floors stories construction envisaged in the plan. Minimum pipe dia for distribution is kept as 50 mm dia. For drinking water supply and 40 mm dia for flushing cum irrigation water supply.

PUMP CHAMBER AND PUMPING MACHINERY: -

It has been proposed to equip each borewell with an electrically driven submersible pumping set capable of delivering about 333 LPM. The Genset and pump chamber for borewell will be combined with the Genset of pump chamber and boosting station. The provision for providing installation of 1 No. Genset of 40 KVA capacity for Boosting station and one borewells to run the machinery in case of failure of power. It has been proposed to construct 1 Nos. pump chamber to be constructed to housing the panel board of pumping machinery and gen set.

BOOSTING STATION:

It has been proposed to construct the boosting station within the area of residential colony. The site of the UGT/ boosting station has been earmarked in the approved layout plan. The clear water will be collected from existing rising main to boosting station and also from borewell and will be pumped from boosting station.

UNDERGROUND TANK:-

It has been proposed to construct underground water tanks as per attached calculation. The total capacity of underground clear water tanks has been worked out as 339 KL.

RISING MAIN: -

The provision for rising main from borewells to UGT has been made in the estimate.

STAFF QUARTER: -

It has been proposed to construct 1 No. Staff quarter for maintenance and security and operational staff.

TERTIARY WATER SUPPLY SCHEME: -

The provision for laying of tertiary water supply lines have been made in this estimate. The boosting station, collecting tank, pump chamber, machinery and Genset for tertiary water have been taken in this estimate.

SEWERAGE SCHEME: -

The internal sewerage of this area will be connected with external sewer of HSVP as and when the STP will be installed by HSVP till then the colonizer shall make its own arrangement for disposal of treated sewerage. The provision of construction of STP has been made in this estimate. The total sewer effluent has been worked out on the basis of 155.25 LPCD water considering 80% sewerage effluent with a peak factor of 3 times Daily Water Flow (DWF) with a minimum velocity of 0.74 mtr. per second. The size and gradient are also considered according to the public health norm. Necessary provision for laying minimum 200mm and up to 500mm i/d S.W./~~DWC/PVC~~ pipe sewer line, Construction of required manhole chambers etc. have been made in this estimate. Necessary design statement for entire sewerage system has been prepared and attached with estimate.

STORM WATER DRAINAGE

The storm water of the area has been designed taking the rainfall intensity $1/8$ per hour & runoff factor as 1. The underground SWD pipeline will be connected to rainwater harvesting system for recharge the aquifer and surplus storm water will be allowed to flow to the existing HSVP drain. The RCC NP3 pipe of minimum 400 dia to ~~600 mm~~ dia size has been proposed for disposal of storm water in the residential colony as per norms. The minimum velocity of the pipeline is maintained 0.60 mtr. per second. The provision for construction of manhole chambers, rainwater harvesting system has been made in the estimate.

ROADS: -

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

STREET LIGHTING: -

The provision has been made on lump sum basis.

HORTICULTURE: -

The usual provision of road side plantation of trees with tree guard has been made for all roads. The parks & open spaces shall also be developed. Estimates and details of plantation, landscaping, signage, etc., has been included.

MAINTENANCE CHARGES: -

The maintenance charges of water supply, sewerage, SWD, Road, Electrification & Horticulture works have been proposed upto 10 years in the estimate.

SPECIFICATION: -

The work shall be carried out strictly in accordance with Haryana PWD Book of specification latest addition & MORT & H specification for road work.

RATES: -

The estimate has been prepared on the basis of Haryana Schedule rates 2021 & market rates where the item does not exists in HSR rates.

COST:

The total cost of the development in this Project works out to ^{758.1.} ~~Rs. 763.90~~ **Lacs** which include 3 % contingency and P.E charges and 49% departmental charges, administrative charges etc also has been made. The cost per gross acre works out to ^{93.601} ~~Rs. 96.39~~ **Lacs** which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantations including maintenance thereof as well as future expenses.

FOR SIGNATURE INFRATECH PVT. LTD.,

Authorized Signatory

Signature Infratech Pvt. Ltd.


Auth. Signatory



**7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN
SECTOR - 11, JHAJJAR
DESIGN CALCULATION**

- Total Plots = 150 Nos.
 Total Populations @ 18 person/plot @ 155.25 = 2700 Persons
 Water Req. for UGTS 2025 x 155.25 = 314381
 Commercial Area L.S. 50 persons @ 45 lpcd = 2250 LPD
 Community Facility L.S. 250 persons @ 45 lpcd = 3750 LPD
 Visitors (150 nos.) @ 45 lpcd = 2250 LPD
 (c) Milk & Veg bath (L.S.)
 Total = 423675 LPD
 425 KLD
 0.60 Acres
 (3) Ar. under Parks =
 Fire Demand - Green Parks
 therefore, Daily & Regd.
 Populations @ 2000 ltr/Acre = 0.60 x 2000 = 1200 ltr.
 (p) $1/2 \times 100/1000 = (2025)/2 \times 100 = 101250$
 Add @ 15% extra for margin factor = 3000 ltr.
 Say - therefore daily Req. for sweeping of Roads 1.80 x 5000 for
 Garden Irrigation Requirement (For Total Area) = 12 KLD
 (u) 11. See app.
 Total Water Requirement for UGT
 (Excluding Fire Demand)
 Hence Domestic Water Requirement (67%) = 284 KLD
 Hence Flushing Water Requirement (33%) = 140 KLD
 Domestic Storage Requirement @ 100% = 284 KLD
 Flushing Storage Requirement @ 100% = 140 KLD
 114.76 + 240 = 354.76 25+33 = 58% = say 60%
 It is Proposed to construct an UGT i.e. 284 KLD in two compartment for domestic use and 140 KLD for
 Non potable water in Two compartment in STP and 55 KL for Firefighting purposes
 Total Capacity of UGT = 284 + 55 = 339 KLD
 SAY = 339 KLD
 fire fighting = 100 JP = $100^{2.025} \times 1/3 = 47.73 \text{ KL} = \text{say } 50 \text{ KL}$

**7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN
SECTOR – 11, JHAJJAR**

Sr. No.	Description
1.	<p><u>BOREWELLS/ TUBEWELL</u></p> <p>Assuming working hours of tube well = 12</p> <p>Assuming discharge/hour of each tube well = 25,000 lit/hour</p> <p>Total Domestic Water demand = 284 KL</p> <p>No. of tubewells required for water supply = $\frac{284}{25 \times 12} = 0.94$</p> <p>Add 10% stand by = 0.09</p> <p>Total no of tubewells required = 1 nos. ✓</p> <p>So it is proposed to provide 1 Nos of tube wells at present. Moreover the requirement of flushing water supply is to met from treated water from S.T.P. and ultimately water is to be supplied by HSVP</p>
2.	<p><u>PUMPING MACHINERY FOR BOREWELL</u></p> <p>Gross working load = 45.00 m</p> <p>Average fall in is S.L. = 3.00 m</p> <p>Depression head = 9.00 m</p> <p>Friction Loss = 3.00m</p> <p>Total = 60.00 m</p> <p>B.H.P. = $\frac{25000 \times 60}{60 \times 60 \times 75 \times 0.6}$ With 60% efficiency = 7.4 H.P.</p> <p>Say = 7.5 H.P.</p>
3.	<p><u>RISING MAIN FROM BOREWELL TO UGT</u></p> <p>Rising main network for 1 no. borewells is having dia 100,150 & 200 mm. Provision for same has been considered in estimate. Material statement is also attached.</p>
4.	<p><u>Boosting Machinery (Drinking water)</u></p> <p>Daily requirement for domestic use (Drinking) = 284 KLD</p>

Assuming 6 hours running 1 pump (with one stand by) discharge/hour.

say

Head of Pump

i) Suction Lift 4m

ii) Friction Loss in main & specials 31m

iii) ~~Elevation Head~~ 15m

iv) Clear & Residual Head 10m

Say 60m

B.H.P. of Motor

$$\frac{6.8 \times 40}{788 \times 60} \times 60 \times 75 \times 0.6$$

Say

$$\frac{233.01}{6} = 38.84$$

$$= 47 \text{ cum/hour}$$

$$\frac{647.33}{6} = 788 \text{ ltr/m}$$

$$\text{say } 650 \text{ LPM}$$

$$9.62$$

$$= 17.5$$

$$10.0$$

$$17.5 \text{ H.P.}$$

5. BOOSTING MACHINERY(Flushing water supply)

Daily requirement for domestic use (flushing)

Add for horticulture and roads

TOTAL

Assuming 6 hours running 1 pumps (with one stand by)

Discharge/hour

=

Discharge/minute

say

HEAD OF PUMP

i) Suction lift = 4 M

ii) Friction Loss in main & specials = 20 M

iii) Clear & Residual head = 25 M

TOTAL

$$= 49 \text{ M}$$

SAY

$$= 60 \text{ M}$$

B.H.P. of Motor

=

say

$$= 6.4$$

$$= 7.5 \text{ HP}$$

$$\frac{400 \times 40}{60 \times 75 \times 0.6} = 5.92 \text{ MP}$$

6. GENSET FOR BOOSTING STATIONPumping sets 1 Nos. ^{10.0}12.5 H.P. (Domestic)^{10.0}
= 17.5 H.P.

Pumping sets 1 Nos. 7.5 H.P. (Flushing)

= 7.5 H.P.

