

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh  
Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com  
website:-http://tcpharyana.gov.in

Regd.

To

M/s Trident Hills Pvt. Ltd.,  
(formerly known as IREO Fiverivers Pvt. Ltd.),  
Regd. Off. 310, Prakash Deep Building,  
7 Tolystoy Marg, New Delhi-110001

Memo No. LC-4822/JE(RK)/2023/23850 Dated: 20/07/2023

**Subject:** Request for approval of service plan/estimates in licence No. 124 of 2022 dated 18.08.2022 granted for setting up of Integrated Residential Plotted Colony under NILP over an area 71.28125 acres falling in the revenue estate of village Islam Nagar in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula - Trident Hills Pvt. Ltd.

**Reference:** Chief Engineer-II, HSVP, Panchkula office memo dated 10.01.2023 on the subject cited matter.

The service plan/estimates in respect of Licence No. 124 of 2022 dated 18.08.2022 granted for setting up of Integrated Residential Plotted Colony under NILP over an area 71.28125 acres falling in the revenue estate of village Islam Nagar in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula and are hereby approved subject to the following terms & conditions: -

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-II, HSVP, Panchkula office memo dated 10.01.2023.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Integrated Residential Plotted Colony under NILP for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.

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

**Note (1):-**

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

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

DA/As Above.




(Ashish Sharma)  
District Town Planner (HQ)

For: Director General, Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-4822/JE(RK)/2023/

Dated:

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo dated 10.01.2023 for information and necessary action please.



(Ashish Sharma)

District Town Planner (HQ)

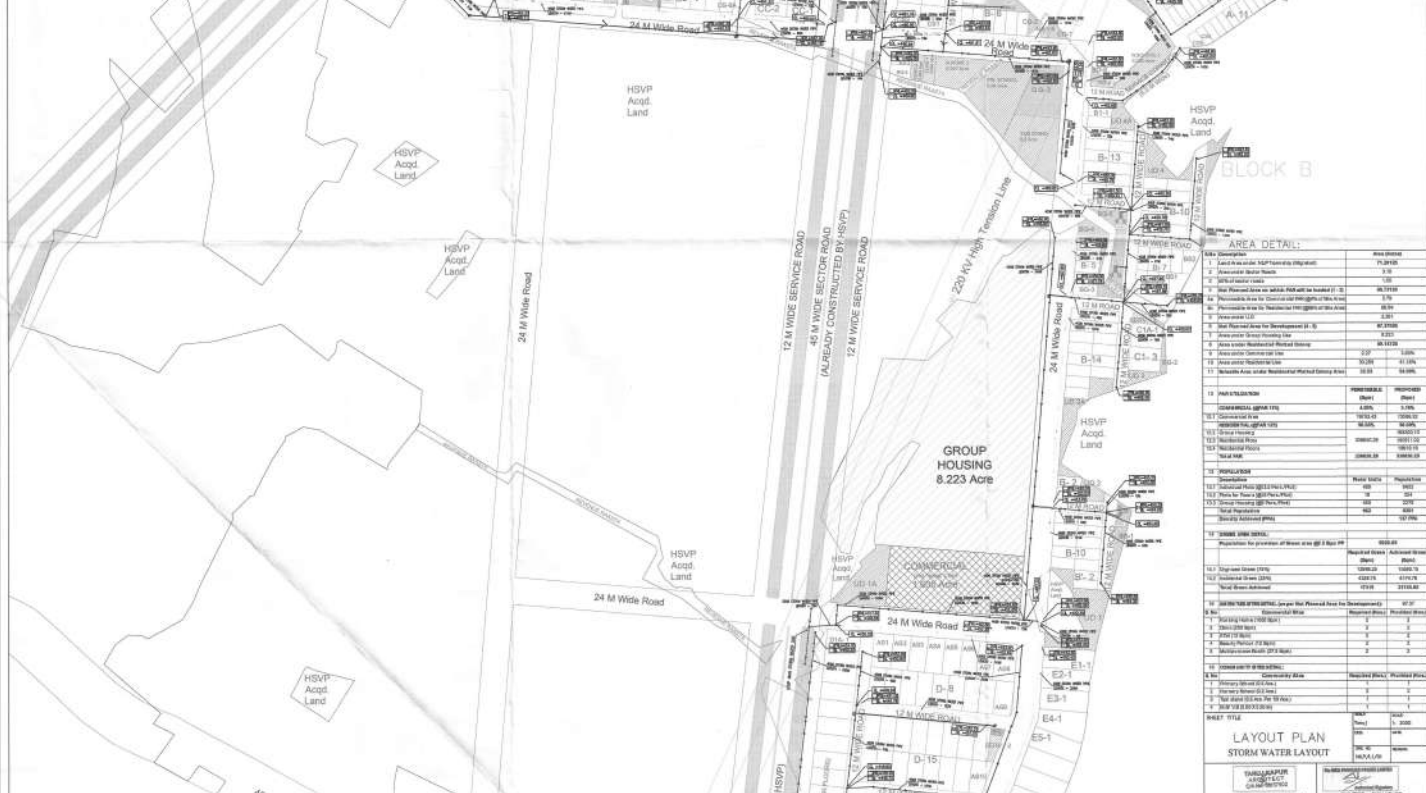
For: Director General, Town & Country Planning,  
Haryana, Chandigarh

**UNITS AREA DETAIL**

Block	Area (Sq. Ft.)	Area (Acres)
1	1000	0.023
2	1000	0.023
3	1000	0.023
4	1000	0.023
5	1000	0.023
6	1000	0.023
7	1000	0.023
8	1000	0.023
9	1000	0.023
10	1000	0.023
11	1000	0.023
12	1000	0.023
13	1000	0.023
14	1000	0.023
15	1000	0.023
16	1000	0.023
17	1000	0.023
18	1000	0.023
19	1000	0.023
20	1000	0.023
21	1000	0.023
22	1000	0.023
23	1000	0.023
24	1000	0.023
25	1000	0.023
26	1000	0.023
27	1000	0.023
28	1000	0.023
29	1000	0.023
30	1000	0.023
31	1000	0.023
32	1000	0.023
33	1000	0.023
34	1000	0.023
35	1000	0.023
36	1000	0.023
37	1000	0.023
38	1000	0.023
39	1000	0.023
40	1000	0.023
41	1000	0.023
42	1000	0.023
43	1000	0.023
44	1000	0.023
45	1000	0.023
46	1000	0.023
47	1000	0.023
48	1000	0.023
49	1000	0.023
50	1000	0.023
51	1000	0.023
52	1000	0.023
53	1000	0.023
54	1000	0.023
55	1000	0.023
56	1000	0.023
57	1000	0.023
58	1000	0.023
59	1000	0.023
60	1000	0.023
61	1000	0.023
62	1000	0.023
63	1000	0.023
64	1000	0.023
65	1000	0.023
66	1000	0.023
67	1000	0.023
68	1000	0.023
69	1000	0.023
70	1000	0.023
71	1000	0.023
72	1000	0.023
73	1000	0.023
74	1000	0.023
75	1000	0.023
76	1000	0.023
77	1000	0.023
78	1000	0.023
79	1000	0.023
80	1000	0.023
81	1000	0.023
82	1000	0.023
83	1000	0.023
84	1000	0.023
85	1000	0.023
86	1000	0.023
87	1000	0.023
88	1000	0.023
89	1000	0.023
90	1000	0.023
91	1000	0.023
92	1000	0.023
93	1000	0.023
94	1000	0.023
95	1000	0.023
96	1000	0.023
97	1000	0.023
98	1000	0.023
99	1000	0.023
100	1000	0.023

