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

AB Greenvalleys LLP,
D-63/12, Mahamoorganj, Varanasi,
Uttar Pradesh-221010.

Memo No. LC-3383/JE (SB)/2024/ 41970 Dated: 30-12-24

Subject: **Approval of Service Plan/Estimates of Licence No. 8 of 2019 dated 30.01.2019 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri Taraori, District Karnal.**

Reference: Chief Engineer-II, HSVP, Panchkula office memo no. 203446 dated 22.07.2024.

The Service Plan/Estimates in respect of Licence No. 8 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri Taraori, District Karnal 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 22.07.2024.
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.
8. That you shall submit rectified deed alongwith mutations after transferring the requisite area in favour of Government as per approved Demarcation-cum-Zoning plan of the colony within a period of 30 days from issuance of this permission.

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

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

Endst. No LC-3383/JE(SB)/2024/ 41971-973 Dated: 30-12-24

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. CE-II-HSVP/ SE(HQ)/ EE (M)/ SDE (W-3)/2024/203446 dated 22.07.2024.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Karnal.

Divya

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

Sameer Jain
9999654799

Bond

Indian-Non Judicial Stamp
Haryana Government

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Date : 10/07/2024

Certificate No. G0J2024G4284

GRN No. 118724337

Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0
(Rs. Zero Only)

Deponent

Name : Ab Greenvalleys Llp

H.No/Floor : 0 Sector/Ward : Landmark : Mahmoorganj

City/Village : Varanasi District : Varanasi State : Up

Phone : 99******99

Purpose : AFFIDAVIT to be submitted at Concerned office

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website https://egrashry.nic.in

Affidavit

This Affidavit is made at Varanasi on this 12-7-24 by M/s AB GREENVALLEYS LLP, a LLP Firm registered having its registered office at D-63/12 Mahmoorganj, Varanasi UP 221010 through its Authorized Signatory Mr. Sarvesh Jain, duly authorized by the LLP Company (Herein called the LLP Company which expression shall mean and include its successors, assigns and representatives) do hereby solemnly affirm and declare as under:

1. That M/s M/s AB GREENVALLEYS LLP granted license no 08 of 2019 dated 30.01.2019 issued by DTCP vide Letter No. LC-3383/JE(RK)/2023/43890-99 dated 29.12.2023 on area measuring 8.26256 acres situated at Village Dodwa of Sector -1, Taraori – Nilokheri, District Karnal for development of residential plotted colony under Deen Dayal Jan Awas Yogna - 2016.
2. That Ownership of land is in the name of LLP Company and LLP Company is responsible for developing residential plotted colony and all necessary legal documents related to this project have already been submitted with the concerned authorities including DTCP Haryana.

For A B. Green Valleys LLP

Designated Partner

12 JUL 2024

3. That the provision of water supply, Sewerage, Sewerage Treatment Plant, Tertiary Treated Water tank, Disposal of Storm Water will be provided by the LLP Company till these services will be provided by Haryana Sehkari Vikas Pradhikaran (HSVP).
4. That the pumping if required will be carried out by the LLP Company at its own cost.
5. That LLP Company will develop all the services as required under this scheme/Project.
6. That LLP Company shall abide all the prevailing norms/rules under regulation as fixed by HSVP.

7. That LLP Company will deposit EDC/other charges of HSVP for external connections.

For A B. Green Valleys LLP

Designated Partner

DEPONENT

VERIFICATION:

It is verified that the contents of above Para's of this affidavit are true and correct as per best of my knowledge.

For A B. Green Valleys LLP

Designated Partner

DEPONENT

Certified that the above was declared on solemn affirmation before me mentioned by the deponent who was identified by Shri 2763 4364 4358

Notary Public KARNAL (Haryana)

12 JUL 2024

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NILOKHERI-TARAORI

LEGAL DEVELOPMENT PLAN - 2041 A.D. UNDER SECTION 5(7) OF THE PUNJAB SCHEDULED ROADS & CONTROLLED AREAS RESTRICTION OF UNREGULATED DEVELOPMENT ACT, 1963 (PUNJAB ACT - 41 OF 1963) AND SUB SECTION 7 OF SECTION 203-C OF THE HARYANA MUNICIPAL ACT, 1973.

LEGEND

LAND USE PROPOSALS

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

TRANSPORT & COMMUNICATIONS

PUBLIC UTILITIES

PUBLIC & SEMI PUBLIC

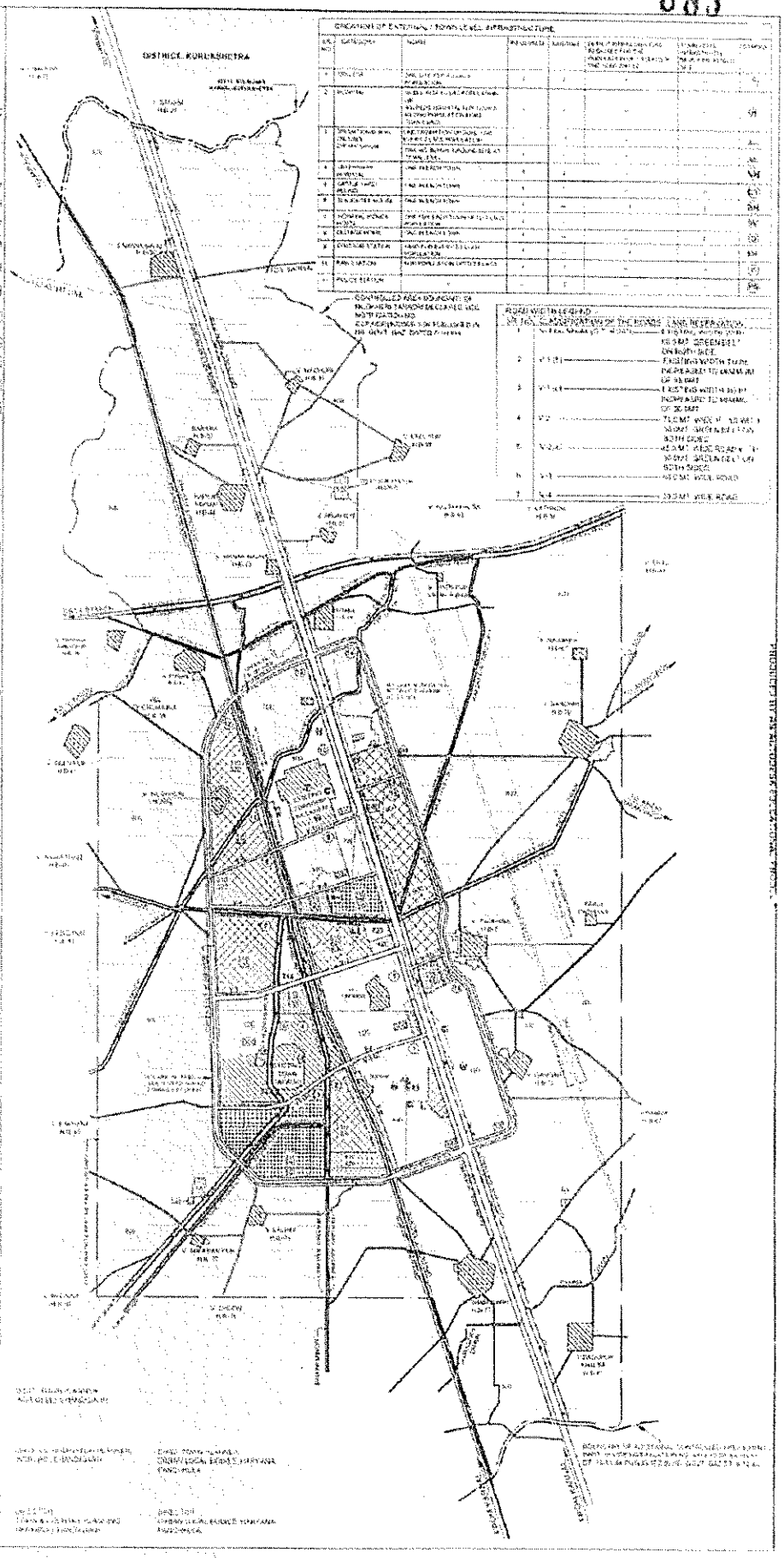
OPEN SPACES

AGRICULTURAL LAND

SPECIAL ZONE

SCALE 1:20000 OR 1CM =200M

DRG.NO. D.T.P(K)1595/2020 DATED:- 11.12.2020



DIRECTOR, TOWN & COUNTRY PLANNING, HARYANA.

For A.B. Green Valleys LLP

Designated Partner

WATER IS PRECIOUS

IInd

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8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

License no 08 of 2019 Dated 30.01.2019

M/S AB GREEN VALLEYS LLP

ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

For A B. Green Valleys LLP

Designated Partner

CONSERVE WATER

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For A B. Green Valleys LLP

Designated Partner

PROJECT REPORT/ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) IN SECTOR 1, NILOKHERI- TARAORI, KARNAL .

REPORT

The Haryana Government has prepared a master plan for development of Residential/Industrial Commercial urban estate NILOKHERI-TARAORI, KARNAL . M/S AB GREEN VALLEYS LLP has decided to develop a part of the area in this master plan and has named this part as 8.26256 Acre Residential plotted colony . This scheme is located in sector –1 of HARYANA SHEHRI VIKAS PRADHIKARAN SECTOR-1, NILOKHERI-TARAORI, KARNAL. License has already been granted by DTCP with License no 08 of 2019 Dated 30.01.2019.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 40000litre per hour. The recharging of underground water table in this belt is stated to be good. The number of tubewells required for the above area has been worked out. The requirement of tubewells includes provisions of 10% stand by. Ultimately, water shall be supplied to the Project by HARYANA SHEHRI VIKAS PRADHIKARAN NILOKHERI-TARAORI, KARNAL.

2 Design

The scheme has been designed for approved population of 1971 persons. The rate of water supply per head per day has been taken as 155.25 litres (135 + 15 %) as per HSVP norms. In addition to above necessary provision of water for community area, shopping centres, parks etc. have been taken into account for calculating the maximum quantity of water requirement.

For A B. Green Valleys LLP

Designated Partner

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 40,000 litre per hour. It is also proposed to equip required Nos pumping sets with stand by diesel engine / gen set or solar power bank for operation during failure of electricity.

4 **Under Ground Storage**

It has been proposed to construct Underground storage tank for Fire fighting water supply and for drinking water supply. Provision has been made for 200KL capacity in two Compartments, which caters for the domestic as well as for firefighting requirement. The water for domestic water compartment shall overflow the fire compartment of 50 KL capacity so that the water in the fire compartment also remains 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 water@ 155.25 litre per head her day @ 3 times the average rate of 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 27.00 meters so that it can serve stilt and 4 stories construction. Minimum pipe dia for distribution is kept as 100 mm dia. for drinking water supply.

7 **Rising mains**

Rising mains from HSVP water main or sector road to water works have also been proposed and provision has been made in this estimate.

8 **Sewerage**

The sewer lines have been designed for 3 times average DWF in relation to the water supply demand assuming that 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

For A B. Green Valleys LLP

Designated Partner

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.

9 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.

10 Roads

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

(i) 250 mm WMM

(ii) 200 mm GSB

(iii) 50 mm thick D.B.M

(iv) 30 mm BC

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.

11 Street lighting

The provision has been made on lump sum basis.

12 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.

13 Specifications

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

14 Rates

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

For A B. Green Valleys LLP

Designated Partner

15 Cost

The total cost of development in this project including various P.H. and B & R services works out to Rs 887.75 Lacs. Including 3% contingencies & P.E. charges and 49% departmental administrative, unforeseen and escalation charges.

The cost per gross acre for the phase works out to be Rs 107.44 lacs which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantation including maintenance thereof as well as future expansion whatsoever indicated.