^{Twelve}
Lightening etc^{10.0}
^{5.0}

= 25 H.P.

25 H.P.³²⁸⁰**Capacity of gen set required**

25 x 0.746 x 1.50

Add 10 % extra

SAY

³⁶³⁶26-KVA^{3.64}2.6^{40.00}28.6

= 30-KVA

⁴⁰~~DIESEL GENERATING SET (TUBE WELL)~~

Capacity of GEN-SET = 6X 0.746X1.5

ADD 10% extra

Say

~~= 6.7~~

7.5-KVA

7. PUMP ROOM

It is proposed to construct combined pump room for housing the panel of machinery of boosting station and borewells.

8. STAFF QUARTER

Construction of staff quarter for operation of Boosting station including public health services.

9. SEWAGE TREATMENT PLANTSTP required Capacity @ ⁸⁴90 % of total demand excluding the horticultural and for sweeping of road^{347.78}
 $347.78 \times 0.90 = 278.26 \text{ KLD} + \text{St. sweeping factor}$ $= 425 \times 0.9 = 382.5 \text{ KL}$ $= 292.15 \text{ KLD}$ ³⁶⁰
SAY = 385 KLD³⁸⁰
PROPOSED STP CAPACITY = 385 KLD

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR - 11, JHAJJAR

FINAL ABSTRACT OF COST

		Amount (Rs. In Laes)	
Sub Work No. I	Water Supply	Rs.	165.15 152
Sub Work No. II	Sewerage	Rs.	108.50 168
Sub Work No. III	Storm Water Drainage	Rs.	82.26 51
Sub Work No. IV	Road and Footpath	Rs.	157.72 163.1
Sub Work No. V	Street Lighting	Rs.	30.40 34.5
Sub Work No. VI	Horticulture Work	Rs.	5.52 3.8
Sub Work No. VII	Maintenance Charges for 10 years i/c resurfacing of roads after 1 st 5 years and 2 nd 5 years	Rs.	208.52 191.5
Total		Rs.	758.07 Lacs 763.9
Cost Per Acres = Rs. 758.10 / 7.925 = 95.64 Lacs		Rs. 758.10 Lacs.	

Checked subject to Comments
in forwarding letter No.....
Dt..... and notes
attached with the estimate

R. D. Dholakia
Superintending Engineer,
MVP Circle, Gurugram

[Signature]
Superintending Engineer (HQ)
for Chief Engineer-I
H&VP, Panchkula

[Signature]
Executive Engineer
MVP Circle, Gurugram



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Signature Infratech Pvt. Ltd.

Director General
Town & Country Planning
Haryana, Chandigarh

[Signature]
Auth. Signatory

FINAL ABSTRACT OF COST (WATER SUPPLY)Amount (Rs in
Lacs)

Sub Head No. 1 Head Works

81.34 ~~71~~

Sub Head No. 2 Pumping Machinery

22.23 ~~47~~

Sub Head No. 3 Distribution System(Drinking)

29.28 ~~20~~

Sub Head No. 4 Distribution System(Flushing)

$$\begin{array}{r} 22.30 \\ \hline 165.15 \end{array}$$
 ~~14~~**Total****152**Go to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR - 11, JHAJJAR

Sub Work-I**Sub Head No. 1**

**Water Supply
Head Works
Amount (Rs.)
(in Lacs)**

1	Boring and installing ⁸⁷⁰ 200 17 d tubewells with reserve/ direct rotary rig complete with pipe strainer to a depth of about 150m complete. ^{15.00} 1 Nos. @ 12.00 Lacs each	^{15.00} 12
2	Constructing pump chambers as per standard design of PWD PH/HSVP of size 4.90x4.25 m 1 Nos. @ 4.00 Lacs each	^{4.00}
3	Construction of boundary wall around the Tubewell site Water Works 1 No. @ Rs 3.00 lac Tube wells 1 Nos. @ Rs 1.50	^{3.00} ^{1.50}
4	Provision of footpath hedges and lawns at tubewell 1 Nos.	^{1.00}
5	Construction of boosting chambers of suitable size along with under ground tank of capacity 300 ³³⁹ KL pumping machinery and generating set etc. complete in all respects. Details of boosting station i) Construction of boosting chamber (L.S.) ^{5.00} ii) U.G. tank ³³⁹ KL capacity ^{inc. 10 KL} (L.S.) ^{13.56/16.10} RS 450/KL 4000x339 ^{for 100 KL for boosting tank & TP} ^{(150 x 100 x 80 = 300) KL 15809 KL}	^{5.00} ^{13.56/16.10}
6	Provision for staff quarters for Maintenance i) 1 No 350 sq ft @ Rs 6.00 Lac (L.S.) ^{6.00}	^{6.00} ^{1.00}
7	Prov. for carriage of material (L.S.)	^{46.06} ^{53.00}
	P.E. & contingency charges @ 3%	¹³⁸¹⁸ ¹³⁹
	Department escalation unforeseen and administrative charges @ 49%	^{47.4418} ^{54.59} ²⁶⁷⁵ ^{81.39}
	Total Say	70.688282 71
	C/O to final abstract of cost ^{sub head}	

Sub Work I

Sub Head No. 2

Water Supply
Pumping
Machinery
Amount (Rs.)
(in Lacs)

1	Providing and installing electricity driven electro or submersible pumping sets capable of delivering about 25.00KL water per hour against a total head of 60 M complete with motor and other accessories (7.5 B.H.P.) 1 Nos. @ Rs 6.00 lac each	2.00
2	Provision for diesel engine genset stand by arrangement for tubewells (L.S.)	4.20
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	2.00
6	Provision for electric services connection including electric transformer and fittings for tubewells chambers complete including transformers L.S.	2.50
7	Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects domestic 2 Sets @ Rs 4.00 lac each	4.00
8	Providing Gen set for Boosting Pumps for drinking water supply (100KVA for flushing)	8.00
9	Provision for carriage for materials and other unforeseen items L.S.	1.00
Total		30.5
P.E. & contingency charges @ 3%		0.915
Department escalation unforeseen and administrative charges @ 49%		15.39335
Total		46.80835
say		47
C/O to final abstract of cost		

Sub Work I

Sub Head No. 3

Water Supply
Distribution
System(Drinking)
Amount (Rs.)
(in Laacs)

- 1 Providing, laying, jointing and testing C.I/D.I. K9 Pipes including cost of excavation complete as per specifications.
100 mm dia i/d 80 mtrs @ Rs.1200/-mtr ¹⁴⁶⁰
~~80mm dia i/d 80 mtrs @ Rs.1000/-mtr~~
~~65mm dia i/d 45 mtrs @ Rs.900 /mtr~~
~~50mm dia i/d 604 mtrs @ Rs. 800 /mtr~~
- 2 Providing and fixing sluice valve including cost brick masonry chambers complete in all respect.
¹⁰⁰ 80 mm dia i/d 2Nos. @ Rs. 15000/- each
- 3 Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber
2Nos. @ Rs. 10,000/- each
- 4 Providing and fixing fire hydrants complete with masonry chambers
4 Nos. @ Rs. 10,000/- each
- 5 Providing and fixing indicator plates for sluice valve, air valve etc.
¹⁰⁰ 1/4 Nos. @ Rs. 2000/- each
- 6 Provision for rising main D.N. 50mm from main HSVP water line to U.G.S.T. 220 mtrs @ Rs.1100/- mtr ¹⁰⁰ ¹⁴⁶⁰
- 7 Provision for D.N. 50mm D.I. rising main from tube well to U.G.S.T. 20 mtrs @ Rs. 1200/- mtr ¹⁴⁶⁰
- 8 Providing for carriage of material & other unforeseen L.S.

