

Directorate of Town & Country Planning, Haryana

Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

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Regd.

To

✓ Axis Infrabuild Pvt. Ltd.,
36, Rajindra Park,
Ambala Cantt.

Memo No. LC-5267/JE (SB)/2025/ 9864 Dated: 19-03-2025

Subject: Approval of Service Plan/Estimates of Licence No. 93 of 2024 dated 23.07.2024 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 6.375 acres in the revenue estate of village Rawlan, Sector-42, Ambala.

Reference: Chief Engineer-IL, HSVP, Panchkula office memo no. 332375 dated 09.12.2024.

The Service Plan/Estimates in respect of Licence No. 93 of 2024 dated 23.07.2024 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 6.375 acres in the revenue estate of village Rawlan, Sector-42, Ambala 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-IL, HSVP, Panchkula office memo dated 09.12.2024.
2. That you will have to pay the proportionate cost of the External Development Charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis, as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.

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

Note (1):-

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

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



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

Endst. No LC-5267/JE(SB)/2025/

Dated:

A copy is forwarded to the following for information and necessary action please:-

1. The Chief Engineer-II, HSVP, Panchkula with reference to their office memo no. CA/CE-I/CE-II-HSVP/ACE(HQ)/EE(M)/SDE(W-3)/2024/332375 dated 09.12.2024.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Ambala.


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

LC-5267

**6.375 ACRES AFFORDABLE
RESIDENTIAL PLOTTED COLONY IN
SECTOR 42, AMBALA**

AXIS INFRA BUILD PVT. LTD.

**ESTIMATE FOR PROVIDING WATER SUPPLY, SEWRAGE,
STROM WATER DRAINAGE, ROADS, STREET LIGHTING AND
HORTICULTURE IN RESPECT OF 6.375 ACRES AFFORDABLE
RESIDENTIAL PLOTTED COLONY IN SECTOR 42, AMBALA**

CONSERVE WATER

**PROJECT REPORT/ESTIMATE FOR PROVIDING WATER SUPPLY,
SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING
AND HORTICULTURE IN RESPECT OF 6.375 ACRES AFFORDABLE
RESIDENTIAL PLOTTED COLONY IN SECTOR 42 AMBALA
REPORT**

The Haryana Government has prepared a master plan for development of Residential/Industrial/Commercial urban estate AMBALA. AXIS INFRA BUILD PVT. LTD. has decided to develop a part of the area in this master plan and has named this part as 6.375 Acres Affordable Residential Plotted colony. This scheme is located in sector 42 of Haryana Sheari Vikas Pradhikaran Ambala. License has already been granted under by DGTCP license 93 of 2024 dated 23.07.2024. The brief details of the colony are as under:-

WATER SUPPLY

1. Source

The source of water supply in this area is tubewells at present as the underground water is potable and fit for human consumption. Moreover water is available at reasonable depth. The average yield of tubewell with 60-80 ft. strainers will be about 36000 litre per hour upto a reasonable depth. The recharging of underground water table in this belt is started to be good. The number of tubewells required for the above area has been worked out and the tubewells will be bored in tune with growth of the demand to avoid absence of the tubewell. The ultimate requirement of tubewells includes provisions of 10% stand by. The water supply arrangement will be provided by the Developer itself.

2. Design

The scheme has been designed for approved population of 3267 persons. The rate of water supply per head per day has taken as 155 liters (135+ 15%) as per HSVP norms. In addition to above necessary provision of water for community area, shopping centers, parks etc. have been taken into account for calculating the maximum quantity of water requirement.

3. Pump chambers and Pumping Machinery

It is proposed to equip each tubewell with an electrically driven set ejecto type or submersible pump capable of delivering of 36,000 litre per hour. It is also proposed to equip required Nos pumping sets with stand by diesel engines/gen set engines for operation during failure of electricity.

4. Under Ground Storage

Provision has been made for 750 KL capacity common for all the four schemes which caters domestic as well as fire fighting (250 KL). The tank will have one compartment for fire fighting and two compartment for domestic water supply. The water first enters the fire compartment to keep the water supply fresh.

5. Boosting Station

The boosting station is being planned near UGSR catering to the above requirement

6. Distribution System

The distribution system for this development has been designed to supply @ 155 litre per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying CI/DI pipes conforming to relevant IS standards along with valves and specials has been made in the project. The minimum terminal head at any point will be more than 17.00 meters so that it can serve the 3 stories construction. Minimum pipe dia for distribution is kept as 100 mm dia. For drinking water supply and 80mm dia for flushing cum irrigation water supply.

7. Sewerage

The sewer lines have been designed for 3 times average DWF in relation to the water supply demand assuming that $\frac{B_0}{3}$ 75% of the domestic water supply shall find its way into the proposed sewer.

SW/RCC pipe sewers have been proposed and designed to run half full. The sewers have been designed on 0.77 M per second minimum velocity i.e. self cleansing velocity. Necessary provision

for laying s.w. /R.C.C. pipes manholes etc. has been made in this estimate. *The developer has also given the undertaking regarding Sewage disposal will be made by the developer itself. All the service provided by the HSVP.*

8. Storm water Drainage

The storm water drainage is being designed to carry 6.25mm rainfall per hour. Also suitable provisions are contemplated in our scheme to ensure better recharging of underground water table in the area R.C.C. Hume pipes drain with minimum 400mm dia is proposed in this area.

9. Roads

The roads in the colony have been planned 9m & 12m wide. The following specifications have been adopted which are reproduced below.

- (i) 300 mm GSB *GSB 200mm*
- (ii) 150 mm Cement Concrete, 1:3:6 under bed of interlocking paver block *Stone Aggregate 250mm*
- (iii) 80 mm thick interlocking paver Block duly ISI *50mm 0.8m*

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

10. Street lighting

The provision has been made on lump sum basis.

11. Horticulture

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

12. Specifications

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

13. Rates

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

14. Cost

The total cost of development in this project including various P.H. and B & R services works out to Rs ~~792.80~~ ^{731.81} Lacs.

The cost per gross acre for the phase works out to be Rs ~~124.80~~ ^{114.80} which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantation including maintenance thereof as well as escalation, administrative departmental and unforeseen charges.



For Aads Infrabuild Pvt. Ltd.

Director

AUTHORIZED SIGNATORY

6.375 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR - 42, AMBALA

DESIGN CALCULATIONS

1	DAILY REQUIREMENT	
i)	Total no. of plot	114 nos.
ii)	No. of persons per plot	13.50 persons
iii)	Total populations (114 x 13.50)	1539 persons
iv)	Daily water allowances	135 LPCD + 15 U.F.A = 155 LPCD
v)	Total Requirement (1539 x 155)	238545 Ltr. Or 238.55 KLD say 239 KLD
2	REQUIREMENT FOR INSTITUTIONS ETC.	
a	No. of commercial site	IND
i)	Area of commercial	829.875 sqm or 0.205 acre
ii)	Daily water requirement	32000 Ltrs. / Acre / day
iii)	Total daily requirement (0.205 x 320 m)	6560 Ltrs. Or 6.56 K.L.D
b	Community place	
i)	Area of community place	0.638 acre
ii)	Daily water requirement	25000 Ltrs. / Acre / day
iii)	Total daily requirement (0.638 x 25000)	15950 Ltrs. Or 15.95 K.L.D
	Total (a+b) = (6.56+15.95)	22.51 KLD say 22.50 KLD
3	AREA UNDER PARK	
i)	Area of green belt	0.517 acre
ii)	Daily water requirement	25000 Ltrs. / Acre / day
iii)	Total requirement (0.517 x 25000)	12925 Ltrs. Or 12.93 K.L.D
4	AREA UNDER ROAD OUT OF 6.375 ACRE	
i)	Area of road	1.00 acre
ii)	Daily water requirement	5000 Ltrs. / Acre / day
iii)	Total requirement (1.00 x 5000)	5000 Ltrs. Or 5.00 KLD
	Total (iii + iv) = 12.93 + 5.00	17.93 KLD say 18.00 KLD
	Assuming requirement for flushing as 1/3 of the total domestic demand and therefore daily requirement for flushing (i + ii) 239 KLD + 22.50 KLD = 261.50 KLD	261.50 261.50 x 1/3 = 87.17 KLD
	Daily Potable drinking water requirement	261.50 (-) 87.17 = 174.33 261.50 - 90 say 175 KLD

6.375 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR - 42, AMBALA

TUBEWELL		120.0
i) Total daily domestic demand (drinking)		175.00 KLD
ii) Expected discharge of Tubewell	40000 Ltrs. / Hour or 40 KLD / Hour	
iii) Working hour proposed		16 Hours
iv) No. of Tubewell (175 / 40 x 16)		0.70 Nos.
v) Add 10% standby arrangement		0.03 Nos.
		0.30 Nos. say 1 nos.
No. of tubewell required for (265.50 KLD + 18.00 KLD)		279.50 KLD
<u>2.85</u> 279.50 / (40 X 16)		0.44 NOS.
Add 10% standby arrangement		0.04 Nos.
		0.48 Nos. say 1 Nos.
Hence it is proposed to provide 1 No. tubewell of size 300mm x 200 mm upto depth of 300 Mtrs. Below ground level. The requirement of flushing water supply to met out from treated water waste of S.T.P		
PLUMBING MACHINERY FOR TUBEWELL		
Head of plumbing machinery		
i) Gross working load		45.00 M
ii) A.V. spring level		10.00 M
iii) Depression head		10.00 M
iv) Friction loses in pipes and special		5.00 M
v) Friction loses in machinery		5.00 M
Total		75.00 M
B.H.P = $40000 \times 75 / 60 \times 60 \times 75 \times 0.60$		18.52 BHP say 20.00 HP
Hence it is proposed to provide 1 No. submersible pumping set of 670 LPM with a head of 75.00Mtr., driven with electronic motor of 20.00 H.P		
UNDERGROUND TANK (FOR DRINKING WATER SUPPLY)		
i) Daily water requirement for domestic use including institutional demand		180.0 175.00 KLD
ii) Capacity of underground tank proposed equal 1/3rd of daily requirement	60%	180 x 0.60 108.00 KLD
iii) Capacity of fire fighting		108.00 KLD
Considering 1/3 of 124/3		41.33 KLD say 50.00 KLD
Total	108 58.38 + 50.00	158.38 say 160.00 KLD
Hence it is proposed 1 No. under ground tank for driving water in two partitions complete in all respect		
PUMPING MACHINERY FOR UNDER GROUND TANK		
i) Daily water requirement for domestic use (drinking)		175.00 KLD
ii) Working hours proposed	120	8.00 Hours
iii) Capacity per hour		$175/8 = 21.875$ KL / Hour or 364.67 LPM say 375 LPM
HEAD OF PUMP		
i) Suction lift		4.00 mtr.
ii) Friction loses in pipe and specials		2.00 mtr.

iii)	Friction loses in machinery	2.00 mtr.
iv)	Static head machinery	30.00 mtr.
	Total	38.00 mtr. Say 38.00 mtr.
	B.H.P of motor $38 \times 40 / 60 \times 75 \times 0.60 = 5.55$ HP	7.50 HP

It is proposed to provide 2 nos. submersible pumping set of 375 lpm against a head of 40 mtr. Driven with electronic motor of 7.50 BHP out of 2 Nos, 1 no. for stand bye arrangement

UNDERGROUND (FLUSHING WATER SUPPLY)		
i)	Total daily requirement including horticulture	10%
	q of (87.17 + 18.00)	105.17 say 110.00 KLD
ii)	Capacity of underground taking 8 hours storage= (25 % + 33% = 58% say 60 %) of daily requirement	110 x 60% = 66.00 KLD say 70.00 KLD

PUMPING MACHINERY (FOR FLUSHING WATER SUPPLY)		
i)	Daily requirement	110.00 KLD
ii)	Proposed working hours	8 Hours
iii)	Discharge per hour = 110/8	13.75 KLD or 229.17 LPM say 230 LPM

HEAD OF PUMP		
i)	Suction lift	4.00 mtr.
ii)	Friction loses in pipe and specials	2.00 mtr.
iii)	Friction loses in machinery	2.00 mtr.
iv)	Static head of machinery	30.00 mtr.
	Total head	38.00 mtr. Say 38.00 mtr.
	B.H.P of motor $230.00 \times 40.00 / 60 \times 75 \times 0.60$	3.41 HP say 5.00 HP

It is proposed to provide 2 nos. submersible pumping set of 230 lpm with a head of 40.00 mtr. Driven with electric motor of 5.00 H.P. OUT OF 2 Nos., 1 No. stand bye arrangement

DIESEL GENERATE SET (FOR WATER WORK)		
i)	BHP of tube well machinery	20.00 HP
ii)	BHP of underground (drinking water)	7.50 HP
iii)	BHP of underground tank (flushing)	5.00 HP
iv)	Add 10 % lightning purpose	3.25 HP
v)	Add 10 % standby arrangement	3.25 HP
	Total	43.64 say 45.00 HP

Capacity of Generate set = $43.64 \times 0.746 \times 1.58 = 36.37$ say 50.00 KVA
Hence it is proposed to provide 1 no. Diesel Generation set of 50 KVA to act as stand bye arrangement

CAPACITY OF SEWERAGE TREATMENT PLANT		
i)	Total capacity excluding park and road	266.50 say 261.50 KLD
ii)	Considering 80 % sullage sench at STP (1 time)	$261.50 \times 80 / 100 = 209.20$ KL say 218 KLD or 0.21 M.L.D
	Add 5% for marginal factor	10.8 say 0.25 M.L.D

Hence it is proposed to provide 1 no. sewage treatment plant of 0.25 MLD capacity.



