

Directorate of Town & Country Planning, Haryana

Aayojna Bhawan, Plot No. 3, Block-A, Madhya Marg, Sector 18A, Chandigarh.

Phone : 0172-2549349 Email: tcpharyana7@gmail.com

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Regd.
To

Indiabulls Urbanresidency Ltd.
A-2, First Floor, Kiriti Nagar,
New Delhi-110015.

Memo No. LC-4940/JE(SJ)/2025/ 40768

Dated: 23-10-2025

Subject: Approval of Service Plan Estimates of Affordable Residential Plotted Colony under DDJAY over an area measuring 15.40625 acres (licence no. 76 of 2023 dated 07.04.2023) in the revenue estate of village Kharkhauda, Sector-2, Kharkhauda, District Sonapat being developed by Indiabulls Uranresidency Ltd.

Reference: Chief Administrator, HSVP, Panchkula office memo no. 218747 dated 03.07.2025 on the subject cited matter.

The service plan estimate of above said licenced colony have been checked & corrected, wherever necessary by the Chief Administrator, HSVP and are hereby approved subject to the following terms and conditions: -

1. That you will have to pay the proportionate cost of external development charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, street lighting, horticulture etc. on gross acreage basis as and when determined by HSVP/Director. These charges are modifiable and modified charges will be binding upon you.
2. That the maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance charges are works out to **Rs. 385.15 lacs** as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt. /Govt. agency.
3. That 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 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**, alongwith recommendation of HSVP dated 03.07.2025 **Annexure-B**.
5. That 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.
6. That the 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 by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.

7. That you shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by SMDA/HSVP/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by SMDA / HSVP / State Govt. in this area as per scheme.
8. That 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. In case pumping is required the same will be provided by you.
9. That roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. Arrangement for segregation of first rain not to be entered into the system shall also be made by you.
10. That the estimates do 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 HVPN.
11. That you shall be sole 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 responsibility will entirely rest upon you.
12. That in case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you.
13. That you will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.
14. That this estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will for part of the building works.
15. That in case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.
16. That you shall get the electrical service plan estimates approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.
17. That you shall get the permission of competent Authority, before laying services through Panchayat/Government land, if any.
18. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said

statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Engineer, HSVP, Sonipat under intimation to this office DA/As Above.

(Sanjay Saini)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. LC-4940/JE(SJ)/2025/

Dated:

A copy is forwarded to the Chief Administrator, HSVP, Panchkula with reference to his memo No. CA/CE-I/CE-II/SE(HQ)/EE(M)/SDE(R)/2025 /218747 dated 03.07.2025 for information and necessary action please.

(Sanjay Saini)
District Town Planner (HQ)
For Director, Town & Country Planning,
Haryana, Chandigarh.

20/1



Handwritten signature in blue ink at the top right.

Sr. No. _____
 Amount _____
 Purpose _____

04 APR 2025

Ishwar Singh Stamp Vendor
 Lic. No. 1/SV/1/05/2004
 Teh. GURUGRAM

AFFIDAVIT

I, Tarun Arora authorized Signatory of M/s Indiabulls Urbanresidency Ltd. for the project for development of Affordable Residential Plotted Colony under DDJAY over an area measuring 15.40625 acres (License No. 76 of 2023 dated 07.04.2023) falling in Sector -2 A, Kharkhauda, District- Sonapat do hereby solemnly affirm and declare as under:-

1. That I am duly authorized M/s Indiabulls Urbanresidency Ltd. to submit the affidavit for and on behalf of M/s Indiabulls Urbanresidency Ltd.
2. That Mr. Narender Gehlaut S/o Mr. Balwan Singhas has been granted a license to Affordable Residential Plotted colony under DDJAY area measuring 15.40625 acres.
3. That we will made our own arrangement of internal services till the external development works/services of HSVP are not laid / functional in the vicinity of the Affordable Residential Plotted colony site by HSVP.
4. That we will be disposed off discharge of sewer / SWD lines through pumping, if the bed / invert levels of the site does not match to the master sewer / SWD line to be laid by the HSVP.



For Indiabulls Urbanresidency Limited
 Tarun Arora
 Deponent
 Authorised Signatory

Verification that the contents of above-mentioned affidavit are true and correct to the best of my knowledge and belief.

AFFIDAVIT
 MAHENDER S. PUNIA
 ADVOCATE & NOTARY
 Dist. Gurugram (Haryana) India

For Indiabulls Urbanresidency Limited
 Tarun Arora
 Deponent
 Authorised Signatory

Dated: -

04 APR 2025

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

FOR

PROPOSED "AFFORDABLE RESIDENTIAL PLOTTED COLONY" (UNDER DDJAY-2016) AREA MEASURING 15.40625 ACRES (LICENSE NO. 76 OF 2023 DATED 07.04.2023) IN THE REVENUE ESTATE OF VILLAGE - KILARKHODA, SECTOR - 2A, KILARKHODA, DISTT. SONIPAT BEING DEVELOPED BY M/S INDIABULLS URBANRESIDENCY LTD.

Jena Arora

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED “AFFORDABLE RESIDENTIAL PLOTTED COLONY” (UNDER DDJAY-2016) AREA MEASURING 15.40625 ACRES (LICENSE NO. 76 OF 2023 DATED 07.04.2023) IN THE REVENUE ESTATE OF VILLAGE -KHARKHODA, SECTOR – 2A, KHARKHODA, DISTT. SONIPAT BEING DEVELOPED BY M/S INDIABULLS URBANRESIDENCY LTD.

Kharkhoda town of Haryana State situated on N.H. - road at a distance of 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 Kharkhoda Urban Complex. The layout plan for an area measuring 15.40625 Acres was approved vide DTCP (HR) Drg. No. 9128 Dt.07.2023. This report is for a part of service estimate for Proposed “Affordable Residential Plotted Colony” (Under DDJAY- 2016) Area Measuring 15.40625 Acres (license no. 76 of 2023 dated 07.04.2023) in the revenue estate of village - Kharkhoda, sector – 2A, Kharkhoda distt. Sonipat being developed by Sh. Narender Gehlot. 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 3 Nos. Tube Wells has been taken in this estimate.

DESIGN

The scheme has been designed for population of 5058 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 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 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 PII 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. ^{1509.35} 1343.05 Lacs including 3% contingencies and 49% departmental charges + Price escalation and cost per acre comes out to Rs. ~~87.18~~ Lacs.