For A B. Green Valleys LLP

Designated Partner

8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL DESIGN CALCULATIONS

Daily Requirement

1.	**Total No. of Plots**		= 146
	Population per plot (@ 13.5)		= 1971 persons
	Therefore population	= 13.5 x 146	
	Water requirement for plots @ 155.25 litre/head/day 1971 x 155.25		= 305997.75 litre or 306.00 KL
2.	**Add Requirement for Institutions etc.**		
a.	No of commercials	= 1 No	
	Daily water requirement	@ 32000 litre/Acre	
	Area of commercial = 996.80sqm.	= 0.2463Acres	
	Therefore daily water requirement	= 0.2463 x 32000	= 7881.60 litres = 7.88 KL
b.	Community facility		
	Area of community place		= 0.8262 acres
	Daily water requirement @25000litre/acre =0.8262 X 25000		= 20665.00 litres = 20.66 KL
	Total		**= 28.54KL**
		say	**= 32.00 kl**
3.	**Area under Parks** Green Parks		= 0.6197 acres
	Therefore daily water requirement @ 25000 litre/Acre = 0.6197 x 25000		= 15492.5 Litre = 15.49 KL

For A B. Green Valleys LLP

Designated Partner

[Pick the date]

4.	**Area under roads and kerbs** out of 8.26256 acres		= 1.36 acres
	Therefore daily water requirement	= 1.36 x 5000	= 6800.00 litres
	For sweeping of roads +car wash		= 6.80 KL
	say		= 10.00 KL
	Total daily requirement		
	a. For domestic use (1+2)	= 306.00+32.00	= 338.00 KL
	b. Under parks & roads (3+4)	= 15.49+10.00	= 25.49 KL
	Assuming requirement for flushing etc. as 1/3 of total domestic demand and daily requirement for flushing		= 1/3 X 338.00 = 112.67 KL
	Daily requirement of potable drinking water supply = 338.00 – 112.67		= 225.33 KL

For A B. Green Valleys LLP

Designated Partner

TUBE WELLS FOR 8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY

SECTOR -1, NILOKHERI-TARAORI, KARNAL

TUBEWELL

Assuming working hours of tube well	= 16
Assuming discharge/hour of each tube well	= 40000 lit/hour
Total domestic demand (DRINKING)	= 225.33KL
No. of tubewells required for drinking water supply	= 225.33 / 40 X16 = 0.35
No. of tube wells Required for Total demand = (338.00+25.49) / 40 x 16	= 0.57
Add 10% stand by	= 0.06
Total no of tubewells required = 0.48 + 0.05	= 0.63 no.
Say	1 no.

So it is proposed to provide 1 Nos of tube well. Moreover the requirement of flushing water supply is to met from treated water from S.T.P. and ultimately water is to be supplied by HSVP FROM its main water supply.

Pumping machinery for tube wells

Gross working load	= 45.00 m
Average fall in is S.L.	= 15.00 m
Depression head	= 10.00 m
Friction Loss in pipe and flushing	= 4.00m
Total	= 74.00 m
SAY	= 80.00
B.H.P. = 40000 x 80 / 60x60x75x0.6 With 60% efficiency	= 19.75
Say	= 20.00 B.H.P.

For A B. Green Valleys LLP

Designated Partner

Boosting Machinery (Drinking water)

Daily requirement for domestic use (Drinking)		= 225.33 KLD
Assuming 8 hours running 1 pump (with one stand by) discharge/hour.	= 225.33 / 8	= 28.17 KL/HR = 469.43 ltr/m
say		= 500.00 ltr/m

Head of Pump

i)	Suction Lift	4m
ii)	Friction Loss in main & specials	4m
iii)	Clear Head	27m
		35m
say		**40 m**

B.H.P. of Motor	500 x 40 / 60x75x0.6	= 7.40
	Say	10.00

Hence It is proposed to provide 2 nos. pumping sets each capable of delivering 500 lpm of water at a total head of 40 m connected with 8.00 B.H.P. electric motor, 1 nos. working and 1 nos. stand bye .

Underground Storage Tank (Drinking water supply)

Daily requirement for domestic use including institutional demand		= 225.33 KL
Capacity of under ground tank taking storage (25 + 33	= 225.33 x 0.6	= 135.20 KL

For A B. Green Valleys LLP

Designated Partner

[Pick the date]

= 58%) say 60% of daily demand

Say =150.00 KL

Storage required for fire demand = 100x√1.97x 1/3 = 46.67 KL

say = 50.00 KL

Hence it is proposed to provide common underground tank of capacity 200KL which also includes 50 KL capacity for firefighting as well . The water first enters the fire tank and overflows domestic tank so that the water remain fresh in the tank.

BOOSTING MACHINERY(Flushing water supply)

Daily requirement for domestic use (flushing)		= 112.67 KL
Add for horticulture and roads		= 25.49 KL
TOTAL		= 138.16 KL
Assuming 8 hours running 1 pump (with one stand by)		
Discharge/hour	$= \frac{138.67}{8}$	= 17.33 KL
Discharge/minute		= 288.89 liter/m
	say	**= 300.00 liter/m**

HEAD OF PUMP

i)	Suction lift	= 4 M
ii)	Friction Loss in main & specials	= 4 M
iii)	Clear head	= 27 M
TOTAL		= 35 M
SAY		= 40 M

B.H.P. of Motor $= \frac{300 \times 40.00}{60X75X0.6}$ = 4.44

SAY = 5.00

For A B. Green Valleys LLP

Designated Partner

UNDERGROUND STORAGE TANK(Flushing water supply)

Daily requirement for flushing including horticulture	= 138.16 KL
Capacity of underground tank taking = (25 + 33=58 %) say 60 % of daily demand = 138.16 x 0.6	= 82.89 KL
SAY	= 100.00 KL

DIESEL GENERATING SET(BOOSTING STATION)DRINKING

Pumping sets 1 Nos. 10.00 H.P. each	= 10.00 H.P.
Lightening etc	= 2.00 H.P.
	= 12.00 KVA
Capacity of D.G.S. = 12x 0.746 x 1.50	= 13.42
Add 10 % extra	= 1.34
	= 14.77
SAY	= 15.00 KVA

DIESEL GENERATING SET(TUBE WELL)

Pumping sets 1 Nos.	= 20.00 B.H.P.
Capacity of diesel genset Or 20.00 x 0.746 x 1.50	= 22.38 KVA
Add 10 % extra	= 2.23
	= 24.61 KVA
SAY	= 25.00 KVA

For A B. Green Valleys LLP

Designated Partner

DIESEL GENERATING SET(FLUSHING WATER)

Capacity of diesel genset 5 x 0.746 x 1.50 x 1.10 = 6.15 KVA

SAY = 7.5 KVA

OVER HEAD SERVICE RESERVIOR

- There is no necessity of O.H.S.R. as the capacity of U.G.S.T. has been increased by 25% of demand of water supply.

Capacity of S.T.P.

Capacity of S.T.P. = 0.80 X 338.00 = 270.40 KLD

SAY = 0.30 MLD

For A B. Green Valleys LLP

Designated Partner

8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

FINAL ABSTRACT OF COST

		Amount (Rs. In Lac)
Sub Work No. I	Water Supply	194.28
Sub Work No. II	Sewerage	113.22
Sub Work No. III	Storm Water Drainage	108.20
Sub Work No. IV	Road and Footpath	194.68
Sub Work No. V	Street Lighting	31.70
Sub Work No. VI	Horticulture Work	7.46
Sub Work No. VII	Maintenance Charges for 10 years i/c resurfacing of roads after 1st 5 years and 2nd 5 years	238.20
	Total	887.74 Lac
	say	887.75 lac

Dev. cost per acre 887.75 lac/8.26256 acre= 107.44 lac per acre

For A B. Green Valleys LLP

Designated Partner

Executive Engineer
HSVP Division Karnal

Checked subject to Comments
In forwarding letter No. 203446
Dt. 22/07/2024 and notes
attached with the estimate

Superintending Engineer
HSVP Circle, KARNAL

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

Director
Town & Country Planning
Haryana, Chandigarh

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

हरियाणा शहरी विकास प्राधिकरण
HARYANA SHEHARI
VIKAS PRADHIKARAN
HSVP

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

C.E.II-No. 203446
Dated: 22/07/2024
Annexure-A

SUB:- **Approval of service plan estimate for Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 8.26256 acres (License no. 08 of 2019 dated 30.01.2019) in the revenue estate of Village Dodwa, Sector-1, Nilokheri-Taraori, Distt. Karnal developed by AB Green Valleys LLP.**

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.

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

हरियाणा शहरी विकास प्राधिकरण
HARYANA SHEHARI VIKAS PRADHIKARAN
HSVP

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 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
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

Executive Engineer (M),
For Chief Engineer-II, HSVP,
Panchkula.

FINAL ABSTRACT OF COST (WATER SUPPLY)

SUB WORK NO. 1	Amount (Rs. In Lac)
Sub Head No. 1 Head Works	84.40
Sub Head No. 2 Pumping Machinery	42.20
Sub Head No. 3 Distribution System (Drinking)	40.44
Sub Head No. 4 Distribution System (Flushing and irrigation)	27.24
Total	**194.28**

c.o. to final abstract of cost

For A B. Green Valleys LLP

Designated Partner

Sub Work-I

Sub Head No. I **Water Supply**

Head Works Rs in (Lac)

1. Boring and installing 210 i/d tubewells with reserve/ direct rotary rig complete with pipe and strainer to a depth of about 200m

   1 Nos. @ 15.00 Lacs each — 15.00

2. Constructing pump chambers as per standard design of PWD PH/HSVP of size 4.90x4.25 m — 4.00

   1 Nos. @ 4.00 Lacs each

3. Construction of boundary wall around the water works site @ Rs 4.00 lac (L.S.) — 4.00

4. Provision of footpath hedges and lawns at water works. (L.S.) — 1.00

5. Construction of boosting chambers of suitable size along with under ground tank of capacity 300 KL pumping machinery and generating set etc. complete in all respects.

   Details of boosting station

   i) Construction of boosting chamber @ 5.00lac (L.S.) — 5.00

   ii) U.G. tank 200 KL capacity incl 50 KL For fire fighting in two compartments @ RS 5500/KL =200X5500 — 11.00

   iii) U.G. tank flushing capacity 100 KL @Rs 5500/KL = 100X 5500 — 5.50

For A B. Green Valleys LLP

Designated Partner

6.	Provision for staff quarters for Maintenance of scheme .	
	i) 1 No 350 sft @ Rs 7.5 Lac	7.50
7.	Prov. for carriage of material (L.S.)	2.00
		55.00
	P.E. & contingency charges @ 3%	1.65
		56.65
	Department escalation unforeseen and administrative charges @ 49%	27.76
	Total	**84.41**
	Say	**84.40**

For A B. Green Valleys LLP

Designated Partner

Sub Work I — **Water Supply**

Sub Head No. II — **Pumping Machinery**

		Amount (Rs.) (in Lac)
1.	Providing and installing electricity driven electro or submersible pumping sets capable of delivering about 45.00 KL water per hour against a total head of 80 M complete with motor and other accessories (20 B.H.P.) 1 Nos. @ Rs 3.00 lac each	3.00
2.	Provision for diesel engine genset stand by arrangement for tubewells (25 KVA) (L.S.) or solar energy bank. (L.S.)	4.00
3.	Provision for cheap pressure type chlorination plant complete 1 Nos. @ Rs 1,00,000/-	1.00
4.	Provision for making foundations and erection of pumping machinery (L.S.)	2.00
5.	Provision for pipes, valves, and specials inside the pump chamber	2.00
6.	Provision for electric services connection including electric fittings for tubewells chambers and suitable transformers complete L.S.	2.50
7.	a) Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects (2X10.00 + 2x5.00=30H.P.) domestic drinking water supply @ Rs 6.00 lac (L.S.)	6.0
8.	Providing Diesel Gen set 12.50 KVA capacity for drinking water supply @ Rs 3.00 lac (L.S.)	3.00

For A B. Green Valleys LLP

Designated Partner

9.	Providing Gen set 7.5 KVA capacity for flushing water supply (L.S.)	2.00
10.	Provision for carriage for materials and other unforeseen items L.S.	2.00
	Total	27.50
	P.E. & contingency charges @ 3%	0.82
		28.32
	Departmental escalation unforeseen and administrative charges @ 49%	13.88
	Total	**42.20**

For A B. Green Valleys LLP

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8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

SUB WORK NO. 1 — **WATER SUPPLY**

SUB HEAD NO. III — **DISTRIBUTION SYSTEM/RISING MAIN**

		Amount (Rs) in lac
1.	Providing, laying, jointing and testing C.I/D.I. K9 Pipes including cost of excavation complete as per specifications.	
	100 mm dia i/d 580 mtrs @ Rs. 1460/mtr	8.46
	150 mm dia i/d 420 mtrs @ Rs. 2040/mtr	8.57
2.	Providing and fixing sluice valve including cost brick masonry chambers complete in all respect.	
	100 mm dia i/d 4Nos. @ Rs. 12000/- each	0.48
	150 mm dia i/d 4Nos. @ Rs. 15000/- each	0.60
3.	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber	
	8 Nos. @ Rs. 10,000/- each	0.80
4.	Providing and fixing fire hydrants complete with masonry chambers	
	5 Nos. @ Rs. 15,000/- each	0.75
5.	Providing and fixing indicating plates for sluice valve, air valve etc.	
	21 Nos. @ Rs. 2000/- each	0.42
6.	Provision for rising main D.N. 150mm from main HSVP water line to U.G.S.T. 195m @ Rs 2040/- mtr	3.98
7.	Provision for D.N. 110mm D.I. rising main from tube well to U.G.S.T. 20m @ Rs 1460/- mtr	0.29

For A B. Green Valleys LLP

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8.	Providing for carriage of material other unforeseen items	~~26.35~~ 2.00
		26.35
	Add P.E. & Contingency charges @ 3%	0.79
		27.14
	Departmental escalation unforeseen and administrative charges @ 49%	13.30
	Total	40.44
	Say:	40.44 Jas

For A B. Green Valleys LLP

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Sub Work No. 1

Sub Head No. IV

Water Supply
Flushing and Irrigation &
Overflow from S.T.P.