For Axis Infobuild Pvt Ltd.

AUTHORIZED SIGNATURE
Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY
SECTOR - 42, AMBALA
FINAL ABSTRACT OF COST**

Sub work no.	Description of subwork	RS. IN LACS
		190.33
Sub work no. 1	Water Supply	RS. 191.30
Sub work no. 2	Sewerage	RS. 167.25 115.86
Sub work no. 3	Storm Water Drainage	RS. 68.70 64.62
Sub work no. 4	Road and Foot Path	RS. 149.30 153.42
Sub work no. 5	Street Lightning	RS. 24.50
Sub work no. 6	Horticulture work	RS. 6.30 5.90
Sub work no. 7	Maintainance charges for 10 years including resurfaces of roads after 1st 5 years and 2nd 5 years	177.18 RS. 184.85
	Total	RS. 792.20
i)	Total Area = 6.375 Acres	731.81 lac
ii)	Total cost = Rs. 792.20 lac	731.81 lac
iii)	Rate per acre = $792.20 / 6.375 = \text{Rs. } 124.27$ say Rs. 124.30 per acre	114.80

Executive Engineer
HSVP Division,
AMBALA

Superintending Engineer
HSVP Circle, KARNAL

Checked subject to Comments
In forwarding letter No. 332375
Dt. 9.12.2024 and notes
Attached with the estimate



Sub Divisional Engineer (W-3)
c/o Chief Engineer-I
HSVP, Panchkula

For Axis Infrabuild Pvt. Ltd.
AUTHORIZED SIGNATORY

Director
Town & Country Planning
Haryana, Chandigarh



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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

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

C.E.II-No. 332375
Dated: 09.12.2024
Annexure-A

SUB:- Approval of service plan estimate for developing Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 6.375 acres (License no. 93 of 2024 dated 23.07.2024) in the Reveue Esate of Village Rawian, Sector-42, Ambala, being developed by M/s Axis Infra Build Private Limited.

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.



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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Email : cenchruda@gmail.com

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

8. Only C.I./D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.
9. A minimum 100 I/d C.I./D.I, 200mm I/d SW and 400mm Id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
11. The 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.

Sub-Divisional Engineer (W-3),
For Chief Administrator, HSVP,
Panchkula

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY
SECTOR - 42, AMBALA
ABSTRACT OF COST SUB WORK NO.1

SR. NO.	HEAD NO.	UNIT	RS. IN LACS
			86.95
i)	Sub Head No. 1	Head Works	RS. 92.18
ii)	Sub Head No. 2	Pumping Machinery	RS. 39.90 40.67
iii)	Sub Head No. 3	Distribution System (Drinking) + Rising main	RS. 29.14 36.45
iv)	Sub Head No. 4	Flushing & Irrigation	RS. 25.09
	Total		RS. 191.28 say Rs. 191.30

25.76

190.33 /a

C.O to Final Abstract of cost



For Add Infrabuild Pvt. Ltd.

AUTHORISED SIGNATORY

[Handwritten Signature]
Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR - 42, AMBALA

SUB WORK NO. 1

SUB HEAD NO .1

WATER SUPPLY

HEAD WORK

SR. NO.	DESCRIPTION	UNIT	RS. IN LACS
i)	Providing and installation of deep tubewell of size 300 X 200 mm with reverse Rotary rig upto depth of 300 Mtr. Below ground level including cost of MS Housing pipe, MS pipe strainer Gravel Packing complete in all respect	1 NO. @ Rs. 15.00 lac each	15.00 RS. 20.00
ii)	Provision for construct of Pump chamber 3.65 M X 4.25 M inside dimension complete in all respect	1 NO. @ Rs. 5.00 lac each	RS. 5.00
iii)	Provision for construction of R.C.C. underground tank complete in two compartment including cost of inlet, outlet, overflow, and scour pipe complete in all respect (i) For Drinking water = 160.00 KLD (incl. FIRE) (ii) For Flushing use = 70.00 KLD Total 230 160.00 KLD	230 160.00 KLD @ Rs. 6000.00 K.L	12.65 RS. 10.80
iv)	Construction of Pump Chamber for underground tank for drinking water and flushing use complete in all respect	2 NO. @ Rs. 5.00 lac each	RS. 10.00
v)	Construction of boundary wall for water works complete in all respect	1 NO. @ Rs. 7.50 lac each (L.S.)	RS. 7.50
vi)	Provision for construction of staff quarter of 440 sqft. For operational staff including cost of P.H. Services complete in all respect	1 NO. @ Rs. 6.00 lac each (L.S.)	7.50 RS. 6.00
vii)	Development of water works for Path and Lawn etc.	Lump Sum	RS. 2.00
viii)	Provision for carriage of material		RS. 2.00
			RS. 62.30
			56.65
	Add 3 % Contingency charges		RS. 1.70
			RS. 58.35
	Add 49 % Department, escalation, unforeseen a		RS. 28.95
	TOTAL		RS. 87.30 86.95

C/D to Abstract cost of Sub Work No. 1



For Axis Infra build Pvt. Ltd

AUTHORIZED SIGNA Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,

SECTOR - 42, AMBALA

SUB WORK NO. 1

WATER SUPPLY

SUB HEAD NO. 2

PUMPING MACHINERY

SR. NO.	DESCRIPTION	UNIT	RS. IN LACS
i)	Providing and installing of Submersible pumping set of 675 LPM against a head of 75 meters driven with electric motor of 20 HP	1 NO. @ ^{4.00} Rs. 2.50 lac each	^{4.00} RS. 2.50
ii)	Providing and installation of submersible pumpinf set for underground tank (drinking water and flushing used) with a total head of 40 meter complete in all respect (i) 2 nos. of 375 LPM driven with electric motor of 7.50 HP @ 2.50 lac each	2 No. @ 2.50 lac each	RS. 5.00
	(ii) 2 nos. of 230 LPM driven with electric motor of 5.0 H.P <i>Flushing water transfer pump</i>	2 No. @ 2.00 lac each	RS. 4.00
iii)	Provision of 50 KVA Generating set complete in all respect	1 NO. @ ¹⁵⁰⁰⁰ Rs. 7.50 lac each	RS. 7.50
iv)	Provision for cheap pressure type chlorination plant complete in all respect	1 NO. @ Rs. 1.00 lac each	RS. 1.00
v)	Provision for making foundation and erection of generating set etc.	Lump Sum	RS. 1.00
vi)	Provision of C.I / D.I pipes and specials complete in all respect	Lump Sum	RS. 1.50
vii)	Provision for internal electric fitting inside Pump Chamber and staff quarter complete in all respect	Lump Sum	RS. 2.00
viii)	Provision for electric connection from nearest electric pole	Lump Sum	^{2.50} RS. 2.00
ix)	Provision for carriage of material and other unforeseen items	Lump Sum	RS. 2.00
			RS. 26.00
			^{0.50} 26.50
	Add 3 % Contingency charges		RS. 0.78 ^{0.80}
			RS. 26.78 ^{27.30}
	Add 49 % Department, escalation, unforeseen and		RS. 13.32 ^{13.37}
	TOTAL		RS. 39.90 ^{40.67}

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



For Axis Infrabuild Pvt. Ltd.
AUTHORIZED SIGNATORY

Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,
SECTOR - 42, AMBALA**

**SUB WORK NO. 1
SUB HEAD NO .3**

**WATER SUPPLY
DISTRIBUTION SYSTEM
Dom + Rising main HWP + T.W.**

SR. NO.	DESCRIPTION	UNIT	RS. IN LACS
1	Providing , Laying, Jointing and Testing D.I K-9 pipes including cost of excavation complete as per specifications (i) 100 mm	670.00 m. @ Rs. 1250.00 /-m	9.48 lacs Rs. 8.38
		245.00 m. @ Rs. 3500.00 /-m	9.89 lacs Rs. 2.78
2	Providing and fixing sluice valve including cost of brick masonry sluice chamber complete in all respect (i) 100mm	7 Nos. @ Rs. 25000.00 each	0.60 RS. 1.25
		3 Nos. @ Rs. 30000.00 each	0.45 RS. 0.90
3	Providing and fixing air valves and scour valves including cost of brick masonry chamber complete in all respect (i) 100mm	2 Nos. @ Rs. 10000.00 each	RS. 0.20
		1 Nos. @ Rs. 15000.00 each	RS. 0.15
4	Providing and fixing fire hydrants complete with masonry chambers (i) 2 Nos. @ Rs. 15000.00 each	2 Nos. @ Rs. 15000.00 each	RS. 0.30
5	Providing and fixing indicating plates for sluice valves , air valves and fire hydrants (i) 15 Nos. @ Rs. 1500.00 each	15 Nos. @ Rs. 1500.00 each	RS. 0.22
6	Provision for laying of pipeline for house connect	Lump sum	RS. 2.50
6	Provision for carriage of materials	Lump sum	RS. 2.65
			RS. 18.99 24.08
	Add 3 % Contingency and P.E. Charges		RS. 0.57 0.72
			RS. 19.56 24.80
	Add 49 % Department, escalation, unforeseen and administration		RS. 9.58 12.15
	TOTAL		RS. 29.14 36.95 lacs

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



For Axis Infrabad Pvt. Ltd.
AUTHORIZED SIGNATORY
Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,

SECTOR - 42, AMBALA

SUB WORK NO. 1

WATER SUPPLY

SUB HEAD NO .4

FLUSHING AND IRRIGATION

SR. NO.	DESCRIPTION	UNIT	RS. IN LACS
1	Providing, Laying, Jointing and Testing D.1 pipe K-9 / HDPE pipe including cost of excavation complete in all respect (i) 100 mm (ii) 80 mm	230.00 mtr. @ Rs. 1350.00 /-m. 715 mtr. @ 1460/-m. 1200.00 /- m.	Rs. 3.11 13.72 Rs. 8.62
2	Providing and fixing C.I. double flanges sluice valve including cost of brick masonry chamber complete in all respect (i) 100mm (ii) 80 mm	5 Nos. @ Rs. 25000.00 each 7 Nos. @ Rs. 12000/- 23000.00 each	Rs. 1.25 1.44 Rs. 1.61
3	Providing and fixing air valves and scour valves including cost of brick masonry chamber (i) 100mm	2 No. @ Rs. 20000.0 each	RS. 0.20
4	Providing and fixing indicating plates for sluice valve, air valve etc.	14 No. @ Rs. 2500.0 each	RS. 0.25
5	Providing and fixing irrigation hydrant at suitable places	3 No. @ Rs. 15000.0 each 5000/-	0.15 RS. 0.45
6	Provision for carriage of materials & other unforeseen items	Lump Sum	RS. 1.00
	Total		RS. 16.79 16.79
			RS. 0.50 0.50
	Add 3 % Contingency and P.E. Charges		RS. 0.49 17.29
			RS. 16.84 16.84
	Add 49 % Department, escalation, unforeseen		RS. 8.25 25.76
	TOTAL		RS. 25.09 25.76

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



For Axis Infrabuild Pvt. Ltd.

AUTHORIZED SIGNATORY
Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,
SECTOR - 42, AMBALA**

SUB WORK NO.2

SEWERAGE

SR. NO.	DESCRIPTION	UNIT	RS. IN LACS
1	Providing, Lowering, cutting, salt glazed stoneware pipes and specials to trenches including cost of excavation, underbed concrete and A.V cost of manhole, steps etc. complete in all respect (i) 200 mm	700.00 m. @ Rs. 1500.00 /-m with A.V depth 1.50 m.	11.90 Rs. 11.90
	(ii) 250 mm	80.00 m. @ Rs. 1800.00 /-m with A.V depth 1.70 m.	Rs. 1.60
2	Provision for providing and fixing oblique junctions complete in all respect	Lump Sum	RS. 2.00
3	Providing and fixing vent shafts at suitable places as per P.H. standard	Lump Sum	RS. 2.00
4	Provision for temporary disposal arrangement till HSVP sewer line laid	Lump Sum	RS. 10.00
5	Provision for construction of 0.25 MLD capacity complete in all respect	0.25 MLD @ Rs. 2,00,00,000.00/- MLD 1607-105	40.00 RS. 75.00
6	Provision for shoring and timbering etc.	Lump sum	RS. 2.00
7	Provision for cutting of roads and making in original condition complete in all respect	Lump sum	RS. 2.00
8	Provision for making connection with HSVP sewer main	Lump Sum	RS. 2.00
9	Provision for carriage of material	Lump Sum	RS. 2.00
			RS. 108.90
	Add 3 % Contingency and P.E. Charges		RS. 3.27
			RS. 112.17
	Add 49 % Department, escalation, unforeseen and administration		RS. 56.00
	TOTAL		RS. 168.17

75.50
8.26
77.76
38.10
115.86 105

C.O to final Abstract of cost



For Aditya Build Pvt. Ltd.