97.97

For Indiabulls Urbanresidency Limited

Arun Arora

(Authorized Signatory)

Authorised Signatory

1. DESIGN CALCULATION :-

Total Area of plot	=15.40625 Acres or 62346.783 Sqm.
Proposed Area Under Plots	= 8.8986 Acres
Permissible Commercial Area	= 2493.871 sqm. OR 0.5163 Acres
Proposed Commercial Area	= 1496.02 sqm. Or 0.3696 Acres
Proposed Community facilities	= 1.54466 Acres
Proposed Plots	= 281 Plots
ESS	= 204,924 Sqm

I) Water Requirement :-

• Total Plots	= 281 Plots
• Total Population @ 18.00Persons/Plot @155.75 LPCD	= 5058 Persons = 7,85,254.00 LPD
• Commercial area @ 3 Sqm / person = 499 Persons @ 45 LPCD	= 0.3696 Acres OR (1496.02 Sqm.) = 22455.00 LPD
• Community Building (Area 1.54466 Acre)	= 38616.00 LPD
• ESS , Guards and Mtc. Staff etc.	= 10000.00 LPD
Total	= 8,56,326.00 LPD Or 857 KLD Say 860 KLD

II. FIRE DEMAND

(i) Population	= 5058 Persons
(p) $\frac{1}{3} \times 100/1000 = (5.058) \frac{1}{3} \times 100$ (Considering 1/3 of total population)	= 224.89/3 = 74.97 KLD
• Add. @ 15% extra for margin factor	= 11.24 KLD
Total	= 86.21 KLD
Say	= 90.00 KLD

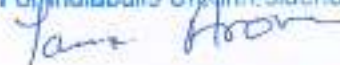
III. Garden Irrigation Requirement (For Total Area) = 40.00 KLD**IV. Total Water Requirement for UGT**

(Excluding Fire Demand)	
Hence Domestic Water Requirement (67%)	= 860 x 67% = 576.00 KLD
Hence Flushing Water Requirement (33%)	= 860 x 33% = 284.00 KLD
Day Requirement considering @ 60%	345.60 = 580 K.L. for Domestic say 350kl 194.40 = 290 K.L. for Flushing say 200kl
(284+40kl) @ 60%	350

But it is proposed to construct an UGT i.e. **580** K.L. in two compartment for domestic use and **290** K.L. for non potable water in two compartment (at STP) and 90 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan.

Total Capacity of UGT = 580 + 90	= 670.00 KLD
Total Storage Requirement for Flushing and Irrigation at STP) = 330.00 KLD (Flushing 290 K.L. + Irrigation 40 KLD)	= 200.00

For Indiabulls Urbanresidency Limited



Authorised Signatory

V. Tube Well

- a) Yield
 b) Working Hour per day
 c) Total water demand
 d) Number of tube well required
 (Water Demand / Discharge / Hr. working
 Per day)
 e) Add 5% extra

For UGT

= 15 K.L. / Hr.
 = 16 Hr. / Per Day
 = 576 M3/Day
 = 2.40 Nos

Total
 Say

= 0.12

= 2.52 Nos

= 2 Nos

So/- Rep.
 1.50 No.

Water to the proposed development is to be supplied by HSVP. However consider of T.W.S. i.e. 2 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
 b) Average fall in S.L
 c) Depression Head
 d) Friction loss in main
 Total
 e) Discharge
 LPS)
 f) Horse Power
 $HP = (4.50 \times 98) / (75 \times 0.60)$

= 80 Mtr

= 2 Mtr

= 6 Mtr

= 10 Mtr

= 98 Mtr

= 15000 LPH (Or 4.17 LPS Say 4.50

= 9.80 H.P.

Say

= 10.00 H.P.

It is proposed to provide 4 No. pumping set of 4.50 LPS discharge at 98 Mtr head (3W + 15)

VII) Boosting Machinery for domestic water For UGT**Total Water Requirement**

= 576.00 KLD

Pumping per hour @ 8 hr. pumping / day

= 576 / 8 KL / hr.

= 72 KL / hr.

= 1200 lpm = 20.00 lps

Say 2 No. 10.00 lps each 600 lpm

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

= $(10.00 \times 45) / (75 \times 0.60)$

= 10.00 H.P.

Say

= 10.00 HP

For Indiabulls Ur. Infrastructure Limited
 Name _____

Authorised Signatory

It is proposed to provide 3 Nos. of pumping set of 10.00 lps discharge at 45mts Head each (2W + 1S) for UGT.

VIII) **Boosting Machinery for flushing water at STP**

Total Water Requirement *incl. Wash*
Pumping per hour @ 8 hr. pumping / day

= 284 K.L.D + 40 = 324 KL
 $324 / 8 = 40.5$ = 40.5 KL / hr.
 $40.5 \times 11.25 = 455.625$ = 455.625 lpm = 9.86 lps,
 Say 2 No. 5.00 lps each

Gross working head

- Suction lift
- Frictional loss in mains & specials
- Clear Head required

= 5.00 mts.

= 10.00 mts.

= 30.00 mts.

Total

= 45.00 mts.

Say

= 45.00 mts.

Pump HP

= $(6.00 \times 45) / (75 \times 0.60)$

= 6.00 HP

Say = 5.00 HP *7.50*

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

IX) **Boosting Machinery for Irrigation water**

Total Water Requirement

= 40 KLD

Pumping per hour @ 5 hr. pumping / day

= 40 / 5 KL / hr.

= 8.00 KL / hr.

= 133.33 lpm = 2.22 lps

Say = 3.00 LPS

Gross working head

- Suction lift
- Frictional loss in mains & specials
- Clear Head required

= 5.00 mts.

= 5.00 mts.

= 25.00 mts.

Total

= 35.00 mts.

Say

= 35.00 mts.

Pump HP

= $(3.00 \times 35) / (75 \times 0.60)$

= 2.33 HP

Say = 3.00 HP

It is proposed to provide 2 No. of pumping set of 3.00 lps discharge at 35 mts Head each (1W + 1S)

For Indiabulls Urbanresidency Limited
Tanu Anil
 Authorised Signatory

X) DG Set for plumbing

DG Set Requirement

Submersible Pump (2 x 10)

Domestic Pump (2 x 10)

Street Light and other etc.

Total pump load

For UGT

= 20.00 HP

= 20.00 HP

= 15.00 HP

= 55.00 HP

= 55.00 x 0.746 x 1.50

= 61.545 K.W

= 1 No. 62 KVA

Total DG capacity

Hence It is proposed to provide 1 No. D.G. Set of 62 KVA capacity at U.G.T.

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

Requirement = 2 X ~~5.00~~ ^{7.50} HP + 3.00 HP = ~~15.00~~ ^{16.78} HP (~~15~~ X 0.746 X 1.50) = ~~14.547~~ ^{16.78} KVA

Say = 20.00 KVA

FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = (576 for domestic & 284 KLD for flushing)

i) 80% of total Domestic Water Demand = 80% of 576 KLD = 460.80 KLD

ii) 80% of total Flushing Water Demand = 80% of 284 KLD = 227.20 KLD

Total = 688.00 KLD

Considering 5% marginal factor = 34.40 KLD

G. Total = 722.40 KLD

Say 730 KLD

Proposed STP Capacity = 730 KLD Or 0.73 MLD

For India  nited
 (Authorized Signatory)
 Authorised Signatory


 Hemant Singh Garg
 GM, Architect

FINAL ABSTRACT OF COST

S. No.	SUB WORKS	PERTICUERS	AMOUNT (Rs. In Lacs)
1	SUB WORKS NO-I	WATER SUPPLY	289.25
2	SUB WORKS NO. II	STORM WATER DRAINAGE	241.04
3	SUB WORKS NO-III	SEWERAGE	178.80
4	SUB WORKS NO-IV	ROAD AND FOOTPATH	347.80
5	SUB WORKS NO-V	STREET LIGHTING	59.11
6	SUB WORKS NO-VI	HORTICULTURE	8.20
7	SUB WORKS NO-VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1 st 5 years of 1 st Phase & Next 5 years in 2 nd phase)	385.15
		Total	1509.35

