

20-5559

HSVP SUBMISSION REPORT

ON

"SERVICES PLAN AND ESTIMATE"

**FOR EXTERNAL SERVICES
(SWERAGE, STORM WATER DRAINAGE, WATER SUPPLY
ROAD WORKS, LIGHTING & HORTICULTURE)**

FOR

**COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL) FALLING
IN THE REVENUE ESTATE OF VILLAGE- KHURAMPUR MAJRI
DISTRICT – AMBALA.**

**DEVELOPED BY
M/S JAIGURUJI BLESSINGS PVT. LTD.
THROUGH AUTHORIZED SIGNATORY Ms. GURJOT KAUR.**

**PROJECT REPORT/ESTIMATE FOR PROVIDING EXTERNAL SERVICES, Cg,
WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ETC. IN RESPECT OF
COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL) FALLING IN THE
REVENUE ESTATE OF VILLAGE- KHURAMPUR MAJRI DISTRICT - AMBALA.**

REPORT

Khurampur is a leading industrial city of India in the state of HARYANA, situated in the National Capital Region near the National Capital. Being in the national capital Region, the town has fast developing tendency and potential. Further, it has also started sharing the growing industrial load of Delhi. In order to relieve the growing pressure of population, in National Capital of Delhi, Haryana Urban Development Authority has already developed residential sectors which are inhabited to great extent. Further to the increasing demand HSVP has planned to develop new sectors at outskirts of Faridabad town. This report and estimate is for approval of proposed layout plan under commercial site measuring 4.0 acres (32 Kanal) falling in the revenue estate of village-Khurampur Marji district - Ambala.

WATER SUPPLY

The source of water supply shall be HSVP water supply connection, water supply shall be through and this water is potable. It has been proposed to construct underground tanks of capacity of Raw Water 25 KL (25 KL x 1), Domestic treated water 25 KL (25 KL x 1) and at location as per drawing for the purpose of domestic and fire protection. It has been proposed to construct underground tanks of capacity as per attached details and at location for domestic purpose. The underground tanks will be fed from HSVP supply, from there water will be pumped to O.H tanks on the roof of each Block.

DESIGN:

The scheme has been designed for population of commercial complex. The rate of water supply per head per day has been taken assumed as 45 liters per day per head for Shops staff and 15 liters per day per HSVP norms.

day	per	head	for	visitors	as
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PUMPING EQUIPMENTS

It has been proposed to install pumping set as described with standby of equal capacity. Standby electric power requirement is proposed as DG Sets in case of electricity failure.

SEWERAGE SCHEME

Sewer line from proposed development will be connected to proposed external Sewage Treatment Plant (Capacity 85 KLD) within the complex and excess water, if any, will be disposed off to proposed HSVP Master Sewer. The sewerage system has been marked on the respective plans.

Sewer lines have been designed for 3.0 times average D.W.F in relation to water supply demand. It has been assumed that about 80% of the domestic water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec (0.72 m/sec) self-

For Jaiguruji Blessings Private Limited

Gurjot Kaur

Director

cleaning velocity. Sewer line up to 250 mm dia has been designed to run half full and above 250 mm dia has been designed to run three fourth full at peak flow. Necessary provision for laying S.W pipe sewer line, construction of required number of manholes etc. have been made in the estimate. The sewer line has been designed as per Manning's formulae.

Necessary design statement for entire sewerage system has been prepared and attached with estimate.

STORM WATER DRAINAGE:

We are proposing to lay underground R.C.C pipe drains with required number of MANHOLE for disposal of storm water which will be connecting rainwater harvesting system to recharge the aquifer and surplus storm water will be allowed to flow to the HSVP Master drain along the services road. The intensity of rain fall has been taken as $\frac{1}{4}$ " (6.25mm) per hour and storm water line has been designed as per Manning's formulae.

SPECIFICATIONS:

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

Roads:

Cost of road has been taken in the estimate.

Street Lighting:

Provision for streets lighting has been included.

Horticulture:

Estimates and details of plantation, landscaping, signage, etc. have also been included.

Rates:

The estimate has been prepared based on the present market rates.

Cost:

The total cost of the scheme, including cost of all services, works out to be Rs. ^{466.50}~~586.00~~ lakhs including 3% contingencies @ 49% departmental charges, price escalation, unforeseen & admin charges etc.

M/S JAIGURUJI BLESSINGS PVT. LTD.