AUTHORIZED SIGNATORY

Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,

SECTOR - 42, AMBALA

SUB WORK NO.3

STORM WATER DRAINAGE

SR. NO.	DESCRIPTION	UNIT	RS. IN LACS
1	Providing ,Laying RCC NP 3 Pipe including cost of pipe, excavation, cost of average manhole, steps, cement concrete complete in all respect 400 mm dia. = 810-mm @ Rs-1700.00 /-mm with A.V depth 1.60 m	850 ^{mm} @ Rs. 1700.00 /- mm with A.V depth 1.60 m	14.11 / ^{lacs} Rs. 13.77
2	Provision for construction of road gullies including cost of 300 mm dia. R.C.C. pipe complete in all respect	Lump Sum	RS. 2.50
3	Provision for lightning watching and temporary diversion of traffic	Lump Sum	RS. 2.00
4	Provision forcutting of road and carriage of material	Lump Sum	RS.2.00
5	Provision for temporary disposal arrangement till the HSVP service are provided	0.25-MLD @Rs. 3,00,00,000/- MLD (L.S)	RS. 7.50
6	Provision for connection with HSVP on main storm water drain	Lump sum	RS.2.00
7	Provision for construction of rain water harvesting complete in all respect ^{ad suitable plates (as applicable)} 3-Nos. @ Rs. 5.00 lac each	3 Nos. @ Rs. 5.00 lac each	10.50 RS. 15.00
8	Provision for timbering and shoring	Lump Sum	RS. 1.50
			RS. 44.77
	Add 3 % Contingency and P.E. Charges		RS. 1.34
			RS.46.11
	Add 49 % Department, escalation, unforeseen and administration charges		RS. 22.69
	TOTAL		RS. 68.70

48.11 /^{lacs}
1.26 /^{lacs}
43.37 /^{lacs}
21.25 /^{lacs}
64.62 /^{lacs}

C.O to final Abstract of cost



For Axis Intobuild Pvt. Ltd.

AUTHORIZED SIGNATORY

Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,
SECTOR - 42, AMBALA**

SUB WORK NO. 4

ROAD WORK

SR. NO.	DESCRIPTION	UNIT	QTY.	RATE (RS.)	Amount (in lacs)
1	Site clearance cleaning and grubbing road land including uprooting rank vegetation grass, bushes, shrubs saplings and trees growth upto 100 mm removal of stump of trees cut earlier and stacking of serviceable materials to be used or auctioned up to a head of 1000 mtr. including removal and disposal of top soil not exceeding 150 mm thickness by manual means in areas of light jungle as per drawing and clause 1.01 of NORTH specification	Hector	1.00	0.50 2,95000	0.50 Rs. 2.76
2	Earthworks Provision for levelling and earth filling as per site condition	Acres	6.375	1.75 lacs 12,0000	11.16 lacs Rs. 9.66
3	Provision for (i) 200 mm Thick GSB (ii) 150 mm Thick cement concrete 1:3:6 under bed of interlocking Paver block (iii) 80 mm Thick interlocking Paver block 1:1:1	Sqm	4340	1500	65.1
4	Miscellaneous items				
	(i) Construction of cement concrete kerbs and channels as per specification	Metre	1580	600/-	9.48 lacs 11.85
	(ii) Providing and fixing guide maps of selected location	Lump sum			1.50
	(iii) Provision for plot indicate plates	Lump sum			1.00
	(iv) Provision for demarcation burges	Lump sum			1.00
5	Provision of metal pavement in shopping areas, 100 sqm of the area	Sqm	415 sqm 200	1500	4.00 6.23
6	Provision for traffic management	Lump sum			2.00 4.50
2	Provision for road safety equipment	Lump sum			1.00
7	Provision for carriage of material to other unforeseen items	Lump sum			2.00
	Total				99.97
	Add 3 % Contingency and P.E. Charges				3.00
					102.97 lacs
	Add 40 % Department, escalation, unforeseen and administration charges				50.45 lacs
	TOTAL				153.42 lacs

C.O to final Abstract of cost



For Axis Incept Pvt. Ltd.

AUTHORIZED SIGNATORY Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,
SECTOR - 42, AMBALA**

SUB WORK NO.5

STREET LIGHTNING

Sr. No.	DESCRIPTION	UNIT	RS. IN LACS
1	Providing , Laying street lightning on internal roads as per standard specification 6.375 Acres @ Rs. 2,50,000.00 per Acre	6.375 Acres @ Rs. 2,50,000.00 per Acre	RS. 15.94
	Add 3 % Contingency and P.E. Charges		RS. 0.48
			RS. 16.42
	Add 49 % Department, escalation, unforeseen and administration charges		RS. 8.05
	TOTAL		RS. 24.47 say Rs. 24.50

C.O to final Abstract of cost



For Ashish Rana Pvt. Ltd.

AUTHORIZED SIGNATORY
Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,
SECTOR - 42, AMBALA**

SUB WORK NO. 6

HORTICULTURE

SR. NO.	DESCRIPTION	UNIT	RS. (in lacs)
1	Development of lawn area (a) Trenches the ordinary soil upto depth of 60 cm including removal and stacking of serviceable material and desposing at a lead of 50 mtr. And making upto the trenched area to proper level by filling with earth mixed with manure including cost of imported earth and manure (b) Rough dressing of trenched area (c) Grossing with grass including watering and maintainance of lawns free from weeds and sit for moving row 7.50 cm in either direction including around park and green belts (as per HSVP Norms) <u>2093.234 Sqm or</u>	<u>0.52</u> 0.78 acres @ Rs. 1,50,000/- acre	<u>0.78</u> Rs. 1.05
2	Planting of trees with tree guards on roads at 12 M intervals Total length of road = 790.00 mtr. Nos. of trees @12 mtr. c/c = 790x2/12=131.67Nos. say 132 Nos. 132 Nos. or <u>2300.00</u> each	132 Nos. or <u>2300.00</u> each	<u>3.05</u> Rs. 65.04
	Total		Rs. 4.09 <u>3.83</u>
	Add 3 % Contingency and P.E. Charges		Rs. 0.12 <u>0.12</u>
			Rs. 4.21 <u>3.95</u>
	Add 49 % Department, escalation, unforeseen and administration charges		Rs. 2.06 <u>1.94</u>
	TOTAL		Rs. 6.27 <u>5.89</u>
		say	Rs. 6.28

5.90 lacs

C.O to final Abstract of cost



For Axis Infra Build Pvt. Ltd.
AUTHORIZED SIGNATORY
Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY,
SECTOR - 42, AMBALA

SUB WORK NO. 7

MAINTAINANCE CHARGES AND RESURFACING OF ROADS

SR. NO.	DESCRIPTION	UNIT	RS. (in lacs)	
1	2nd Phase after 5 years 1st Phase Provision for maintainance charges for water supply, sewerage, storm water drainage roads, street lights, horticultures etc. complete including operation and establishment charges as per HSVP norms after completion and resurfacing of road after 10 years 6.375 Acres @ Rs. 8.00 Lacs per acre	6.375 Acres @ Rs. 8.00 Lacs per acre	Rs. 51.00	
2	Provision for resurfacing of roads after 1st year of maintainance i.e. 100 mm C.S.B, 100 mm cement concrete under bed of paver block and 80mm thick interlocking paver complete in all respect 4340.00 sqm @ Rs. 750.00 per sqm	4340.00 sqm @ Rs. 750.00 per sqm	Rs. 32.55	28.64
3	Resurfacing of road after 10 years of maintainance by providing 100 mm cement concrete under bed of paver block and 80 mm thick interlocking paver block complete in all respect 4340.00 sqm @ Rs. 850.00 per sqm	4340.00 sqm @ Rs. 850.00 per sqm	Rs. 36.89	35.81
	Total		Rs. 120.44	115.45 lacs
	Add 3 % Contingency and P.E. Charges		Rs. 3.61	3.46 lacs
			Rs. 124.05	
	Add 49 % Department, escalation, unforeseen and administration charges		Rs. 60.78	118.91 lacs
	TOTAL		Rs. 184.83	58.27 lacs
		say	Rs. 184.85	177.16 lacs

C.O to final Abstract of cost



For Ads Infrabuild Pvt. Ltd.

AUTHORIZED SIGNATORY
Director

HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (FOR DRINKING)

PROVIDING WATER SUPPLY SCHEME 6.973 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR -42, AMBALA

SRL NO.	NAME OF PLOT LINE	Nos. of plots to be served		Population @ 13-50 Persons Per plot	Daily Requirement @ 155 LPCD (In gallon)	Other Daily Requirement				Total requirement of columns No. -7 to 11 (In gallons)	Total Daily Requirement @ 3 times (In gallons)
		Self	Branch			Total	Institutions @ 32000 Litres per Acre / day (In gallons)	Community Place @ 25000 Litre per Acre / day (In gallons)	Park @ 25000 Litres per Acre / day (In gallons)		
1	7	3	4	5	7	8	9	10	11	12	13
1	0.07-1	0	114	1539	57547	1445	3513	2847	1101	61448	184344
2	1-2	15	99	114	52547	1445	3513	2847	1101	61448	184344
3	2-3	0	71	958	32741	0	3513	1000	600	37634	112982
4	3-4	17	0	17	7852	0	3513	0	200	11565	34645
5	3-5	53	0	53	24465	0	3513	0	200	28358	84174
6	5-6	32	0	32	18749	0	0	0	50	14749	44197
7	5-7	21	0	21	8445	0	3513	0	50	12008	36024
8	7-8	21	0	21	8445	0	0	0	50	8495	25485
9	7-9	0	0	0	0	0	3513	0	50	3563	10684
10	2-10	29	0	29	18383	1445	0	1847	701	17376	52128
11	10-11	15	0	15	8311	1445	0	1847	200	10323	30969
12	10-12	14	0	14	6453	1445	0	1847	201	10246	30738
13	12-13	14	0	14	6453	0	0	847	100	7400	22200
14	13-14	0	0	0	0	1445	0	500	100	2045	6135

**HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY [FOR DRINKING]
PROVIDING WATER SUPPLY SCHEME 6.375 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR -42, AMBALA**

SR. NO	NAME OF PIPE LINE	Total Daily Requirement (in gallons)	Sizes in mm	Length in mtr.	Head Losses per 305 mtr.	Total loss in pipe line (in mtr.)	Hydraulic Level		Ground level at lower end (in mtr.)	Terminal head at lower end (in mtr.)	Remarks
							Upper End	Lower End			
1	2	14	15	16	17	18	19	20	21	22	23
1	U.G.T-1	184344	150	10	1.33	0.04	140.00	139.96	100	39.96	(i) AV. G.L. at U.G.T =100.00 m (ii) static head of pump=40.00 m (iii)Hydraulic level at upper end =140.00 m
2	1-2	184344	150	80	1.33	0.95	139.96	139.61	100	39.61	
3	2-3	112962	150	43	0.34	0.05	139.61	139.56	100	39.56	
4	3-4	34645	100	79	0.4	0.1	139.56	139.46	100	39.46	
5	3-5	84474	100	22	1.86	0.13	139.46	139.44	100	39.41	
6	5-6	44397	100	98	0.68	0.22	139.42	139.18	100	39.19	
7	5-7	34074	100	38	0.53	0.07	139.42	139.34	100	39.34	
8	7-6	25485	100	73	0.29	0.07	139.34	139.32	100	39.27	
9	7-9	10694	100	20	0.19	0.01	139.34	139.33	100	39.33	
10	2-10	52128	100	43	0.4	0.06	139.61	139.55	100	39.55	
11	10-11	30969	100	65	0.4	0.09	139.55	139.44	100	39.44	
12	10-12	30738	100	46	0.4	0.06	139.55	139.47	100	39.47	
13	12-13	22200	100	65	0.19	0.04	139.47	139.43	100	39.43	
14	12-14	6135	100	115	0.19	0.07	139.47	139.42	100	39.4	



For Axis Infrabuild Pvt. Ltd.
AUTHORIZED SIGNATORY
Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED

COLONY , SECTOR- 42, AMBALA

MATERIAL STATEMENT FOR FLUSHING WATER SUPPLY (FOR DRINKING)

SR. NO.	NAME OF PIPE LINE	PIPE		SLUICE VALUE	
		Length in mtr. Size in mm		Qty. in Nos. / Size in mm	
		100 mm	150 mm	100 mm	150 mm
1	U.G.T-1	0	10	0	1
2	1-2	0	80	0	1
3	2-3	0	43	0	0
4	3-4	79	0	1	0
5	3-5	22	0	0	0
6	5-6	98	0	1	0
7	5-7	38	0	0	0
8	7-8	73	0	1	0
9	7-9	20	0	0	0
10	2-10	43	0	0	0
11	10-11	65	0	1	0
12	10-12	46	0	0	0
13	12-13	65	0	0	0
14	12-14	115	0	1	0
	TOTAL	664	123 144	5	2
	SAY	670	125 145	5	2
	ADD FOR WORK				
	T.W-U.G.T		20	0	1
	Rising BY-PASS		40 320	0	1
	G. TOTAL	670	485	5	3

**HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (FOR FLUSHING)
PROVIDING WATER SUPPLY SCHEME 6.375 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR -42
AMBALA**