**LEGEND FOR STORM WATER SYSTEM**

S.NO.	DESCRIPTION	SYMBOL
1.	CIRCULAR STORM WATER MANHOLE	⊙
2.	RAIN WATER HARVESTING	RWH
3.	FINISH ROAD LEVEL	FR
4.	INVERT LEVEL	IL
5.	CONNECTION LEVEL	CL
6.	STORM WATER LINE	---



**PLOTS & FAR DETAIL**

Block	Plot No.	Area (Sq. Ft.)	Area (Acres)	FAR	Total Area (Sq. Ft.)	Total Area (Acres)
1	1	1000	0.023	1.0	1000	0.023
1	2	1000	0.023	1.0	1000	0.023
1	3	1000	0.023	1.0	1000	0.023
1	4	1000	0.023	1.0	1000	0.023
1	5	1000	0.023	1.0	1000	0.023
1	6	1000	0.023	1.0	1000	0.023
1	7	1000	0.023	1.0	1000	0.023
1	8	1000	0.023	1.0	1000	0.023
1	9	1000	0.023	1.0	1000	0.023
1	10	1000	0.023	1.0	1000	0.023
1	11	1000	0.023	1.0	1000	0.023
1	12	1000	0.023	1.0	1000	0.023
1	13	1000	0.023	1.0	1000	0.023
1	14	1000	0.023	1.0	1000	0.023
1	15	1000	0.023	1.0	1000	0.023
1	16	1000	0.023	1.0	1000	0.023
1	17	1000	0.023	1.0	1000	0.023
1	18	1000	0.023	1.0	1000	0.023
1	19	1000	0.023	1.0	1000	0.023
1	20	1000	0.023	1.0	1000	0.023
1	21	1000	0.023	1.0	1000	0.023
1	22	1000	0.023	1.0	1000	0.023
1	23	1000	0.023	1.0	1000	0.023
1	24	1000	0.023	1.0	1000	0.023
1	25	1000	0.023	1.0	1000	0.023
1	26	1000	0.023	1.0	1000	0.023
1	27	1000	0.023	1.0	1000	0.023
1	28	1000	0.023	1.0	1000	0.023
1	29	1000	0.023	1.0	1000	0.023
1	30	1000	0.023	1.0	1000	0.023
1	31	1000	0.023	1.0	1000	0.023
1	32	1000	0.023	1.0	1000	0.023
1	33	1000	0.023	1.0	1000	0.023
1	34	1000	0.023	1.0	1000	0.023
1	35	1000	0.023	1.0	1000	0.023
1	36	1000	0.023	1.0	1000	0.023
1	37	1000	0.023	1.0	1000	0.023
1	38	1000	0.023	1.0	1000	0.023
1	39	1000	0.023	1.0	1000	0.023
1	40	1000	0.023	1.0	1000	0.023
1	41	1000	0.023	1.0	1000	0.023
1	42	1000	0.023	1.0	1000	0.023
1	43	1000	0.023	1.0	1000	0.023
1	44	1000	0.023	1.0	1000	0.023
1	45	1000	0.023	1.0	1000	0.023
1	46	1000	0.023	1.0	1000	0.023
1	47	1000	0.023	1.0	1000	0.023
1	48	1000	0.023	1.0	1000	0.023
1	49	1000	0.023	1.0	1000	0.023
1	50	1000	0.023	1.0	1000	0.023
1	51	1000	0.023	1.0	1000	0.023
1	52	1000	0.023	1.0	1000	0.023
1	53	1000	0.023	1.0	1000	0.023
1	54	1000	0.023	1.0	1000	0.023
1	55	1000	0.023	1.0	1000	0.023
1	56	1000	0.023	1.0	1000	0.023
1	57	1000	0.023	1.0	1000	0.023
1	58	1000	0.023	1.0	1000	0.023
1	59	1000	0.023	1.0	1000	0.023
1	60	1000	0.023	1.0	1000	0.023
1	61	1000	0.023	1.0	1000	0.023
1	62	1000	0.023	1.0	1000	0.023
1	63	1000	0.023	1.0	1000	0.023
1	64	1000	0.023	1.0	1000	0.023
1	65	1000	0.023	1.0	1000	0.023
1	66	1000	0.023	1.0	1000	0.023
1	67	1000	0.023	1.0	1000	0.023
1	68	1000	0.023	1.0	1000	0.023
1	69	1000	0.023	1.0	1000	0.023
1	70	1000	0.023	1.0	1000	0.023
1	71	1000	0.023	1.0	1000	0.023
1	72	1000	0.023	1.0	1000	0.023
1	73	1000	0.023	1.0	1000	0.023
1	74	1000	0.023	1.0	1000	0.023
1	75	1000	0.023	1.0	1000	0.023
1	76	1000	0.023	1.0	1000	0.023
1	77	1000	0.023	1.0	1000	0.023
1	78	1000	0.023	1.0	1000	0.023
1	79	1000	0.023	1.0	1000	0.023
1	80	1000	0.023	1.0	1000	0.023
1	81	1000	0.023	1.0	1000	0.023
1	82	1000	0.023	1.0	1000	0.023
1	83	1000	0.023	1.0	1000	0.023
1	84	1000	0.023	1.0	1000	0.023
1	85	1000	0.023	1.0	1000	0.023
1	86	1000	0.023	1.0	1000	0.023
1	87	1000	0.023	1.0	1000	0.023
1	88	1000	0.023	1.0	1000	0.023
1	89	1000	0.023	1.0	1000	0.023
1	90	1000	0.023	1.0	1000	0.023
1	91	1000	0.023	1.0	1000	0.023
1	92	1000	0.023	1.0	1000	0.023
1	93	1000	0.023	1.0	1000	0.023
1	94	1000	0.023	1.0	1000	0.023
1	95	1000	0.023	1.0	1000	0.023
1	96	1000	0.023	1.0	1000	0.023
1	97	1000	0.023	1.0	1000	0.023
1	98	1000	0.023	1.0	1000	0.023
1	99	1000	0.023	1.0	1000	0.023
1	100	1000	0.023	1.0	1000	0.023

**AREA DETAIL**

Sl. No.	Description	Area (Sq. Ft.)	Area (Acres)
1	Area for Group Housing	1000	0.023
2	Area for Commercial	1000	0.023
3	Area for Residential	1000	0.023
4	Area for Public	1000	0.023
5	Area for Open Space	1000	0.023
6	Area for Road	1000	0.023
7	Area for Drainage	1000	0.023
8	Area for Storm Water	1000	0.023
9	Area for Utility	1000	0.023
10	Area for Other	1000	0.023
11	Area for Total	1000	0.023

**STP LOCATION BELOW THE GROUND CAPACITY-1100 KLD**

Sl. No.	Description	Area (Sq. Ft.)	Area (Acres)
1	Area for STP	1000	0.023
2	Area for Sewerage	1000	0.023
3	Area for Treatment	1000	0.023
4	Area for Disposal	1000	0.023
5	Area for Collection	1000	0.023
6	Area for Distribution	1000	0.023
7	Area for Other	1000	0.023
8	Area for Total	1000	0.023

**PROPOSED 71.28125 ACRES INTEGRATED RESIDENTIAL PLOTTED DEVELOPMENT PROJECT UNDER NLP POLICY - 2022 UNDER MIGRATION POLICY FROM LICENSE NUMBERS 26 OF 2010, 55 OF 2013 & 74 OF 2013**

**FPL TRIDENT**

**PREP Consultants**  
**P. K. Kaik Consultants**  
 ENGINEERING ENVIRONMENT & HD  
 42, Changan Road, Kottayam, Kerala, India. PIN-686001  
 Tel: 011-483888, 434457 and 94477  
 Email: pkk@pkkconsultants.com

**COMMERCIAL & AMENITIES AREA**

Sl. No.	Block	Description	Area (Sq. Ft.)	Area (Acres)
1	A	Service 1	200.0	0.05
2	A	Service 2	190.0	0.05
3	B	Service 3	135.0	0.03
4	C	Service 4	84.0	0.02
5	D	Service 5	80.0	0.02
6	D	Service 6	275.4	0.07
7	C	33'11" KV BSS& DG	1872.0	0.46
Total			2847.88	0.704