11.62
0.96
0.8
0.405
4.832

0.72
0.3

0.20

0.60

0.04
0.24

2.42
3.21

0.24
0.24
0.24

2.00

Add P.E. & Contingency charges @ 3%

Department escalation unforeseen and administrator charges @ 49%

Total
Say:

19.7009439
20

19.08
0.57
19.65
9.63
29.28
6.4788339

C/O to ~~form~~ abstract of cost ^{sub head / (v13)}

Sub Work I

Sub Head No. 4

Water Supply
Distribution
System(Flushing)
Amount (Rs.)
(in Lacs)

- 1 Providing, laying, jointing and testing C.I/D.I. K9 Pipes including cost of excavation complete as per specifications.

~~1~~ ^{85m} 65mm dia i/d 115 mtrs @ Rs. 900 /mtr /460

50mm dia i/d 90 mtrs @ Rs. 800 /mtr

40mm dia i/d 604 mtrs @ Rs. 700 /mtr

32mm dia i/d -- mtrs @ Rs. 600 /mtr

25mm dia i/d -- mtrs @ Rs. 550 /mtr

12.25
4.035

0.72

4.228

- 2 Providing and fixing sluice valve including cost brick masonry chambers complete in all respect.

¹ 50 mm dia i/d 2Nos. @ Rs. 11000/- each

0.72
0.22

- 3 Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber
2Nos. @ Rs. 10,000/- each

0.2

- 4 Providing and fixing 25mm and irrigation hydrants

¹ 25mm Nos. @ Rs. 10000/- each

0.15
0.03

- 5 Providing and fixing indicator plates for sluice valve, air valve etc.

¹ 1/4 Nos. @ Rs. 1000/- each

0.04
0.04

- 6 Provision for carriage of material and other unforeseen items

21.00

8.473 14.54

0.25419 0.43

14.97

8.72719 7.33

22.30

Add P.E. & Contingency charges @ 3%

Department escalation unforeseen and administrative charges @ 49%

4.2763231

Total

Say:

13.0035131

14

22.30 lacs

C/O to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 11, JHAJJAR

SUB WORK II

SEWERAGE SCHEME

Amount (Rs.)
(in Lacs)

1	Providing, lowering, cutting, salt glazed stoneware pipes and specials into trenches including cost of excavation, bed concrete, cost of manholes complete in all respect.	
	i) 200 mm i/d	
	Av. Depth upto 3M – 747M @ Rs. 1700- per M	1270 12699-
2	Provision for providing oblique junctions (L.S.)	2.00
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 70 cum/day) and over flow pipe upto main HSVP sewer	40.00
5	Provision of Electro Mechanical Cost of STP (385 KL)	48.00 50.00-
6	Provision of temporary timbering etc.	1.00
7	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	3.00 1.50-
8	Provision for connection with HSVP main (L.S.)	2.00
	Total	7070 2.12 109.199
	P.E. & Contingency charges @ 3%	3.27597
	Department escalation unforeseen and administrator charges @ 49%	72.82 35.65 112.47497
	Total	108.50 55.1127353
	Say:	167.5877053
		168

C/O to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 11, JHAJJAR

SUB WORK III

STORM WATER DRAINAGE Amount (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 Av. Depth upto 2.0 m – 764 M @ Rs. 2500/- per M
 - 2 Provision for road gullies with 300 mm dia pipe connection L.S.
 - 3 Provision for Construction pit at selected place.
of P.W. & Selected Plans as applicable (L.S.)
 - 4 Provision for temporary disposal arrangement till HSVP services are provide L.S.
 - 5 Provision for lighting, watching and temporary diversion of traffic L.S.
 - 6 Provision for cutting of roads and carriage of materials etc. and other unforeseen items L.S.
 - 7 Provision for connection with HSVP on master line L.S.
 - 8 Provision for timbering and shoring. L.S.
- Total
- P.E. & contingency charges @ 3%
- Total
- Department escalation unforeseen and administrator charges @ 49%
- Total
- say

19.10 ✓

2.50 ✓

~~5.00~~ 18.00

~~3.00~~ 5.00

3.00

1.00

1.00

~~0.50~~ 2.00

33.10 53.10

0.993 1.61

34.09 55.21

27.65

82.26

16.70557

50.79857

82.26

51

C/O to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR - 11, JHAJJAR

SUB WORK - IV		Unit	Qty.	Rate (Rs)	Road Work Amount (Rs in lacs)
Item No.	Description of Item				
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 1000m 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	0.63	50000	0.32
2	Earth Works				
2.1	Provision for leveling + earth filling as per site condition approximate	Acre	7.925	1,50,000	11.88
3	Providing and laying concrete road/ Bituminous Road consisting of 150mm thk GSB, 100mm thk WMM and 150mm thk concrete of RMC Grade M-35 in case of concrete road AND ii) Providing and laying Bituminous road (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC)	Sqm	4200	1640	68.88
4	Miscellaneous Items				
4.1	Construction of cement concrete Kerb and Channels as per specifications	Meter	4400	433	6.06
4.2	Construction of footpaths as per specification on 24 m wide road 1x1.50x65 = 97.5 say = 100sqm.	Sqm	100	600	0.60
4.3	Providing and fixing guide maps at selected locations (L.S.)				2.00
4.4	Provision for plot indicators (L.S.)				1.00
4.5	Provision for demarcating burgies (L.S.)				1.00
4.6	Provision for traffic arrangement				2.00
4.7	Provision for carriage of material (L.S.)				2.00
4.8	Construction of pavement in shopping area 0.317X50/100 = 0.1585 acres = 640 SQM.	sqm	640	1640	10.50
Add 3% contingency & P.E. charges					102.77
Total					3.19
Department escalation unforeseen and administrator charges @ 49%					109.43
Total					53.62
Say					163.05
					163.10

C.O to final abstract of cost

C/O to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 11, JHAJJAR

SUB WORK – V

Street Lighting

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

HUPN with CPL

Amount
(Rs. in lacs)

= 19.81

Add 3% contingencies &
P.E. charges

= 0.59

= 20.4

Add Department escalation
unforeseen and
administrative charges @
49%

= 10.00

Total
Say

= 30.40

= 34.50

Rs. 30.40 Lacs

C/O to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR – 11, JHAJJAR

SUB WORK – VI

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 lead of 50 m/ 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 moving rows 7.50 cm in either direction including for hedges and grill and barbed wire fencing around park and green belts (as per HSVP Norms) Area 0.598 Acres @ Rs. 1,50,000/- per acre

0.90

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

Total length of roads = 700 mtr

No. of trees @ 12 m c/c = $700 \times 2 / 12 = 116.67$ Nos.

Say = 120 NOS

Cost of the tree

Excavation Rs. 60/-

Manure Rs. 90/-

Tree plants Rs. 150/-

Tree guards Rs. 1000/-

Total = 4300×120

TOTAL 1200 x 150

Add 3 % contingencies and P.E charges

Add 49% departmental charges, price escalation, unforeseen and Adm charges

TOTAL

SAY

2.70 1.56
 3.60 2.46
 0.4 0.07
 2.53
 3.71 1.24
 1.01 3.77
 3.80

Rs 5'-52

C/O to final abstract of cost

7.925 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR - 11, JHAJJAR

SUB WORK - VII

MAINTENANCE CHARGES AND RESURFACING OF ROADS

Amount (Rs. in lacs)

2nd phase after 5 yrs of 1st phase

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

7.925 acres @ Rs. ~~7.50~~ ^{8.00} lacs per acre = ~~59.44~~ ^{63.40}

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

~~4200+640~~ ⁴⁸⁴⁰ sqm @ Rs-~~600~~ ⁶⁶⁰ Per Sqm = ~~29.04~~ ^{32.21}

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

~~4200+640~~ ⁴⁸⁴⁰ sqm @ Rs-~~750~~ ⁶²⁸ Per Sqm = ~~36.30~~ ^{40.26}

TOTAL

Add 3% PE and contingency charges

~~135.87~~ ^{139.95} = ~~124.78~~ ^{128.52}
~~4.08~~ ^{68.57} = ~~3.74~~ ^{62.97}

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

Total

Say

~~208.52~~ ^{208.52} ^{60.00}
= ~~191.49~~ ^{191.50}
= ~~191.50~~ ^{191.50}

C/O to final abstract of cost

SUMMARY OF DESIGN REQUIREMENT

S.No.	Description	Qty	Unit
1	Total Population <i>2700</i>	3000	Persons
2	Total Water Requirement(Domestic) <i>515</i>	284	KLD
3	Total Water Requirement(Flushing) <i>133</i>	140	KLD
4	Total Water Requirement(Horticulture) <i>17.80</i>	12	KLD
5	U.G Tank (Domestic – 339 KLD) <i>390</i>	1	No.
6	No. of Domestic WS pumps UGT	(1W+1SB)	Set.
7	No. of Flushing pumps	(1W+1SB)	No.
8	No. of submersible pumps	(1W+1SB)	No.
9	Generating sets (30+10=40 KVA) <i>35 KVA</i>	1	30+10=40 KVA
10	STP (385 KLD) <i>380 KLD</i>	1	No.