Cost per acre = Rs. 1509.35 Lacs / 15.40625 = Rs. 97.97 Lacs per acres

Breen Arora
For Indiabulls Urbanresidency Limited

Authorised Signatory

Checked subject to Comments
in forwarding letter No. 218747
Dt. 03/07/2025 and notes
Attached with the estimate

AD
Executive Engineer (M)
for Chief Engineer
HSVP, Panchkula

Dh.
Superintending Engineer
HSVP Circle, Rohtak

[Signature]
Executive Engineer
HSVP Division
& Sonapat

Director
Town & Country Planning
Muzaffarpur

FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			289.25
1	SUB WORK NO. I	WATER SUPPLY SCHEME	282.12
			241.04
2	SUB WORK NO. II	SEWERAGE SCHEME	285.35
			178.80
3	SUB WORK NO. III	STORM WATER DRAINAGE	168.78
			347.80
4	SUB WORK NO. IV	ROAD AND FOOTPATH	230.40
5	SUB WORK NO. V	STREET LIGHTING	59.11
			8.20
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	5.84
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1st 5 years of 1st Phase & Next 5 years in 2nd Phase)	310.53
			385.15
			1509.35
		TOTAL	1343.05

Cost Per Acre = Rs. ^{1509.35} ~~1343.05~~ Lacs / 15.40625 = ^{97.97} ~~87.18~~ Lacs Per Acre

For Indiabulls Urban
 Authorised Signatory
 AUTHORISED SIGNATORY

Executive Engineer
 HSVP Division
 Sonipat

Superintending Engineer
 HSVP Circle, Rohtak

Checked subject to Comments
 In forwarding letter No. 218747
 Dt. 08/07/2025 and notes
 Attached with the estimate

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




हरियाणा शहरी विकास प्राधिकरण

**HARYANA SHEHARI
VIKAS PRADHIKARAN**

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

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

8. Only D.I pipes will be used in water supply and flushing system, UPVC/ HDPE pipe for Irrigation purposes.
9. A minimum 100 & 150mm I/d/D.I (K-7), 200mm I/d SW and 400mm I/d RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
11. The developer may be directed to get the Sewage Treatment Plant (STP) got designed from a Govt. Institute like IIT, NIT etc. so as to ensure that the technology adopted by him is appropriate. He must take this action before construction of STP and submit documentary proof for the same at the time of grant of occupation certificate. The efficacy of such STP shall be checked randomly by the concerned Regional Officer of HSPCB.
12. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
13. The specifications for various roads will be followed as per IRC/MORTH specifications.
14. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
15. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.


Executive Engineer (M),
For Chief Administrator, HSVP,
Panchkula.



हरियाणा शहरी विकास प्राधिकरण

HARYANA SUKHARI
VIKAS PRADHIKARAN

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

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

C.E.I-No. 218747
Dated: 03/07/2025
Annexure-A

SUB:- Approval of service plan estimate of Affordable Residential Plotted Colony under DDJAY over an area measuring 15.40625 acres (license no. 76 of 2023 dated 07.04.2023) in the revenue estate of village Kharkhoda in Sector-2A, District-Sonapat being developed by M/s Indiabulls Urbanresidency Ltd.

Technical note and comments:-

1. All detailed working drawings would have to be prepared by the colonizer for integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of Internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HSVP. All link connections with the State Government/ HSVP system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR underground tanks quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications; colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.

SUB WORK NO. 1 (Abstract of cost)

WATER SUPPLY SCHEME

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			79.70
1	Sub Head No. 01	Head Works	76.90
			35.0
2	Sub Head No. 02	Pumping Machinery	33.20
			61.91
3	Sub Head No. 03	Water Supply Distribution & Rising main pipe (Dorn + Flushing)	61.38
4	Sub Head No. 04	External Fire Hydrants	9.12 ✓
			2.75
6	Sub Head No. 05	Irrigation	3.25
			188.48 lacs
		TOTAL	183.83
		Add 3% contingency & P.E. Services	5.515.65 lacs
		Total	189.34 194.13
		Add 49% Department charges + Price Escalation	92.78 95.12
		G. Total	282.12 289.25 lacs
		Say in Lacs	282.12

(C.O. to Final Abstract Of Cost)

For Indiabulls Urbanresidency


Authorised Signatory

SUB WORK NO. I
Sub Head No. 01

WATER SUPPLY
Head Works

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks and Fire Tank including pipes, valve & Specials. 670 KLD @ Rs. 5500/- per K.L.D	3685000.00 24.20 lacs 11.00
2	330 KLD Storage att S.T.P. @ Rs. 5500/- per KLD	1815000.00
2	Provision for construction of Boosting Station 1 Nos @ Rs. 350000/- each	350000.00 5.00
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. 2 Nos @ Rs. 1500000/- each	1500000.00 30.00 lacs
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 3 Nos @ Rs. 60000/- each	200000.00
5	Provision for carriage of material and unforeseen items L.S.	150000.00
6	Provision of specials for tube well & rising main to UGT L.S.	50000.00
7 & 8 Pt. see below		5.50 lacs
Total		7690000.00
Say in Lacs		76.90 79.70 lacs

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

For Indiabulls Urbanresidency Limited

Jasvir Arora

Authorised Signatory

- 7) Prov. for boundary wall around T.W. & water works side (L.S.)
- 8) Prov. for foot path, healds & lawn etc. (L.S.)

Rs 3.50 lacs
Rs 2.00 lacs
Rs 5.50 lacs

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 10.00 lps at 45 mts head - 3 No. (2W+1SB) - @ Rs. 2,00,000/- each Set (10.00HP)	600000.00
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply & irrigation etc. 6.00 lps at 45 mts head - 3 No. (2W+1SB) @ Rs. 60,000/- 1 Set (5.00 HP each) 7.50	180000.00 4.50 lps
ii	3.00 lps at 35 mts head - 2 No. (1W+1SB) @ Rs. 30,000/- 1 Set (3 HP each) 1.50	60000.00
3	Providing and installing Submersible pump for tube wells with specials 4.50 lps at 98 mts head - 2 Nos (3W+1S) @ Rs. 2,20,000/- 1 Set (10HP each) 2	480000.00 4.00 lps
4	Provision for ESS (Electric Panel Foundation) L.S.	150000.00
5	Provision for D.G. Set for stand by arrangement for all machinery (62 KVA + 20 KVA) = 1 No. 82 KVA @ Rs. 12,50,000/- each	1250000.00
6	Provision for making foundations & erection of pumping machinery	150000.00
7	Provision for pipes, valve & specials inside boosting chamber L.S.	200000.00
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc. incl. cost of transformer	100000.00 2.50
9	Provision for carriage of materials and other unforeseen items L.S.	50000.00
	Total	3320000.00
	Say in Lacs	33.20 35.00 lacs

(C.O. to Abstract of cost of Sub Work No. 1)