**COMMERCIAL & AMENITIES AREA**

Sl. No.	Block	Description	Area (Sq. Ft.)	Area (Acres)
1	A	Commercial Site	1000	0.023
2	B	Nursing Home-1	1000	0.023
3	C	Nursing Home-2	1000	0.023
4	D	Club 1	1000	0.023
5	E	Club 2	1000	0.023
6	F	Beauty Parlour	1000	0.023
7	G	Multipurpose Booth	1000	0.023
Total Area (In Ac.)			7000	0.16

**UD ANSA DETAIL**

Sl. No.	Block	Description	Area (Sq. Ft.)	Area (Acres)
1	A	Primary School	2192.02	0.54
2	B	Nursery School 1		







PLOTS & FAR DETAIL					
S.No	Block	Area (Sq.m)	Area (Acres)	FAR	Area (Acres)
1	A	1000	0.23	1.00	0.23
2	B	1000	0.23	1.00	0.23
3	C	1000	0.23	1.00	0.23
4	D	1000	0.23	1.00	0.23
5	E	1000	0.23	1.00	0.23
6	F	1000	0.23	1.00	0.23
7	G	1000	0.23	1.00	0.23
8	H	1000	0.23	1.00	0.23
9	I	1000	0.23	1.00	0.23
10	J	1000	0.23	1.00	0.23
11	K	1000	0.23	1.00	0.23
12	L	1000	0.23	1.00	0.23
13	M	1000	0.23	1.00	0.23
14	N	1000	0.23	1.00	0.23
15	O	1000	0.23	1.00	0.23
16	P	1000	0.23	1.00	0.23
17	Q	1000	0.23	1.00	0.23
18	R	1000	0.23	1.00	0.23
19	S	1000	0.23	1.00	0.23
20	T	1000	0.23	1.00	0.23
21	U	1000	0.23	1.00	0.23
22	V	1000	0.23	1.00	0.23
23	W	1000	0.23	1.00	0.23
24	X	1000	0.23	1.00	0.23
25	Y	1000	0.23	1.00	0.23
26	Z	1000	0.23	1.00	0.23
27	AA	1000	0.23	1.00	0.23
28	AB	1000	0.23	1.00	0.23
29	AC	1000	0.23	1.00	0.23
30	AD	1000	0.23	1.00	0.23
31	AE	1000	0.23	1.00	0.23
32	AF	1000	0.23	1.00	0.23
33	AG	1000	0.23	1.00	0.23
34	AH	1000	0.23	1.00	0.23
35	AI	1000	0.23	1.00	0.23
36	AJ	1000	0.23	1.00	0.23
37	AK	1000	0.23	1.00	0.23
38	AL	1000	0.23	1.00	0.23
39	AM	1000	0.23	1.00	0.23
40	AN	1000	0.23	1.00	0.23
41	AO	1000	0.23	1.00	0.23
42	AP	1000	0.23	1.00	0.23
43	AQ	1000	0.23	1.00	0.23
44	AR	1000	0.23	1.00	0.23
45	AS	1000	0.23	1.00	0.23
46	AT	1000	0.23	1.00	0.23
47	AU	1000	0.23	1.00	0.23
48	AV	1000	0.23	1.00	0.23
49	AW	1000	0.23	1.00	0.23
50	AX	1000	0.23	1.00	0.23
51	AY	1000	0.23	1.00	0.23
52	AZ	1000	0.23	1.00	0.23
53	BA	1000	0.23	1.00	0.23
54	BB	1000	0.23	1.00	0.23
55	BC	1000	0.23	1.00	0.23
56	BD	1000	0.23	1.00	0.23
57	BE	1000	0.23	1.00	0.23
58	BF	1000	0.23	1.00	0.23
59	BG	1000	0.23	1.00	0.23
60	BH	1000	0.23	1.00	0.23
61	BI	1000	0.23	1.00	0.23
62	BJ	1000	0.23	1.00	0.23
63	BK	1000	0.23	1.00	0.23
64	BL	1000	0.23	1.00	0.23
65	BM	1000	0.23	1.00	0.23
66	BN	1000	0.23	1.00	0.23
67	BO	1000	0.23	1.00	0.23
68	BP	1000	0.23	1.00	0.23
69	BQ	1000	0.23	1.00	0.23
70	BR	1000	0.23	1.00	0.23
71	BS	1000	0.23	1.00	0.23
72	BT	1000	0.23	1.00	0.23
73	BU	1000	0.23	1.00	0.23
74	BV	1000	0.23	1.00	0.23
75	BW	1000	0.23	1.00	0.23
76	BX	1000	0.23	1.00	0.23
77	BY	1000	0.23	1.00	0.23
78	BZ	1000	0.23	1.00	0.23
79	CA	1000	0.23	1.00	0.23
80	CB	1000	0.23	1.00	0.23
81	CC	1000	0.23	1.00	0.23
82	CD	1000	0.23	1.00	0.23
83	CE	1000	0.23	1.00	0.23
84	CF	1000	0.23	1.00	0.23
85	CG	1000	0.23	1.00	0.23
86	CH	1000	0.23	1.00	0.23
87	CI	1000	0.23	1.00	0.23
88	CJ	1000	0.23	1.00	0.23
89	CK	1000	0.23	1.00	0.23
90	CL	1000	0.23	1.00	0.23
91	CM	1000	0.23	1.00	0.23
92	CN	1000	0.23	1.00	0.23
93	CO	1000	0.23	1.00	0.23
94	CP	1000	0.23	1.00	0.23
95	CQ	1000	0.23	1.00	0.23
96	CR	1000	0.23	1.00	0.23
97	CS	1000	0.23	1.00	0.23
98	CT	1000	0.23	1.00	0.23
99	CU	1000	0.23	1.00	0.23
100	CV	1000	0.23	1.00	0.23
101	AW	1000	0.23	1.00	0.23
102	AX	1000	0.23	1.00	0.23
103	AY	1000	0.23	1.00	0.23
104	AZ	1000	0.23	1.00	0.23
105	BA	1000	0.23	1.00	0.23
106	BB	1000	0.23	1.00	0.23
107	BC	1000	0.23	1.00	0.23
108	BD	1000	0.23	1.00	0.23
109	BE	1000	0.23	1.00	0.23
110	BF	1000	0.23	1.00	0.23
111	BG	1000	0.23	1.00	0.23
112	BH	1000	0.23	1.00	0.23
113	BI	1000	0.23	1.00	0.23
114	BJ	1000	0.23	1.00	0.23
115	BK	1000	0.23	1.00	0.23
116	BL	1000	0.23	1.00	0.23
117	BM	1000	0.23	1.00	0.23
118	BN	1000	0.23	1.00	0.23
119	BO	1000	0.23	1.00	0.23
120	BP	1000	0.23	1.00	0.23
121	BQ	1000	0.23	1.00	0.23
122	BR	1000	0.23	1.00	0.23
123	BS	1000	0.23	1.00	0.23
124	BT	1000	0.23	1.00	0.23
125	BU	1000	0.23	1.00	0.23
126	BV	1000	0.23	1.00	0.23
127	BW	1000	0.23	1.00	0.23
128	BX	1000	0.23	1.00	0.23
129	BY	1000	0.23	1.00	0.23
130	BZ	1000	0.23	1.00	0.23
131	CA	1000	0.23	1.00	0.23
132	CB	1000	0.23	1.00	0.23
133	CC	1000	0.23	1.00	0.23
134	CD	1000	0.23	1.00	0.23
135	CE	1000	0.23	1.00	0.23
136	CF	1000	0.23	1.00	0.23
137	CG	1000	0.23	1.00	0.23
138	CH	1000	0.23	1.00	0.23
139	CI	1000	0.23	1.00	0.23
140	CJ	1000	0.23	1.00	0.23
141	CK	1000	0.23	1.00	0.23
142	CL	1000	0.23	1.00	0.23
143	CM	1000	0.23	1.00	0.23
144	CN	1000	0.23	1.00	0.23
145	CO	1000	0.23	1.00	0.23
146	CP	1000	0.23	1.00	0.23
147	CQ	1000	0.23	1.00	0.23
148	CR	1000	0.23	1.00	0.23
149	CS	1000	0.23	1.00	0.23
150	CT	1000	0.23	1.00	0.23
151	CU	1000	0.23	1.00	0.23
152	CV	1000	0.23	1.00	0.23
153	AW	1000	0.23	1.00	0.23
154	AX	1000	0.23	1.00	0.23
155	AY	1000	0.23	1.00	0.23
156	AZ	1000	0.23	1.00	0.23
157	BA	1000	0.23	1.00	0.23
158	BB	1000	0.23	1.00	0.23
159	BC	1000	0.23	1.00	0.23
160	BD	1000	0.23	1.00	0.23
161	BE	1000	0.23	1.00	0.23
162	BF	1000	0.23	1.00	0.23
163	BG	1000	0.23	1.00	0.23
164	BH	1000	0.23	1.00	0.23
165	BI	1000	0.23	1.00	0.23
166	BJ	1000	0.23	1.00	0.23
167	BK	1000	0.23	1.00	0.23
168	BL	1000	0.23	1.00	0.23
169	BM	1000	0.23	1.00	0.23
170	BN	1000	0.23	1.00	0.23
171	BO	1000	0.23	1.00	0.23
172	BP	1000	0.23	1.00	0.23
173	BQ	1000	0.23	1.00	0.23
174	BR	1000	0.23	1.00	0.23
175	BS	1000	0.23	1.00	0.23
176	BT	1000	0.23	1.00	0.23
177	BU	1000	0.23	1.00	0.23
178	BV	1000	0.23	1.00	0.23
179	BW	1000	0.23	1.00	0.23
180	BX	1000	0.23	1.00	0.23
181	BY	1000	0.23	1.00	0.23
182	BZ	1000	0.23	1.00	0.23
183	CA	1000	0.23	1.00	0.23
184	CB	1000	0.23	1.00	0.23
185	CC	1000	0.23	1.00	0.23
186	CD	1000	0.23	1.00	0.23
187	CE	1000	0.23	1.00	0.23
188	CF	1000	0.23	1.00	0.23
189	CG	1000	0.23	1.00	0.23
190	CH	1000	0.23	1.00	0.23
191	CI	1000	0.23	1.00	0.23
192	CJ	1000	0.23	1.00	0.23
193	CK	1000	0.23	1.00	0.23
194	CL	1000	0.23	1.00	0.23
195	CM	1000	0.23	1.00	0.23
196	CN	1000	0.23	1.00	0.23
197	CO	1000	0.23	1.00	0.23
198	CP	1000	0.23	1.00	0.23
199	CQ	1000	0.23	1.00	0.23
200	CR	1000	0.23	1.00	0.23
201	CS	1000	0.23	1.00	0.23
202	CT	1000	0.23	1.00	0.23
203	CU	1000	0.23	1.00	0.23
204	CV	1000	0.23	1.00	0.23
205	AW	1000	0.23	1.00	0.23
206	AX	1000	0.23	1.00	0.23
207	AY	1000	0.23	1.00	0.23
208	AZ	1000	0.23	1.00	0.23
209	BA	1000	0.23	1.00	0.23
210	BB	1000	0.23	1.00	0.23
211	BC	1000	0.23	1.00	0.23
212	BD	1000	0.23	1.00	0.23
213	BE	1000	0.23	1.00	0.23
214	BF	1000	0.23	1.00	0.23
215	BG	1000	0.23	1.00	0.23
216	BH	1000	0.23	1.00	0.23
217	BI	1000	0.23	1.00	0.23
218	BJ	1000	0.23	1.00	0.23
219	BK	1000	0.23	1.00	0.23
220	BL	1000	0.23	1.00	0.23
221	BM	1000	0.23	1.00	0.23
222	BN	1000	0.23	1.00	0.23
223	BO	1000	0.23	1.00	0.23
224	BP	1000	0.23	1.00	0.23
225	BQ	1000	0.23	1.00	0.23
226					