Amount (Rs. in Lac)

1	Providing, laying, jointing and testing DI pipe K-9 pipes including cost of excavation etc. complete in all respect.		
	a)	80mm dia C.I./D.I. 550 m @ Rs. 1200/- M	6.60
	b)	100mm dia C.I./D.I. 450 m @ Rs. 1460/- M	6.57
2	Providing and fixing sluice valves including cost of brick masonry chambers complete in all respect.		
	a)	80mm dia 1 nos. @ Rs. 10000/- each	0.10
	b)	100mm dia 5 nos. @ Rs. 12000/- each	0.60
3.	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber 8 Nos. @ Rs. 10,000/- each		0.80
4.	Providing and fixing indicating plates for sluice Valves, air valves etc. 14nos. @ Rs. 2000/- each		0.28
5.	Provision for carriage of material and other unforeseen items. (L.S.)		1.50
6.	Providing and fixing 25mmdia irrigation hydrants valve complete in all respect(L.S.)		0.30

For A.B. Green Valleys LLP

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[Pick the date]

7.	Providing laying, jointing and testing UPVC pipe suitable for 6 kg pressure including cost of fitting ,valves, connection etc. complete in all respect 25mm dia (L.S.)	1.00
	Total	17.75
	Add 3% contingencies & P.E. charges	0.53
		18.28
	Add 49% departmental, escalation, administrative and unforeseen charges.	8.96
	Total	**27.24**
	Say	**27.24**

c.o. to final abstract of cost

For A B. Green Valleys LLP

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8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

SUB HEAD II **SEWERAGE SCHEME**

		Rs. in lac
1.	Providing, lowering, cutting, salt glazed stoneware pipes and specials into trenches including cost of excavation, bed concrete, cost of manholes complete in all respect.	
	i) 200 mm i/d	
	Av. Depth upto 1.5 M – 540 M @ Rs. 1700/- per M	9.18
	ii) Av. Depth upto 1.5 M -3.0M– 320 M @ Rs. 1750/- per M	5.60
2.	Provision for providing oblique junctions (L.S.)	2.00
3.	Provision for providing and fixing vent shafts at suitable places as per PH requirement (L.S.)	3.00
4.	Provision of temporary disposal arrangement till HSVP sewer laid (including cost of STP capacity 0.30 MLD)	48.00
5.	Provision of temporary timbering etc.	1.00
6.	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	3.00
7.	Provision for connection with HSVP main (L.S.)	2.00
	Total	73.78
	P.E. & Contingency charges @ 3%	2.21
		75.99
	Departmental escalation unforeseen and administrative charges @ 49%	37.23
	Total	113.22

For A B. Green Valleys LLP

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c.o. to final abstract of cost

8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

SUB HEAD – III **STORM WATER DRAINAGE**

1.	Providing, laying RCC pipes drain class NP – 3 with cement joint, manholes, excavation etc. complete in all respect	Rs. in lac
	400 mm i/d	
	Av. Depth upto 2.0 m – 1020 M @ Rs. 2500/- per M	25.50
2.	Provision for road gullies with 300 mm dia pipe connection L.S.	4.00
3.	Provision for Rain water harvesting pits 25.00 (L.S.)	25.00
4.	Provision for temporary arrangement for disposal of rain water till HSVP storm laid	5.00
5.	Provision for lighting, watching and diversion of traffic	2.00
6.	Provision for cutting of roads and carriage of materials etc. and other unforeseen items L.S.	5.00
7.	Provision for connection with HSVP storm on master line	2.00
8.	Provision for timbering and shoring	2.00
	Total	70.50
	P.E. & contingency charges @ 3%	2.12
	Total	72.62

Departmental escalation unforeseen and administrative

For A.B. Green Valleys LLP

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charges @ 49%		35.58
	Total	108.20

c.o. to final abstract of cost

For A B. Green Valleys LLP

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8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

Sub Work No. IV **Road Work**

Item No.	Description of Item	Unit	Qty.	Rate (Rs)	Amount (Rs) in lac
1	**Site Clearance**				
1.1	Clearing and grubbing road land including uprooting rank, vegetation, grass, bushes, shrubs, saplings and trees girth upto 300 mm, removal of stumps of trees cut earlier and disposal of unserviceable materials and stacking of serviceable materials to be used or auctioned, upto a lead of 1000mm including removal and disposal of top soil not exceeding 150 mm thickness by manual means in areas of light jungle as per drawings and Clause 201 of Morth Specifications.	Hectare	0.90	100000	0.90
2	**Earth Works**				
2.1	Provision for leveling + earth filling as per site condition approximate	Acre	8.26256	1.75 lac	14.46
3	**Provision for**				
i.	250mm WMM				
ii.	200mm GSB				
iii.	50mm thick D.B.M.				
iv.	30mm thick B.C.				
	Total	Sqm	5500	1500	82.50
4	**Miscellaneous Items**				
4.1	Construction of cement concrete Kerb and Channels as per specifications	Meter	2000	600	12.00
4.2	Providing and fixing guide maps at selected locations (L.S.)				1.00
4.3	Provision for plot indicators (L.S.)				1.50

[Pick the date]

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4.4	Provision for demarcating burgies (L.S.)				1.00
4.5	Construction of metalled pavement in the commercial pocket = 996.80/2= 500 sq.m.	Sq.m.	500	1500	7.50
4.6	Provision for traffic light arrangement				2.00
4.7	Provision for carriage of material (L.S.)				4.00
					126.86
	Add 3% contingency & P.E. charges				3.80
	Total				130.66
	Departmental escalation unforeseen and administrative charges @ 49%				64.02
	Total				194.68
	SAY				194 68

For A B. Green Valley, LLP

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SUB WORK – V

8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

Street Lighting

		Amount (Rs. in lac)
Providing street lighting on internal Roads as per standard specification in 8.26256 acre area @ Rs. 2,50,000/- per acre 8.26256 x 250,000/-		= 20.66
		= 0.62
Add 3% contingencies & P.E. charges		
		= 21.28
Add Departmental escalation unforeseen and administrative charges @ 49%		= 10.43
	Total	= 31.71
	Say	= 31.70

C/O to final abstract of cost

For A B. Green Valleys LLP

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8.26256 ACRES AFFORDABLE RESIDENTIAL PLOTTED COLONY SECTOR -1, NILOKHERI-TARAORI, KARNAL

SUB WORK – VI | **COST ESTIMATE**

HORTICULTURE

AMOUNT (RS. IN LAC)

1 **Development of Lawn area**

a) Trenching the ordinary soil up to depth of 60 cm. Including removal and packing of serviceable material and disposing at a lead of 50 m/ and making up the trenched area to proper level by filling with earth mixed with manure including cost of imported earth and manure.

b) Rough dressing of trenched area.

c) Grassing with "doob grass" including watering and maintenance of lawns free from weeds and fit for moving rows 7.50 cm in either direction including for hedges and grill and barbed wire fencing around park and green belts (as per HSVP Norms) Area 0.6197 Acres @ Rs. 1,50,000/- per acre — 0.93

2 **Planting or trees with tree guards on Roads at 12M intervals**

9 m wide Road = 1000.00 M

Total length = 1000.00 M

No. of trees @ 12 m c/c = 1000 x 2 / 12 = 166.67 Nos.

SAY = 170 Nos.

Cost of the tree

Excavation Rs. 60/-

Manure Rs. 100/-

Tree plants Rs. 150/-

Tree guards Rs. 2000/-

Total = 2310 x 170 — 3.93

TOTAL — 4.86

For A B. Green Valleys LLP

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BFB	4.86
Add 3 % contingencies and P.E charges	0.15
	5.01
Add 49% departmental charges, price escalation , unforeseen and administrative charges	2.45
TOTAL	7.46 lcs

For A B. Green Valleys LLP

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SUB – WORK NO VII

MAINTENANCE CHARGES AND RESRURFACING OF ROADS

		AMOUNT (RS. IN LAC)
2nd phase after 5 yrs of 1st phase		
1. Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, streetlights, horticulture etc. complete including operation and establishment charges as per HUDA norma after completion and resurfacing of roads after 10 years.		
8.26256 acres@ Rs. 8.00 lacs per acre	=	66.10
2. Provision for resurfacing of roads after 1st 5 years of maintenance i.e. 50mm thick B.M. and 30mm B.C. including leveling course		
(5500 + 500 = 6000) sqm @ Rs 660/- Per Sqm	=	39.60
3. Resurfacing of road after 10 years of maintenance by providing 50 mm thick B.M. and 30mm B.C.		
(5500 + 500 = 6000) sqm @ Rs 825/- Per Sqm	=	49.50
TOTAL	=	155.20
Add 3% PE and contingency charges	=	4.65
	=	159.85
Add 49% Departmental charges, price escalation unforeseen and administrative charges.	=	78.33
Total	=	238.18
Say	=	238.20

For A B. Green Valleys LLP

Designated Partner

HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (calculation of water load)

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

Sr. No.	Name of Pipe Line	No of plots	Population @13.5 persons per plot	Water requirement @ 105 l/head /day in KLD	Water requirement for non residential plots				Gross requirement in KLPD	Gross water requirement in gallons per day (Total)
		As per plan			Plots area in acres	Type of building	Basis of water requirement	Total water requirement		
1	2	3	4	5	6	7	8	9	10	11
1	RA	-								
2	AB	27	364.5	38.27					38.27	84.20
3	BB1									
4	B1B2	12	162	17.01					17.01	3740
5	BC									
6	CC1	23	310.5	32.6					32.6	7170
7	C1C2				0.2463	COMMERCIAL	32KL/ACRE	7.88X2/3 =5.25	5.25	1160
8	C1E1				0.8262	COMMUNITY	25KL/ACRE	20.66X2/3 = 13.773	13.77	3030
9	CD									
10	DD1	20	270	28.35					28.35	6240

For A B. Green Valleys LLP

Designated Partner

HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (calculation of water load)

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

Sr. No.	Name of Pipe Line	No of plots	Population @13.5 persons per plot	Water requirement @ 105 l/head /day in KLD	Water requirement for non residential plots				Gross requirement in KLPD	Gross water requirement in gallons per day (Total)
		As per plan			Plots area in acres	Type of building	Basis of water requirement	Total water requirement		
1	2	3	4	5	6	7	8	9	10	11
11	DE									
12	EE1	23	310.5	32.6					32.6	7170
13	EF									
14	FF1	27	364.5	38.27					38.27	8420
15	E1F1	3	40.5	4.25					4.25	930
16	F1F2	3	40.5	4.25					4.25	930
17	FG									-
18	GH	8	108	11.34					11.34	2490

For A B. Green Valleys LLP

Designated Partner

DESIGN STATEMENT

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S. No	Name of line	Water load in gallons per day			3 times water load in gallons per day	Designed water load in gallons per day	Size in mm	Length in m	Head loss per 1000m	Head loss in pipe line in m	Hydraulic levels in mtr		R.L. at L/E in mtr	Terminal head at L/E in m
		Self	Branch	Total							U/E	L/E		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	RA		49700	49700	149100	220000	150	30.00	5.20	0.16	290.60	290.44	254.58	35.86
2	AB	8420.00	41280	49700	149100	220000	150	100.00	5.20	0.52	290.44	289.92	254.56	35.36
3	BB1		3740	3740	11220	24000	100	40.00	0.62	0.03	289.92	289.89	254.54	35.35
4	B1B2	3740		3740	11220	24000	100	60.00	0.62	0.04	289.39	289.85	254.56	35.29
5	BC		37540	37540	112620	170000	150	45.00	3.20	0.14	289.92	289.78	254.58	35.20
6	CC1	7170	6050	13220	39660	67000	150	93.00	0.57	0.06	289.78	289.72	254.62	35.10
7	C1C2	1160		1160	3480	24000	100	39.00	0.62	0.03	289.72	289.69	254.64	35.05
8	C1E1	3030	1860	4890	14670	24000	100	64.00	0.62	0.04	289.72	289.68	254.66	35.02
9	CD		24320	24320	72960	117000	150	30.00	1.62	0.05	289.78	289.73	254.6	35.13
10	DD1	6240		6240	18720	30000	100	73.00	0.94	0.07	289.73	289.66	254.62	35.04