PROJECT : 7.925 ACRES, SECTOR-11, JHAJJAR, HARYANA																	
DESIGN OF DOMESTIC WATER SYSTEM																	
Sr. No.	Pipe Reference	Plot		Population @13.5 per plot	Probable Demand (lps) @ +110 lpcd	Assumed Pipe Dia. (mm)	Pipe length (m)	Xtra length (%) for fittings	Eq. length fits (%)	Total length (m)	Head loss line (m/m)	Head loss line (m)	Head loss progressive (m)	Velocity (m/sec)	head at top	lower end head	Remarks
		Self	Add	Total													
HEAD LOSS FOR RISER (Assuming Inlet of OHT is 2.5 Mtr High from terrace level)																	
1	UGT-011	3	147	150	2025	10.33	100	65	10	6.5	71.5	0.03	2.34	1.31	50.00	47.66	216
2	D11-012	24	0	24	324	1.65	100	91	10	9.1	100.1	0.03	3.22	0.84	47.66	44.43	-
3	D11-09	1	122	123	1660.5	8.48	100	15	10	1.5	16.5	0.02	0.37	1.08	47.66	47.28	-
4	D9-010	0	0	0	0	0.00	100	90	10	9	99	0.00	0.00	0.00	47.28	47.28	172-64
5	D9-07	3	119	122	1647	8.39	100	35	10	3.5	38.5	0.07	2.55	1.67	47.28	44.73	-
6	D7-08	24	0	24	324	1.65	100	90	10	9	99	0.03	3.19	0.84	44.73	41.54	-
7	D7-05	5	90	95	1282.5	6.53	100	45	10	4.5	49.5	0.04	2.06	1.30	44.73	42.57	-
8	D5-06	24	0	24	324	1.65	100	91	10	9.1	100.1	0.03	3.22	0.84	42.57	39.44	-
9	D5-03	5	61	66	891	4.55	100	45	10	4.5	49.5	0.06	2.89	1.37	42.57	39.77	-
10	D3-04	26	0	26	351	1.29	100	97	10	9.7	106.7	0.04	3.98	0.91	39.77	35.79	-
11	D3-02	5	30	35	472.5	2.41	100	45	10	4.5	49.5	0.06	3.21	1.22	35.77	36.57	-
12	D2-01	30	0	30	405	2.07	100	100	10	10	110	0.05	5.35	1.05	36.57	31.21	-



50.9 mtr

PROJECT : 7.925 ACRES, SECTOR-11, JHAJJAR, HARYANA													
STATEMENT OF DOMESTIC WATER SYSTEM													
SL NO	NAME OF LINE	LENGTH	PIPE DIA	25MM	32MM	40MM	50MM	65MM	80MM	100MM	150MM		
		MTR	MM	MTR	MTR	MTR	MTR	MTR	MTR	MTR	MTR		
	UGT-D11	65.00	100.00										
	D11-D12	91.00	50.00				91.00			65.00			
	D11-D9	15.00	100.00							15.00			
	D9-D10	90.00	50.00				90.00						
	D9-D7	35.00	80.00						35.00				
	D7-D8	90.00	50.00				90.00						
	D7-D5	45.00	80.00						45.00				
	D5-D6	91.00	50.00				91.00						
	D5-D3	45.00	65.00					45.00					
	D3-D4	97.00	50.00				97.00						
	D3-D2	45.00	50.00				45.00						
	D2-D1	100.00	50.00				100.00						
	TOTAL	609m		0.00	0.00	0.00	604.00	45.00	80.00	80.00	0.00		

PROJECT : 7.925 ACRES, SECTOR-11, IHAJJAR, HARYANA

DESIGN OF FLUSHING WATER SYSTEM

Sr. No.	Pipe Reference	Plot		Total		Population @ 13.5 per plot	Probable Demand (lps) @ 45.25 lpcd	Assumed Pipe Dia. (mm)	Pipe length (m)	Xtra length (%) for fittings	Eq. length fits (%)	Total length (m)	Head loss line (m/m)	Head loss line (m)	Head loss progressive (m)	Velocity (m/sec)	Head at top	lower end head	Remarks
		Self	Add																
HEAD LOSS FOR RISER (Assuming Inlet of OHT is 2.5 Mtr high from terrace level)																			
1	S1P-F11	2	148	150	2025	4265.82	600	65	10	6.5	71.5	0.02	3.69	3.69	3.69	1.28	40.00	36.31	103781 + 11022
2	F11-F12	24	0	24	324	0.686-77	400	91	10	9.1	100.1	0.02	1.84	1.84	1.84	0.54	36.31	34.47	-
3	F11-F9	2	122	124	1574	3.514-48	600	15	10	1.5	16.5	0.04	0.80	0.80	0.60	1.06	36.31	35.22	85752 + 10222 cum
4	F9-F10	0	0	0	0	0.00	400	90	10	9	99	0.00	0.00	0.00	0.00	0.00	35.22	35.22	-
5	F9-F7	3	119	122	1547	3.453-41	600	35	10	3.5	38.5	0.04	1.35	1.35	1.35	1.04	35.22	34.36	-
6	F7-F8	24	0	24	324	0.686-77	400	90	10	9	99	0.02	1.82	1.82	1.82	0.54	34.36	32.54	-
7	F7-F5	5	90	95	1282.5	2.643-64	600	45	10	4.5	49.5	0.06	3.93	3.93	3.93	1.37	34.36	30.43	-
8	F5-F6	24	0	24	324	0.686-77	400	91	10	9.1	100.1	0.02	1.84	1.84	1.84	0.54	30.43	28.59	-
9	F5-F3	5	61	66	891	1.872-41	600	45	10	4.5	49.5	0.04	2.00	2.00	2.00	0.95	30.43	28.43	-
10	F3-F4	26	0	26	351	0.246-83	400	57	10	9.7	106.7	0.02	2.28	2.28	2.28	0.58	28.43	26.15	-
11	F3-F2	5	30	35	472.5	1.065-112	400	45	10	4.5	49.5	0.04	1.83	1.83	1.83	0.79	28.43	26.99	-
12	F2-F1	30	0	30	405	0.856-96	400	100	10	10	110	0.03	3.06	3.06	3.06	0.67	26.99	23.53	-

PROJECT : 7.925 ACRES, SECTOR-11, JHAJJAR, HARYANA												
STATEMENT OF FLUSHING WATER SYSTEM												
SL NO	NAME OF LINE	LENGTH	PIPE DIA	25MM	32MM	40MM	50MM	65MM	80MM	100MM	150MM	
		MTR	MM	MTR	MTR	MTR	MTR	MTR	MTR	MTR	MTR	
	STP-F11	65.00	65.00					65.00				
	F11-F12	91.00	40.00			-91.00						
	F11-F9	15.00	65.00					15.00				
	F9-F10	90.00	40.00			-90.00						
	F9-F7	35.00	65.00					35.00				
	F7-F8	90.00	40.00			-90.00						
	F7-F5	45.00	50.00				45.00					
	F5-F6	91.00	40.00			-91.00						
	F5-F3	45.00	50.00				45.00					
	F3-F4	97.00	40.00			-97.00						
	F3-F2	45.00	40.00			-45.00						
	F2-F1	100.00	40.00			-100.00						
	TOTAL	869		0.00	0.00	604.00	90.00	-115.00	0.00	0.00	0.00	