**HSVP SUBMISSION REPORT**

**ON**

**"SERVICES PLAN AND ESTIMATE"**

**FOR EXTERNAL DEVELOPMENT WORKS**

**(SEWERAGE, STORM WATER DRAINAGE, WATER SUPPLY,  
ROAD WORKS, STREET LIGHTING & HORTICULTURE)**

**FOR**

**"INTEGRATED RESIDENTIAL PLOTTED COLONY"  
AREA MEASURING 71.28125 ACRES (LICENCE NO 124)  
UNDER NILP POLICY IN SECTOR 3, 4 & 4A, PINJORE KALKA  
URBAN COMPLEX,  
DISTRICT PANCHKULA, HARYANA**

**BEING DEVELOPED BY:**

**M/S TRIDENT HILLS PRIVATE LIMITED  
(FORMELY KNOWN AS IREO FIVE RIVER PRIVATE LTD)**

**NOVEMBER, 2022**

## DESIGN REPORT

### ESTIMATE FOR PROVIDING <sup>Internal</sup> EXTERNAL DEVELOPMENT WORKS FOR PROPOSED INTEGRATED RESIDENTIAL PLOTTED COLONY IN SECTOR 3, 4 & 4A, PINJORE KALKA URBAN COMPLEX, DISTRICT PANCHKULA, HARYANA

Panchkula, A town of Haryana state is situated on National Highway, at a distance of about 300 Kilometers from Delhi. Panchkula is important city of Haryana. It has proximity to Himachal Pradesh. It also shares its boundaries with Pinjore & Himachal Pradesh in the north.

This service estimate has been framed for the area of 71.28125 acres of residential plotted colony being developed by M/s Trident Hills Private Limited. The services have been designed with a view to integrate any further extension of area with the presently licensed area and also with master / external services to be laid by HSVP, with salient features as under.

*for providing internal services i.e. w/s, Sew, S.W.D, Road, Street Lighting (Hort)*

#### 1. WATER SUPPLY

##### Source

The present source of water supply for the proposed development shall be from ground water as the underground water in this area is sweet & potable and fit for human consumption. It has been proposed to install 3 Nos. of tube wells for the present i.e. till HSVP lays the external services to supply the water for which EDC is being paid to HSVP. It has been proposed to construct underground tanks of capacity as per attached details for domestic purpose. The underground tanks will be filled up from the proposed tube wells or HSVP riser.

*The ultimate requirement of tube wells includes 10% standby and the water supply arrangement will be provided by developer itself.*

##### Design

The scheme has been designed for the population of 6926 persons considering 13.5 persons for general plots and 18 persons for plots under floors. The rate of water supply per head per day has been taken as 172.50 liters as per HSVP norms. The total water supply requirement calculations for the populations are given in attached sheets. The pipe lines have been designed on " Hazen - William formula " with value of " C " as 100 & taking peak Factor of 3.0 as per norms & guidelines.

##### Distribution System

The water from the tube wells / HSVP supply mains shall be stored in to the ground level service reservoir and it will be filtered and chlorinated in the GLSR. The chlorinated water will be pumped and supply to the plots. The distribution system for this development has been designed for 172.5 liters per person per day @ 3.0 times the average flow on Hazen Williams formula with C-100. Necessary provision for laying (DI-K9) pipes conforming to IS 8329 along with valves and specials has been made in this estimate.