For Indiabulls Urban

 Authorised Signatory

12

SUB WORK NO. 1
Sub Head No. 03

WATER SUPPLY
Water Supply Distribution & Rising Main Pipe
Dem. + Flushing

Sr.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects <i>2409</i>	<i>35.43</i>
i)	100mm dia D.I. Pipe 2379 Mtr @ Rs. 1475/- Per Mtr	3509025.00
ii)	150mm i/d D.I. Pipes 780 Mtr @ Rs. 1875/- Per Mtr <i>2040L</i>	<i>15.38</i> 1462500.00
iii)	200mm i/d D.I. Pipes 166 Mtr @ Rs. 2700/- per mtr	410850.00
		<i>4.98 lacs</i>
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	<i>1.20 lacs</i>
a)	100mm i/d 10 No. @ Rs. 10000/- each	100000.00
b)	150mm i/d 6 No. @ Rs. 15000/- each	90000.00
c)	200mm i/d 3 No. @ Rs. 25000/- each	75000.00
		<i>0.60</i>
3	Providing and fixing indicating plates for sluice valve 19 No. @ Rs. 2000/-	38000.00
4	Providing and fixing air valve and score valve etc. L.S.	50000.00
5	Provision for carriage of materials and other unforeseen items	50000.00
6	Provision for making connection with HSVP Pipe & T.W's etc.	300000.00
7	Provision for cutting the road and making good the same	50000.00
		<i>61.91 lacs</i>
	Total	6135375.00
	Say in Lacs	61.36
		<i>61.91 lacs</i>

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

For Indiabulls Urbanres. *ed*

Sarav Anand
Authorised Signatory

13

SUB WORK NO. 01

WATER SUPPLY

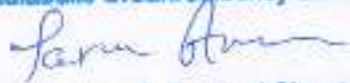
SUB HEAD NO. 04

EXTERNAL FIRE HYDRANTS

Sr.	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 - 248M @ Rs. 1475/- Per Mtr	365800.00
2	Providing and fixing fire Hydrant with accessories 31 No. @ Rs. 15000/- each	465000.00
3	Providing and fixing indicating plate -31 No. @ Rs. 2000/- each	62000.00
4	Provision for carriage of material L.S.	20000.00
	Total	912800.00
	Say In Lacs	Rs. 9.12 Lacs

(C.O. to Abstract of cost of Sub Work No. 1)

For Indiabulls Urbanresidency Limited



Authorised Signatory

14

SUB WORK NO. 01

WATER SUPPLY

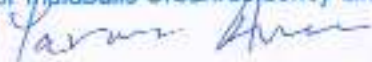
SUB HEAD NO. 05

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	
a)	25mm dia - 200 M @ Rs. 300 /- Per Mtr	100000.00
2	Providing and fixing 25mm dia, Irrigation hydrant valve complete in all respect 25 Nos @ Rs. 5000/- each	125000.00
3	Provision for carriage of materials and other unforeseen items L.S.	10000.00
4	Provision for indicating plate with safety box etc. complet in all respect 35 Nos @ Rs. 2000/- each	70000.00
5	Provision for road cutting and making it condition as original L.S.	30000.00
	Total	325000.00
	Say in Lacs	3.25

(C.O. to Abstract of cost of Sub Work No. 1)

For Indiabulls Urbanresidency Limited



Authorised Signatory

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	
	1700/-	20.13 lacs
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 1184 M @ Rs. 2270/- per Mtr	2687680.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 90 M @ Rs. 2400/- per Mtr	218700.00
	c) SW Pipe 300mm i/d avg depth 2.75 M 107 M @ Rs. 2700/- per Mtr	288500.00
	2880/-	3.08 lacs
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)	
	2440/-	7.25 lacs
	a) 150MM i/d D.I. Pipe - 380 M @ Rs. 1875/- Per Mtr	712500.00
3	Provision of lighting and watching etc.	50000.00
4	Provision for cartage of material <i>& other unshown items</i>	500000.00
5	Provision for making connection with HSPV	200000.00
6	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. 730 KLD or (0.73 MLD) Capacity @ Rs. 19500/- per KLD	14235000.00
	16000/-	116.80 lacs
		18592780.00
	Add 3% contingency & P.F. Services	557783
	Total	19150563
	Add 49% Department charges + Price Escalation	9383776
	G. Total	28534339
	Say in Lacs	285.35
		157.06
		4.71
		161.77
		79.27
		241.04 lacs

(C.O. to Final Abstract of Cost)

For Indiabulls Urbanresidency Limited



Authorised Signatory

16

SUB WORK NO. III

STORM WATER DRAINAGE SCHEME

Sr.	Description	Amount In Rs.
1	Providing, lowering, laying, jointing RCC/DWC pipe class Np3 with cement joint, manholes, specials into trenches including manholes, chambers etc. excavation, backfilling and disposal of surplus earth complete in all respect	36.38 lacs
	a) RCC Np3 pipe 400mm i/d = 1455 M @ Rs. 2950/- Per Mtr	4292250.00
	b) RCC Np3 pipe 450mm i/d = 60 M @ Rs. 3500/- Per Mtr	210000.00
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. 15 Nos RWH @ Rs.3,50,000/- each	5250000.00
3	Provision for road gully & pipe with connection 300mm (L.S.)	800000.00
4	Provision for lighting and watching	150000.00
5	Provision for timbering and shoring	250000.00
6	Provision for cartage of material & other equipment items. (L.S.)	500000.00
7	Provision for making connection with HSVP storm water drain	200000.00
8	Provision for temporary disposal arrangement till HSVP services are provided (L.S.)	10.00 lacs
	Total	10992250.00
	Add 3% contingency & P.E. Services	329767.50
	Total	11322017.50
	Add 49% Department charges + Price Escalation	5547788.58
	G. Total	16869806.08
	Say in Lacs	168.70

(C.O. to Final Abstract of Cost)

For Indiabulls Urban Agency Limited

Taran Arora

Authorised Signatory

Sub Work No. IV

ROAD AND FOOTPATH

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for levelling & earth filling as per site conditions	Per Acre	15.40625	175000	2696093.75
2	i) Providing and laying Bituminous road (200mm GSB, 250mm WMM, 50mm DBM, 30mm BC).	Sqm	7850	1200 1750/-	9420000 137.38 lacs
3	Provision for kerbs & channels of C.C. 1:2:4 <i>on both side of roads</i>	Metre	3600 2850	700 700/-	960000 19.95
4	Provision for arrangement of guide map and indicating board etc.	LS			300000
5	Provision for footpath with 100mm thick PCC under pavement cement concrete of specified grade 1:4:8 and Interlocking tile 80mm thick etc. complete in all respect.	Sqm	1920	1000	19.20 1536000
6	<i>Prov. for Traffic - Light Control (L.S.)</i>				2.00 lacs
7	<i>Prov. for pavement in common area 1.5% of the area 1496.02 Sqm/2 = 2748.04 or 750 Sqm 1750/-</i>				13.13 lacs
8	Provision for carriage of material <i>to other</i>	LS			500000
	<i>Under Item 1 above (L.S.)</i>				
	Sub Total				15012093.75 226.62
	Add 3% contingencies & P.F. Services				450363 6.80
	Sub Total				15462457 233.42
	Add 19% Departmental Charges + Price Escalation				7576604 114.38
	Total				23039060 347.80
	Say Rs. In Lacs				230.40 105

For Indiabulls Urbanresidency Limited

Taru Anand
Authorised Signatory

(C.D. to Final Abstract of cost)