For A B. Green Valleys LLP

Designated Partner

DESIGN STATEMENT

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S. No	Name of line	Water load in gallons per day			3 times water load in gallons per day	Designed water load in gallons per day	Size in mm	Length in m	Head loss per 1000m	Head loss in pipe line in m	Hydraulic levels in mtr		R.L. at L/E in mtr	Terminal head at L/E in m
		Self	Branch	Total							U/E	L/E		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
11	DE		18080	18080	54240	83000	150	35.00	0.80	0.03	289.73	289.70	254.60	35.10
12	EE1	7170		7170	21510	30000	100	96.00	0.94	0.09	289.70	289.61	254.65	34.96
13	EF		10910	10910	32730	58000	150	25.00	0.44	0.02	289.73	289.71	254.62	35.09
14	FF1	8420		8420	25260	42000	100	96.00	1.74	0.02	289.71	289.69	254.67	35.02
15	E1F1	930	930	1860	5580	24000	100	28.00	0.62	0.02	289.61	289.59	254.67	34.92
16	F1F2	930		930	2790	24000	100	20.00	0.62	0.01	289.59	289.58	254.68	34.90
17	FG	-	2490	2490	7470	24000	150	42.00	0.62	0.03	289.71	289.68	254.63	35.05
18	GH	2490		2490	7470	24000	100	56.00	0.62	0.04	289.68	289.64	254.65	34.99

For A B. Green Valleys LLP

Designated Partner

SCHEDULE OF QUANTITIES

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

Sr. No.	Name of Pipe Line	Pipe (length in M size in mm)					S.V. Qty. in Nos. Size in mm				
		100	150	200	250	300	100	150	200	250	300
1	2	3	4	5	6	7	8	9	10	11	12
1	RA		30.00								
2	AB		100.00					1			
3	BB1	40.00					1				
4	B1B2	60.00									
5	BC		45.00					1			
6	CC1		93.00								
7	C1C2	39.00									
8	C1E1	64.00					1				
9	CD		30.00				1				
10	DD1	73.00						1			

For A B. Green Valleys LLP

Designated Partner

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SCHEDULE OF QUANTITIES

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

Sr. No.	Name of Pipe Line	Pipe (length in M size in mm)					S.V. Qty. in Nos. Size in mm				
		100	150	200	250	300	100	150	200	250	300
1	2	3	4	5	6	7	8	9	10	11	12
11	DE		35								
12	EE1	96					1				
13	EF		35.00					1			
14	FF1	96									
15	E1F1	28									
16	F1F2	20									
17	FG		42.00								
18	GH	56									
	TOTAL	572.00	410.00				4	4			
	SAY	580.00	420.00				4	4			

For A B. Green Valleys LLP

Designated Partner

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STATEMENT

FLUSHING / IRRIGATION/OVERFLOW PIPE LINE

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

Sr. No.	Name of Pipe Line	Pipe (length in M size in mm)			S.V. Qty. in Nos. Size in mm		
		80	100	150	80	100	150
1	2	3	4	5	6	7	8
1	R'A'		20.00				
2	A'B'		60.00			1	
3	B'B'1	30.00					
4	B'C'		96.00				
5	C'D'		32.00			1	
6	D'D1'	96.00					
7	D'E'		38.00				
8	E'E1'	54.00					
9	C'C1'		42.00			1	
10	C1'C2'	67.00					

For A B. Green Valleys LLP

Designated Partner

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STATEMENT

FLUSHING / IRRIGATION/OVERFLOW PIPE LINE

Providing Water Supply Scheme 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

Sr. No.	Name of Pipe Line	Pipe (length in M size in mm)			S.V. Qty. in Nos. Size in mm		
		80	100	150	80	100	150
1	2	3	4	5	6	7	8
11	C1'F1'		36.00				
12	F1'F4'		32.00				
13	A'F'		19.00			1	
14	F'F1'	96.00					
15	F'F2'	33.00					
16	F2'F4'	93.00			1		
17	F2'F3'	15.00				1	
18	F4'F5'		28.00				
19	F5'F6'	50.00					
20	E'-HSVP SEWER		30.00				
	TOTAL	**534.00**	**433.00**		**1**	**5**	
	SAY	**550.00**	**450.00**		**1**	**5**	

For A B. Green Valleys LLP

Designated Partner

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STATEMENT FOR CALCULATION OF SEWAGE LOAD

PROVIDING SEWERAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S.No.	Name of Line	Water Requirement of plots			Demand of non residential areas			Total requirement in KLPD	Quantity of Sewage @ 75% of water requirement in cusecs.
		No. of Plots	Population @13.5 persons /plot	Water requirement @155.25LPCD in KLPD	Nature of bdg	Basis of water requirement	Gross requirement in KLPD		
1	AB	12	162	25.15				25.15	0.008
2	BC								
3	C1C	27	364.5	56.59				56.59	0.018
4	CD								
5	DE	23	310.5	48.21				48.21	0.015
6	E1E				commercial	32kl/acre	7.88	7.88	0.002
7	EF				community	25kl/acre	20.66	20.66	0.006
8	F1F2	8	108	16.77				16.77	0.005
9	F2F3								
10	F3F5	27	364.5	56.59				56.59	0.018

For A B. Green Valleys LLP

Designated Partner

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STATEMENT FOR CALCULATION OF SEWAGE LOAD

PROVIDING SEWERAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S.No.	Name of Line	Water Requirement of plots			Demand of non residential areas			Total requirement in KLPD	Quantity of Sewage @ 75% of water requirement in cusecs.
		No. of Plots	Population @13.5 persons /plot	Water requirement @155.25LPCD in KLPD	Nature of bdg	Basis of water requirement	Gross requirement in KLPD		
11	F4F5	2	27	4.19				4.19	0.001
12	F5F7	4	54	8.38				8.38	0.003
13	F6F7	23	310.5	48.21				48.21	0.015
14	F7F								
15	F-STP								
16	G-STP	20	270	41.92				41.92	0.013

For A B. Green Valleys LLP

Designated Partner

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DESIGN STATEMENT

PROVIDING SEWERAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S. No.	Name of Line	Sewage Load in cusecs			3 times sewage load in cusecs	Designed discharge in cusecs	Size in mm	Length in m	Slope 1 in	Velocity in m/sec	Fall in m	Formation level in m		Invert level in m		Depth in m		Avg depth in m
		Self	Branch	Total								U/E	L/E	U/E	L/E	U/E	L/E	
1	AB	0.008		0.008	0.024	0.43	200	52.00	220	0.77	0.25	254.56	254.54	253.56	253.31	1.00	1.23	1.11
2	BC		0.008	0.008	0.024	0.43	200	38.00	220	0.77	0.17	254.54	254.56	253.31	253.14	1.23	1.42	1.33
3	C1C	0.018		0.018	0.054	0.43	200	94.00	220	0.77	0.43	254.58	254.56	253.58	253.15	1.00	1.41	1.21
4	CD		0.026	0.026	0.078	0.43	200	35.00	220	0.77	0.16	254.56	254.58	253.14	252.98	1.42	1.60	1.51
5	DE	0.015	0.026	0.041	0.123	0.43	200	96.00	220	0.77	0.44	254.58	254.62	252.98	252.54	1.60	2.08	1.84
6	E1E	0.002		0.002	0.006	0.43	200	32.00	220	0.77	0.15	254.64	254.62	253.64	253.49	1.00	1.13	1.07
7	EF	0.006	0.043	0.049	0.147	0.43	200	33.00	220	0.77	0.17	254.62	254.64	252.54	252.37	2.08	2.27	2.18
8	F1F2	0.005		0.005	0.015	0.43	200	51.00	220	0.77	0.23	254.65	254.63	253.65	253.42	1.00	1.21	1.11
9	F2F3		0.005	0.005	0.015	0.43	200	29.00	220	0.77	0.13	254.63	254.61	253.42	253.29	1.21	1.32	1.27
10	F3F5	0.02	0.005	0.023	0.069	0.43	200	96.00	220	0.77	0.44	254.61	254.67	253.29	252.85	1.32	1.82	1.57

For A B. Green Valleys LLP

Designated Partner

DESIGN STATEMENT

PROVIDING SEWERAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S. No.	Name of Line	Sewage Load in cusecs			3 times sewage load in cusecs	Designed discharge in cusecs	Size in mm	Length in m	Slope 1 in	Velocity in m/sec	Fall in m	Formation level in m		Invert level in m		Depth in m		Avg depth in m
		Self	Branch	Total								U/E	L/E	U/E	L/E	U/E	L/E	
11	F4F5	0.001		0.001	0.003	0.43	200	15.00	220	0.77	0.07	254.68	254.67	253.68	253.61	1.00	1.06	1.03
12	F5F7	0.003	0.024	0.027	0.081	0.43	200	33.00	220	0.77	0.15	254.67	254.65	252.85	252.70	1.82	1.95	1.89
13	F6F7	0.015		0.015	0.045	0.43	200	96.00	220	0.77	0.44	254.61	254.65	253.61	253.17	1.00	1.48	1.24
14	F7F		0.042	0.042	126	0.43	200	35.00	220	0.77	0.16	254.65	254.64	252.70	252.54	1.95	2.10	2.03
15	F-STP		0.091	0.091	0.273	0.43	200	25.00	220	0.77	0.11	254.64	254.64	252.37	252.26	2.27	2.38	2.32
16	G-STP	0.010		0.013	0.039	0.43	200	70.00	220	0.77	0.32	254.60	254.64	253.60	253.28	1.00	1.36	1.18

For A B. Green Valleys LLP

Designated Partner

631

Schedule of Quantities of S.W. Pipes

PROVIDING SEWERAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S.No.	Name of Line	Dia of pipe in mm and Length in meters						
		200mm	250mm	300mm	350mm	400mm	450mm	500mm
1	AB	52.00						
2	BC	38.00						
3	C1C	94.00						
4	CD	35.00						
5	DE	96.00						
6	E1E	32.00						
7	EF	33.00						
8	F1F2	51.00						
9	F2F3	29.00						
10	F3F5	96.00						

For A B. Green Valleys LLP

Designated Partner

Schedule of Quantities of S.W. Pipes

PROVIDING SEWERAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S.No.	Name of Line	Dia of pipe in mm and Length in meters						
		200mm	250mm	300mm	350mm	400mm	450mm	500mm
11	F4F5	15.00						
12	F5F7	33.00						
13	F6F7	96.00						
14	F7F	35.00						
15	F-STP	25.00						
16	G-STP	70.00						
	TOTAL	**835.00**						
	SAY	**860.00**						

For A B. Green Valleys LLP

Designated Partner

933

DESIGN STATEMENT

PROVIDING STORM WATER DRAINAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S. No.	Name of Line	Area in Acres			Discharge in cusecs@¼" rainfall intensity	Designed discharge in cusecs	Size in mm	Length in mtr	Slope 1 in	Velocity in m/sec	Fall in mtr	Ground Levels in mtr		Invert level in mtr		Depth in mtr		Avg depth in mtr
		Self	Branch	Total								U/E	L/E	U/E	L/E	U/E	L/E	
1	A1A	0.31		0.31	0.08	3.52	400	56.00	560	0.77	0.1	254.65	254.63	253.45	253.35	1.20	1.28	1.24
2	AB	0.09	0.31	0.4	0.1	3.52	400	38.00	560	0.77	0.07	254.63	254.62	253.35	253.28	1.28	1.34	1.31
3	B1B	0.79		0.79	0.2	3.52	400	96.00	560	0.77	0.17	254.68	254.62	253.48	253.31	1.20	1.31	1.26
4	BC	0.07	1.19	1.26	0.31	3.52	400	32.00	560	0.77	0.06	254.62	254.61	253.28	253.22	1.34	1.39	1.37
5	C1C	0.82		0.82	20	3.52	400	96.00	560	0.77	0.17	254.66	254.61	253.46	253.29	1.20	1.32	1.26
6	CD	0.07	2.08	2.15	54	3.52	400	38.00	560	0.77	0.07	254.61	254.59	253.22	253.15	1.39	1.44	1.42
7	D1D	0.59		0.59	15	3.52	400	68.00	560	0.77	0.12	254.64	254.95	253.44	253.32	1.20	1.63	1.41
8	DE	0.07	2.74	0.81	70	3.52	400	32.00	560	0.77	0.06	254.59	254.58	253.15	253.69	1.44	0.89	1.17
9	E1E3	2.08		2.08	52	3.52	400	118.00	560	0.77	0.21	254.68	254.62	253.48	253.27	1.20	1.35	1.28
10	E2E3	0.38		0.38	0.09	3.52	400	38.00	560	0.77	0.07	254.64	254.62	253.44	253.37	1.20	1.25	1.22