SRL NO	NAME OF PIPE LINE	Nos. of plots to be served			Population @ 13.50 Persons Per plot	Daily Requirement @ 60 LPCD (in gallon)	Other Daily Requirement				Total requirement of column No. 7 to 11 (in gallons)	Total Daily Requirement @ 3 times (in gallons)
		Self	Branch	Total			Institutions @ 32500 Litres per Acre / day (in gallons)	Community Place @ 25000 Litre per Acre / day (in gallons)	Park @ 25000 Ltrs per Acre / day (in gallons)	Under Road @ 5000 litres / Acre. / day (in gallons)		
1	2	3	4	5	6	7	8	9	10	11	12	13
1	U.G.T-15	0	114	114	1539	20139	1445	5513	2047	1101	31245	93735
2	15-16	0	0	0	0	0	1445	0	500	101	2046	6138
3	15-17	0	114	114	1539	20139	0	6513	2341	1000	30193	90574
4	17-18	14	0	14	189	2498	0	0	847	100	3445	10335
5	17-19	0	100	100	1350	17841	0	6513	1484	500	26748	80244
6	19-20	15	0	15	203	2683	0	0	100	100	2883	8649
7	19-21	0	85	85	1148	15171	0	6513	2000	1000	24584	74051
8	21-22	15	0	15	203	2683	0	0	100	100	2883	8649
9	21-23	0	70	70	945	12489	0	6513	1800	900	21703	65106
10	23-24	17	0	17	230	3040	0	0	200	200	3440	10320
11	23-25	0	53	53	716	9463	0	6513	1500	600	18076	54228
12	25-26	32	0	32	432	5709	0	0	0	50	5759	17277
13	25-27	21	0	21	284	3753	0	5513	0	50	9316	27948

F. S. G. S. S. S.
HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (FOR DRINKING)

PROVIDING WATER SUPPLY SCHEME 6.375 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR -42, AMBALA

SR. NO.	NAME OF PIPE LINE	Total Daily Requirement @ 3 times (in gallons)	Size in mm	Length in mtr.	Head Losses per 305 mtr.	Total loss in pipe line (in mtr.)	Hydraulic Level		Ground level at lower end (in mtr.)	Terminal head at lower end (in mtr.)	Remarks
							Upper End	Lower End			
1	2	3	14	15	16	17	18	19	20	21	22
1	U.G.T-15	93735	100	55	2.47	0.45	140	139.95	100	39.95	(i) AV. G.L. at U.G.T=100.00 (ii) static head of pump=40.00 (iii)Hydraulic level at upper end +140.00
2	15-16	6138	80	88	0.46	0.13	139.55	139.82	100	39.82	
3	15-17	90574	100	25	2.47	0.20	139.95	139.75	100	39.75	
4	17-18	10335	80	82	0.46	0.12	139.75	139.63	100	39.63	
5	17-19	80244	100	46	1.92	0.25	139.75	139.46	100	39.46	
6	19-20	8649	80	75	0.46	0.11	139.46	139.35	100	39.35	
7	19-21	74052	100	43	1.92	0.27	139.46	139.19	100	39.19	
8	21-22	8649	80	62	0.46	0.12	139.19	139.07	100	39.07	
9	21-23	65306	100	43	1.44	0.20	139.19	138.99	100	38.99	
10	23-24	10320	80	62	0.46	0.12	138.99	138.87	100	38.87	
11	23-25	54228	100	16	1.03	0.05	138.99	138.94	100	38.94	
12	25-26	17277	80	110	0.76	0.27	138.94	138.67	100	38.67	
13	25-27	27948	80	183	1.16	0.70	138.94	138.24	100	38.25	



For Axis Infrastructure Pvt. Ltd.
 AUTHORIZED SIGNATORY
 Director

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED
COLONY , SECTOR- 42, AMBALA**

MATERIAL STATEMENT FOR FLUSHING WATER SUPPLY (FROM STP UGT)

SR. NO.	NAME OF PIPE LINE	PIPE		SERVICE VALUE	
		Length in mtr. Size in mm		Qty. in Nos. / Size in mm	
		100 mm	80 mm	100 mm	80 mm
1	U.G.T-15	55	0	1	0
2	15-16	0	88	0	1
3	15-17	25	0	1	0
4	17-18	0	82	0	1
5	17-19	46	0	1	0
6	19-20	0	80	0	1
7	19-21	43	0	1	0
8	21-22	0	82	0	1
9	21-23	43	0	1	0
10	23-24	0	82	0	1
11	23-25	16	0	0	0
12	25-26	0	110	0	1
13	25-27	0	183	0	1
	TOTAL	228	707	5	7
	SAY	230	+ 710	5	7

= 940m²

HYDRAULIC DESIGN STATEMENT OF SEWERAGE LOAD

PROVIDING SEWERAGE SCHEME 6.375 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR -42, AMBALA

SR. NO.	NAME OF SEWER LINE	Nos. of plots to be served			Population @ 11.50 Persons Per plot.	Daily Requirement @ 155 LPCD (In gallon)	Other Daily Requirement		Total of column no. 7 to 9 (In gallons)	Considering 80% LOAD WITH 3 TIMES d.w.f (In Contact)	Design discharge (In cusecs)	Size in mm	Remarks
		Self	Branch	Total			Commercial @ 32000 Litres per Acre / day (In gallons)	Community Centre @ 25000 Litres per Acre / day (In gallons)					
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	30-31	21	0	21	254	3625	0	0	3625	0.02	0.39	200	
2	32-31	0	0	0	0	0	0	3513	3513	0.02	0.39	200	
3	31-33	21	0	21	264	3695	0	3513	7209	0.03	0.39	200	
4	34-33	32	0	32	432	14740	0	0	14740	0.07	0.39	200	
5	33-35	0	53	53	715	24445	0	3513	27959	0.12	0.39	200	
6	36-35	17	0	17	230	7852	0	0	7852	3	0.39	200	
7	35-37	0	70	70	845	32263	0	3513	35776	0.16	0.39	200	
8	38-37	15	0	15	303	6531	0	0	6531	0.03	0.39	200	
9	37-39	0	85	85	1148	39194	0	3513	42707	0.19	0.39	200	
10	40-39	15	0	15	203	6931	0	0	6931	0.03	0.39	200	
11	39-41	0	100	100	1350	46290	0	3513	49803	0.22	0.61	250	
12	42-41	14	0	14	189	6453	0	0	6453	0.03	0.39	200	
13	41-43	0	114	114	1539	52543	0	3513	56056	0.25	0.61	250	
14	44-43	0	0	0	0	0	1445	0	1445	0.01	0.39	200	
15	43-STP	0	114	114	1539	52543	1445	3513	57501	0.26	0.61	250	

DESIGN STATEMENT FOR CALCULATION OF SEWERAGE LOAD

PROVIDING SEWERAGE SCHEME 6.375 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR-42

SL. NO.	NAME OF SEWER LINE	Size (IN MM)	Length (IN MTR.)	Gradient	Velocity	Falls (IN MTR.)	Formation level		Bed level		Depth		Remarks	
							U/ End	L/End	U/ End	L/End	U/ End	L/End		U/ End
1	7	13	14	15	16	17	18	19	20	22	23	24	25	26
1	30-31	200	58	240	2.25	0.21	101.10	101.00	100.10	99.98	0.90	1.02	0.94	
2	31-31	300	18	280	2.25	0.06	101.05	101.00	100.15	100.09	0.90	0.91	0.91	
3	31-33	300	25	280	2.25	0.09	101.00	100.98	99.98	99.89	1.02	1.09	1.08	
4	34-33	200	102	260	2.25	0.36	101.10	100.98	100.20	99.84	0.90	1.14	1.02	
5	33-35	200	12	280	2.25	0.04	100.98	100.98	99.84	99.80	1.14	1.18	1.04	
6	36-35	200	58	280	2.25	0.21	101.06	100.98	100.10	99.89	0.90	1.09	1.00	
7	35-37	300	100	280	2.25	0.36	100.98	100.90	99.80	99.44	1.18	1.46	1.32	
8	38-37	200	100	260	2.25	0.34	100.90	100.90	100.00	99.44	0.90	1.46	1.18	
9	37-39	200	45	280	2.25	0.16	100.90	100.85	99.44	99.28	1.46	1.57	1.52	
10	40-39	200	58	280	2.25	0.21	100.90	100.85	100.00	99.25	0.90	1.60	1.51	
11	39-41	200	25	380	2.23	0.07	100.85	100.85	99.25	99.18	2.50	1.67	1.54	
12	42-41	200	58	260	0.25	0.21	100.90	100.85	100.00	99.79	0.90	1.08	0.98	
13	41-43	250	25	380	2.23	0.07	100.85	100.83	99.18	99.11	1.67	1.72	1.70	
14	44-43	300	64	280	2.25	0.23	100.90	100.83	100.50	99.77	0.90	1.06	0.98	
15	43-STP	250	10	380	2.23	0.08	100.83	100.80	99.11	99.03	1.72	1.77	1.75	



For Ashish Infrastructure Pvt. Ltd.

AUTHORIZED SIGNATURE
Director

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED
COLONY SECTOR- 42, AMBALA
MATERIAL STATEMENT FOR SEWERAGE

SR. NO.	NAME OF SEWER LINE	Dia of pipe in MM Length in metres	
		200	250
1	30-31	58	0
2	32-31	18	0
3	31-33	25	0
4	34-33	102	0
5	33-35	12	0
6	36-35	58	0
7	35-37	100	0
8	38-37	100	0
9	37-39	45	0
10	40-39	58	0
11	39-41	0	25
12	42-41	58	0
13	41-43	0	25
14	44-43	64	0
15	43-STP	0	30
	TOTAL	699	80
	SAY	700	80

PROPOSED STORM DRAINAGE SCHEME FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY IN SECTOR-42, ANIMALA

S/L NO.	NAME OF PIPE LINE	Area to be served (In Acre)			Discharge in Cusecs @ 1/4" Rain Fall	Designed Discharge in Cusecs Rain Fall	Size (In MM)	Length (In Mtr.)	Gradient Velocity	Falls (In Mtr.)	Formation Level		Bed Level		Depth		Remarks		
		Self	Branch	Total							U/End	L/End	U/End	L/End	U/End	L/End			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	1-2	0.40	0	0.40	0.10	1.40	400	60	600	2.43	0.10	101.00	99.90	99.90	99.80	1.20	1.20	1.20	
2	3-2	0.30	0	0.30	0.05	1.40	400	15	600	2.43	0.07	101.05	99.85	99.85	99.83	1.20	1.18	1.18	
3	2-4	0.30	0	1.00	0.25	1.40	400	35	600	2.43	0.06	101.00	99.80	99.80	99.74	1.20	1.24	1.22	
4	5-4	0.30	0	0.90	0.23	1.40	400	95	600	2.43	0.16	101.10	99.90	99.94	99.74	1.30	1.34	1.22	
5	4-5	0.10	1.90	2.00	0.50	1.40	400	20	600	2.43	0.03	100.98	99.74	99.71	1.24	1.25	1.25		
6	7-5	0.60		0.60	0.08	1.40	400	70	600	2.43	0.11	101.00	99.80	99.88	1.20	1.28	1.24		
7	6-6	0.10	2.50	2.60	0.35	1.40	400	95	600	2.43	0.09	100.98	99.68	99.59	1.28	1.31	1.30		
8	9-8	0.40	0	0.40	0.10	1.40	400	70	600	2.43	0.11	100.90	99.70	99.59	1.20	1.31	1.21		
9	8-10	0.10	3.20	3.30	0.83	1.40	400	50	600	2.43	0.08	100.90	99.59	99.51	1.31	1.34	1.33		
10	11-10	0.80	3.10	4.10	1.03	1.40	400	70	600	2.43	0.11	100.90	99.76	99.51	1.20	1.34	1.27		
11	10-12	0.10	4.10	4.30	1.05	1.40	400	64	600	2.43	0.11	100.85	99.51	99.40	1.24	1.45	1.35		
12	13-12		0	0.80	0.20	1.40	400	60	600	2.43	0.10	100.90	99.70	99.60	1.20	1.35	1.20		
13	12-14	0.33	5.00	5.33	1.33	1.40	400	40	600	2.43	0.07	100.85	99.40	99.33	1.45	1.50	1.48		
14	15-14	0.45	5.33	5.78	1.45	1.40	400	35	600	2.43	0.06	100.85	99.39	99.39	1.20	1.34	1.22		
15	14-16	0.60	3.78	4.38	1.40	1.40	400	64	600	2.43	0.11	100.83	99.48	99.48	1.24	1.32	1.28		



For Axis Infrabuild Pvt. Ltd

AUTHORIZED SIGNATORY/DIRECTOR

**SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL
PLOTTED COLONY SECTOR- 42, AMBALA
MATERIAL STATEMENT OF STORM WATER DRAIN**

SR. NO.	NAME OF SEWER LINE	Dia of pipe in MM Length in metres
		400
1	1-2	60
2	3-2	15
3	2-4	35
4	5-4	95
5	4-6	20
6	7-6	70
7	6-8	55
8	9-8	70
9	8-10	50
10	11-10	70
11	10-12	64
12	13-12	60
13	13-14	40
14	15-14	35
15	14-16	64
16	16-TOTAL	803 820 m 810 830 m
	SAY	

SERVICE ESTIMATE FOR 6.375 ACRES RESIDENTIAL PLOTTED COLONY

SECTOR - 42, AMBALA

DETAIL LENGTH OF ROAD

Sr. no.	Name of road	Length of road (in mtr.)		Metal width of road	Area of road in sqm
		12 m wide	9 m wide		
1	1	0	112.00	5.50	616.00
2	2	194.00	0	5.50	1667.00
3	3	0	55.00	5.50	303.00
4	4	0	64.00	5.50	352.00
5	5	0	64.00	5.50	352.00
6	6	0	64.00	5.50	352.00
7	7	0	64.00	5.50	352.00
8	8	0	99.00	5.50	544.00
	Total	194.00	522.00		
		194.00+522.0 = 716.00		5.50	3938.00
	Add 10 % for curves		72.00	5.50	396.00
	Total		788.00	5.50	4334.00
	Say		790.00		4340.00 sqm

Length of kerbs and channels = 2 x 790.00 = 1580.00 mtr. .