18

Sub Work No. V

STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete	Acre	15.40625	250000	3851563
	Add 3% contingencies & P.E. Services				115547
	Total				3967109
	Add 49% Departmental Charges + Price Escalation				1943884
	Total				5910993
	Say Rs. In Lacs				₹ 59.11 lacs

(C.O. to Final Abstract of cost)

For Indiabulls Urban Infrastructure Limited



Authorized Signatory

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 load 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 "Cynodon 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 either direction				
d.	organized green 4738.99 Sqm Or 1.171 Acres (As per detail given in green park area calculation)	Acres	1.171	150000 2.00 lacs	175650 2.34 lacs
2	Providing and planting both side trees along road boundary @ 12 m interval (Length appx 1600 M) $1600/12 = 134$ Nos 118.75 1425 Say No. of trees = 130 Nos ✓ Cost details : Excavation = Rs. 60 Manure = Rs. 180 Tree Plant & Guard = Rs. 1650 2150 Total Rs. = Rs. 1800 2310				
		Each	130	23100	3.00 lacs
			130	1800	270000
	Total				445650 5.34 lacs
	Add 3% contingencies & P.E. Services				13370 0.16 lacs
	Total				459020 5.50 lacs
	Add 49% Departmental Charges + Price Escalation				224920 2.70 lacs
	Total				683939 8.20 lacs
	Say Rs. In Lacs				6.84

(C.O. to Final abstract of cost)

For India Bulls Urbanres Agency Limited

Ranender Gehlot

Authorised Signatory

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 11.95205 acres @ Rs. 5.0 lacs per acre	Acre	15.40625	800000	9243750 123.25 lacs
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick DBM including leveling coarse and 30mm BC as per crust design whichever is safer	Sqm + (Common)	7850 750 8600	600- 660L	4710000- 56.76 lacs
3	2nd phase after next five years of 1st phase (50mm DBM & 30mm BC or as per crust design whichever is safer	Sqm + (Common)	7850 750 8600	800- 825L	5280000- 70.95 lacs
	Sub Total				20233750 250.96
	Add 3% contingencies & P.E. Services				-607013 7.52
	Sub Total				20840763 258.48
	Add 49% Departmental Charges				10211971 126.67
	Total				31052736 385.15
	Say Rs. In Lacs				310.53 lacs

(C.O. to Final abstract of cost)

For Indiabulls Un... Limited
 Authorised Signatory

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	5058	Persons
2	Total Water Requirement (Domestic)	576	KLD
3	Total Water Requirement (Flushing)	284	KLD
4	Total Water Requirement (Horticulture)	40	KLD
5	U. G Tank (Domestic - 580 KLD)	1	No.
6	U. G Tank (Fire - 90 KLD)	1	No.
7	No. of Domestic WS pumps UGT	2+1	Set
8	No. of Flushing pumps	2+1	No.
9	No. of submersible pumps	3 + 1	No.
10	Generating sets (62 KVA + 20 KVA)	2	62 + 20 KVA
11	STP (730 KLD)	1	No.
12	Surplus Sewage Treated water	400	KLD
13	Storage of Sewage Treated water (S.T.P.)	330	KLD
14	Total no. of Plots	281	No.

For Indiabulls Urbs Limited
 Parag Arora
 Authorized Signatory

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

22

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	-	833 M	537 M	166 M
2	Flushing	-	1376 M	187 M	0
3	Rising Main	-	175 M 196	56 M 30	-
	Total	-	2379 M 2405	780 M 754	166 M

For: *Harinder Gehlot*

Authorised Signatory

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			100mm	150mm
1	T.W.-1	2	100	35 61	35 61	-
2	T.W.-2	2	100	5	5	-
3	2	3	150	26	26	-
4	T.W.- 2	2	100	5	5	-
5	2	UGT	150	30		30
6	HSVP Line	UGT	100	130	130	-
	Total			231	175	56

226m 196m 30m

For

Lamin Anu

Authorised Signatory

MATERIAL STATEMENT FOR SEWERAGE SCHEME

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Length in Mtr			
	From	To			200mm i/d 0 to 2.00 Mtr	250mm i/d 0 to 2.50 Mtr	300mm i/d 0 to 2.75 Mtr	400mm i/d 0 to 3.00 Mtr
1	A	B	205	200	205			
2	B1	B	30	200	30			
3	B	C	45	200	45			
4	C1	C	215	200	215			
5	C	D	45	250		45		
6	D1	D	215	200	215			
7	D	E	45	250		45		
8	E1	E	210	200	210			
9	E	F	67	300			67	
10	F2	F1	171	200	171			
11	F3	F1	15	200	15			
12	F1	F	78	200	78			
13	F	STP	40	300			40	
14	STP - HUDA / Sewer By Pumping 150mm i/d D.I. Pipe = 380 Mtr					-	-	-
Total			1381		1184	90	107	0

200mm i/d Pipe Length 1184 Mtr
 250mm i/d Pipe Length 90 Mtr
 300mm i/d Pipe Length 107 Mtr
 150mm i/d D.I./HDPE Pipe (By Pumping) = 380 Mtr

For Indiabulls Urbanresidential Limited

Taruna Arora

Authorised Signatory

MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

27

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	120	
2	B1	B	70	
3	B	C	220	
4	C2	C1	277	
5	C3	C1	205	
6	C1	C	45	
7	C6	C5	70	
8	C5	C4	158	
9	C7	C4	195	
10	C4	C	55	
11	C	HSVP SWD LINE		60
	Total Length		1455	60

Total Length 400mm i/d RCC Np3/DWC pipe = 1455 Mtr

Total Length 450mm i/d RCC Np3/DWC pipe = 60 Mtr

Total Rain Water Harvesting (RWH) = 15 Nos

or Indiabulls Urbanresidency Limited

Authorised Signatory

Material Statement of Road Works

Sr. No.	Road No.	Road Width	Length	Width	Area	
1	1	9.00	212.00	5.50	1166.00	Sqm
2	2	9.00	188.00	5.50	1034.00	Sqm
3	3	9.00	188.00	5.50	1034.00	Sqm
4	4	9.00	188.00	5.50	1034.00	Sqm
5	5	9.00	260.00	5.50	1430.00	Sqm
6	6	9.00	157.00	5.50	863.50	Sqm
7	7	12.00	162.00	5.50	891.00	Sqm
	G. Total		1355.00		7452.50	Sqm
Add 5% extra for curves					372.63	Sqm
Total					7825.13	Sqm
					Say	7850.00 Sqm

ii) Kerbs & Channels

i) 9.00 Mtr wide road (1 x 1193)

2386

1193 Mtr

ii) 12.00 Mtr wide road (2 x 162)

324 Mtr

Total

1517 Mtr

Add 5% for curves

76 Mtr

G. Total

1593 Mtr

Say

1600 Mtr

ii) Footpath :-

(i) 9M wide road = 1193M x 1.20M = 1431.60 Sqm

(ii) 12 M wide road = 162M x 2 x 1.20M = 388.80 Sqm

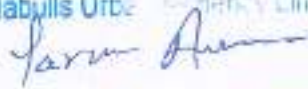
Total = 1820.40 Sqm

Add 5% for curves = 91.02 Sqm

Total = 1911.42 Sqm

Say 1920 Sqm

For Habulls Urban Agency Limited



Anand Kumar Signatory

MATERIAL STATEMENT (FIRE HYDRANT)