##### Pumping Equipments

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

## 2. SEWERAGE SCHEME

The scheme is designed for sewer connecting to the STP and bypass connection from STP to the HSVP sewer mains passing along the site. The sewerage system has been marked on the respective plans. The sewer lines have been designed for three times average D.W.F. in relation to water supply demand. It has been assumed that about 80% of the domestic & flushing water supply shall find its way into the sewerage system. Sewer lines shall be laid to a gradient, so that minimum required self-cleaning velocity is maintained.

Sewer lines shall be running by gravity and discharge to the Proposed STP. Treated effluent from STP will be used for horticulture & flushing system. However, surplus treated effluent, if any, will be discharged in to HSVP sewerage system.

Necessary provisions for laying HDPE DWC pipeline, construction of manholes and vent shafts, STP etc. have been made in the estimate. Necessary design statement for entire sewerage system has been prepared and attached with estimate.

## 3. STORM WATER DRAINAGE

It is proposed to lay underground RCC NP3 pipe with required number of manholes / catch basins for disposal of storm water which will be connected to rainwater harvesting structures and recharged to underground aquifer as per CGWA guidelines and EIA norms. Overflow connections shall also be provided to connect excess storm-water run-off in case of sudden high downpour by laying a Storm water line from the proposed site will be connected to main HSVP storm water line on HSVP sector road.

The intensity of rainfall has been taken as 6.25 mm per hour. A minimum size of 400 mm dia RCC NP3 for storm water will be provided and designed as per manning's formula. Necessary provision of rain water harvesting arrangement has also been taken in this estimate.

## 4. ROADS:

The cost for the same has been considered in the estimate. The work will be carried out in accordance with the standard specifications of Ministry of Road Transport and Highways (MoRT&H) and PWD (B&R) department of Haryana Govt. with 200mm GSB, 250mm, 10mm, 50mm thick DBM and 30mm BC

## 5. STREET LIGHTING

Provision for street lighting of proposed area has been made.

## 6. HORTICULTURE

Estimates and details of <sup>road side</sup> plantation, landscaping, signage, etc. has been included. <sup>of trees</sup> The Parks shall be developed by providing lawns etc

## 7. SPECIFICATIONS

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

## 8. RATES

The estimate has been based on the present market rates.

9. COST

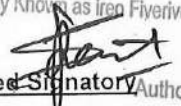
The total cost of the scheme, including cost of all services works out to be Rs. ~~5370 lakhs~~ (Rupees Fifty Three Crores Eighty Five Lakhs only) including 3% contingencies & 49% departmental charges and cost per acre comes out to 75.33 lakhs

5965.60 lacs  
(Rs Fifty nine Crores sixty five lacs only)

94.60 PER ACRE

For Trident Hills Pvt. Ltd

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Iron Fiveriver Private Limited)

  
Authorized Signatory



Integrated Residential Plotted Colony at Sector 3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Name of Project: Integrated Residential Plotted Colony at Sector 3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana		Name of Work: Main Design Calculations	
II. Fire Water Demand			
a	Total Population (P) =	6926	Persons
b	Water Requirement For Fire Reserve (KL) =	263.17	KL
	Say	270.00	KL
III. Tubewells			
a	Yield of Tubewell	20	M <sup>3</sup> /Hr
b	Working Hours per Day	16	Hours
c	Total Daily Domestic Water Demand	865	M <sup>3</sup> /Day
d	Number of Tube wells required. (=Water Demand/Discharge/Hours working per day)	2.76	Nos
e	Add 5% as standby	2.82	Nos
f	Total 10%	2.97	Nos
	Say	3.00	Nos
IV. Pumping Machinery for Tubewells			
a	Gross Working Head	70	Meter
b	Average fall in S.L	2	Meter
c	Depression Head	5	Meter
d	Friction loss in main	8	Meter
	Total	85	Meter
e	Discharge	20000	LPH
f	Horse Power HP = (20000 X 85 X 1) / (60 X 60 X 75 X 0.6)	10.49	HP
	Say	12.50	HP
V. Under Ground Water Tanks			
a	Total Water Demand (Daily for Domestic Purposes)	865	M <sup>3</sup> /Day
b	Storage Capacity	16	Hours
c	U.G Tank Capacity Required	579	M <sup>3</sup>
d	U.G Tank Capacity Provided	600.00	M <sup>3</sup>
e	Total Water Demand (Daily for Flushing Purposes)	490.482-00	M <sup>3</sup> /Day
f	Storage Capacity	16	Hours
g	U.G Tank Capacity Required	725	M <sup>3</sup>
h	U.G Tank Capacity Provided	725	M <sup>3</sup>
i	U.G Tank Capacity for Fire	270	M <sup>3</sup>
	Total	1320	M <sup>3</sup>

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as ireo Eyeriver Private Limited)

*[Signature]*  
Authorised Signatory

Name of Project: Integrated Residential Plotted Colony at Sector 3, 4 & 4A, Pinjore Kalka Urban Complex, District, Panchkula, Haryana									
Name of Work: Main Design Calculations									
VI.	Boosting Machinery for Water Supply Pumps								
A	Domestic Water Transfer Pump								
i	Total Domestic Water Demand								M <sup>3</sup> /Day 865 859
ii	Discharge per hour @ 12 hr. pumping /day								M <sup>3</sup> /Hr 72.08 74.66
iii	No of working pumps								LPM 1241.33 1499.06
iv	Proposed Pump Discharge								Nos 2
	Say								LPM 596.53
									LPM 600.00
	Gross Working Head								Meter 5
v	Suction Lift – Positive Suction								Meter 2.07
vi	Clear Head Required								Meter 5.0
vii	Friction Loss in Main & Specials								Meter 4.9
	Total Head								HP 7.78
viii	H.P of Each Pump Required								HP 8.89
	Say								10.00
	It is Proposed to Provide 3 Nos. of Pumps (2 working + 1 standby) of 10.00 HP Each								
B	Flushing Water Transfer Pump								
i	Total Flushing Water Demand								M <sup>3</sup> /Day 725 616
ii	Discharge per hour @ 12 hr. pumping /day								M <sup>3</sup> /Hr 60.41 51.36
iii	No of working pumps								LPM 1006.83
iv	Proposed Pump Discharge								Nos 2
	Say								LPM 503.42
									LPM 428.00
	Gross Working Head								LPM 430.00
v	Suction Lift – Positive Suction								Meter 5
vi	Clear Head Required								Meter 2.57
vii	Friction Loss in Main & Specials								Meter 18
	Total Head								Meter 60
viii	H.P of Each Pump Required								HP 6.56
	Say								7.40
	It is Proposed to Provide 3 Nos. of Pumps (2 working + 1 standby) of 10.00 HP Each								10.00
VII.	Generating Sets for Water Supply Pumps								
a	HP for Tubewells								HP 37.5
b	HP for Domestic Water Supply Pumps								HP 20
c	HP for Flushing Water Supply Pumps								HP 20
	Total								HP 77.5
	in KVA								KVA 72.27
	Say								KVA 82.50

92.50 x 0.746 x 1.50 = 103.50 KVA  
Say 105 KVA

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Irep Flyover Private Limited)

*[Signature]*  
Authorised Signatory

**ESTIMATE FOR DEVELOPMENT OF EXTERNAL SERVICES FOR  
INTEGRATED RESIDENTIAL PLOTTED COLONY AT SECTOR 3, 4 AND 4A, PINJORE KALKA  
URBAN COMPLEX, DISTRICT PANCHKULA, HARYANA**