For Adshikabuild Pvt. Ltd.

AUTHORIZED SIGNATORY

FORM LC -V
(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 93 of 2024

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Axis Infra. Build Pvt. Ltd., House No. 36, Rajindra Park, Ambala Cantt for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 6.375 acres in the revenue estate of village Rawlan, Sector-42, Ambala.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - (i) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and to transfer all such roads, open spaces, public parks and public health services to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of The Haryana Development and Regulation of Urban Areas Act, 1975.
 - (ii) That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own cost and transfer the same to the Government within 30 days of approval of Zoning Plan.
 - (iii) That area coming under the sector roads and restricted belt/ green belt, if any, which forms part of licenced area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Govt. within 30 days of approval of Zoning Plan.
 - (iv) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
 - (v) That you have not submitted any other application for grant of licence for development of the said land or part thereof for any purpose under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of The Haryana Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.
 - (vi) That you shall transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities within 30 days of approval of Zoning Plan. Alternately you may develop such area on your own in view of clause 4(j) of policy dated 08.02.2016 as amended vide policy dated 25.08.2022.
 - (vii) That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate

- cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- (viii) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- (ix) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Sbehari Vikas Pradhikaran or any other execution agency.
- (x) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (xi) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xiv) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/ per sqt. to the Allottees while raising such demand from the plot owners.
- (xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvi) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- (xvii) That you shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- (xviii) That no chubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xix) That you will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/DTCP dated 25.02.2010 as amended from time to time.
- (xx) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of The Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you

have to deposit seventy per centum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

- (xxi) That no further sale has taken place after submitting application for grant of license.
- (xxii) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- (xxiii) That you shall follow the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxiv) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xxv) That you shall abide by the terms and conditions of policy of DD[AY and other directions given by the Director from time to time to execute the project.
- (xxvi) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- (xxvii) That you shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(I)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- (xxviii) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- (xxix) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxx) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- (xxxi) That you shall adhere to all the directions/restrictions imposed by the Department from time to time.

3. The license is valid up to 22-07-2029.

Dated 23-07-2024
Place, Chandigarh.

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-5267/JE (SU)/2024/ 22904

Dated: 24-07-2024

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

1. Axis Infra, Build Pvt. Ltd., House No. 36, Rajindra Park, Ambala Cantt alongwith a copy of LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith layout plan.
13. District Town Planner, Ambala along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.


(Divya Dogra)

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

To be read with License no. 93 Dated 23/07/2024

Village	Name of owner	Rect. No.	Killa No.	Area (K-M-S)
Rawlan	Axis Infra Build Pvt. Ltd.	32	25	8-0
		35	5/1	3-0
			5/2	5-0
			6/1	7-0
		36	1/1	2-0
			2/1	2-0
			3/1	2-0
			4/1/1	1-12
		31	21	8-0
			22/1	4-8
			22/2	3-12
			23/1	3-6
			23/2	0-3
			23/3/2	0-3
			23/4/2	0-5
			24/1/2	0-11
			Total	51-0 Or 6.375 Acres

Director
Town & Country Planning
Haryana

Directorate of Town & Country Planning, Haryana

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

✓ Axis Infrabuild Pvt. Ltd.,
36, Rajindra Park,
Ambala Cantt.

Memo No. LC-5267/JE (SB)/2025/ 9864 Dated: 19.03.2025

Subject: Approval of Service Plan/Estimates of Licence No. 93 of 2024 dated 23.07.2024 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 6.375 acres in the revenue estate of village Rawlan, Sector-42, Ambala.

Reference: Chief Engineer-II, HSVP, Panchkula office memo no. 332375 dated 09.12.2024.

The Service Plan/Estimates in respect of Licence No. 93 of 2024 dated 23.07.2024 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 6.375 acres in the revenue estate of village Rawlan, Sector-42, Ambala 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 09.12.2024.
2. That you will have to pay the proportionate cost of the External Development Charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis, as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.

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

Note (1):-

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

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



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

Endst. No LC-5267/JE(SB)/2025/

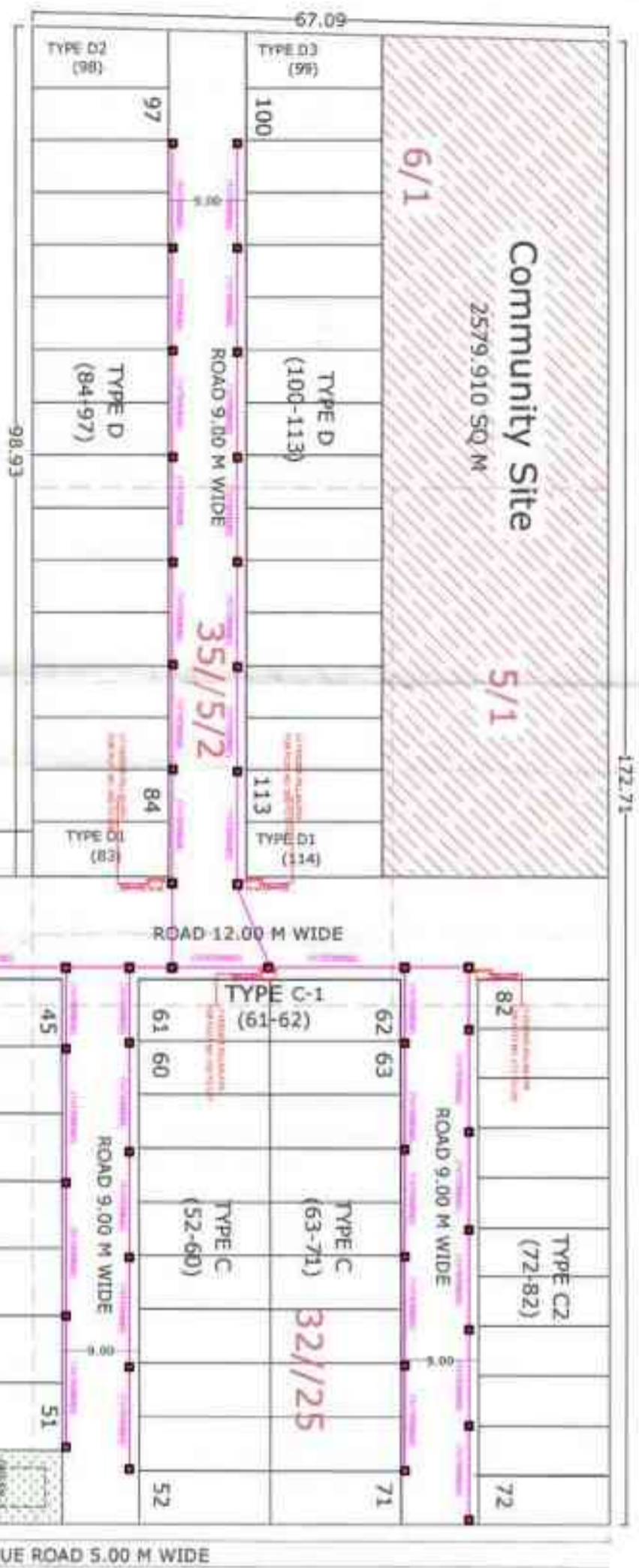
Dated:

A copy is forwarded to the following for information and necessary action please:-

1. The Chief Engineer-II, HSVP, Panchkula with reference to their office memo no. CA/CE-I/CE-II-HSVP/ACE(HQ)/EE(M)/SDE(W-3)/2024/332375 dated 09.12.2024.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Ambala.



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



PROJECT: **NOTE: ALL DIMENSIONS ARE IN METERS UNL**
 PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER GREEN CANAL, JAN AWAS YOJNA - 2016 ON THE LAND MEASURING 6.375 ACRES OF VILLAGE BANGLAN, SEC-22, TERHIL ANHOLA CANTT. - DISTRICT ANHOLA

OWNER: **AXIS INFRA BUILD PVT. LTD**

DRAWING TITLE: **LAYOUT PLAN**

SCALE: **N/T/S**

DATE: **20.06.2024**

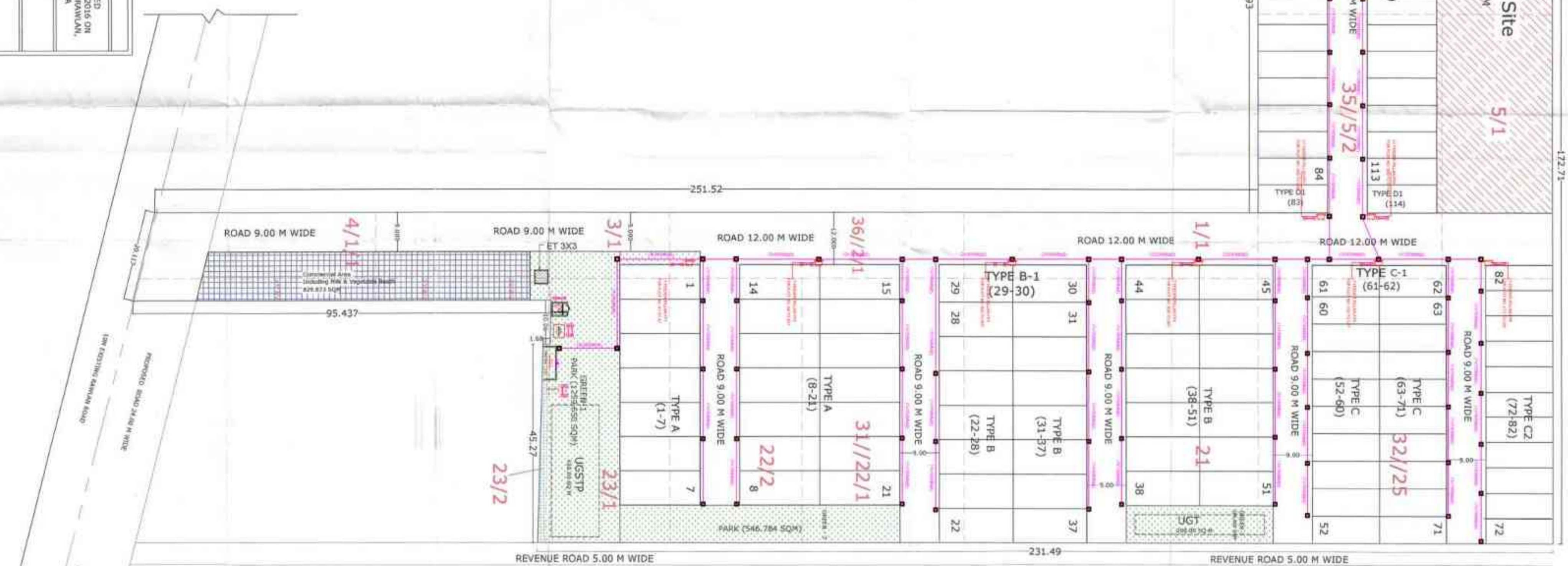


LEGEND

1. COMMERCIAL AREA SHOWN AS [Pattern]
2. COMMUNITY SITE SHOWN AS [Pattern]
3. GREEN AREA SHOWN AS [Pattern]
4. BOUNDARY WALL SHOWN AS [Pattern]
5. FULVA LINE SHOWN AS [Pattern]
6. POWER/AE NO. [Symbol]

ARCHITECT SIGNATURE

OWNER SIGNATURE



AREA STATEMENT		
PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE	25798.669	6.375
AREA FALLING UNDER 24.00 MTR WIDE INTERNAL CIRCULATION ROAD	290.370	0.0718
NET PLANNED AREA	25798.669	6.375
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	15737.188	3.889
PERMISSIBLE AREA UNDER COMMERCIAL	1031.947	0.255
GREEN AREA	1394.500	0.478
AREA UNDER COMMUNITY AREA	2579.867	0.638
PROPOSED AREA		
PROPOSED RESIDENTIAL AREA	50.38%	12997.716
PROPOSED COMMERCIAL AREA	3.22%	829.873
PROPOSED GREEN AREA	8.11%	2093.234
PROPOSED COMMUNITY AREA	10%	2579.910
TOTAL SALEABLE AREA (RESIDENTIAL PLOTS AREA + COMMERCIAL AREA)	53.60%	13827.589
PERMISSIBLE DENSITY	240-400	3.417
	PPA	

PLOTS AREA DETAIL						
PLOT NO	TYPE	LENGTH	WIDTH	AREA IN sqmts	NO. OF PLOTS	TOTAL AREA IN SQM.TS
1-21	A	18.250	7.840	143.080	21	3004.680
22-28	B	16.768	7.844	131.528	7	920.696
29-30	B1	16.768	8.547	143.316	2	286.632
31-37	B	16.768	7.844	131.528	7	920.696
38-51	B	16.768	7.844	131.528	14	1841.392
52-60	C	15.248	6.250	95.300	9	857.700
61-62	C1	15.248	7.207	109.892	2	219.784
63-71	C	15.248	6.250	95.300	9	857.700
72-82	C2	15.248	5.769	87.966	11	967.626
83	D1	15.854	6.415	101.703	1	101.703
84-97	D	15.854	6.100	96.709	14	1353.926
98	D2	AS PER PROFILE	109.702	109.702	1	109.702
99	D3	AS PER PROFILE	99.850	99.850	1	99.850
100-113	D	15.854	6.100	96.709	14	1353.926
114	D1	15.854	6.415	101.703	1	101.703
TOTAL					114	12997.716