For A B. Green Valleys LLP

Designated Partner

DESIGN STATEMENT

PROVIDING STORM WATER DRAINAGE SCHEME 8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S. No.	Name of Line	Area in Acres			Discharge in cusecs@¼" rainfall intensity	Designed discharge in cusecs	Size in mm	Length in mtr	Slope 1 in	Velocity in m/sec	Fall in mtr	Ground Levels in mtr		Invert level in mtr		Depth in mtr		Avg depth in mtr
		Self	Branch	Total								U/E	L/E	U/E	L/E	U/E	L/E	
11	E3E	0.87	2.46	3.33	0.83	3.52	400	96.00	560	0.77	0.17	254.62	254.58	253.27	253.10	1.35	1.48	1.42
12	EF	0.08	6.14	6.22	1.55	3.52	400	41.00	560	0.77	0.07	254.58	254.56	253.09	253.02	1.49	1.54	1.52
13	F1F	0.95		0.95	0.24	3.52	400	108.00	560	0.77	0.18	254.58	254.56	253.38	253.20	1.20	1.36	1.28
14	FG	0.07	7.17	7.24	1.81	3.52	400	38.00	560	0.77	0.07	254.56	254.54	253.02	252.95	1.54	1.59	1.57
15	G1G	0.67		0.67	0.17	3.52	400	58.00	560	0.77	0.10	254.56	254.54	253.36	253.26	1.20	1.28	1.24
16	GH	0.04	7.19	7.95	1.99	3.52	400	22.00	560	0.77	0.04	254.54	254.52	252.95	252.91	1.59	1.61	1.60
17	H-HSVP STORM	0.31	7.95	8.26	2.06	3.52	400	26.00	560	0.77	0.04	254.52	254.52	252.91	252.87	1.61	1.65	1.63

For A B. Green Valleys LLP

Designated Partner

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Schedule of Quantities of R.C.C. Pipes

PROVIDING STORM WATER DRAINAGE SCHEME
8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S.No.	Name of Line	Dia of pipe in mm and Length in meters					
		400mm	500mm	550mm	600mm	800mm	900mm
1	A1A	56.00					
2	AB	38.00					
3	B1B	96.00					
4	BC	32.00					
5	C1C	96.00					
6	CD	38.00					
7	D1D	68.00					
8	DE	32.00					
9	E1E3	118.00					
10	E2E3	38.00					

For A B. Green Valleys LLP

Designated Partner

Schedule of Quantities of R.C.C. Pipes

PROVIDING STORM WATER DRAINAGE SCHEME
8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

S.No.	Name of Line	Dia of pipe in mm and Length in meters					
		400mm	500mm	550mm	600mm	800mm	900mm
11	E3E	96.00					
12	EF	41.00					
13	F1F	108.00					
14	FG	38.00					
15	G1G	58.00					
16	GH	22.00					
17	H-HSVP STORM	26.00					
	TOTAL	**1001.00**					
	SAY	1020.00					

For A B. Green Valleys LLP

Designated Partner

937

DESIGN DATA OF ROADS

8.26256 ACRE AFFORDABLE RESIDENTIAL PLOTTED COLONY IN SECTOR 1, NILOKHERI- TARAORI, KARNAL

9.0 M & 12.00M WIDE ROAD

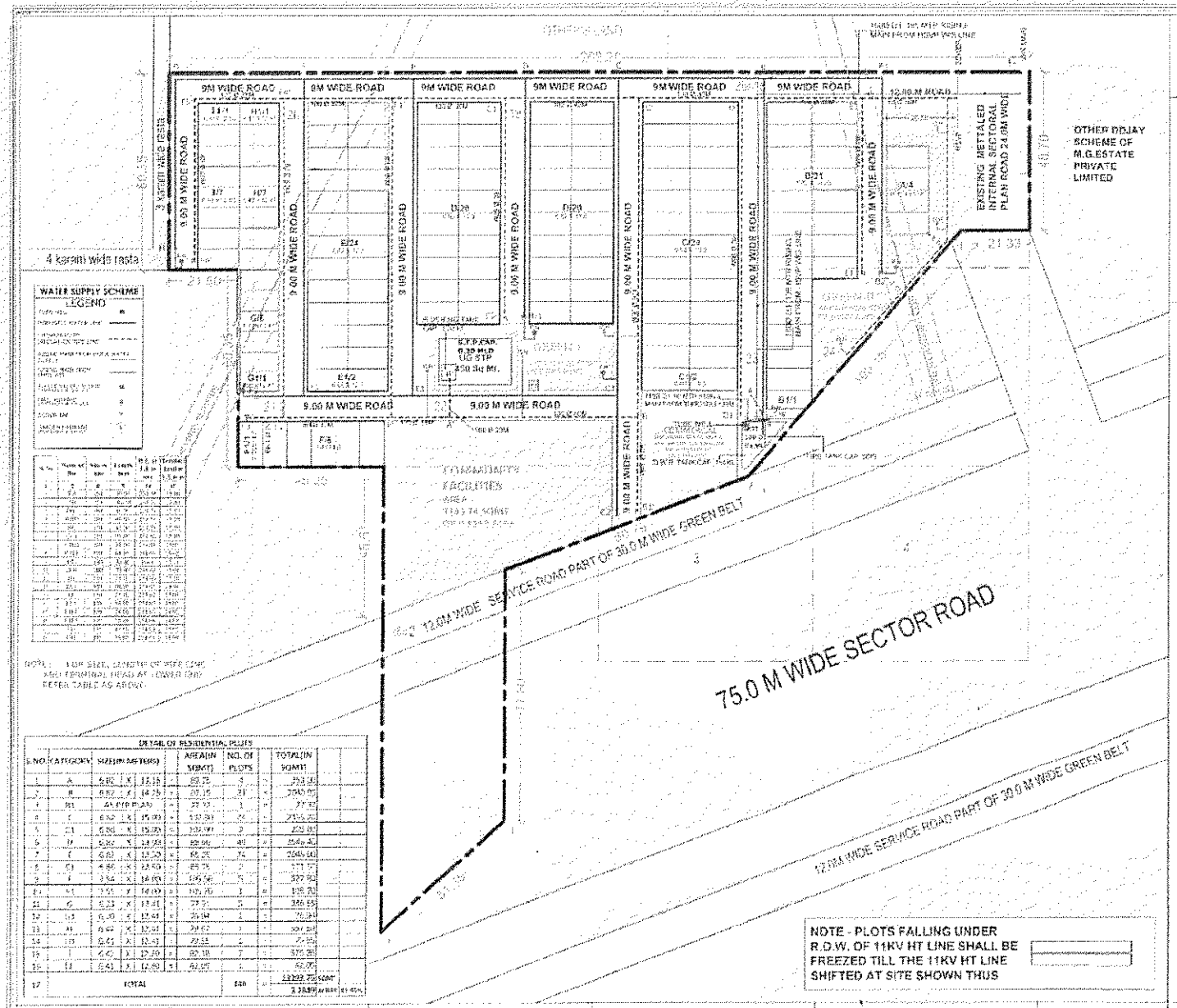
S.NO	Name of Road	Length in M
1	R1	192.00
2	R2	115.00
3	R3	38.00
4	R4	52.00
5	R5	87.00
6	R6	87.00
7	R7	68.00
8	R8	125.00
9	R9	93.00
10	R10	50.00
	TOTAL	**907.00**
	Add 10 % at curves	**91.00**
	TOTAL	**998.00**
	SAY	**1000.00**

Paved Area of Roads=1000M x 5.5 M	**5500.00**	**SQ.M**
length of road	**1000.00**	**M**
Length of kerbs = 2 X 1000	**2000.00**	**M**

For A B. Green Valleys LL

Designated Partner

936



NOTE - PLOTS FALLING UNDER R.O.W. OF 11KV HT LINE SHALL BE FREEZED TILL THE 11KV HT LINE SHIFTED AT SITE SHOWN THUS

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 BEARING LICENCE NO.8 OF 2019 DATED 30.01.2019 OVER AN AREA MEASURING 8.2625A ACRES IN THE REVENUE ESTATE OF VILLAGE CODHA IN SECTOR 1, NILOKHERI, TARAORI DIST. KARNAL BEING DEVELOPED BY AB GREENVALLEYS LLP.

AREA CALCULATIONS

S.NO	PARTICULARS	PROPOSAL (ACRE)	PROPOSAL (%)	PERMISSIBLE (ACRE)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	8.2625A			
2	AREA UNDER 75A WIDE SECTOR ROAD & GREEN BELT	0.9254	-	-	-
3	BALANCE AREA	7.3371			
4	50% BENEFIT OF AREA UNDER 75M WIDE SECTOR ROAD & GREEN BELT	0.4627			
5	NET PLANNED AREA	7.84946	-	-	-
6	AREA UNDER RESIDENTIAL PLOTS	3.2049	40.83%	4.7905	61.00%
7	AREA UNDER COMMERCIAL	0.3543	4.51%	0.3125	4.00%
8	TOTAL SALEABLE AREA (6+7)	3.5312	44.99%	5.1030	65.00%
9	OPEN SPACE/PARKS	0.5137	6.54%	0.6130	7.80%
10	COMMUNITY FACILITIES	0.8202	10.44%	0.6520	8.30%

DETAIL OF RESIDENTIAL PLOTS

S.NO	CATEGORY	SIZE(IN METERS)	AREA(IN SQMT)	NO. OF PLOTS	TOTAL(IN SQMT)
1	A	6.00 X 12.50	75.00	3	225.00
2	B	6.00 X 14.25	85.50	31	2650.50
3	B1	AS PER PLAN	77.10	1	77.10
4	C	6.00 X 15.00	90.00	23	2070.00
5	D1	6.00 X 15.00	90.00	2	180.00
6	D	6.00 X 14.25	85.50	30	2565.00
7	E	6.00 X 12.50	75.00	34	2550.00
8	E1	4.80 X 15.50	74.40	2	148.80
9	F	3.50 X 16.00	56.00	5	280.00
10	F1	3.50 X 16.00	56.00	1	56.00
11	G	5.25 X 15.00	78.75	5	393.75
12	G1	5.25 X 15.00	78.75	1	78.75
13	H	6.00 X 12.50	75.00	1	75.00
14	H1	6.00 X 12.50	75.00	2	150.00
15	I	6.00 X 12.50	75.00	7	525.00
16	I1	6.00 X 12.50	75.00	1	75.00
17	TOTAL		SUM		12222.75 SQMT
					3.2889 ACRES 41.45%

NOTE - 11KV SIZE, LENGTH OF WIRE CONN. AND TERMINAL HEAD AT TOWER (TH) REFER TABLE AS ABOVE.