29

i) Length of Water Supply (Domestic) = 1536 Mtr

ii) Length of 100mm I/d F.H. = 31 X 8 = 248 Mtr

iii) Nos of F.H. = 31 Nos

Note : Fire Hydrant considering @ 50 Mtr /each in Domestic Water Supply line
= 1536 / 50 = 31 Nos

For In-charge
Narendra Gehlot
Authorized Signatory

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

HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Requirement	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	40 K.L.	-	-	25.00	25	-	-	200	-	-	-

Note :- 25 Nos connections are to be done from flushing water supply line i.e. 25 Nos x 8 Mtr/each =200 Mtr for 25mm i/d

For Indiabulls Urbanresidency Limited

Narendra Gehlot

Authorised Signatory

HYDRAULIC STATEMENT OF WATER SUPPLY (DOMESTIC)

SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

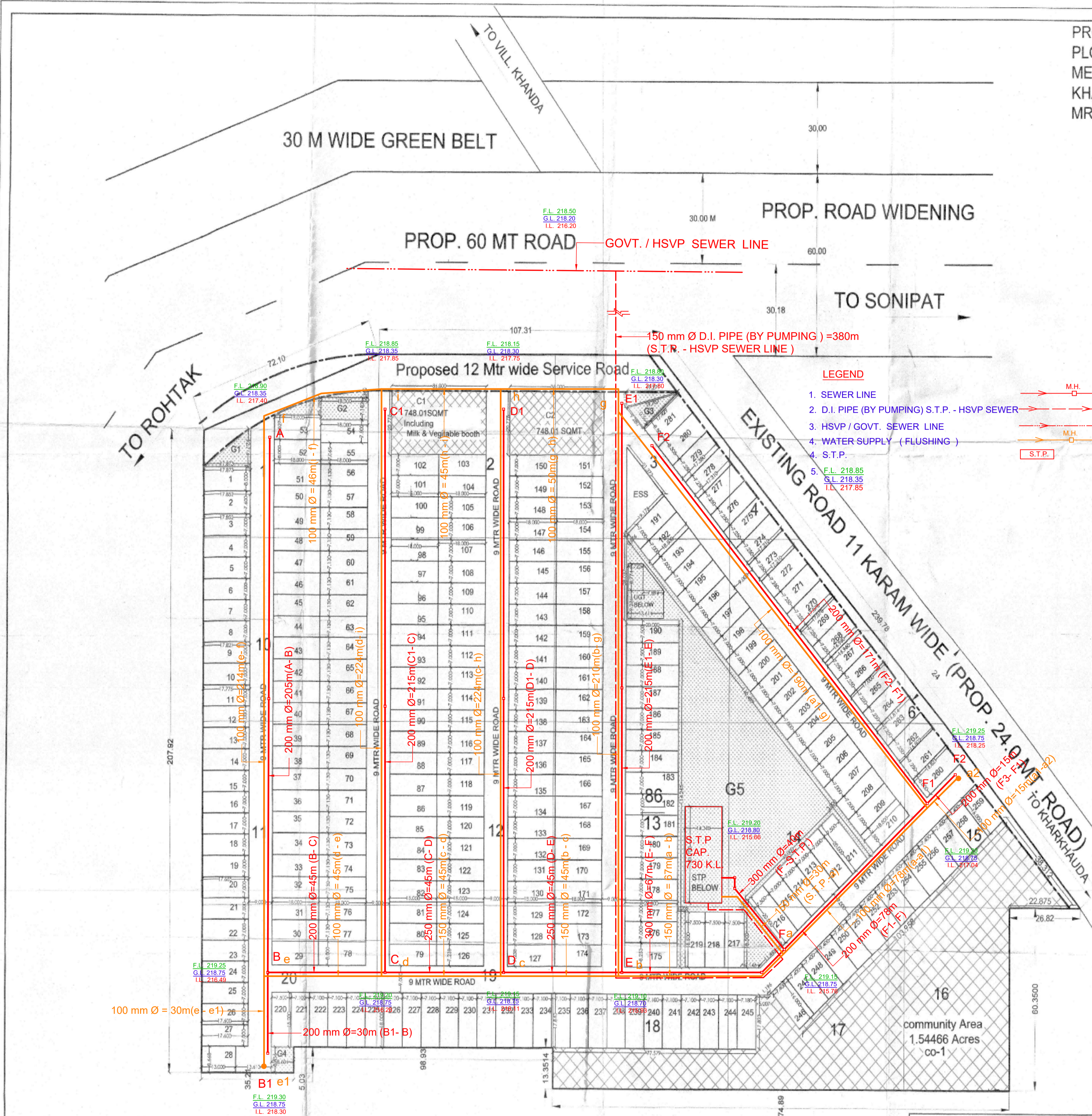
S. No.	Upr Reference No.	Type of Colony	No. of Connections							Water Requirement @ 15.25 LPC	Other Water Requirement (La. Comm., building, other services)	Total Water Requirement in L/D	Water Requirement @ 25% of total water requirement	Pipe Dia. (mm)	Velocity (m/s)	Pipe Size (mm)	Total Friction Loss in m/Hd	Length in (m)	Loss of Head in Line (m)	Formation Loss (m)	Available Head at Inlet (m)	Terminal Head at Inlet (m)	Remarks
			5	6	7	Total																	
1	2	A	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22		
1	15T	A	5-Head	0	381	231	3088	26756.52	21271.80	85727	57274	3454246	0.75	202	0.005	8	0.24	212.50	212.50	365.42	44.02		
2	A	B	10	7	162	223	5887	37502.52	23441.00	56551	254326	44334	0.61	202	0.005	18	0.27	212.80	212.80	365.12	44.02		
3	B	C	10	0	120	171	2790	42375.10	23455.00	44363	19566	23232	0.49	212	0.005	22	0.31	212.75	212.75	365.18	44.02		
4	C	D	10	0	100	171	1332	29494.00	11217.02	25636	16626	42244	0.32	212	0.005	45	0.25	212.85	212.85	365.12	44.02		
5	D	E	10	0	42	62	164	28337.00	3622	15809	32212	44222	0.38	212	0.005	20	0.24	212.45	212.45	365.50	44.02		
6	E	F	10	0	42	62	164	27142.00	3806.41	30750	32212	44222	0.32	212	0.005	20	0.24	212.45	212.45	365.50	44.02		
7	F	G	10	0	2	19	23	53026.52	0.22	4244	4244	15771	0.29	150	0.021	48	0.06	212.11	212.55	365.20	44.02		
8	G	H	10	0	2	12	216	33522.22	0.22	4244	4244	15771	0.29	150	0.021	48	0.06	212.22	212.55	365.20	44.02		
9	H	I	10	0	2	6	168	16767.22	0.22	16767	16767	33254	0.24	150	0.021	25	0.06	212.27	212.25	365.20	44.02		
10	I	J	10	0	2	32	232	21245.00	0.000110	14749	14749	65237	0.47	100	0.022	225	0.94	212.22	212.22	365.20	44.02		
11	J	K	10	0	2	48	424	15417.02	0.00	3432	3432	15071	0.47	100	0.022	225	0.94	212.22	212.22	365.20	44.02		
12	K	L	10	0	2	42	232	12620.22	0.00	12222	12222	9123	0.43	100	0.022	220	0.92	212.20	212.20	365.20	44.02		
13	L	M	10	0	2	4	72	11122.00	0.00	11122	11122	7482	0.36	100	0.021	25	0.73	212.20	212.20	365.20	44.02		
14	M	N	10	0	2	20	240	13117.00	2222.20	15339	15339	10243	0.37	100	0.021	200	0.74	212.20	212.20	365.20	44.02		
15	N	O	10	0	2	2	72	13332.00	0.00	13332	13332	9667	0.36	100	0.021	22	0.72	212.25	212.25	365.20	44.02		