30
6 39 mts

PROJECT : 7.925 ACRES, SECTOR-11, JHALIAR, HARYANA

DESIGN OF SEWERAGE SYSTEM

S.No.	Line No		Length(m)	Area(sq.m)/ No. of Plot		Population (8.125 for Plot 3-50)	Sewage flow @ 125 lpcd of L.P.C.D	Peak Flow (lps) times	Peak Flow (lps)	Pipe Size(mm)	Slope(1 in)	Velocity (m/s)	Capacity of (m ³ /sec)	Fall(m)	Ground Level(m)		Invert Level(m)		Depth(m)	
	From	To		Self	Prev.	Total									Start	End	Start	End	Start	End
1	A1	A2	87	30	0	30	58218.75	174656.3	2.021	200	145	0.751	11.808	0.600	0.00	0.00	-0.900	-1.500	0.900	1.500
2	A2	A3	43	5	30	35	67971.88	203765.6	2.558	200	145	0.751	11.808	0.297	0.00	0.00	-1.500	-1.797	1.500	1.797
3	A4	A3	87	26	0	26	90446.35	151368.8	1.752	200	145	0.751	11.808	0.600	0.00	0.00	-0.900	-1.500	0.900	1.500
4	A3	A5	45	6	61	67	837.5	390095.6	4.515	200	145	0.751	11.808	0.310	0.00	0.00	-1.797	-2.107	1.797	2.107
5	A6	A5	82	24	0	24	120021.88	139725	1.617	200	145	0.751	11.808	0.566	0.00	0.00	-0.900	-1.466	0.900	1.466
6	A5	A7	45	6	91	97	1212.5	188240.63	6.536	200	145	0.751	11.808	0.310	0.00	0.00	-2.107	-2.417	2.107	2.417
7	A8	A7	87	24	0	24	46575.90	139725	1.617	200	145	0.751	11.808	0.566	0.00	0.00	-0.900	-1.466	0.900	1.466
8	A7	A11	20	1	121	122	1525	236756.25	8.221	200	145	0.751	11.808	0.138	0.00	0.00	-2.417	-2.555	2.417	2.555
9	A9	A10	21	1281.55	0.00	1281.55	5193.29	15570.88	0.189	200	145	0.751	11.808	0.145	0.00	0.00	-0.900	-1.045	0.900	1.045
10	A10	A11	42	3309.37	0.00	3309.37	24070.31	72210.92	0.836	200	145	0.751	11.808	0.290	0.00	0.00	-1.045	-1.334	1.045	1.334
11	A11	A12	26	0	0	0	266016.85	798050.5	9.237	200	145	0.751	11.808	0.179	0.00	0.00	-2.555	-2.734	2.555	2.734
12	A13	A12	82	24	0	24	46575.90	139725	1.617	200	145	0.751	11.808	0.566	0.00	0.00	-0.900	-1.466	0.900	1.466
13	A12	STP	85	4	146	150	291092.75	873281.3	10.107	200	145	0.751	11.808	0.585	0.00	0.00	-2.734	-3.321	2.734	3.321

PROJECT : 7.925 ACRES, SECTOR-11, JHAJJAR, HARYANAA													
SEWERAGE STATEMENT													
SL NO	LINE NO.		LENGTH MTR	PIPE DIA MM	200MM MTR	250MM MTR	300MM MTR	350MM MTR	400MM MTR				
	FROM	TO											
1	A1	A2	87.0	200	87.00								
2	A2	A3	43.0	200	43.00								
3	A4	A3	87.0	200	87.00								
4	A3	A5	45.0	200	45.00								
5	A6	A5	82.0	200	82.00								
6	A5	A7	45.0	200	45.00								
7	A8	A7	82.0	200	82.00								
8	A7	A11	20.0	200	20.00								
9	A9	A10	21.0	200	21.00								
10	A10	A11	42.0	200	42.00								
11	A11	A12	26.0	200	26.00								
12	A13	A12	82.0	200	82.00								
13	A12	STP	85.0	200	85.00								
			Total		747.00	0.00	0.00						

PROJECT : 7.255 ACRES, SECTOR-13, JHAJJAR, HARYANA
DRAINAGE SYSTEM DESIGN

SL NO	NAME OF LINE FROM TO	LENGTH MTR	SELF AREA TO BE EXCAVED IN SQM	SELF	AREA IN ACRE ADDL	TOTAL	DISCHARGE IN CURB/SEC @ 25mm	DISCHARGE IN L/PS	DIA MM	SLOPE 1 IN	VELOCITY (m/sec)	DISCHARGE IN L/PS	Check	GROUND MTR	GROUND MTR	FALL MTR	INVERT MTR	INVERT MTR	DEPTH MTR	DEPTH MTR	REMARKS
1	31 RHP-1	40.30	4.124	1.38	0.00	1.38	0.003	7.58	400	4/50	0.98	85.11	OK	0.000	0.000	0.31	-1.000	-1.311	1.000	1.211	
2	32 RHP-1	40.30	794	0.25	1.06	1.31	0.004	8.29	400	4/50	0.98	85.11	OK	0.000	0.000	0.09	-1.313	-1.320	1.311	1.300	
3	33	83.20	3099	0.96	0.00	0.96	0.007	8.77	400	4/50	0.98	85.11	OK	0.000	0.000	0.20	-1.320	-1.324	1.000	1.204	
4	34	45.30	1002	0.26	2.29	2.55	0.018	7.90	400	4/50	0.98	85.11	OK	0.000	0.000	0.10	-1.320	-1.420	1.400	1.400	
5	35	83.30	3072	0.97	0.00	0.97	0.006	8.18	400	4/50	0.98	85.11	OK	0.000	0.000	0.18	-1.420	-1.184	1.000	1.184	
6	36	48.30	1204	0.20	0.44	0.64	0.009	8.28	400	4/50	0.98	85.11	OK	0.000	0.000	0.10	-1.420	-1.102	1.400	1.502	
7	37	83.20	2750	0.93	0.00	0.93	0.007	8.37	400	4/50	0.98	85.11	OK	0.000	0.000	0.10	-1.320	-1.184	1.000	1.184	
8	38	87	2750	0.97	4.96	5.93	0.014	33.96	400	4/50	0.98	85.11	OK	0.000	0.000	0.00	-1.322	-1.556	1.800	1.800	
9	39	512	877	0.17	0.00	0.17	0.003	3.38	400	4/50	0.98	85.11	OK	0.000	0.000	0.02	-1.330	-1.322	1.000	1.002	
10	40 RHP-2	10.30	1395	0.48	0.00	0.48	0.005	5.48	400	4/50	0.98	85.11	OK	0.000	0.000	0.08	-1.322	-1.271	1.000	1.321	
11	41	22.30	1109	0.29	0.48	0.78	0.006	5.48	400	4/50	0.98	85.11	OK	0.000	0.000	0.18	-1.330	-1.184	1.000	1.184	
12	42	83.30	2725	0.92	0.00	0.92	0.006	8.48	400	4/50	0.98	85.11	OK	0.000	0.000	0.05	-1.335	-1.829	1.800	1.800	
13	43	25.30	9	0.00	1.30	1.30	0.013	11.94	400	4/50	0.98	85.11	OK	0.000	0.000	0.12	-1.829	-1.724	1.600	1.724	
14	44	512	4752	1.17	0.52	1.71	0.014	34.14	400	4/50	0.98	85.11	OK	0.000	0.000	0.14	-1.724	-1.859	1.704	1.859	
15	45	44.30	938	0.23	7.71	7.94	0.020	33.77	400	4/50	0.98	85.11	OK	0.000	0.000	0.14	-1.724	-1.859	1.704	1.859	

764

PROJECT : 7.925 ACRES, SECTOR-11, JHAJJAR, HARYANA					
DRAINAGE SYSTEM DESIGN					
SL NO	NAME OF LINE		LENGTH MTR	DIA	
	FROM	TO		MM	
1	S1	RHP-1	95.00	400	
2	RHP-1	S4	40.00	400	
3	S3	S4	92.00	400	
4	S4	S5	45.00	400	
5	S6	S5	83.00	400	
6	S5	S7	46.00	400	
7	S8	S7	83.00	400	
8	S7	S12	25.00	400	
9	S9	RHP-5	10.00	400	
10	RHP-5	S10	22.00	400	
11	S11	S10	83.00	400	
12	S10	S12	23.00	400	
13	S12	S13	52.00	400	
14	S13	External	65.00	400	
			764.00		