DIVINE

ABBREVIATIONS-

PT = PROPOSED TRANSFORMER
WT = PROPOSED WATER TANK
UG STP = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA)-

NUMBER OF PLOTS = 146
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 146 X 3 X 4.5
= 1971.0 / 7.84946
= 251.16, SAY 251 PPA

GREEN AREA CALCULATION:-

= GREEN I + GREEN II
= 1741.35 + 1266.66
= 3008.01 SQMT OR 0.6197 ACRE

N
W E
S

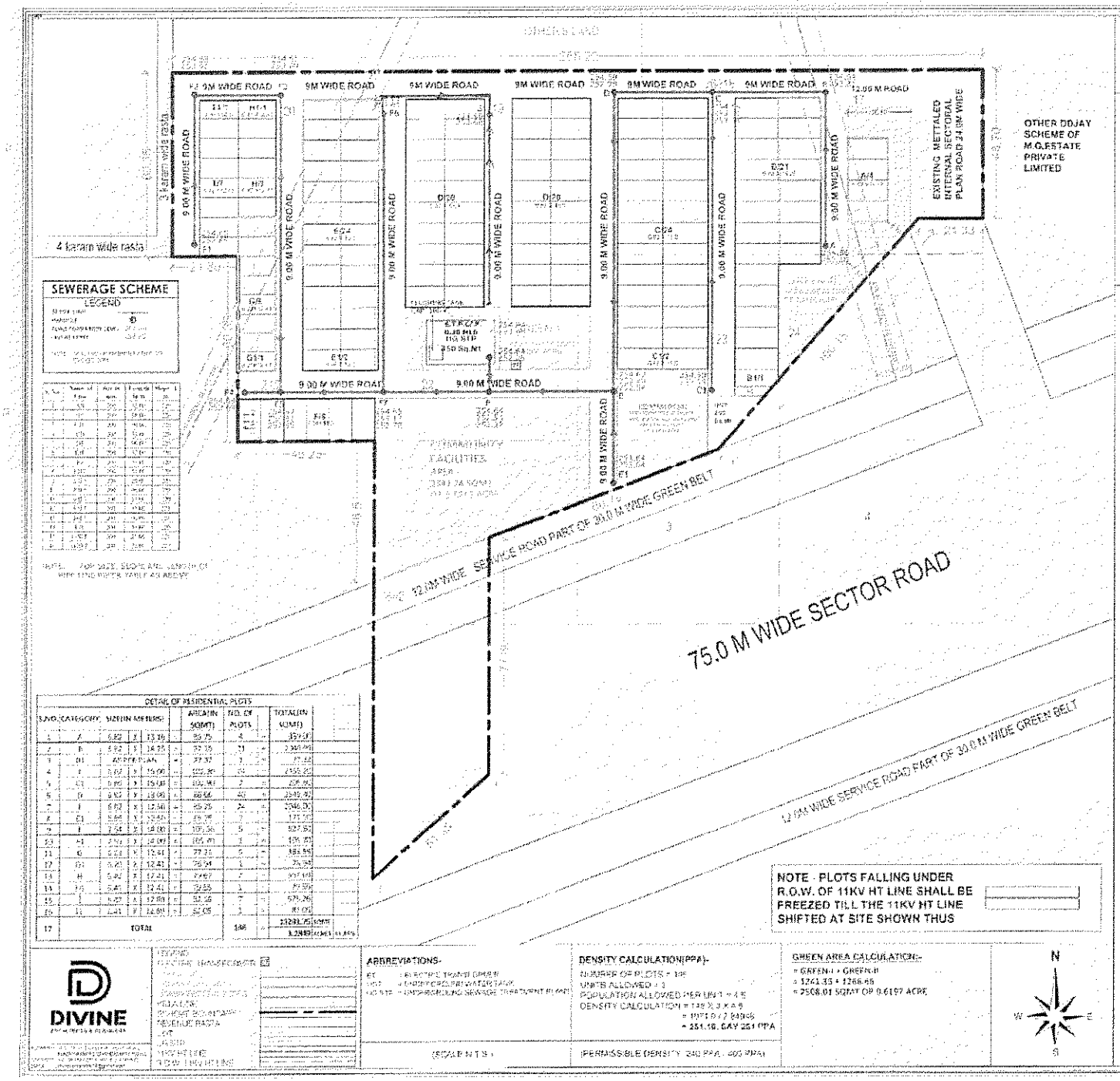
(SCALE 0.1.5)

(PERMISSIBLE DENSITY 200 PPA - 400 PPA)

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2015 BEARING LICENCE NO.8 OF 2019 DATED 29.01.2019 OVER AN AREA MEASURING 8.2026 ACRES IN THE REVENUE ESTATE OF VILLAGE DODWA IN SECTOR -1, NILOKHERI, TARAORI , DISTT. KARNAL, BEING DEVELOPED BY M/S GREENVALLEYS LLP.



DETAIL OF RESIDENTIAL PLOTS

S.NO.	CATEGORY	WIDTH IN METERS	AREA IN SQM(T)	NO. OF PLOTS	TOTAL(IN SQM)
1	A	6.82 x 13.16	89.75	4	359.0
2	B	5.92 x 14.25	84.36	31	2616.16
3	B1	AS PER PLAN	77.32	1	77.32
4	C	5.92 x 15.06	89.15	10	891.5
5	C1	5.92 x 15.00	88.80	2	177.6
6	D	5.92 x 13.00	76.96	40	3078.4
7	E	5.92 x 12.50	74.00	24	1776.0
8	E1	5.92 x 12.50	74.00	2	148.0
9	F	7.54 x 14.00	105.56	5	527.8
10	H	5.92 x 14.00	82.88	3	248.6
11	G	5.92 x 13.04	77.21	5	386.05
12	G1	5.92 x 12.42	73.53	1	73.53
13	H	5.92 x 12.42	73.53	1	73.53
14	H1	5.92 x 12.42	73.53	1	73.53
15	I	5.92 x 12.69	75.12	7	525.84
16	I1	5.92 x 14.00	82.88	1	82.88
17	TOTAL			146	11291.75 SQM
					2.7889 ACRES

AREA CALCULATIONS

S.NO	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	8.2026			
2	AREA UNDER 75M WIDE SECTOR ROAD & GREEN BELT	0.4280			
3	BALANCE AREA	7.7746			
4	40% BENEFIT OF AREA UNDER 75M WIDE SECTOR ROAD & GREEN BELT	0.4171			
5	NET PLANNED AREA	7.8446			
6	AREA UNDER RESIDENTIAL PLOTS	1.2889	41.35%	1.785	21.00%
7	AREA UNDER COMMERCIAL	0.2400	7.70%	0.212	2.50%
8	TOTAL SALEABLE AREA (6 + 7)	3.5192	49.05%	3.1322	49.00%
9	OPEN SPACE/PARKS	0.6100	7.50%	0.6100	7.50%
10	COMMUNITY FACILITIES	0.2500	10.00%	0.2500	10.00%

DENSITY CALCULATION(PPA)-
NUMBER OF PLOTS = 146
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 4.5
DENSITY CALCULATION = 146 X 3 X 4.5
= 1971.0 / 7.8446
= 251.19, SAY 251 PPA

GREEN AREA CALCULATION:-
= GREEN-I + GREEN-II
= 1241.35 + 1266.66
= 2508.01 SQMT OR 0.6197 ACRE

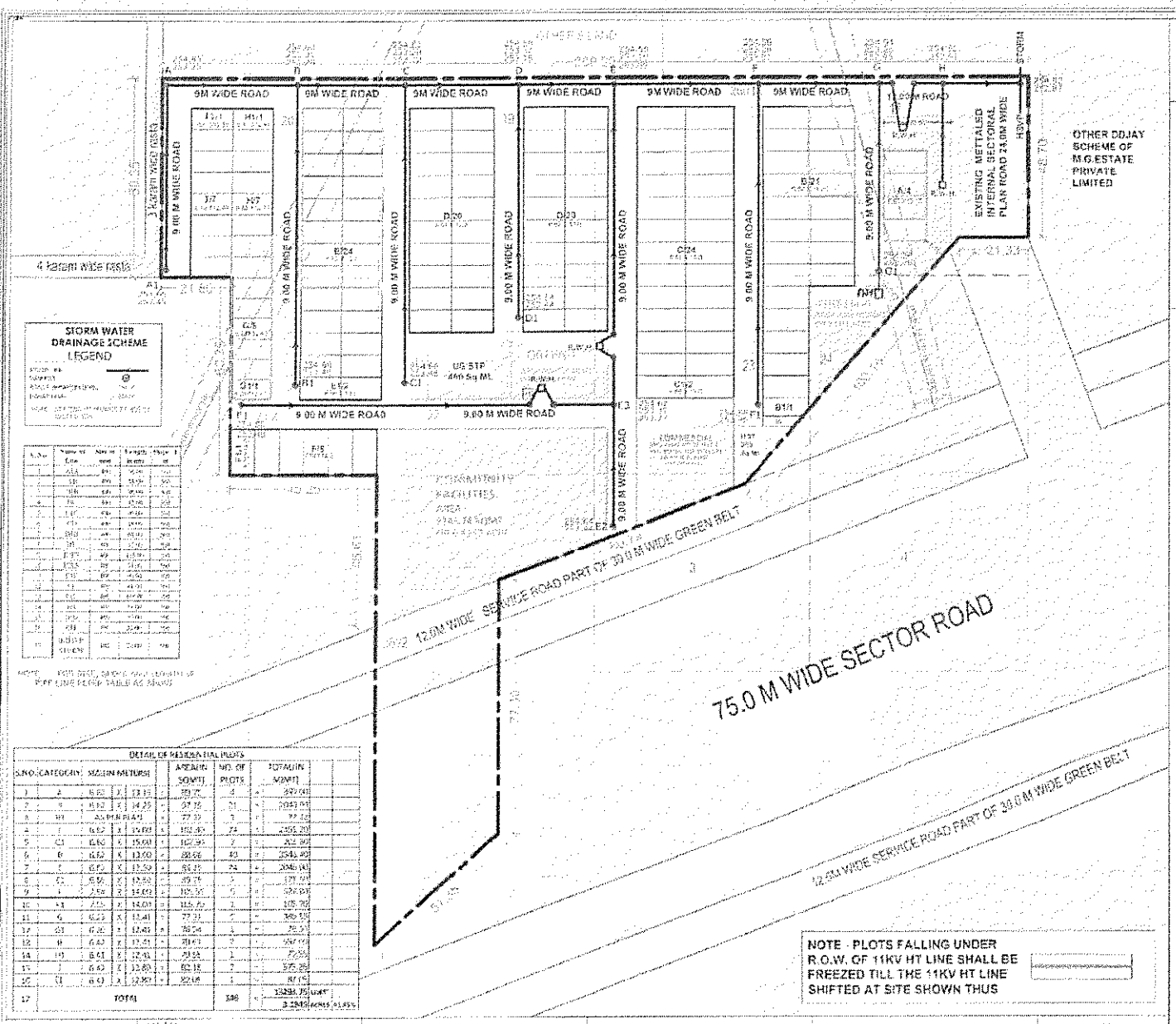
(EQUAL N T S)

(PERMISSIBLE DENSITY 240 PPA - 400 PPA)

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY 2016 BEARING LICENCE NO.8 OF 2019 DATED 28.01.2019 OVER AN AREA MEASURING 8.2026 ACRES IN THE REVENUE ESTATE OF VILLAGE DODWA IN SECTOR -1, NILOKHERI, TARAORI, DISTT. KARNAL, BEING DEVELOPED BY AB GREENVALLEYS LLP.



AREA CALCULATIONS				
S.NO	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	8.2026			
2	AREA UNDER 75M WIDE SECTOR ROAD & GREEN BELT	0.4868			
3	BALANCE AREA	7.7158			
4	50% BENEFIT OF AREA UNDER 75M WIDE SECTOR ROAD & GREEN BELT	0.2434			
5	NET PLANNED AREA	7.9592			
6	AREA UNDER RESIDENTIAL PLOTS	3.3846	41.55%	4.7142	57.90%
7	AREA UNDER COMMERCIAL	0.2453	3.14%	0.3700	4.60%
8	TOTAL SALEABLE AREA (4+6+7)	3.5312	44.69%	5.1842	65.07%
9	GREEN BELT (PARKS)	0.5167	7.50%	0.5166	7.50%
10	COMMUNITY FACILITIES	0.1500	10.00%	0.7500	10.00%

DETAIL OF RESIDENTIAL PLOTS					
S.NO.	CATEGORY	MAIN METERS	AREA IN SQM(T)	NO. OF PLOTS	TOTAL IN SQM(T)
1	A	6.00 x 13.15	39.75	4	159.00
2	A	6.00 x 14.25	37.15	51	1894.65
3	B1	AS PER PLAN	77.33	1	77.33
4	C	6.00 x 14.00	102.40	24	2456.20
5	C1	6.00 x 15.00	102.90	2	205.80
6	B	6.00 x 13.00	88.00	40	3520.00
7	A	6.00 x 13.50	81.15	24	2048.60
8	C1	6.00 x 13.00	89.75	2	179.50
9	A	6.00 x 14.00	105.70	5	528.50
10	A1	6.00 x 14.00	105.70	1	105.70
11	A	6.00 x 13.40	77.31	2	154.62
12	C1	6.00 x 12.40	76.24	1	76.24
13	B	6.00 x 13.25	79.63	3	238.90
14	B1	6.00 x 13.15	79.33	1	79.33
15	A	6.00 x 13.65	82.15	7	575.05
16	C1	6.00 x 12.30	92.08	1	92.08
17	TOTAL			146	12294.75 sq.mt. 3.1846 acres (1.28 Hectares)

DIVINE

ARCHITECTS & TOWN PLANNERS

OWNER
AB GREEN VALLEYS LLP

LICENSE NO.
8 OF 2019

LICENSED AREA
8.2026 ACRES

REVENUE ESTATE
DODWA

LOCATION
SECTOR-1, NILOKHERI, TARAORI, DISTT. KARNAL

CONCEPT PLAN
75.0 M WIDE SECTOR ROAD & 30.0 M WIDE GREEN BELT

ABBREVIATIONS:-

E - ELECTRIC TRANSFORMER
UGT - UNDERGROUND WATER TANK
UG STP - UNDERGROUND SEWAGE TREATMENT PLANT

SCALE: N.T.S.