For Indiapolis Urbanresidency Limited
Narendra Gehlot

Authorised Signatory

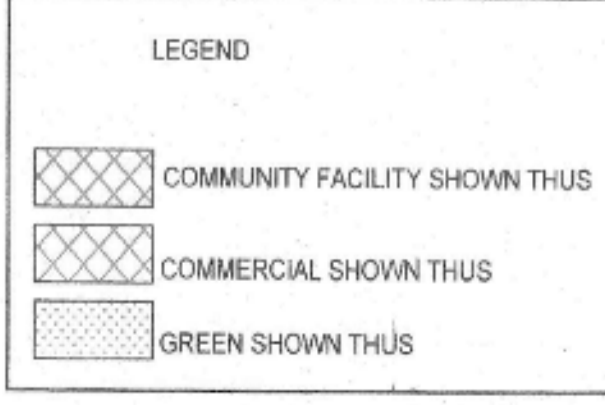
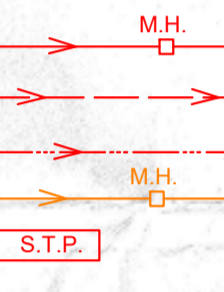
PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DDJAY LAND MEASURING 15.40625 ACRES VILLAGE KHARKHODA SECTOR 2A BEING DEVELOPED BY MR NARENDER GEHLOT

- To be read with License No. 76 of 2021 Dated 07/04/2023
- This layout plan for an area measuring 15.40625 Acres (Drawing No. 9/13) Dated 07/04/23, is comprised of items which is issued in respect of Affordable Plotted Colony (Under DDJAY Land Area 16/14/2016) being developed by Mr. Narender Gehlot S/o. Mr. Balraj Singh, Village in Sector 2A, Kharkhoda, District is hereby approved subject to the following conditions:-
1. That this Layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the relevant agreement.
 2. 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.
 3. That the demarcation plan as per rule 4 of the Residential Plots and Commercial Plots Act shall be approved from the Department and construction on those plots shall be governed by the relevant Building Code, 2017 and the zoning plan approved by the Director General, Town & Country Planning, Haryana.
 4. That for proper planning and integration of services in the area adjacent to the colony, the relevant shall abide by the directions of the Director General for the modification of zoning plan of the colony.
 5. That the reserved area falling in the colony shall be kept free for circulation/throughput as shown in the layout plan.
 6. That the various plots shall be developed by the Director, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the proposed roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 7. That no proprietary right shall be created directly from the carriage way of 30 meters or wider side road or if applicable.
 8. All green belts provided in the layout plan within the reserved areas of the colony shall be developed by the allottee. All other green belts within the reserved areas shall be developed by the Haryana Urban Development Authority/Department or the directions of the Director General, Town and Country Planning, Haryana or in accordance with terms and conditions of the allotment of the license.
 9. At the time of demarcation plan, if required percentage of organized open space is retained, the same will be provided by the allottee in the reserved area.
 10. No plot will be developed with an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The portion of the sector/development plan roads/road bolts as provided in the Development Plan 7 applicable, which form part of the reserved area shall be transferred free of cost to the government as the lines of Section 32(1)(a)(ii) of the Act No. 16 of 1975.
 13. That the plots are being approved subject to the conditions that these plots should not have a frontage of less than 7.5m of the standard housing plan demarcated.
 14. That you will have to submit to the regulator of the townships of the license through plot and site with the land use HVP is finally able to receive in the interest of planned development and integration of services. The location of the complete plan shall be binding in this regard.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the collector/sewer shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus lighting.
 17. That the allottee/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provision of order No. 22/2022/2005 (Power) dated 21.05.2022 issued by Haryana Government, Renewable Energy Department.
 18. That the allottee/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.



LEGEND

1. SEWER LINE
2. D.I. PIPE (BY PUMPING) S.T.P. - HSVP SEWER
3. HSVP / GOVT. SEWER LINE
4. WATER SUPPLY (FLUSHING)
5. S.T.P.