PERMISSIBLE DENSITY REQUIRED	=	240-400 PPA
PROPOSED POPULATION	114	X
PROPOSED DENSITY	1539	=
CALCULATION		241.41 PPA

AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1259.850
	G2	63.750	8.577	546.784
	G3	33.636	8.582	286.800
				2093.234

To be read with License No. 93 of 2024 Dated 23.07.2024

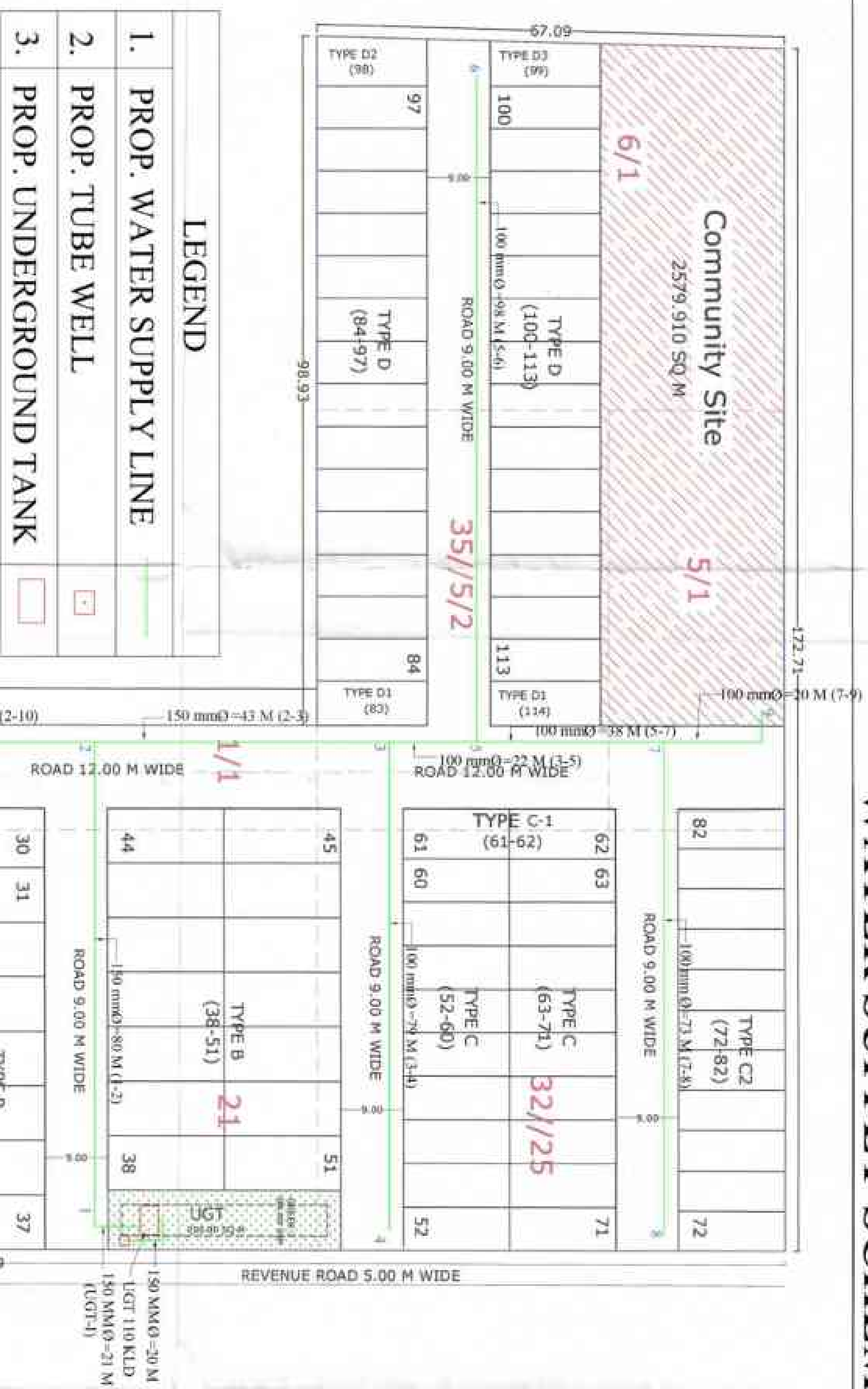
This layout plan for an area measuring 6.375 acres (Drawing no. 15856 Dated 24.11.24) comprised of license which is issued in respect of Affordable Residential Ploated Colony (Under Deem Regal Jan Awas Yojna Policy-2016) being developed by Axis Infra Build Pvt. Ltd, falling in the revenue estate of Village Banglan, in sector-42, Anhola 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 bilateral 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 plans as per site of all the Residential Plots and Commercial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Haryana, for the modification of layout plan of the colony.
5. That the revenue taxa falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That, no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the borrower.
9. At the time of demarcation plan, if required percentage of organized open spaces is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9 meters wide road which 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 road/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 31(3)(a)(ii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSYV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norm/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Govt dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(KATYA PAUL) (KATYA KUMAR) (ONVA BOODIA) (HITESH SHARMA) (JITENDRA SINGH) (AMRITKANTH DAS)

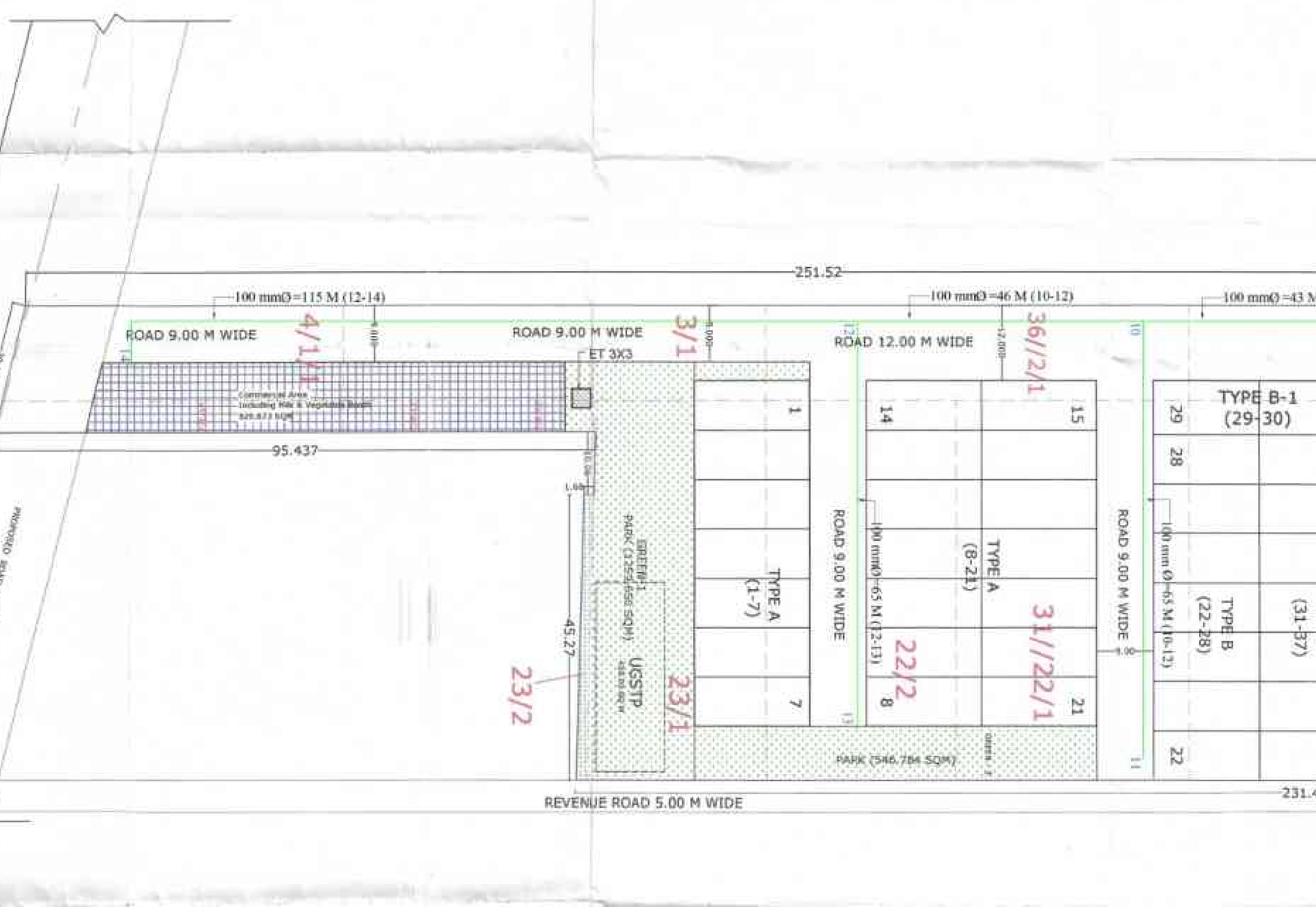
 (DTP (HQ)) (DTP (HQ)) (DTP (HQ)) (SFP (HQ)) (DTP (HQ)) (DTCP (HQ))

WATER SUPPLY SCHEME



LEGEND

- PROP. WATER SUPPLY LINE
- PROP. TUBE WELL
- PROP. UNDERGROUND TANK



PROJECT: PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEM EVAL. JAN AMAS YOJNA - 2016 ON THE LAND MEASURING 6.375 ACRES OF VILLAGE BANGLAN, SEC-2, TERRELL ANAMBALA CANTT. DISTRICT ANAMBALA

OWNER: AXIS INFRA BUILD PVT. LTD

DRAWING TITLE: LAYOUT PLAN

SCALE: NTS

DATE: 20.04.2024

ARCHITECT SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

LEGEND:

- COMMERCIAL AREA SHOWN AS [Pattern]
- COMMUNITY SITE SHOWN AS [Pattern]
- GREEN AREA SHOWN AS [Pattern]
- BOUNDARY WALL SHOWN AS [Pattern]
- GRID LINE SHOWN AS [Pattern]
- HYDRA NO. [Symbol]

ARCHITECT SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

AREA STATEMENT

AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE		25798.669	6.375
AREA FALLING UNDER 24.00 MTR WIDE INTERNAL CIRCULATION ROAD		290.370	0.0718
NET PLANNED AREA		25798.669	6.375
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	61%	15737.188	3.889
PERMISSIBLE AREA UNDER COMMERCIAL	4%	1031.947	0.255
GREEN AREA	7.50%	1934.500	0.478
AREA UNDER COMMUNITY AREA	10%	2579.867	0.638
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	50.36%	12997.716	3.212
PROPOSED COMMERCIAL AREA	3.22%	829.873	0.205
PROPOSED GREEN AREA	8.11%	2093.234	0.517
PROPOSED COMMUNITY AREA	10%	2579.910	0.638
TOTAL SALEABLE AREA (RESIDENTIAL PLOTS AREA + COMMERCIAL AREA)	53.60%	13827.589	3.417
PERMISSIBLE DENSITY		240-400	PPA

PLOTS AREA DETAIL

PLOT NO	TYPE	LENGTH	WIDTH	AREA IN sqmts	NO. OF PLOTS	TOTAL AREA IN SQMTS
1-21	A	18.250	7.840	143.080	21	3004.680
22-28	B	16.768	7.844	131.528	7	920.696
29-30	B1	16.768	8.547	143.316	2	286.632
31-37	B	16.768	7.844	131.528	7	920.696
38-51	B	16.768	7.844	131.528	14	1841.392
52-60	C	15.248	6.250	95.300	9	857.700
61-62	C1	15.248	7.207	109.892	2	219.784
63-71	C	15.248	6.250	95.300	9	857.700
72-82	C2	15.248	5.769	87.966	11	967.626
83	D1	15.854	6.415	101.703	1	101.703
84-97	D	15.854	6.100	96.709	14	1353.926
98	D2	AS PER PROFILE	100.702	100.702	1	100.702
99	D3	AS PER PROFILE	99.850	99.850	1	99.850
100-113	D	15.854	6.100	96.709	14	1353.926
114	D1	15.854	6.415	101.703	1	101.703
TOTAL					114	12997.716

PERMISSIBLE DENSITY REQUIRED

PROPOSED POPULATION	114	X	13.5	=	1539		
PROPOSED DENSITY					1539	=	6.375
CALCULATION 241.41 PPA							

AREA UNDER GREEN

TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
G1	AS/PROFILE	1259.650	
G2	63.750	8.577	546.784
G3	33.636	8.552	286.800
			2093.234

To be read with License No. 93 of 2024 Dated 23.07.2024

This layout plan for an area measuring 6.375 acres (Growing no. 16586 Dated 29-07-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deem Eval. Jan Amas Yojna Policy-2016) being developed by Axis Infra Build Pvt. Ltd, falling in the revenue estate of Village Banglan, in sector-42, Anambala is hereby approved subject to the following conditions:-

- This layout Plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Haryana for the modification of layout plans of the colony.
- That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That, no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 meters wide road which retain a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan road/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 31(1)(a)(ii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that Haryana is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2005-Slower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