DENSITY CALCULATION(PPA):-

NUMBER OF PLOTS = 146
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 5.5
DENSITY CALCULATION = 146 X 3 X 5.5
= 1607 / 5.7158
= 281.16, SAY 281 PPA

(PERMISSIBLE DENSITY 250 PPA - 300 PPA)

GREEN AREA CALCULATION:-

= GREEN + GREEN-B
= 1241.35 + 1266.66
= 2508.01 SQMT OR 0.6197 ACRE

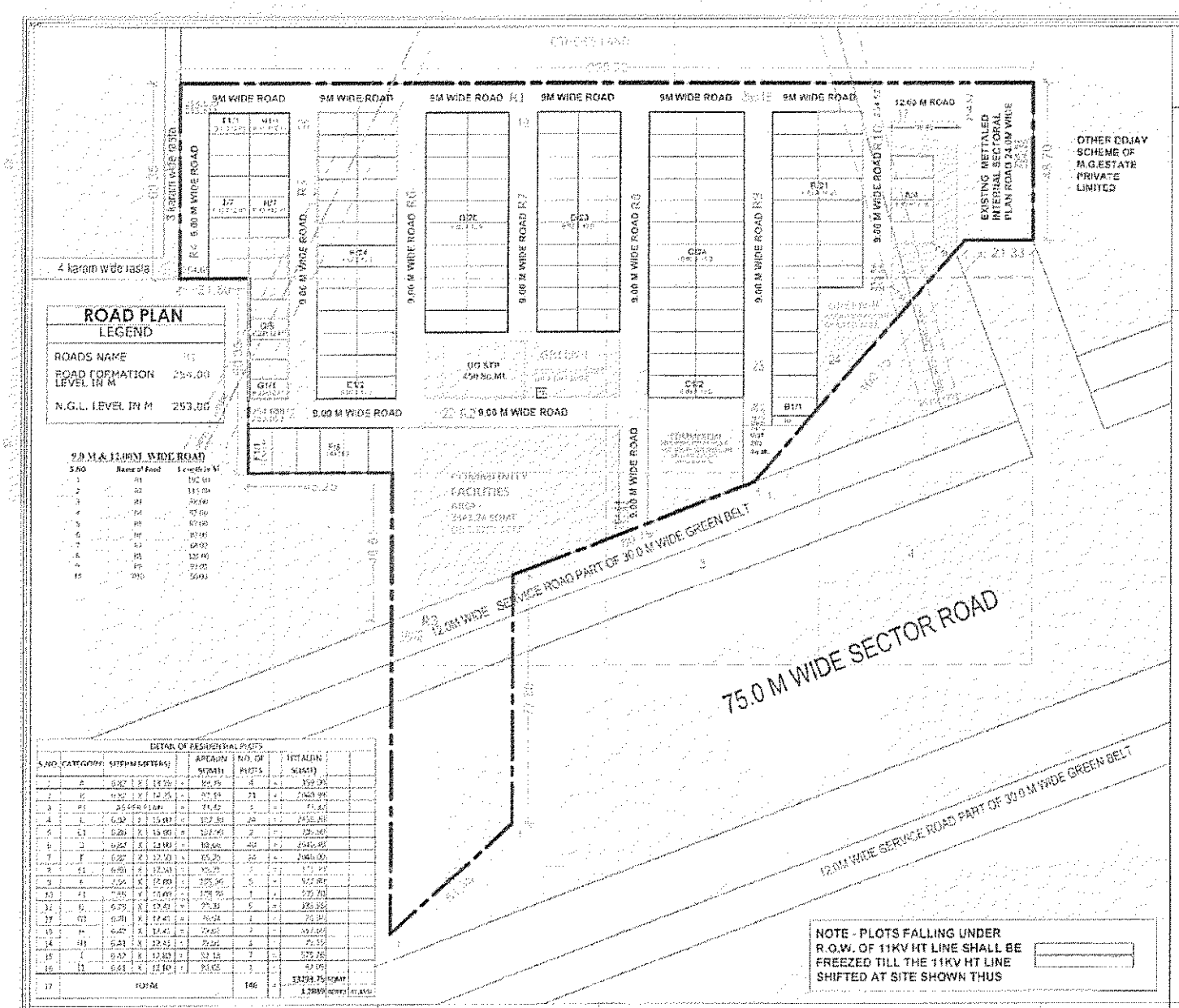
N
W E
S

To the road with 02 of 2019 dated 23.01.2019

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

REVISED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY-2016 BEARING LICENCE NO. 0 OF 2019 DATED 30.1.2019 OVER AN AREA MEASURING 8.25250 ACRES IN THE REVENUE ESTATE OF VILLAGE DOGWA IN SECTOR - 1, MUGHERI, TARAORI, DISTT. KARNAL, BEING DEVELOPED BY M/S GREENVALLEYS LLP.



AREA CALCULATIONS					
S.NO	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1	TOTAL AREA OF THE SCHEME	8.25250			
2	AREA UNDER 24M WIDE SECTOR ROAD & GREEN BELT	0.5250	-		
3	PLAINS AREA	7.7325			
4	50% BUILT UP OF AREA UNDER 24M WIDE SECTOR ROAD & GREEN BELT	0.4131			
5	NET PLANNED AREA	7.84946	-		
6	AREA UNDER RESIDENTIAL PLOTS	3.3497	41.91%	4.7491	61.00%
7	AREA UNDER COMMERCIAL	0.2465	3.10%	0.3132	4.02%
8	TOTAL SALEABLE AREA 6 + 7	3.5962	44.99%	5.1623	65.03%
9	OPEN SPACE (10%)	0.6197	7.75%	0.6198	7.95%
10	COMMUNITY FACILITIES	0.2025	2.53%	0.2025	2.60%

To be read with DS of 1310 dated 29.01.2019

Executive Engineer HSVP Division Karnal

Sub Divisional Engineer HSVP Sub Division Karnal

DIVINE ARCHITECTS & PLANNERS

OWNER COMPANY
REVENUE RASTA
LOT
11 KV HT LINE
33 KV HT LINE

ABBREVIATIONS:
R.T. = RESIDENTIAL TRANSFORMER
O.H.T. = OVERHEADING WATER TANK
U.G.S.T.P. = UNDERGROUND SEWAGE TREATMENT PLANT

DENSITY CALCULATION(PPA):
NUMBER OF PLOTS = 146
UNITS ALLOWED = 3
POPULATION ALLOWED PER UNIT = 3.5
DENSITY CALCULATION = 146 X 3 X 3.5
= 1533 / 7.84946
= 541.35, SAY 551 PPA

GREEN AREA CALCULATION:
= GREEN-I + GREEN-II
= 1241.35 + 1266.66
= 2508.01 SQMT OR 0.6197 ACRE

(SCALE 1:1 S)

(PERMISSIBLE DENSITY 340 PPA - 400 PPA)

N
W E
S

SIGNATURE OF OWNER / APPLICANT

SIGNATURE OF ARCHITECT / TOWN PLANNER

REGD.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar yojna Bhawan, Plot -3, Block-A, Madhaya Marg Sector -18A, CHANDIGARH
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in

Memo No. LC-3383/JD(SP)/2024/ 17041 Dated: 11/06/24

To

AB Greenvalleys LLP.,
D-63/12, Mahamoorganj,
Varanasi, Uttar Pardesh-221010.

Subject: - **Approval of revised layout plan of Affordable Residential Plotted Colony (DDJAY Policy-2016) measuring 8.26256 acres bearing Licence No. 08 of 2019 dated 30.01.2019 in the revenue estate of Village Dodwa, Sector-1, Nilokheri-Taraori, District Karnal - AB Greenvalleys LLP.**

Reference:- Your application dated 03.05.2024 on the subject cited above.

Please find enclosed copy of approved revised layout plan of Affordable Residential Plotted Colony (DDJAY Policy-2016) measuring 8.26256 acres bearing Licence No. 08 of 2019 dated 30.01.2019 in the revenue estate of Village Dodwa, Sector-1, Nilokheri-Taraori, District Karnal bearing drawing no. DTCP-10267 dated 10.06.2024 subject to conditions that area under community site i.e. 10% of licensed area and sector road, green belt including 12 mtr. wide service and 24 mtr. wide internal circulation road shall be transferred in favour of the Govt. within a period of 30 days from the date of issuance of this memo. However, as per amendment dated 25.08.2022 in (DDJAY-2016) policy, alternatively, you have the option to develop community site at your own cost or through third party subject to the provisions of the policy cited above. Hence, in case of opting for option 2, the same may be clarified.

DA/As above.

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

Endst. No. LC-3383/JD(SP)/2024/_____Dated _____

A copy alongwith a copy of approved revised layout plan is forwarded to the following for information please.

1. Senior Town Planner, Panchkula.
2. District Town Planner, Karnal.
3. PM,IT (HQ) Nodal Officer, for updation of website.

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

For A B. Green Valleys LLP

Designated Partner

Directorate of Town and Country Planning, Haryana

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

Regd.

To

AB Greenvalleys LLP,
D-63/12, Mahamoorganj,
Varanasi, Uttar Pradesh-221010.

Memo No. LC-3383/JE(SB)/2024/ 13445 Dated: 02/05/24

Subject: **Request for renewal of Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal.**

Reference: Your applications dated 02.01.2024 & 05.03.2024 on the subject cited above

Your request for renewal of Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal has been examined and it has been decided to renew the licence upto **29.01.2026** subject to fulfillments of terms and conditions laid down in the licence alongwith the following conditions: -

1. It is clarified that this renewal will not tantamount to certification of your satisfactory performance entitling you for renewal of licence of further period.
2. That you shall transfer community site, portion of 24mtr wide road and periphery road forming part of licensed land to the Government, within a period of 30 days from issuance this renewal order
3. That you shall get approved Service Plan/Estimates of the colony within a period of 30 days from issuance this renewal order.
4. That you shall get the licence renewed till grant of final completion of the colony.

The renewal of licence will be void-ab-initio, if any of the conditions mentioned above are not complied with.

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

Endst. No. LC-3383/JE(SB)/2024/ Dated:

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

1. Chief Administrator, HSVP, Panchkula.
2. Chief Engineer, HSVP, Panchkula.
3. Chief Account Officer of this Directorate.
4. Senior Town Planner, Panchkula.
5. District Town Planner, Karnal.
6. Nodal Officer (Website) for updation on website.

For A B. Green Valleys LLP

Designated Partner

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

Sunday 07/05/24

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

To

Sub-Registrar,
Nilokheri, District Karnal.

Memo No. LC-3383/JE(SB)/2024/ 134 Dated: 5/2/

Subject: **Request to de-mortgage 15% saleable area in lieu of submission of Bank Guarantee of 25% cost of IDW in respect of Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal.**

This is in reference to Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over 8.26256 acres of the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal in favour of M/G Estates Pvt. Ltd which was thereafter transferred and developer changed in favour of AB Greenvalleys LLP. Now, as per amendment dated 25.08.2022 of DDJAY-2016 Policy, the colonizer has deposited the Bank Guarantee of Rs. 43.67 lacs on account of 25% cost of Internal Development Works.

Therefore, I have been directed to request you to de-mortgage the area measuring 05K-02M or 0.6375 acres mortgaged through deed no. 1041 dated 24.08.2018 in the revenue record and send the copy of jamabandi duly showing the entry of de-mortgage of the aforesaid land to this office for information. Regd No 566 Dt. 24/08/2011

For A B. Green Valleys LLP

Designated Partner

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

Endst. No. LC-3383/JE(SB)/2024/ Dated:

A copy is forwarded to AB Greenvalleys LLP, D-63/12, Mahamoorganj, Varanasi, Uttar Pradesh-221010 w.r.t. their application dated 05.03.2024.