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh, Phone: 0172-2549349

Web site: tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

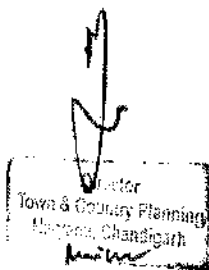
FORM LC - V

(See Rule 12)

License No. 86 of 2022

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Sh. Balbir Singh S/o Surat Singh, Smt. Rajwanti W/o Sh. Balbir Singh, Sh. Anil Kumar- Neeraj Singh Ss/o Sh. Balbir Singh, Sh. Jile Singh S/o Sh. Surat Singh, Smt. Bimla Devi W/o Sh. Jile Singh, Sh. Jaitender S/o Sh. Jile Singh, Sh. Om Parkash S/o Sh. Surat Singh, Smt. Usha Devi W/o Sh. Om Parkash, Shalini D/o Sh. Om Parkash, Sh. Shivam S/o Sh. Om Parkash, Sh. Maha Singh S/o Sh. Umed Singh, Smt. Geeta Devi W/o Sh. Maha Singh in collaboration with Signature Infratech Pvt. Ltd. Flat No. 224, HEWO Apartment, Sector -56, Gurugram for setting up of affordable residential plotted colony under DDJAY-2016 over an area measuring 7.925 acres situated in the revenue estate of village Jhajjar, Sector-11, Jhajjar District-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 licensee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and



accordingly make provisions. The said area will be earmarked on the layout plan to be approved alongwith the license.

- 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 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 then 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) Act 1981 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

3. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. 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.
5. The licence is valid up to 05/07/2027.

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

Dated: 06/07/2022
Place: Chandigarh

Endst. No. LC-4765- JE (MK)-2022/

19154

Dated: 06-07-2022

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

1. ✓ Sh. Balbir Singh S/o Surat Singh, Smt. Rajwanti W/o Sh. Balbir Singh, Sh. Anil Kumar- Neeraj Singh Ss/o Sh. Balbir Singh, Sh. Jile Singh S/o Sh. Surat Singh, Smt. Binla Devi W/o Sh. Jile Singh, Sh. Jaitender S/o Sh. Jile Singh, Sh. Om Parkash S/o Sh. Surat Singh, Smt. Usha Devi W/o Sh. Om Parkash, Shalini D/o Sh. Om Parkash, Sh. Shivam S/o Sh. Om Parkash, Sh. Maha Singh S/o Sh. Umed Singh, Smt. Geeta Devi W/o Sh. Maha Singh in collaboration with Signature Infotech Pvt. Ltd. Flat No. 224, HEWO Apartment, Sector -56, Gurugram, 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, Town & Country Planning
Haryana Chandigarh

To be read with License No.....86.....Dated.....06/07.....of 2022

Detail of land owned by Balbir Singh S/o Surat Singh 57/1256 share
Smt. Rajwanti W/o- Anil Kumar- Neeraj Singh Ss/o Balbir Singh 170/1256
share

Jile Singh S/o Surat Singh s/o Surat Singh 75/1256 share

Smt. Bimla Devi W/o -Jitender S/o Jile Singh 152/1256

Om Paraksh S/o Surat Singh 58/1256 share

Usha Devi -Shalini Devi D/o-Shivam S/o Om Paraksh 170/1256 share

Maha Singh S/o Umed Singh 438/1256 share

Geeta Devi W/o Maha Singh 136/1256 share

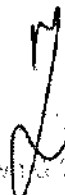
Village	Khasra no.	Area (K-M)
Jhajjar	783/3	62-16

Balbir Singh-Jile Singh-Om Parkash Ss/o Surat Singh

Village	Khasra no.	Area (K-M)
Jhajjar	772/2/2	0-12
	Grand Total	63-8

Or 7.925 acres

Note:-Khasra no. 783/3min (5-13) is under mortgage.


Town & Country Planning
13-03-2022
Jhajjar

JHAJJAR

**FINAL DEVELOPMENT PLAN - 2021 A.D.
AS PER ACT. NO. 41 OF 1963 UNDER SECTION -5(4)
PROPOSED LAND USE.**

LAND USES PROPOSALS:

- [illegible]

NOTE:- THIS DRAWING HAS BEEN TRACED FROM DRG. NO. D.T.P. (JH) 70/2003, DT. 21-01-2003.



DRG. NO. D.T.P. (JH) 155/2005 DT. 29-06-2005.

DELAWARE DEPT:

CHECKED BY:

PLANNING ASSIST.

ASST. TOWN PLANNER

REST. DOWN PLANNER

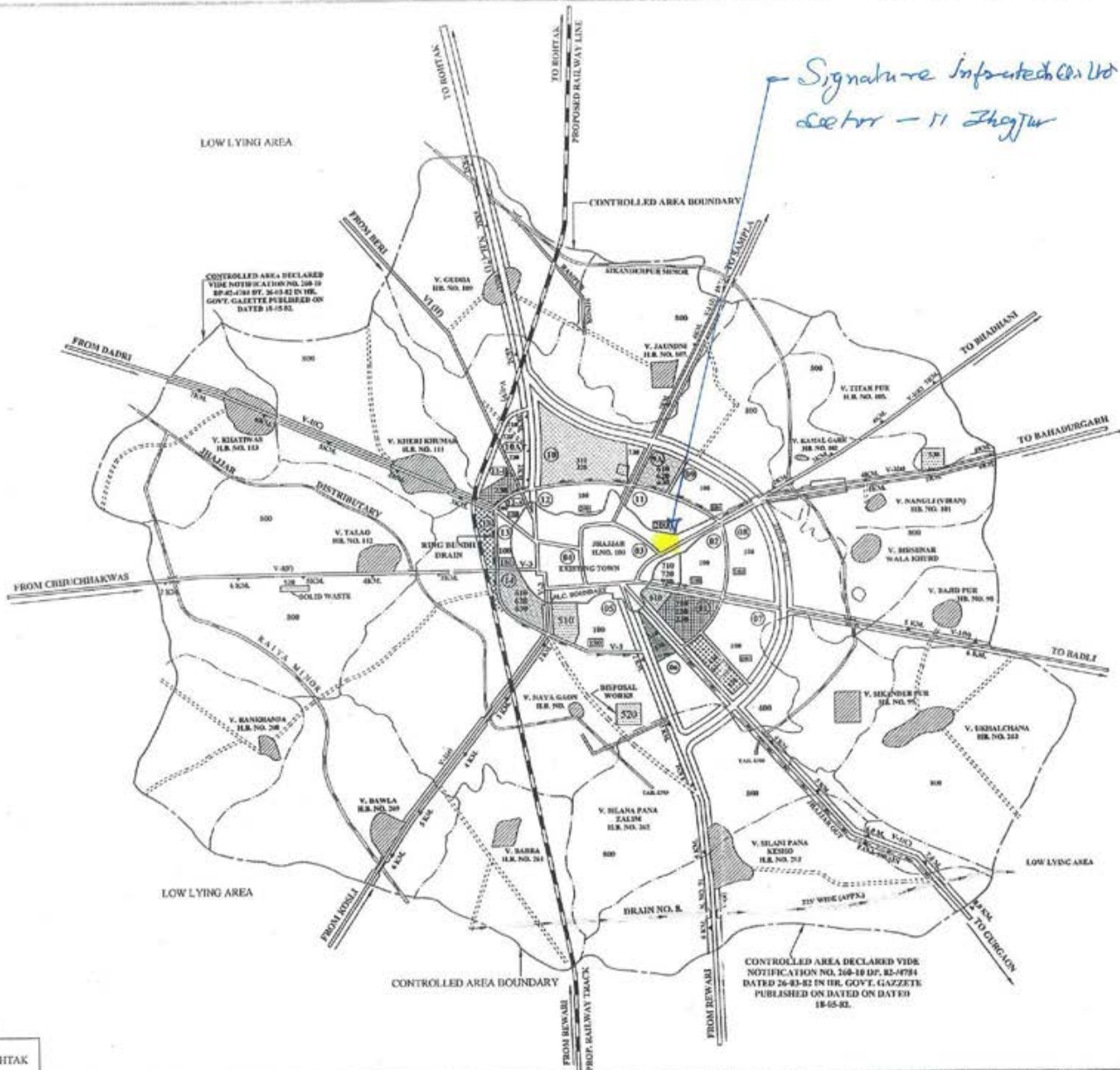
BENJAMIN TOWN PLANNER
GEORGE W. BROWN

CHIEF CO-ORDINATOR PLANNER
N.C. 27508, PANTHERA

DIRECTOR
TOWN AND COUNTRY PLANNING
HASTINGS, CHANDIGARH

DEPTT. OF TOWN & COUNTRY PLANNING HARYANA.