**FINAL ABSTRACT OF COST**

Sl.No.	Head No.	Particulars	Amount in Lacs
			636.78
1	SUB WORK NO. I	WATER SUPPLY & FIRE FIGHTING	405.50
			491.72
2	SUB WORK NO. II	SEWERAGE SCHEME	292.94
			616.22
3	SUB WORK NO. III	STORM WATER DRAINAGE	468.07
			1942.22
4	SUB WORK NO. IV	ROADS & FOOT PATHS	1894.58
			241.94
5	SUB WORK NO. V	STREET LIGHTING	218.79
			38.88
6	SUB WORK NO. VI	PLANTATION & ROAD SIDE TREES	35.64
			1997.85
7	SUB WORK NO. VII	MAINTENANCE CHARGES & RE-SURFACING ROADS FOR 10 YEARS	2054.47
			5965.61
		Total	5369.99
		Say	5370.00

(Rupees Fifty Three Crore & Seventy Lacs Only)

Cost Per Acre =  $\frac{Rs\ 5370\ 71.28125}{74.6} = Rs\ 75.33\ \text{Lacs Per Acre}$

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as ireo Fiveriver Private Limited)

*[Signature]*  
Authorised Signatory

AUTHORISED SIGNATORY

*[Signature]*  
(N.K. Payal)  
Executive Engineer  
PMDA, Panchkula

*[Signature]*  
Sub Divisional Engineer  
PMDA, Panchkula

Checked subject to Comments  
In forwarding letter No. 6905  
Dt. 10.01.2023 and notes  
attached with the estimate

*[Signature]*  
Suprintending Engineer  
HSVI, Circle  
PANCHKULA

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

*[Signature]*  
Superintending Engineer (HQ)  
for Chief Engineer 1 NSVP  
Panchkula  
SDE(w-2)

Sub Work No I


Water Supply System

Abstract of Cost for Water Supply System Works

Sr. No	Head No.	Particulars	Amount in Lacs
			145.90
1	Sub Head No. 01	HEAD WORKS	<del>93.90</del>
			45.00
2	Sub Head No. 02	PUMPING MACHINERY	<del>29.75</del>
			22.87
3	Sub Head No. 03	RISING MAIN FROM HSVP & TUBEWELLS	<del>16.88</del>
			192.76
4	Sub Head No. 04	WATER SUPPLY DISTRIBUTION SYSTEM	<del>116.22</del>
		(Dom. & Flushing W/S.)	3.87
5	Sub Head No. 05	EXTERNAL FIRE HYDRANT	<del>2.93</del>
			4.52
6	Sub Head No. 06	IRRIGATION SYSTEM	<del>4.52</del>
			414.92
		Total	<del>264.20</del>
			12.45
		Add 3 % contingencies & PE charges.	<del>7.93</del>
		Total	<del>272.13</del>
			427.37
		Add 49 % Departmental charges, Price escalation, unforeseen, Admin. Charges.	<del>209.41</del>
			133.34
		Total	405.47
		C/O. to final abstract of cost (say in Lacs)	<del>405.50</del>
			493.80

636.78 lacs

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Geo Elixriver Private Limited)

  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. I		Water Supply			
Sub Head No. 01		Head Works			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Boring and installing Tube Well /with reverse rotary rig complete with pipe & fittings and strainer to a depth of about 120 metre in all respects. <i>of 200 mm dia</i>	Nos	3	1000000	<del>3000000.00</del> 45.00 lacs
2	Provision for construction of Tube Well chambers of Size 4.5x1.5x1.5 m for Housing Tube Well. <i>4.90x1.25M</i>	Nos	3	<del>300000</del> 50000	<del>900000.00</del> 150000.00
3	Construction of RCC underground water storage tank of capacity 1220 KL including of fire fighting with inlet, outlet & overflow connections. (600 Domestic + 450 Flushing + 270 Fire = 1220 <i>std design of PHED/HSDP</i> 1320 KL	KL	<del>1220</del> 1320	4500	<del>5490000.00</del> 59.40
4	Provision for Construction of boosting chamber (Pump Room) of required size along with underground water tank for pumping machinery & generating set etc. complete in all respects.	Each	1	450000	450000.00
5a	Provision for construction of boundary wall and gate around the water works and tubewell.	LS	1	250000	250000.00
b	for tubewell	LS	3	1,50,000	4,50,000.00
6	Provision for carriage for materials and other foreseen items.	LS		<del>1,50,000</del> 50000	<del>1,50,000.00</del> 50000.00
7	Provision of staff quarters of 350sqft		3	6,50,000.00	19,15,000.00
Total Cost					<del>9390000.00</del>
C/O To Abstract of Cost for Sub work No. I (in Lacs)					<del>93.90</del> 145.90 lacs

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Firefly Private Limited)

*[Signature]*  
Authorised Signatory

Sub Work No. 1		Water Supply			
Sub Head No. 02		Pumping Machinery			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing and installing (Domestic water) electricity driven pumping Set capable of delivering about 600 LPM of water against a total Head of <del>45</del> <sup>100</sup> M complete with motor and other accessories (10.0 HP each). (2working + 1 standby)	Nos	3	<del>175000</del> 390,000	<del>525000.00</del> 900,000
2	Providing and installing (Flushing water) electricity driven pumping Set capable of delivering about 360 LPM of water against a total Head of 60 M complete with motor and other accessories (10.0 HP each). (2working + 1 standby)	Nos	3	<del>150000</del> 300,000	<del>450000.00</del> 7,50,000
3	Providing and installing Submersible Pumps for Tube Well, Capacity 20000 LPM at <del>45</del> M head complete in all respects. <i>running with electric motor</i>	Nos	3	<del>125000</del> 200,000	<del>375000.00</del> 6,00,000
4	Provision for Electrical panel including cables, electrical fittings and service connections for tube-well and boosting chamber etc.	LS		<del>350000</del> 1,50,000	<del>350000.00</del> 4,50,000
5	Providing and installing of diesel engine generating set for standby arrangements to run the water supply pumps complete with gear head arrangements of following capacities.			(L.S)	10.00
a)	82.5-KVA	Nos	1	850000	850000.00
6	Provision for making foundations and erection of Pumping Machinery.	LS		<del>50000</del> 200,000	<del>50000.00</del> 200,000
7	Provision for chlorination plant complete	Nos	1	<del>50000</del> 100,000	<del>50000.00</del> 1,00,000
8	Provision for pipes, valves and specials inside boosting chamber.	LS		<del>250000</del> 200,000	<del>250000.00</del> 200,000
9	Provision for carriage for materials and other foreseen items.	LS		<del>75000</del> 1,50,000	<del>75000.00</del> 1,50,000
Total Cost					<del>2975000.00</del>
C/O To Abstract of Cost for Sub work No. 1 (in Lacs)					<del>29.75</del> 45.00 lacs


For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Irep Flyeriver Private Limited)

  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. 1		Water Supply			
Sub Head No. 03		Rising Main from HSVP & Tubewells			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing, laying, jointing and testing of pipe lines including Cost of excavation etc. complete in all respects.			1460/-	8.61 lacs
a)	100 mm dia DI.	Meter	590	1300	767000.00
b)	150 mm dia DI.	Meter	365	1600	584000.00
c)	200 mm dia DI.	Meter	65	4850	420250.00
				2700/-	1.76 lacs
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respects			12000/-	0.36 lacs
a)	100 mm dia	Nos	3	7500	22500.00
b)	150 mm dia	Nos	1	10000	10000.00
c)	200 mm dia	Nos	1	15000	15000.00
				20000	0.20 lacs
3	Providing and fixing air release valves. 80 mm dia	Nos	2	10000	20000.00
4	Providing and fixing indicating plates for sluice valve and air Valves.	Nos	7	2000	14000.00
5	Provision for carriage for materials and other foreseen items.	LS		50000	50000.00
6	Provision for making water supply connection with HSVP line on master road	LS		35000	35000.00
7	Provision for cutting of roads and making good to its original conditions.	LS		50000	50000.00
Total Cost					1687750.00
C/O To Abstract of Cost for Sub work No. 1 (in Lacs)					16.88