THROUGH AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

For Jaiguruji Blessings Private Limited

Gurjot Kaur

Director

Authorized signatory

Vijay Kumar

Er. Vijay Kumar
A.M.I.E.(Civil)
1034, Udham Singh Colony,
Shahabad(M)

DESIGN CALCULATION:

(i) Water requirement Chart

S.No	Description	Area	No. of unit	Occupancy criteria	Total Occupancy	Daily water requirement LPD	Water requirement LPD	Water requirement LPD	Total daily Water Requirement	Domestic Water 80% Flow to STP	Flushing Water 80% Flow to STP	Net Flow to STP TOTAL
1	SCO - 1 TO 4 (G+3)											
1.1	Retail & Shop (Ground Floor)	335.97	4	3 Sqm/ P	112							
	Retail & Shop (Upper Floor)	1007.91	4	6 Sqm/ P	168							
	Total Population				280							
1.2	Retail & Shop_Staff @10 %				28	45	25	20	700	560		1008
1.3	Retail & Shop_Visitors @90%				252	15	5	10	1260	2520	2016	3024
A	Total	1343.88	4		280				1960	3080	2464	4032
2	SCO - 5 TO 16 (G+3)											
2.1	Retail & Shop (Ground Floor)	1008.00	12	3 Sqm/ P	336							
	Retail & Shop (Upper Floor)	3024.00	12	6 Sqm/ P	504							
	Total Population				840							
2.2	Retail & Shop_Staff @10 %				84	45	25	20	2100	1680	1344	3024
2.3	Retail & Shop_Visitors @90%				756	15	5	10	3780	7560	6048	9072
B	Total	4032	12		840				5880	9240	7392	12096
3	SCO - 17 TO 20 (G+3)											
3.1	Retail & Shop (Ground Floor)	757.50	4	3 Sqm/ P	253							

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Director
Kave

S.No	Description	Area	No. of unit	Occupancy criteria	Total Occupancy	Daily water requirement LPGD	Water requirement LPGD		Water requirement LPD		Total daily Water Requirement	Domestic Water 80% Flow to STP	Flushing Water 80% Flow to STP	Net Flow to STP TOTAL
					Nbs.	Nos.	Cold	Flu.	Cold	Flu.	Cold + Flu.	Total LPD	Total LPD	Total LPD
•	Retail & Shop (Upper Floor)	2272.50	4	6 Sqm/ P	379									
	Total Population				632									
3.2	Retail & Shop_Staff @10 %				63	45	25	20	1575	1260	2835	1260	1008	2268
3.3	Retail & Shop_Visitors @90%				569	15	5	10	2845	5690	8535	2276	4552	6828
C	Total	3030	4		632				4420	6950	11370	3536	5560	9096
4	SCO-21 TO 22 (G+3)													
4.1	Retail & Shop (Ground Floor)	273.00	2	3 Sqm/ P	182									
	Retail & Shop (Upper Floor)	819.00	2	6 Sqm/ P	273									
	Total Population				455									
4.2	Retail & Shop_Staff @10 %				46	45	25	20	1150	920	2070	920	736	1656
4.3	Retail & Shop_Visitors @90%				410	15	5	10	2050	4100	6150	1640	3280	4920
D	Total	1092	2		456				3200	5020	8220	2560	4016	6576
5	SCO-23 TO 27 & 43 TO 57 (G+3)													
5.1	Retail & Shop (Ground Floor)	1830.00	20	3 Sqm/ P	610									
	Retail & Shop (Upper Floor)	5490.00	20	6 Sqm/ P	915									
	Total Population				1525									
5.2	Retail & Shop_Staff @10 %				153	45	25	20	3825	3060	6885	3060	2448	5508
5.3	Retail & Shop_Visitors @90%				1373	15	5	10	6865	13730	20595	5492	10984	16476
E	Total	7320	20		1526				10690	16790	27480	8552	13432	21984

For Jaipur Blessings Private Limited
 Director
 Kaur

S.No.	Description	Area	No. of unit	Occupancy criteria	Total Occupancy	Daily water requirement (LPCD)	Water requirement (LPCD)	Water requirement (LPD)	Total daily Water Requirement	Domestic Water 80% Flow to STP	Flushing Water 80% Flow to STP	Net Flow to STP TOTAL
					Nos.	Nos.	Cold	Flu.	Cold + Flu.	Total LPD	Total LPD	Total LPD
6	SCO - 28 TO 42 (G+3)											
6.1	Retail & Shop (Ground Floor)	1432.50	15	3 Sqm/ P	478							
	Retail & Shop (Upper Floor)	4297.50	15	6 Sqm/ P	716							
	Total Population				1194							
6.2	Retail & Shop_Staff @10 %				119	45	25	20	5355	2380	1904	4284
6.3	Retail & Shop_Visitors @90%				1075	15	5	10	16125	10750	8600	12900
F	Total	5730	15		1194		8350	13130	21480	6680	10504	17184
7	MILK BOOTH											
7.1	Ground Floor	27.50	1	3 Sqm/ P	9	45	25	20	405	180	144	324
G	Total	27.50	1		9		225	180	405	180	144	324
8	General Filter back wash		LS				10000		10000			0
H	Total		0		0		10000	0	10000	0	0	0
	Grand Total	9577.50	58		1937		22725	54391	99415	23380	13512	36892
	SP. by ITO						15	55	700	30	50	80