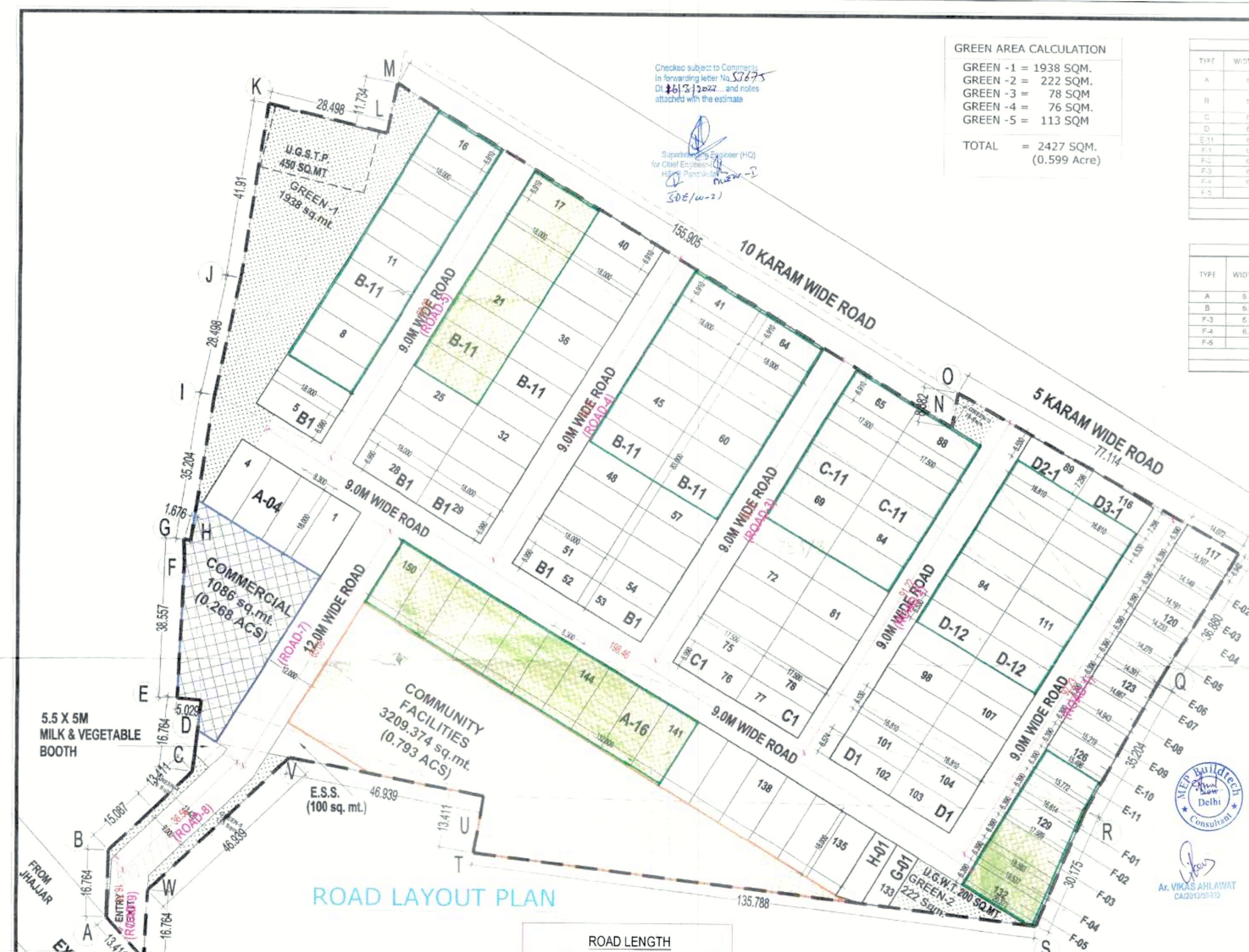
HUDA DIVISION NO 2, ROHTAK



Signature Infocatchers Ltd
Sector - 11, Gurgaon



B	6.910	18.000	124.380	7.24.41.47.58.64	32	3680.198
C	6.910	17.500	120.925	65.70 & 83.88	12	1451.100
D	6.910	16.810	100.769	90.08 & 100.115	14	1506.772
E-11	6.910	15.772	15.466	99.901	127	1
E-1	6.910	15.772	16.614	103.473	128	1
F-1	6.910	15.772	17.586	109.279	129	1
F-2	6.910	15.772	18.563	115.506	130	1
F-3	6.910	15.772	19.537	121.730	131	1
F-4	6.910	15.772	20.511	127.954	132	1
F-5	6.910	15.772	21.485	134.178	133	1
TOTAL AREA FREED					74	5,138.960
In acres						2.268



GREEN AREA CALCULATION

GREEN - 1 =	1938 SQM.
GREEN - 2 =	222 SQM.
GREEN - 3 =	78 SQM.
GREEN - 4 =	76 SQM.
GREEN - 5 =	113 SQM.
TOTAL	= 2427 SQM. (0.599 Acre)

FREEDZ PLOTS AREA DETAIL							
TYPE	WIDTH	LENGTH 01	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.300		10.000	149.400	141-150	10	1494.00
B	8.910		10.000	124.380	7,24,41-47,58-64	32	3980.16
C	8.910		17.500	120.925	65-70 & 83-88	12	1451.10
D	8.910		15.810	109.769	90-96 & 109-115	14	1550.77
E-11	8.910	15.772	15.456	99.901	127	1	99.90
F-1	8.910	15.772	16.614	103.473	128	1	103.47
F-2	8.910	15.772	17.589	106.279	129	1	106.27
F-3	8.910	15.772	17.589	106.279	130	1	106.27
F-4	8.910	15.772	17.589	106.279	131	1	106.27
F-5	8.910	15.772	17.589	106.279	132	1	106.27
AS PER DETAILS				120.985	132	1	120.98
TOTAL AREA FREEDZ						74	9,136.90

DETAIL OF 15% PLOTS TO BE MORTGAGED AREA							
TYPE	WIDTH	LENGTH-01	LENGTH	AREA	PLOT NO.	NO. OF PLOTS	TOTAL AREA UNDER PLOTS
A	8.300		18.000	149.400	141-150	10	1494.000
B	8.910		10.000	124.380	17-24	8	995.040
F-3	8.390	17.580	18.563	115.506	130	1	115.506
F-4	8.390	18.563	19.637	121.730	130	1	121.730
F-5	AS PER DETAILS			126.985	132	1	126.985
TOTAL AREA FREEDZ						21	2,853.260
					In acre		0.70

TOTAL AREA OF LAND = 7.925 ACRES (32071.284 SQ.MT.)