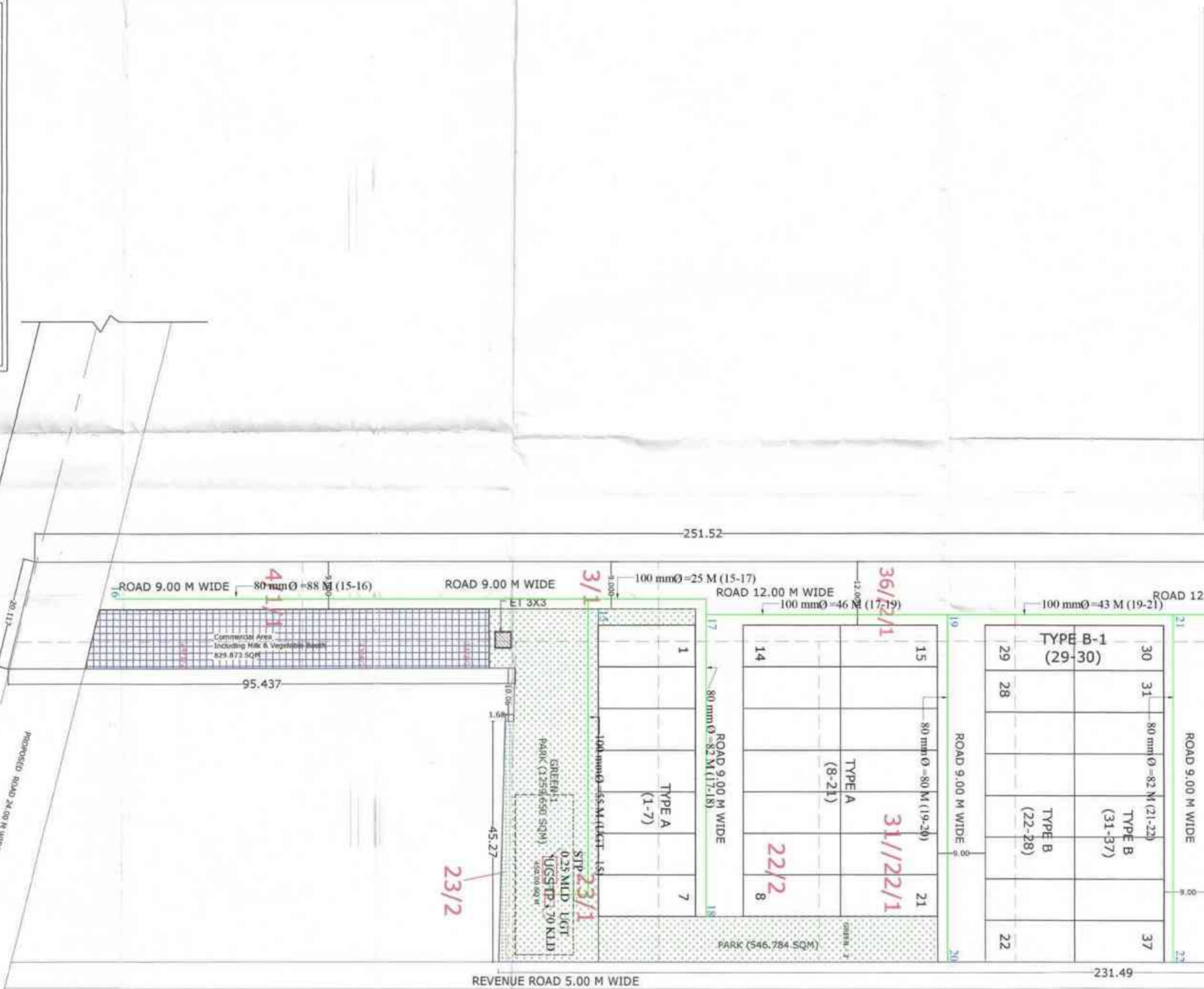
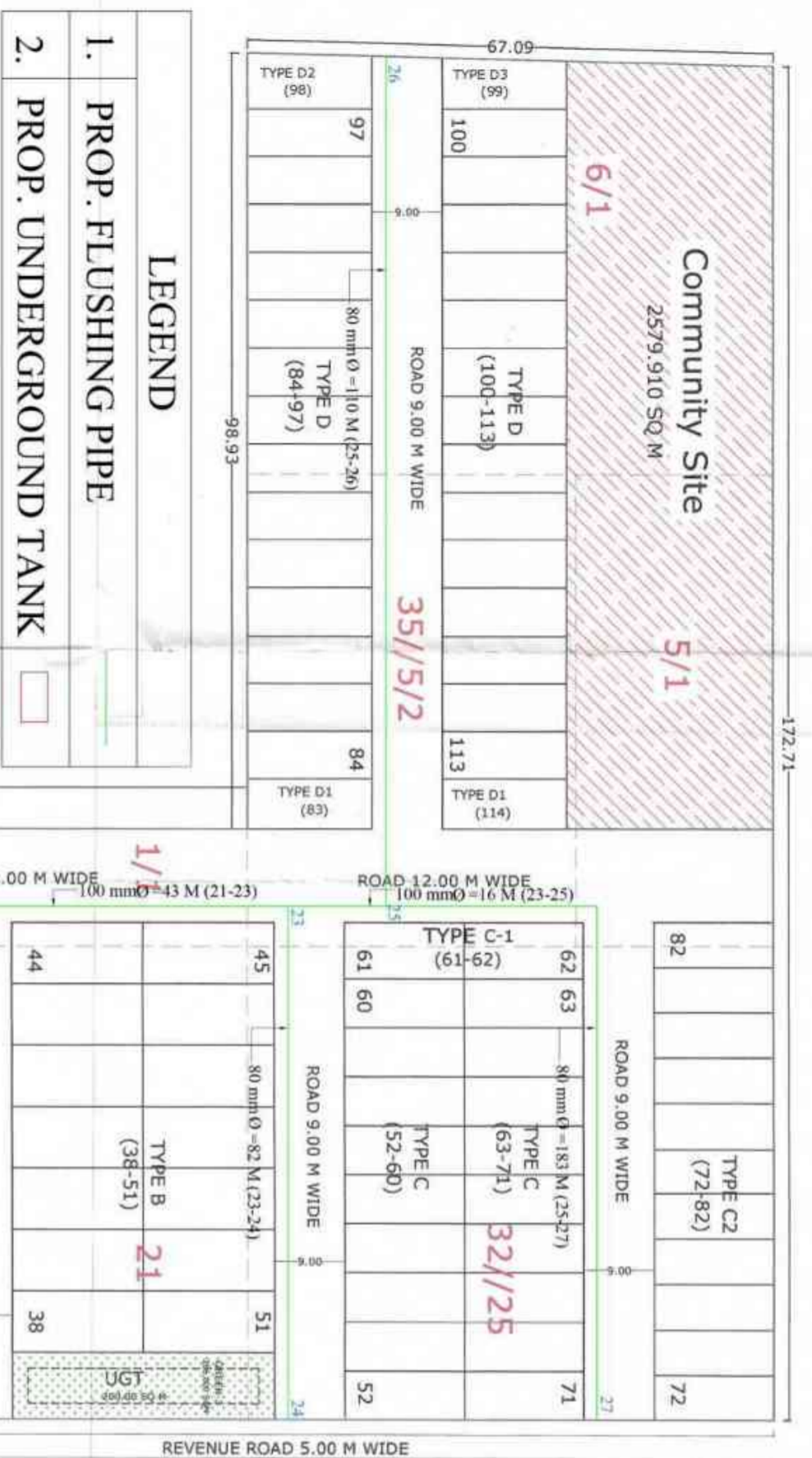
ARCHITECT: [Signature]

AUTHORIZED SIGNATORY: [Signature]

ARCHITECT SIGNATURE: [Signature]

OWNER SIGNATURE: [Signature]

FLUSHING PLAN



AREA STATEMENT		
PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS
TOTAL AREA OF SITE	2579.669	6.375
AREA FALLING UNDER 24.00 MTR WIDE INTERNAL CIRCULATION ROAD	290.370	0.0718
NET PLANNED AREA	2579.669	6.375
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	15737.188	3.889
PERMISSIBLE AREA UNDER COMMERCIAL	1031.947	0.255
GREEN AREA	1394.900	0.478
AREA UNDER COMMUNITY AREA	2579.667	0.638
PROPOSED AREA		
PROPOSED RESIDENTIAL AREA	50.38%	12997.716
PROPOSED COMMERCIAL AREA	3.22%	829.873
PROPOSED GREEN AREA	8.11%	2093.234
PROPOSED COMMUNITY AREA	10%	2579.910
TOTAL SALEABLE AREA (RESIDENTIAL PLOTS AREA + COMMERCIAL AREA)	53.60%	13827.589
PERMISSIBLE DENSITY	240-400	3.417
		PPA

PLOTS AREA DETAIL						
PLOT NO	TYPE	LENGTH	WIDTH	AREA IN sqmts	NO. OF PLOTS	TOTAL AREA IN SQMTS
1- 21	A	18.250	7.840	143.080	21	3004.680
22- 28	B	16.768	7.844	131.528	7	920.696
29- 30	B1	16.768	8.547	143.316	2	286.632
31- 37	B	16.768	7.844	131.528	7	920.696
38- 51	B	16.768	7.844	131.528	14	1841.392
52- 60	C	15.248	6.250	95.300	9	857.700
61- 62	C1	15.248	7.207	109.892	2	219.784
63- 71	C	15.248	6.250	95.300	9	857.700
72- 82	C2	15.248	5.769	87.966	11	967.626
83	D1	15.854	6.415	101.703	1	101.703
84-97	D	15.854	6.100	96.709	14	1353.926
98	D2	AS PER PROFILE	109.702	109.702	1	109.702
99	D3	AS PER PROFILE	99.850	99.850	1	99.850
100-113	D	15.854	6.100	96.709	14	1353.926
114	D1	15.854	6.415	101.703	1	101.703
TOTAL				6.415	114	12997.716

PERMISSIBLE DENSITY REQUIRED	=	240-400 PPA
PROPOSED POPULATION	114	X
PROPOSED DENSITY CALCULATION	1539	=
		6.375
		241.41 PPA

AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1259.650
	G2	63.750	8.577	546.784
	G3	33.536	8.552	286.800
				2093.234

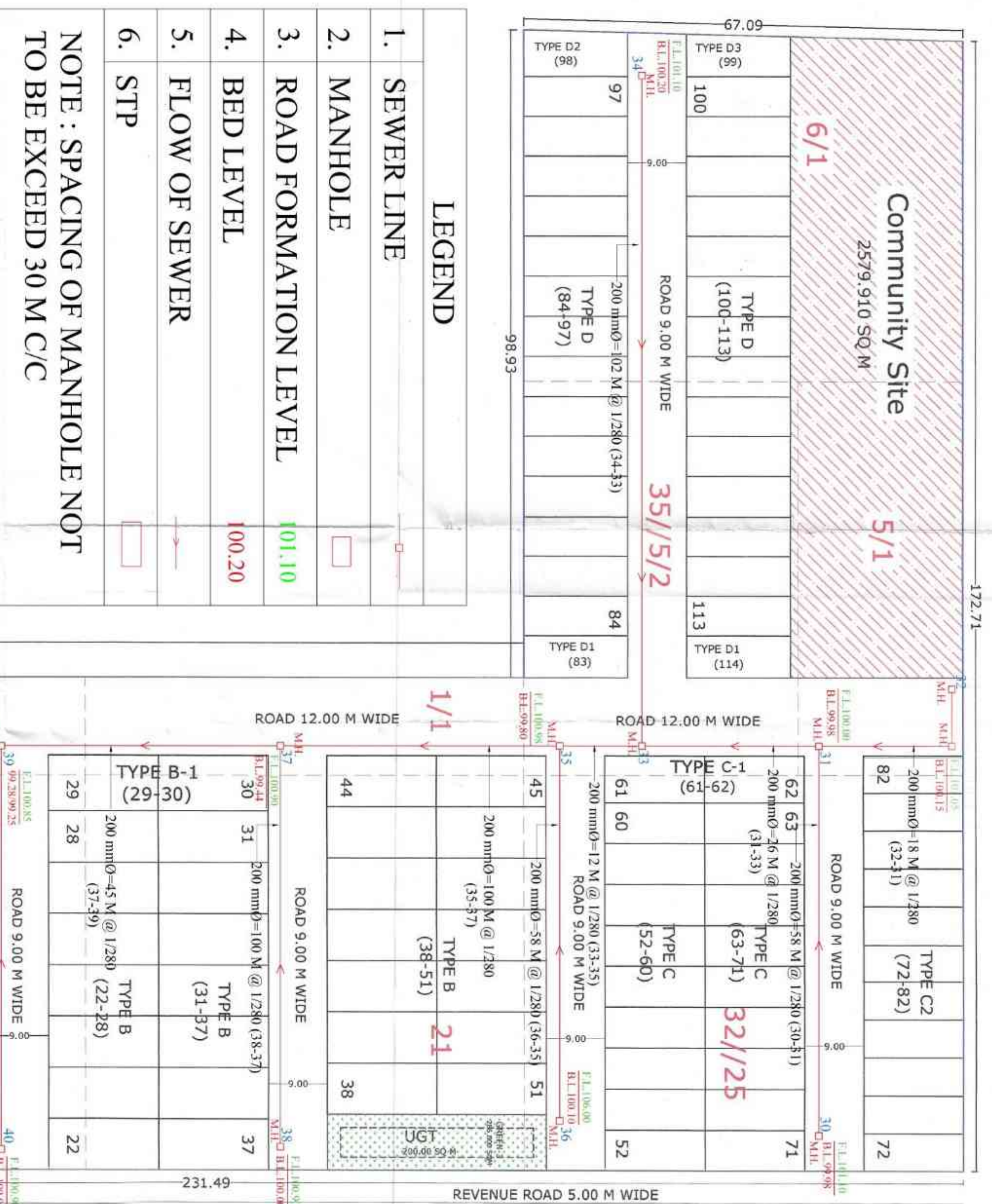
To be read with License No. 93 of 2024 Dated 23-07-2024