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Ireo Flyeriver Private Limited)

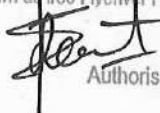
  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. I		Water Supply			
Sub Head No. 04		Water Supply Distribution System (Domestic & Flushing)			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing, laying, jointing and testing of <sup>DI (K-9)</sup> pipe lines including cost of excavation etc. complete in all respects. (For Domestic Water Supply)			14601	69.57 lacs
a)	100 mm dia DI.	Meter	4765	4300	6194500.00
b)	150 mm dia DI.	Meter	922	4600	1475200.00
c)	200 mm dia DI.	Meter	246	4850	466100.00
				27001	6.64 lacs
2	Providing, laying, jointing and testing of <sup>DI</sup> uPVC pipe lines conforming to IS 4985 including cost of excavation etc. complete in all respects. (For Flushing Water Supply).			14691	15949501
a)	80 mm dia uPVC: <sup>DI</sup>	Meter	3255	400	1302000.00
b)	100 mm dia uPVC: <sup>DI</sup>	Meter	1130	5500	621500.00
c)	150 mm dia uPVC: <sup>DI</sup>	Meter	1200	800	960000.00
				20910	24.48
3	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respects			10000	120,000
a)	80 mm dia	Nos	12	5000	60000.00
b)	100 mm dia	Nos	17	7500	127500.00
c)	150 mm dia	Nos	5	10000	50000.00
c)	200 mm dia	Nos	2	15000	30000.00
				25000	0.40
4	Providing and fixing air release valves & scour valves.	Nos	10	10000	100000.00
5	Providing and fixing indicating plates for sluice valve and air Valves.	Nos	46	1000	46000.00
6	Provision for carriage for materials and other foreseen items.	LS		200,000	200,000
7	Provision for cutting of roads and making good to its original Conditions.	LS		100000	100000.00
Total Cost					11621800.00
C/O To Abstract of Cost for Sub work No. I (in Lacs)					116.22

18.81  
63.95 lacs  
2.01 lacs  
0.40  
126234501  
192.76 lacs

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Ireo Flyover Private Limited)


  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. I		Water Supply			
Sub Head No. 05		External Fire Hydrants			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing, laying, jointing & testing of M.S pipe line for fire mains conforming to IS: 1239 including cost of fittings, connection and excavation of earth complete in all respects.				
a)	80 mm dia	Meter	105	1050	110250.00
2	Providing and fixing of external fire hydrants with accessories, <sup>Land measurement chamber</sup> complete in all respects.	Nos	21	<del>10,000</del> 6500	<del>210,000</del> 136500.00
3	Providing and fixing indicating plates for external fire hydrants.	Nos	21	1000	<sup>0.42</sup> <del>24000.00</del>
4	Provision for carriage for materials and other foreseen items.	LS		25000	25000.00
Total Cost					292750.00
C/O To Abstract of Cost for Sub work No. I (in Lacs)					<del>2.93</del>

3.87/95

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Treo Everiver Private Limited)

  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. I		Water Supply			
Sub Head No. 06		Irrigation System			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing, laying, jointing and testing of uPVC pipe lines conforming to IS 4985 including cost of excavation etc. complete in all respects. (For Flushing Water Supply)				
a)	32 mm dia uPVC.	Meter	600	200	120000.00
b)	40 mm dia uPVC.	Meter	250	250	62500.00
c)	50 mm dia uPVC.	Meter	15	350	5250.00
2	Providing and fixing 25 mm dia irrigation hydrant Valve complete in all respect	Nos	54	3500	189000.00
<del>3</del>	<del>Provision for carriage for materials and other foreseen items.</del>	<del>Nos</del>	<del>4</del>	<del>10,000</del>	<del>40,000.00</del>
3	Provision for carriage for materials and other foreseen items.	LS		25000	25000.00
4	Provision for cutting of roads and making good to its original Conditions.	LS		50000	50000.00
<b>Total Cost</b>					<b>451750.00</b>
<b>C/O To Abstract of Cost for Sub work No. I (in Lacs)</b>					<b>4.52</b>

491750.00  
₹ 4.52 Lacs

(N.K. Rayal) *N.K. Rayal*  
Executive Engineer  
PMDA, Panchkula

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as ireo Flyover Private Limited)

*[Signature]*  
Authorised Signatory

*[Signature]*  
Sub Divisional Engineer  
PMDA, Panchkula

*[Signature]*  
Suprintending Engineer  
HSVP, Circle  
PANCHKULA

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. II		Sewerage Scheme			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing, jointing, cutting and testing HDPE DWC / SW pipe class "A" and lowering into trenches including cost of Excavation, bed concrete, cost of manholes etc. complete				
a)	Pipe 200 mm i/d avg. depth 0-2 M	Meter	3538	1700/- 4275	60.15 lacs 4510950.00
b)	Pipe 200 mm i/d avg. depth 2-4 M	Meter	687	1500/1550	1064850.00 12.37
c)	Pipe 250 mm i/d avg. depth 0-2 M	Meter	5	2000/1600	8000.00 0.10
d)	Pipe 250 mm i/d avg. depth 2-4 M	Meter	5	2200/1850	9250.00 0.11
e)	Pipe 300 mm i/d avg. depth 0-2 M	Meter	678	2800/2250	1525500.00 16.96
f)	Pipe 300 mm i/d avg. depth 2-4 M	Meter	394	3000/2500	985000.00 11.82
g)	Pipe 400 mm i/d avg. depth 2-4 M	Meter	126	3250	409500.00
				4860	6.13
2	Provision for By Pass Line from STP to municipal connection 300 mm dia. HDPE pipe	Meter	270	2500 3050	675000.00 8.24 lacs
3	Provision for cartage of materials and other foreseen items.	LS		400000	5.00 lacs 100000.00
4	Provision for lighting and watching.	LS		75000	2.00 lacs 75000.00
5	Provision for making HSVPI Connection on master road	LS		150000	2.00 lacs 150000.00
6	Provision for providing and fixing vent shaft at suitable places as per P.H. requirements.	LS		350000	10.00 lacs 350000.00
7	Provision for temporary timbering etc.	LS		450000	5.00 lacs 450000.00
8	Provision for STP of capacity 1100 KLD. (1.10 mld) Complete in all respects	LS		9000000	9000000.00 176.00 lacs
9	Provision of cutting of roads and making good to its original condition.	LS		200000 75000	200000.00 75000.00 2.50 lacs
					19212050.00
	Total				19088050.00
	Add 3% contingencies & PE charges.				320.40 lacs
	Total				9.61 19660691.50
	Add 49% Departmental charges, Price escalation, unforeseen, Admin Charges.				330.01 9633738.84
	Total				161.71 29294430.34
	C/O. To Final Abstract of Cost (say in Lacs)				491.72 lacs 292.94

(N.K. P. Jyal)  
Executive Engineer  
PMDA, Panchkula

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Ireo Eiveriver Private Limited)  
Authorized Signatory

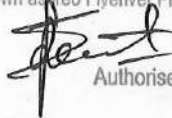
Service Estimate  
Suprintending Engineer  
HSVP, Circle  
PANCHKULA

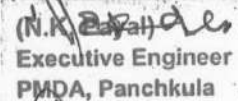
Sub Divisional Engineer  
PMDA, Panchkula