PERMISSIBLE	AREA		PERCENTAGE	AREA		PERCENTAGE
	AREA	%		AREA	%	
Required Open/Green (Open Area 15%)	0.5944	2405.146	7.5	0.6000	2427.000	7.56
10% area to be transferred free of cost to the govt.	0.7925	3207.1284	10.0	0.7991	3209.3740	10.000
Permissible commercial area	0.3170	1282.8514	4.0	0.2688	1086.000	3.381
Area Under Plots	4.8342	19563.4832	61.0	4.3009	18247.779	56.896
Total permissible area	5.1537	20845.3348	65.0	4.7777	19333.779	60.777
Permissible Density	340.400 pop.			246.057 PPA		
Achieved Density	346.05 PPA					

PLOTS AREA DETAIL							
TYPE	WIDTH	LENGTH-01	LENGTH-02	AREA (SQ M)	AREA (SQ YD)	PLOT NO.	TOTAL PLOTS
A	8.300		15.000	149.400	178.662	14 & 135-150	20
B	8.910		10.000	124.380	148.758	6-27 30-51 & 54-64	50
B-1	8.990		10.000	125.820	150.481	5,28,29,52,53	5
C	8.910		17.500	156.075	184.626	55-75 & 78-88	22
D	8.990		17.500	157.325	186.301	76,77	2
E	8.910		16.810	150.789	171.294	90-101 & 104-115	24
F	8.910		15.770	140.506	162.165	102, 103	2
D2	6.530	7.296	15.810	116.224	139.034	88	1
G-1	7.298		15.810	122.679	146.725		1
D3	6.530	6.942	14.107	94.077	112.468	117	1
E-2	8.390	14.127	14.149	90.278	107.972	118	1
C-1	6.390	14.149	14.149	90.548	108.263	119	1
E-3	8.390	14.191	14.233	90.815	108.614	120	1
D-2	6.390	14.233	14.276	91.082	108.845	121	1
E-4	8.390	14.276	14.319	91.348	109.036	122	1
E-7	8.390	14.687	14.391	93.401	111.237	123	1
D-3	6.390	14.843	14.667	94.604	113.148	124	1
E-8	8.390	14.943	15.218	96.368	115.256	125	1
B-9	8.390	15.496	15.219	98.134	117.369	126	1
E-11	8.390	15.772	15.496	99.961	119.482	127	1
F-1	8.390	15.772	16.814	103.472	123.754	128	1
F-2	8.390	16.814	17.950	109.278	130.649	129	1
F-3	8.390	17.586	18.961	115.006	138.143	130	1
F-4	8.390	18.963	19.937	121.703	146.888	130	1
F-5	AREA DETAIL 5			126.985	151.874	132	1
D	8.000	12.536	15.269	83.421	99.712	133	1
N	8.000	15.269	16.000	95.807	119.369	134	1
TOTAL PLOT AREA						150	18247.779

ROAD LENGTH

9 Meter Wide Road	Total Length
(ROAD-1)	92.23
(ROAD-2)	91.20
(ROAD-3)	83.00
(ROAD-4)	83.00
(ROAD-5)	83.00
(ROAD-6)	198.46
(ROAD-7)	65.08
(ROAD-8)	36.56
(ROAD-9)	16.75
TOTAL	749.28
SAY	700.00

Approved with License No. 86 of 2023 Dated 06/07/2023



Ar. VIKAS AHLAWAT
CA201305973

notes:-
PAYMENT AND B.G. REGARDING, E.D.C., I.D.C. & I.D.W. HAS BEEN CLEARED AS REQUESTED BY THE DEPARTMENT, SO THERE IS NO RESTRICTION REGARDING MORTGAGED OF PLOTS.

- LEGEND:-**
- COMMERCIAL
 - LAND TO BE TRANSFER TO GOVT.
 - SERVICES
 - OPEN/GREEN
 - FREEDZ PLOTS
 - MORTGAGED PLOTS

TITLE:-
PROPOSED SITE FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 7.925 ACRES (63K-8M) FALLING IN SECTOR 11, TEHSIL & DISTT. JHAJJAR, BEING DEVELOPED BY - SIGNATURE INFRATECH PVT. LTD.

OWNERS SIGNATURE: ARCHITECT SIGNATURE:

DRAWING TITLE: LAYOUT PLAN
DATE: JUNE -2022
SCALE: 1:500(A1)

Service Estimate Plan
Executive Engineer
MWP Dtd. Sahasranchi

Ar. VIKAS AHLAWAT
CA201305973

Director General
Town & Country Planning
Haryana, Chandigarh

GREEN AREA CALCULATION

GREEN -1 = 1938 SQM.
GREEN -2 = 222 SQM.
GREEN -3 = 78 SQM.
GREEN -4 = 76 SQM.
GREEN -5 = 113 SQM

TOTAL = 2427 SQM.
(0.599 Acre)

FREEZED PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH-01	LENGTH	AREA	PLOT NO.	TOTAL AREA
A	8.300		18.000	149.400	141-150	1494.000
B	6.910		18.000	124.380	151-160	1243.800
C	6.910		18.000	124.380	161-170	1243.800
D	6.910		18.000	124.380	171-180	1243.800
E-11	6.300	15.772	15.496	89.901	127	89.901
F-1	6.300	15.772	15.496	89.901	128	89.901
F-2	6.300	15.772	15.496	89.901	129	89.901
F-3	6.300	15.772	15.496	89.901	130	89.901
F-4	6.300	15.772	15.496	89.901	131	89.901
F-5	6.300	15.772	15.496	89.901	132	89.901
TOTAL AREA FREEZED					74	9,138.903
					In Acre	2.095

DETAIL OF 15% PLOTS TO BE MORTGAGED AREA						
TYPE	WIDTH	LENGTH-01	LENGTH	AREA	PLOT NO.	TOTAL AREA
A	8.300		18.000	149.400	141-150	1494.000
B	6.910		18.000	124.380	151-160	1243.800
C	6.910		18.000	124.380	161-170	1243.800
D	6.910		18.000	124.380	171-180	1243.800
E-11	6.300	15.772	15.496	89.901	127	89.901
F-1	6.300	15.772	15.496	89.901	128	89.901
F-2	6.300	15.772	15.496	89.901	129	89.901
F-3	6.300	15.772	15.496	89.901	130	89.901
F-4	6.300	15.772	15.496	89.901	131	89.901
F-5	6.300	15.772	15.496	89.901	132	89.901
TOTAL AREA FREEZED					21	2,853.260
					In Acre	0.653

TOTAL AREA OF LAND = 7.925 ACRES (32071.284 SQ.MT.)						
PERMISSIBLE	AREA		PERCENTAGE	AREA		PERCENTAGE
	AREA	PERCENTAGE		AREA	PERCENTAGE	
Required (Open Green Space Area) (7.5%)	0.5944	2405.346	7.5	0.6000	2427.000	7.56
10% area to be transferred free of cost to the govt.	0.7925	3207.1284	10.0	0.7933	3208.3740	10.00
Permissible commercial area	0.3170	1282.8514	4.0	0.2588	1086.000	3.38
Area Under Plots	4.8342	19563.4832	61.0	4.5099	18247.775	56.86
Total permissible area	5.1512	20846.3346	65.0	4.7777	19333.775	60.27
Permissible Density	240.400 ppa			246.057	PPA	
Achieved Density	246.06	PPA				

PLOTS AREA DETAIL						
TYPE	WIDTH	LENGTH-01	LENGTH-02	AREA (SQ. M)	PLOT NO.	TOTAL AREA UNDER PLOTS
A	8.300		18.000	149.400	14 & 138-150	20 2988.00
B	6.910		18.000	124.380	6-27-30-61 & 94-64	55 6240.900
B-1	6.990		18.000	125.820	150-151	5 629.100
C	6.910		18.000	124.380	65-75 & 70-88	22 2660.300
D	6.990		18.000	125.820	76-77	2 244.650
D	6.500		18.610	109.765	131-284-301 & 104-118	24 2634.465
D-1	6.574		18.610	115.929	102, 103	2 211.018
D-2	6.530	7.298	18.610	116.224	139-104	1 116.224
D	6.298		18.610	122.678	148-725	1 122.678
E	6.390	6.940	14.107	84.037	112-469	17 84.037
E-1	6.390	14.488	14.107	90.278	157-372	6 90.278
E-2	6.390	14.488	14.107	90.278	158-365	10 90.248
E-3	6.390	14.191	14.233	90.815	106-814	12 90.815
E-4	6.390	14.233	14.276	91.063	120	17 91.063
E-5	6.390	14.275	14.351	91.580	109-539	12 91.588
E-6	6.390	14.667	14.391	92.648	111-037	123 92.840
E-8	6.390	14.942	14.667	94.604	113-146	124 94.604
E-9	6.390	14.942	15.219	96.368	115-260	125 96.366
E-10	6.390	15.436	15.219	98.132	117-369	126 98.134
E-11	6.390	15.772	15.495	99.901	119-482	127 99.901
F-1	6.390	15.772	15.614	102.473	123-754	128 102.473
F-2	6.390	15.814	15.614	100.279	130-987	129 100.279
F-3	6.390	17.589	16.363	115.609	138-145	130 115.730
F-4	6.390	18.563	16.377	127.705	145-568	131 121.730
F-5	AS PER DETAIL			126.987	151-874	132 126.989
G	6.000	12.538	15.269	93.421	99-772	133 93.421
H	6.000	15.269	16.000	99.807	113-369	134 99.807
TOTAL PLOT AREA					150	16247.778
				In acre	In acre	4.508