This layout plan for an area measuring 6.375 acres (Drawing no. 16386 Dated 27-7-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Daval Jan Awas Yojna Policy-2016) being developed by Axis Infra Build Pvt. Ltd. falling in the revenue estate of Village Rawlian, in sector-42, Ambala is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% 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 plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Haryana for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
10. No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 metres 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/green belts as provided in the Development Plan is applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(ii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the license through five and take with the land that HSYIP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
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 colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No.19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

ARCHITECT	AUTHORIZED SIGNATORY
(SAYITA PAUL) (ATP(HQ))	(JITENDER SINGH) (DTCP(HQ))
(RAJAN KUMAR) (ATP(HQ))	(AMIT KUMAR) (DTCP(HQ))
(DIVYA BOGGA) (DTP(HQ))	(SITESH SHARMA) (SITP(HQ))

SEWERAGE PLAN



AREA STATEMENT			
PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS	
TOTAL AREA OF SITE	25798.669	6.375	
AREA FALLING UNDER 24.00 MTR WIDE INTERNAL CIRCULATION ROAD	290.370	0.0718	
NET PLANNED AREA	25798.669	6.375	
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	15737.188	3.889	
PERMISSIBLE AREA UNDER COMMERCIAL	1031.947	0.255	
GREEN AREA	1394.900	0.478	
AREA UNDER COMMUNITY AREA	2579.867	0.638	
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	50.38%	12997.716	3.212
PROPOSED COMMERCIAL AREA	3.22%	829.873	0.205
PROPOSED GREEN AREA	8.11%	2093.234	0.517
PROPOSED COMMUNITY AREA	10%	2579.910	0.638
TOTAL SALEABLE AREA (RESIDENTIAL PLOTS AREA + COMMERCIAL AREA)	53.60%	13827.589	3.417
PERMISSIBLE DENSITY	240-400		PPA

PLOTS AREA DETAIL						
PLOT NO	TYPE	LENGTH	WIDTH	AREA IN sqmts	NO. OF PLOTS	TOTAL AREA IN SQMTS
1- 21	A	18.250	7.840	143.080	21	3004.680
22- 28	B	16.768	7.844	131.528	7	920.696
29- 30	B1	16.768	8.547	143.316	2	286.632
31- 37	B	16.768	7.844	131.528	7	920.696
38- 51	B	16.768	7.844	131.528	14	1841.392
52- 60	C	15.248	6.250	95.300	9	857.700
61- 62	C1	15.248	7.207	109.892	2	219.784
63- 71	C	15.248	6.250	95.300	9	857.700
72- 82	C2	15.248	5.769	87.966	11	967.626
83	D1	15.854	6.415	101.703	1	101.703
84-97	D	15.854	6.100	96.709	14	1353.926
98	D2	AS PER PROFILE	109.702	99.850	1	109.702
99	D3	AS PER PROFILE	99.850	99.850	1	99.850
100-113	D	15.854	6.100	96.709	14	1353.926
114	D1	15.854	6.415	101.703	1	101.703
TOTAL					114	12997.716

PERMISSIBLE DENSITY REQUIRED	=	240-400 PPA
PROPOSED POPULATION	114	X
PROPOSED DENSITY	1399	=
CALCULATION		241.41 PPA

AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1289.650
	G2	63.750	8.577	546.784
	G3	33.536	8.552	286.800
				2093.234

To be read with License No. 93 of 2024 Dated 23-07-2024

This layout plan for an area measuring 6.375 acres (Growing no. 16386 Dated 24-7-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Axis Infra Build Pvt. Ltd. falling in the revenue estate of Village Rawliam, in sector-42, Ambala is hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code- 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Haryana for the modification of layout plans of the colony.
- That the revenue nasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSYIP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

PROJECT:- PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 ON THE LAND MEASURING 6.375 ACRES OF VILLAGE RAWLIAM, SECTOR-42, TERRESTRIAL AMBALA CANTT. DISTRICT AMBALA

OWNER:- AXIS INFRA BUILD PVT. LTD

DRAWING TITLE:- LAYOUT PLAN

SCALE:- NTS

DWG. NO.:-

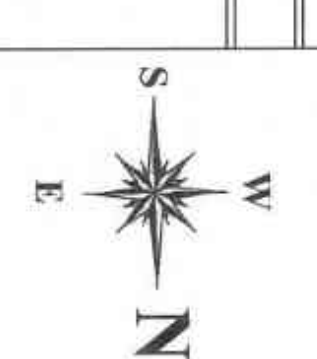
DATE:- 20.06.2024

LEGEND

1. COMMERCIAL AREA SHOWN AS
2. COMMUNITY SITE SHOWN AS
3. GREEN AREA SHOWN AS
4. BOUNDARY WALL SHOWN AS
5. KUDA LINE SHOWN AS
6. KHASRA NO.

ARCHITECT SIGNATURE

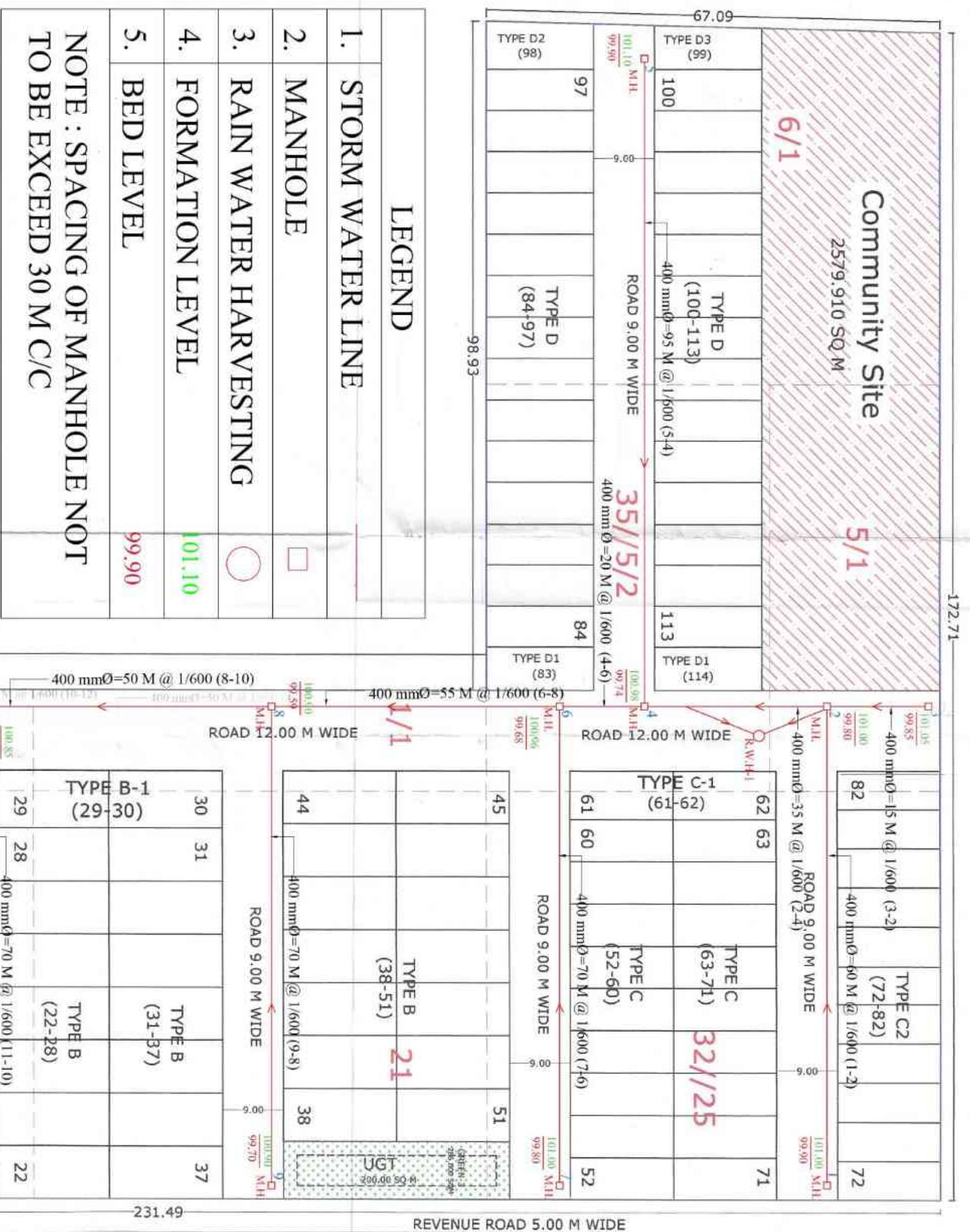
OWNER SIGNATURE



ARCHITECT

AUTHORIZED SIGNATORY

STORM WATER DRAINAGE PLAN



AREA STATEMENT			
PERCENTAGE	AREA IN SQ.MT	AREA IN ACERS	
TOTAL AREA OF SITE	25798.669	6.375	
AREA FALLING UNDER 24.00 MTR WIDE INTERNAL CIRCULATION ROAD	290.370	0.0718	
NET PLANNED AREA	25798.669	6.375	
PERMISSIBLE AREA UNDER RESIDENTIAL PLOTS	15737.188	3.889	
PERMISSIBLE AREA UNDER COMMERCIAL	1031.947	0.255	
GREEN AREA	1394.900	0.478	
AREA UNDER COMMUNITY AREA	2579.867	0.638	
PROPOSED AREA			
PROPOSED RESIDENTIAL AREA	50.38%	12997.716	3.212
PROPOSED COMMERCIAL AREA	3.22%	829.873	0.205
PROPOSED GREEN AREA	8.11%	2093.234	0.517
PROPOSED COMMUNITY AREA	10%	2579.910	0.638
TOTAL SALEABLE AREA (RESIDENTIAL PLOTS AREA + COMMERCIAL AREA)	53.60%	13827.589	3.417
PERMISSIBLE DENSITY	240-400		PPA

PLOTS AREA DETAIL						
PLOT NO	TYPE	LENGTH	WIDTH	AREA IN sqmts	NO. OF PLOTS	TOTAL AREA IN SQ.MTS
1-21	A	18.250	7.840	143.080	21	3004.680
22-28	B	16.768	7.844	131.528	7	920.696
29-30	B1	16.768	8.547	143.316	2	286.632
31-37	B	16.768	7.844	131.528	7	920.696
38-51	B	16.768	7.844	131.528	14	1841.392
52-60	C	15.248	6.250	95.300	9	857.700
61-62	C1	15.248	7.207	109.892	2	219.784
63-71	C	15.248	6.250	95.300	9	857.700
72-82	C2	15.248	5.769	87.966	11	967.626
83	D1	15.854	6.415	101.703	1	101.703
84-97	D	15.854	6.100	96.709	14	1353.926
98	D2	AS PER PROFILE	109.702	109.702	1	109.702
99	D3	AS PER PROFILE	99.850	99.850	1	99.850
100-113	D	15.854	6.100	96.709	14	1353.926
114	D1	15.854	6.415	101.703	1	101.703
TOTAL					114	12997.716






PERMISSIBLE DENSITY REQUIRED	=	240-400 PPA
PROPOSED POPULATION	114	X
PROPOSED DENSITY	1339	=
CALCULATION		241.41 PPA

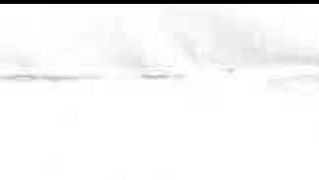

AREA UNDER GREEN	TYPE	LENGTH SQ.MT	WIDTH SQ.MT	AREA IN SQ.MT
GREEN AREA	G1	AS/PROFILE	AS/PROFILE	1259.650
	G2	63.750	8.577	546.784
	G3	33.536	8.552	286.800
				2093.234

To be read with License No. 93 of 2024 Dated 23-07-2024

This layout plan for an area measuring 6.375 acres (Growing no. 16386 Dated 24-7-24) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna Policy-2016) being developed by Axis Infra Build Pvt. Ltd. falling in the revenue estate of Village Rawlan, in sector-42, Ambala is hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site or all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code-2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP, Haryana for the modification of layout plans of the colony.
- That the revenue nasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 33(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the license through give and take with the land that HSYIP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

 (RAJAN KUMAR) (DTP HQ)
 (DIVYA BHOORA) (DTP HQ)
 (HITESH SHARMA) (STP HQ)
 (JITENDER SINGH) (DTP HQ)
 (AMIT NATH) (AS DTCP HQ)

ARCHITECT	AUTHORIZED SIGNATORY
	

PROJECT: NOTE - All dimensions are in meters (m)

PROPOSED LAYOUT PLAN OF RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 ON THE LAND MEASURING 6.375 ACRES OF VILLAGE RAWLAN, SECTOR-42, TERRESTRIAL AMBALA CANTT. DISTRICT AMBALA

OWNER:- AXIS INFRA BUILD PVT. LTD

DRAWING TITLE:- LAYOUT PLAN

SCALE:- NTS

DWG. NO.:-

DATE:- 20.06.2024

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