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. III		Storm Water Drainage Scheme			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing, laying and testing RCC NP3 class pipe drain, jointed with cement mortar including cost of Excavation, bed concrete, cost of manholes etc. complete.				
a)	RCC NP3 pipe 400 mm i/d avg. depth 0-2 M	Meter	6340	2750	17435000.00
c)	RCC NP3 pipe 500 mm i/d avg. depth 0-2 M	Meter	353	3250	1147250.00
					11.47 lacs
2	Provision for cost of Road gullies with 250 mm pipe connection.	LS		750000	750000.00
					15.00 lacs
3	Provision for Rain Water Harvesting arrangement	Acre	71.281	150000	10692195.00
	at suitable places	(L.S)			150.00 lacs
4	Provision for Shoring & Timbering.	LS		100000	100000.00
					10.00 lacs
5	Provision for Lighting, Watching & Temp. Drain Arrangements	LS		75000	75000.00
	diversion of traffic				20.00 lacs
6	Provision for cartage of materials and other foreseen items.	LS		75000	75000.00
					15.00 lacs
7	Provision for making HSVP/Connection on master road	LS		150000	150000.00
					7.50 lacs
8	Provision of cutting of roads and making good to its original condition.	LS		75000	75000.00
					10.00 lacs
	<b>Total</b>			<b>401.52</b>	<b>30499445.00</b>
					31144450
	Add 3% contingencies & PE charges.			12.05	914983.35
	<b>Total</b>			<b>413.57</b>	<b>34414428.35</b>
					32109648.57
	Add 49% Departmental charges, Price escalation, unforeseen, Admin Charges.			202.65	15393069.89
	<b>Total</b>			<b>616.22</b>	<b>46807498.24</b>
					47812420.57
	<b>C/O. To Final Abstract of Cost (say in Lacs)</b>				<b>-468.07</b>
					478.13

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Treo Fiveriver Private Limited)

  
Authorized Signatory

  
Executive Engineer  
PMDA, Panchkula

  
Sub Divisional Engineer  
PMDA, Panchkula

  
Supervising Engineer  
HSVP, Circle  
PANCHKULA

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. IV		Roads & Foot Paths			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing for levelling and earth filling as per site condition.	Acres	71.281	175000	12474248.75
	<i>2000</i>		<i>8.223</i>		<i>110.35 lacs</i>
2	Providing <del>200</del> <i>225</i> mm thick wet bound macadam and 50 mm thick bitumenious macadam and <del>35</del> <i>35</i> mm thick semi-dense bitumenious concrete.	Sq.m	<i>63.058</i>	1450	77202250.00
	<i>Dense dense</i>		<i>49100</i>	<i>1500</i>	<i>736.50 lacs</i>
3	Provision for kerbs and channels of CC (1:2:4) on both sides of roads.	Meter	12080	600	72.48 lacs
					7852000.00
4	Provision for foot paths on both side of roads.	Sq.m	32975	750	24731250.00
	<i>over c.c. 1:8:16 and sand filling</i>				<i>247.31 lacs</i>
5	Provision for making approach and pavement to building. <i>area i.e. 50% of the area</i>	LS	4593	600000	500000.00
	<i>2.27 x 4043/2</i>	Sqm	Sqm	1500	68.90 lacs
6	Provision for plot indicator board, guide map & demarcation of burgle and making parking arrangement. <i>with Thermoplastic paint</i>	LS		350000	350000.00
				<i>500,000</i>	<i>10,00,000.00</i>
					<i>5.00 lacs</i>
7	Provision for traffic light arrangement.	LS		100000	100000.00
8	Provision for cartage of materials and other foreseen items.	LS		150000	150000.00
					<i>15.00 lacs</i>
<b>Total</b>				<b>1265.54</b>	<b>423449718.75</b>
Add 3% contingencies & PE charges.				<b>37.96</b>	<b>3703491.56</b>
<b>Total</b>				<b>1303.50</b>	<b>427153210.31</b>
Add 49% Departmental charges, Price.escalation, unforeseen, Admin Charges.				<b>638.72</b>	<b>62305073.05</b>
<b>Total</b>				<b>1942.22</b>	<b>489458283.37</b>
C/O. To Final Abstract of Cost (say in Lacs)				<b>1944.50</b>	<b>1894.58</b>

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Geo Flyer Private Limited)

*[Signature]*  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. V				Street Lighting	
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing street lighting on roads as per standard specification of UHBVNL. <i>Complete in all respect</i>	Acres	71.281	<del>250,000</del> 200000	14256250.00
	<i>(-) G.H. Area</i>		<i>8.223</i>		<del>14256250.00</del>
	<b>Total</b>		<i>63.05825</i>		<b>14256250.00</b>
	Add 3% contingencies & PE charges.				427687.50
	<b>Total</b>				<b>14683937.50</b>
	Add 49% Departmental charges, Price escalation, unforeseen, Admin Charges.				7195129.38
	<b>Total</b>				<b>21879066.88</b>
	<b>C/O. To Final Abstract of Cost (say in Lacs)</b>				<b>218.79</b>

157.65  
4.72  
162.37  
79.57 lacs  
241.94 lacs

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Fire Flyer Private Limited)

  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. VI		Plantation and Road side Trees			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Development of lawn areas				
a	Trenching the ordinary soil up to dept of 60cm including removal and stacking of serviceable materials and disposing of by spreading and levelling within a lead to 50m and making up the trenches area of proper leads by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth and manure.				
b	Rough dressing of turfed area.				
c	Grassing with "Doob Grass" including watering and maintenance of lawns for 30 days till the grass forms a thick lawn free weeds and fit for moving in rows 7.5m apart in either direction including provision for hedges and barbed wire fencing around park.				
d	Organized green area 21745.85 Sq.m or 5.373 Acres	Acres	5.373	1.50/06 200000	8.06 Lacs 4074600.00
2	Provisions trees, guards and planting trees along road at 12mt interval Total Road length = 5753 m (5753/12) x 2 = 960 no.s Cost Analysis for Planting of Trees				
	Excavation @ Rs 60.00				60.00
	Manure @ Rs 90.00				90.00
	Tree plant @ Rs 150.00				150.00
	Tree guard @ Rs.1000.00				1500.00
	Total Rs. 1300 per Tree	Each	960	1800 1300	17.28 Lacs 1248000.00
					25.34
	Total				2322600.00
	Add 3% contingencies & PE charges.				0.76 69678.00
	Total				2392278.00
	Add 49% Departmental charges, Price escalation, unforeseen, Admin Charges.				26.10 12.178 1172216.22
	Total				3564494.22
	C/O. To Final Abstract of Cost (say in Lacs)				38.88 Lacs 35.64

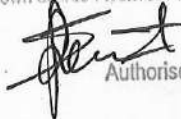
For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as ireo Five river Private Limited)

  
Authorised Signatory

Integrated Residential Plotted Colony at Sector 3, 4 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana

Sub Work No. VII		MTC Charges & Re-surfacing of Roads			
Sr.No.	Description	Unit	Qty.	Rate	Amount in Rs.
1	Providing of maintenance charges for water supply, storm water drainage, sewerage, Road, Street lighting, Horticulture etc. complete in all respect including Operational and establishment charges as per HUDA norms for 10 years completion	Acres	71.281	8.00 775000	504.46 Lacs 55242968.75
	(-) G.I. Area		8.223		
2	Providing of resurfacing of roads after 1st 5 years of maintenance with 50 mm thick B.M. layer & 25 mm thick premix carpet with seal coat. B.C	Sq.m	63.058 53305	900 675	44974500.00 35980875.00
3	Providing of resurfacing of roads after 10 years with 25 mm thick premix carpet with seal coat. B.C	Sq.m	53693 53305	650 800	34882500.00 42644000.00
	<b>Total</b>		93693	825	133867843.75
	Add 3% contingencies & PE charges.			39.05	4016035.31
	<b>Total</b>				137883879.06
	Add 49% Departmental charges, Price escalation, unforseen, Admin Charges.				67563100.74
	<b>Total</b>			657.01	205446979.80
	<b>C/O. To Final Abstract of Cost (say in Lacs)</b>			1997.85	2054.47

For TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Ino Fiveriver Private Limited)

  
Authorised Signatory