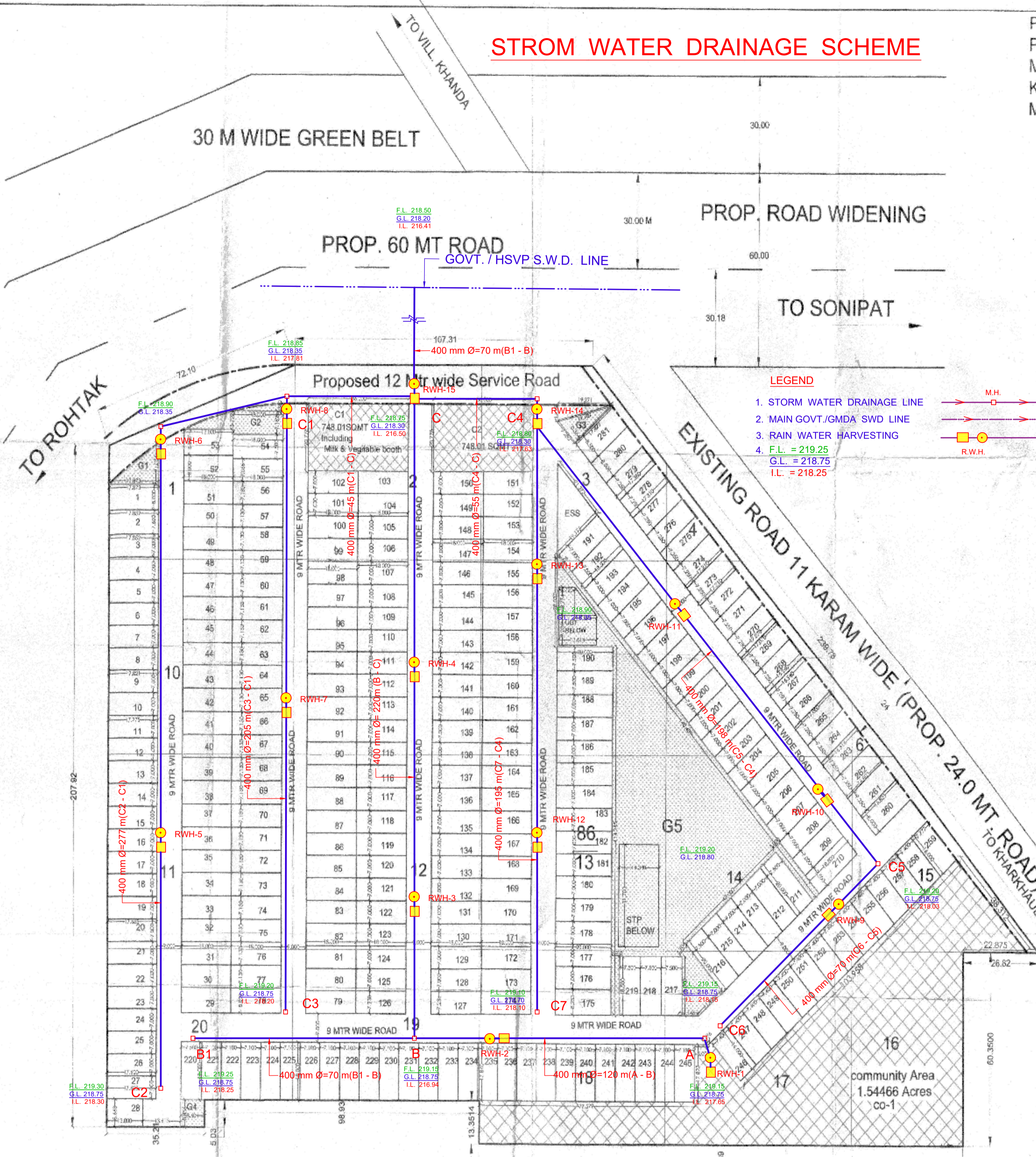


AREA STATEMENT		TOTAL AREA OF SCHEME	OR	15.40625 ACRES
AREA UNDER RESIDENTIAL PLOTS		13,416.783 SQ.MTRS.	OR	308.488 ACRES
AREA UNDER 12 MTR SERVICE ROAD		1,761.293 SQ.MTRS.	OR	40.242 ACRES
AREA UNDER 9 MTR SERVICE ROAD		1,315.252 SQ.MTRS.	OR	30.142 ACRES
NET PLANNED AREA		16,493.328 SQ.MTRS.	OR	376.872 ACRES
			OR	15.40625 ACRES

PLT. NO.	WIDTH	DEPTH	AREA	TOTAL NO.	TOTAL AREA
1	8.00	17.83	142.640	1	142.640
2	7.60	17.83	135.612	1	135.612
3	7.00	17.83	124.810	6	748.860
4	6.50	17.83	115.855	2	231.710
5	7.00	17.83	124.810	9	1123.290
6	7.00	17.83	124.810	2	249.620
7	7.00	17.83	124.810	9	1123.290
8	7.00	17.83	124.810	6	748.860
9	7.00	17.83	124.810	2	249.620
10	7.00	17.83	124.810	2	249.620
11	7.00	17.83	124.810	2	249.620
12	7.00	17.83	124.810	1	124.810
13	7.00	17.83	124.810	1	124.810
14	7.00	17.83	124.810	1	124.810
15	7.00	17.83	124.810	1	124.810
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27	7.00	17.83	124.810	1	124.810
28	7.00	17.83	124.810	1	124.810
29	7.00	17.83	124.810	1	124.810
30	7.00	17.83	124.810	1	124.810
31	7.00	17.83	124.810	1	124.810
32	7.00	17.83	124.810	1	124.810
33	7.00	17.83	124.810	1	124.810
34	7.00	17.83	124.810	1	124.810
35	7.00	17.83	124.810	1	124.810
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38	7.00	17.83	124.810	1	124.810
39	7.00	17.83	124.810	1	124.810
40	7.00	17.83	124.810	1	124.810
41	7.00	17.83	124.810	1	124.810
42	7.00	17.83	124.810	1	124.810
43	7.00	17.83	124.810	1	124.810
44	7.00	17.83	124.810	1	124.810
45	7.00	17.83	124.810	1	124.810
46	7.00	17.83	124.810	1	124.810
47	7.00	17.83	124.810	1	124.810
48	7.00	17.83	124.810	1	124.810
49	7.00	17.83	124.810	1	124.810
50	7.00	17.83	124.810	1	124.810
51	7.00	17.83	124.810	1	124.810
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128	7.00	17.83	124.810	1	124.810
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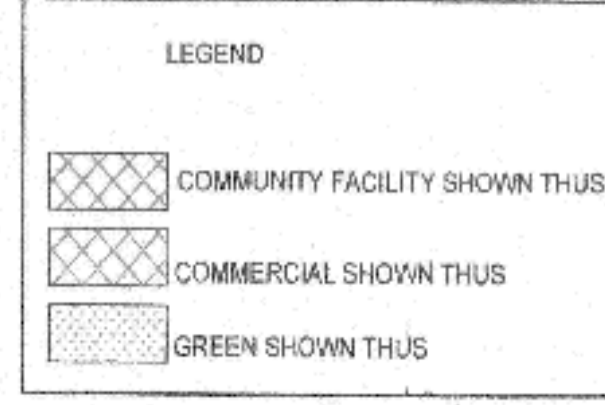
STROM WATER DRAINAGE SCHEME

PROPOSED LAYOUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DDJAY LAND MEASURING 15.40625 ACRES VILLAGE KHARKHODA SECTOR 2A BEING DEVELOPED BY MR NARENDER GEHLOT



LEGEND

1. STORM WATER DRAINAGE LINE
2. MAIN GOVT./GMDA SWD LINE
3. RAIN WATER HARVESTING
4. F.L. = 219.25
G.L. = 218.75
I.L. = 218.25



AREA STATEMENT	TOTAL AREA IN SQUARE METERS	IN SQUARE FEET	IN ACRES
AREA UNDER DDJAY LAND	154062.5	1667000	37.9
AREA UNDER GREEN BELT	105000	1130000	25.7
AREA UNDER ROAD	10000	107000	2.4
AREA UNDER COMMUNITY FACILITIES	10000	107000	2.4
AREA UNDER COMMERCIAL	10000	107000	2.4
AREA UNDER RESIDENTIAL	10000	107000	2.4
AREA UNDER OPEN SPACE	10000	107000	2.4
TOTAL	154062.5	1667000	37.9

REINFORCEMENT CALCULATION	REINFORCEMENT PER SQUARE METRE	PER SQUARE FOOT	PER SQUARE YARD
TOTAL REINFORCEMENT REQUIRED	154062.5	1667000	37.9
REINFORCEMENT FOR GREEN BELT	105000	1130000	25.7
REINFORCEMENT FOR ROAD	10000	107000	2.4
REINFORCEMENT FOR COMMUNITY FACILITIES	10000	107000	2.4
REINFORCEMENT FOR COMMERCIAL	10000	107000	2.4
REINFORCEMENT FOR RESIDENTIAL	10000	107000	2.4
REINFORCEMENT FOR OPEN SPACE	10000	107000	2.4
TOTAL	154062.5	1667000	37.9

NORTH

SCALE
1:500

OWNER SIGN
[Signature]

ARCHITECT SIGN
NARENDER GEHLOT
Architect (B. Arch.)
CA-00553951
#1553, Sec-4, Gurugram
Mob: 9810077277
Email: NARENDER@GMAIL.COM

7/6/2023
7/6/2023

1. This report shall be prepared in accordance with the provisions of the applicable sections of the Indian Act and the bye-laws of the Government of India.

2. The plan of the colony shall be prepared in accordance with the provisions of the applicable sections of the Indian Act and the bye-laws of the Government of India.

3. The plan of the colony shall be prepared in accordance with the provisions of the applicable sections of the Indian Act and the bye-laws of the Government of India.

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