एपट न 357 पर नुमी एपट न 566 दिव्या डोग्रा
7/5/2024 24-8-2011

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

DETAIL OF LAND PROPOSED TO DE MORTGAGE

Village	Rect. No.	Killa No.	Area (K-M)
Dodwa	26	21/2min	2-11
		22min	2-5
		23min	0-6
		Total	5-2

Director
Town & Country Planning
Haryana

For A B. Green Valleys LLP

Designated Partner

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

To

Sub-Registrar,
Nilokheri, District Karnal.

Memo No. LC-3383/JE(SB)/2024/ 13473 Dated: 02/5/24

Subject: **Request to de-mortgage 15% saleable area in lieu of submission of Bank Guarantee of 25% cost of IDW in respect of Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal.**

This is in reference to Licence No. 08 of 2019 dated 30.01.2019 granted for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal in favour of M.G. Estates Pvt. Ltd which was thereafter transferred and developer changed in favour of AB Greenvalleys LLP. Now, as per amendment dated 25.08.2022 of DDJAY-2016 Policy, the colonizer has deposited the Bank Guarantee of Rs. 43.67 lacs on account of 25% cost of Internal Development Works.

Therefore, I have been directed to request you to de-mortgage the area measuring 05K-02M or 0.6375 acres mortgaged through deed no. 1041 dated 24.08.2018 in the revenue record and send the copy of jamabandi duly showing the entry of de-mortgage of the aforesaid land to this office for information.

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

Endst. No. LC-3383/JE(SB)/2024/ Dated:

A copy is forwarded to AB Greenvalleys LLP, D-63/12, Mahamoorganj, Varanasi, Uttar Pradesh-221010 w.r.t. their application dated 05.03.2024.

For A B. Green Valleys LLP

Designated Partner

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

Directorate of Town & Country Planning, Haryana
Aayojna Bhawan, Madhya Marg, Sector 18A, Chandigarh.
Email: tcpharyana7@gmail.com, Website: http//tcpharyana.gov.in

ORDER

Whereas licence No. 08 of 2019 dated 30.01.2019 was granted in favour of M.G. Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for development of Affordable Plotted Colony under DDJAY Policy-2016 for an area measuring 8.26256 Acres in the revenue estate of Village Dowda, Sector-1, Nilokheri Taraori, District Karnal under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and rules framed thereunder.

2. The in-principle approval for transfer of entire licensed area measuring 8.26256 acres and change of developer in favour of AB Greenvalleys LLP was granted vide this office memo No. 18833 dated 13.06.2023 under the provisions of Section 3D of Act of 1975 and Rule 17 of Rules 1976. Upon compliance of the terms and conditions of said in principle approval and submission of documents, the entire licensed area measuring 8.26256 acres (for which revenue documents have been verified) is hereby transferred under Rule 17 of the Haryana Development & Regulation of Urban Areas Rules, 1976 and developer of entire licenced area changed to AB Greenvalleys LLP. The terms and conditions as stipulated in the above said license will remain the same and will be complied with by AB Greenvalleys LLP. The transferee company will also abide by the terms and conditions of the agreement LC-IV and Bilateral Agreement executed with the Director, Town & Country Planning, Chandigarh.

The approval of all the plans accorded in favour of original developer shall now be deemed approved in favour of Transferee Company.

These orders shall be read together with the licence no. 8 of 2019 dated 30.01.2019 issued by this office. The copy of LC-IV and Bilateral agreement alongwith land schedule are hereby enclosed.

Dated:
Place:

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

Endst. No. LC-3383/JE(RK)/2023/ 43890-99 Dated: 29-12-23

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

1. M.G. Estate Pvt. Ltd., S-33, Green Park Main Market, Safderjung Enclave, South Delhi, New Delhi-110016.
2. AB Greenvalleys LLP, D-63/12, Mahmoorganj, Varanasi, UP – 221010 with the request to submit addendum mortgage deed in view of change of developer within a period of 30 days.
3. Chief Administrator, HSVP, Panchkula.
4. Director, Urban Estates Department, Haryana, Panchkula.
5. Superintending Engineer, HSVP, Panchkula.
6. Sub-Registrar, Nilokheri (Karnal) to ensure updation of record w.r.t mortgage deed in view of above.
7. Land Acquisition Officer, Panchkula.
8. Senior Town Planner, Panchkula.
9. District Town Planner, Karnal.
10. Chief Accounts Officer of this Directorate.

For A B. Green Valleys LLP

Designated Partner

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

To be read with License no. 8 of 2019

Revised Land Schedule

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Dodwa	A.B Green Valleys LLP.	26	22	8-0
			23/1	7-13
			24/1	1-8
		28	2/1	6-2
			9/2	5-1
		26	17/3	7-8
			18	8-0
			19	8-0
			20	8-0
			21/2	5-8
		28	3/1	1-2
			Total	66-2 Or8.26256 Acres

Note: - Killa nos. 26//21/2min (2-11), 22min (2-5) and 23min (0-6) Total 5K-2M are under Mortgage.

Director,
Town & Country Planning
Haryana

For A.B. Green Valleys LLP

Designated Partner

Directorate of Town & Country Planning, Haryana

Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh.
Web site tcpharyana.gov.in - E-mail: tcpaharyana7@gmail.com

ORDER

Whereas, Licence No. 08 of 2009 dated 30.01.2019 was granted for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area 8.26256 acres in the revenue estate of village Dodwa, Sector-1, Nilokheri-Taraori, Karnal under the provisions of The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976. As per terms and conditions of the licence and of the agreement executed on LC-IV, the developer LLP is required to comply with the provisions of The Haryana Development and Regulation of Urban Areas, Act, 1975 and Rules, 1976.

2. And, whereas, for delay in compliance of the provisions of Rule 27 & 28 of The Haryana Development and Regulation of Urban Areas Rules, 1976, developer LLP has submitted a request to compound the said offence. As per the rates finalized by the Govt., the composition fee has been worked out to be Rs. 1,90,000/-. The developer LLP has deposited the composition fee of Rs. 1,90,000/- vide transaction No TCP37955224226153623 dated 26.02.2024.

3. Accordingly, in exercise of power conferred under Section-13(1) of The Haryana Development and Regulation of Urban Areas Act, 1975, I hereby order to compound the offence of delay in submission of documents in compliance of the provisions of Rules 27 & 28 of The Haryana Development and Regulation of Urban Areas Rules, 1976 by the developer LLP upto 31.03.2023.

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

Endst. no. LC-3383/JE(SB)/2024/ 13452 Dated: 02/05/24

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

1. AB Greenvalleys LLP, D-63/12, Mahamoorganj, Varanasi, Uttar Pradesh-221010.
2. Chief Accounts Officer (HQ) of this Directorate.

For A B. Green Valleys LLP

Designated Partner

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

Directorate of Town & Country Planning, Haryana

SCO-71-75, 2nd Floor, Sector-17-C, Chandigarh, Phone: 0172-2549349
Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

FORM LC -V
(See Rule 12)

Licence No. 08 of 2019

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to MG Estate Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-110049 for setting up of affordable residential plotted colony under Deen Dayal Jan Awas Yojna-2016 over an area measuring 8.26256 acres (under migration policy dated 18.02.2016 from licence No. 07 of 2014 dated 07.02.2014, residential plotted colony for an area measuring 37.237 acres) falling in the revenue estate of village Doowa, Sector 1, Nilokheri Taraori, Distt. Karnal, Haryana.

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:-

   a. That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans, which will be submitted for approval within three months from issuance of the license in the office of competent authority.

   b. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.

   c. That the licencee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   d. That the licencee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

   e. That the licencee will transfer 10% area of the licenced colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area will be earmarked distinctly on the layout plan to be approved alongwith the license.

   f. That the licencee shall construct and transfer the land of sector road/green belt which forming the part of licenced land free of cost to the Govt. in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   g. That development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and company 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.

Director
Town & Country Planning
Haryana, Chandigarh

For A.B. Green Valleys LLP

Designated Partner

h. That the licencee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

i. That the licencee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.

j. That the licencee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.

k. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

l. That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.

m. That the licencee shall use only LED fitting for internal lighting as well as campus lighting.

n. That the licencee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/ Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

o. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of non 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 sq ft to the allottees while raising such demand from the plot owners.

p. That pace of development shall be kept atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

q. That the licencee 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 licencee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

r. That the licence shall be valid initially for five years, which will be renewable further upto two years in accordance to the provision of Act No. 8 of 1975. Since, no further renewal will be allowed thereafter, hence, the project necessarily will have to be completed within a period of 7 years from the date of grant of licence, after getting the licence renewed, as per clause 1(ii) of the policy notified on 01.04.2016.

s. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

t. That the licencee shall not give an advertisement before approval of zoning/ layout/building plan.

u. That licencee shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.

For A B. Green Valleys LLP

Designated Partner

v. That compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975 shall be made and account number and full particulars of the scheduled bank wherein company has to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony, shall be informed.

w. That licencee shall abide by the terms and conditions of the policy notified on 01.04.2016 and subsequent amendment.

x. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed in letter and spirit.

y. That 50% of the saleable area, freezed in the approved layout plan, shall only be sold after completion of all development works in the colony as per provisions of 5(i) of the policy dated 01.04.2016.

3. The licence is valid up to 29/01/2024.

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

Dated: 30/01/2019.
Place: Chandigarh

Endst. No. LC-3383- Assistant (MS)-2019/ 2846 Dated: 31-01-2019

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

1. MG Estates Pvt. Ltd., E-70, NDSE, Part-I, New Delhi-49 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Panchkula.
10. Senior Town Planner, Panchkula.
11. District Town Planner, Karnal along with a copy of agreement, Layout Plan.
12. Chief Accounts Officer of this Directorate.
13. Project Manager (IT) to update this licence on the website.

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

For A B. Green Ways LLP

Designated Partner

To be read with License No. 08 dated 30/01 of 2019

Detail of land owned by M.G.Estate Pvt. Ltd.

Village	Rect No	Killa No	Area K-M
Dodwa	26	22	8-0
		23 Min	7-13
		24 Min	1-8
	28	2 Min	6-2
		9 Min	5-1
	26	17 Min	7-8
		18	8-0
		19	8-0
		20	8-0
		21/2	5-8
	28	3 Min	1-2
		Total	66-2
			8.26256 Acres

Note;- Killa no. 26//21/2 Min (2-11), 22 Min (2-5) and 23 Min (0-6) Total 5K-2M are under mortgage.

Director,
Town & Country Planning
Haryana

For A.B. Green Valleys LLP

Designated Partner

AB GREENVALLEYS LLP

Registered Office: D-63/12 Mahmoorganj, Varanasi UP 221010
Registration No. AAE-5747
Email: valkalam@yahoo.com; Contact No. 9839055501

LC 3383

Dated: 14.06.2023

The Director,
Town and Country planning
Haryana
Madhya Marg, Sector – 18,
Chandigarh

TO WHOM SO EVER IT MAY CONCERN

Subject: Authority letter on behalf of AB Greenvalleys LLP - being granted in principal approval of transfer and change of developer with respect to License No. 08 of 2019 dated 30.01.2019 to develop residential plotted colony(s) under DDJAY in Sector – 1, Taraori Nilokheri, District Karnal, Haryana

Dear Sir,

This is to inform you that Mr. Sarvesh Jain is authorized on behalf of the company to appear before your offices with respect of above cited subject

Further, Mr. Sarvesh Jain is also authorized to sign, receive, represent, collect etc in your office and also before other Offices of Town and Country Planning of Haryana situated at Karnal, Panchkula and or at other places in Haryana for the purpose of transfer of Licenses and Change in Developers for the land situated in village Dodwa, Tehsil Nilokheri, falling in Sector – 1, Taraori Nilokheri, District Karnal Haryana.

Further he is also authorized to appear before the office of Sub Registrar at Nilokheri to represent our case for the purpose of execution of Sale deed and or any other paper/document.

His signatures are attested hereinafter.

Thanking you

Yours faithfully
For AB Greenvalleys LLP

For A B. Green Valleys LLP

Designated Partner

(Partner)

(Sarvesh Jain)

Signature attested

For A B. Green Valleys LLP

Designated Partner
(Partner)

For A B. Green Valleys LLP

Designated Partner