For Jaiguruji Blessings Private Limit
Gurjeet Kaur
 Director

(i)	Total domestic and flushing requirement	=	100.00 KLD
	SAY	=	<u>100.00 KLD</u>
	Domestic requirement @ 65%	=	45.00 KLD
	Flushing requirement 35%	=	55.00 KLD
	STP Capacity 80% of total Domestic water requirement		
	And 80% of total flushing water requirement	=	80.00 KLD
	SAY (Add 5% safety margin)	=	4.00 KLD
		=	80 + 4 = 84 KLD
	Say	=	85 KLD

II. Summary of UGT & Source of water

(i)	Domestic water (From HSVP)	=	45.00 KLD
(ii)	Flushing water (From STP)	=	55.00 KLD

Therefore, it is proposed to construct underground tank of Raw Water 25 KL (25 x 1), domestic water 25 KL (25 x 1) nos. at location as per marked on site plan and flushing and garden irrigation water 55 KL (55 x 1) tank located in STP.

PUMPENG SYSTEM FOR WATER SUPPLY:

(A)	Total domestic water requirement	=	45 KL
(i)	Pumping @ 8 hours / day	=	45 / 8 = 5.625 KL/hr
		=	93.75 lpm
	SAY	=	100 lpm (1 w+1 s)

BOOSTING MACHINERY FOR DOMESTIC PUMP

(ii) Gross working head

(1)	Residual head	=	15 meter
(2)	Friction loss	=	12 meter
(3)	Static head required	=	20 meter
	TOTAL	=	47 meter, Say = 50 meter

For Jaiguruji Blessings Private Limited

Gurjot Kaur

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$$(vi) \quad HP = \frac{100 \times 50}{60 \times 75 \times 0.65} = \frac{1.85}{1.799} HP, \text{ SAY } = 2.0 HP / \text{ each pump}$$

It is proposed to provide 2 Nos. pumps of 100 lpm @ 50 Mtr. Head (1 Working + 1 Stand by) for Domestic Supply.

(B)	Total flushing/ Irrigation water requirement	=	55 KL
(i)	Pumping @ 8 hours / day	=	55 / 8 = 6.875 KL/hr.
		=	114.583 lpm
	SAY	=	120 lpm (1 w+1 s)

BOOSTING MACHINERY FOR FLUSHING PUMP

(ii)	Gross working head		
(1)	Residual head	=	15 meter
(2)	Friction loss	=	11 meter
(3)	Static head required	=	20 meter
	TOTAL	=	46 meter, Say = 50mtr.
(vi)	HP	=	$\frac{120 \times 50}{60 \times 75 \times 0.65} = \frac{2.22}{2.051} HP, \text{ SAY } = 2.5 HP / \text{ each pump}$

It is proposed to provide 2 Nos. pumps of 120 lpm @ 50 Mtr. Head (1 Working + 1 Stand by) for Flushing Supply.

I. BOREWELLS

(a)	Approx. discharge from each bore well	=	14 KL/hr
(b)	Operating time of bore wells	=	16 hrs/day
(c)	Total yield from each bore well	=	14 x 16 = 224.00 KLD
(d)	Total water requirement	=	100 KLD
(e)	Number of bore wells	=	100 / 224.00 = 0.446 Nos.
	SAY	=	1.0 Nos.

II. PUMPING MACHINERY FOR BOREWELLS

Gross working head

Residual head = 50.00 mts.

Friction loss = 4.00 mts.

Depression head = 5.00 mts

TOTAL = 59.00 mts.

SAY = 60.00 mts.

$$\text{HP} = \frac{14000 \times 60 \times 1}{60 \times 60 \times 75 \times 0.6} = 5.185 \text{ HP, SAY} = 7.50 \text{ HP (Each)}$$

Since the entire water to the proposed development is to be supplied by HSVP so, it is proposed to install 1 number of bore-wells as supplementary source of water.

CAPACITY OF DG SETS.

S.NO.	EQUIPMENT	QTY	HP	Total HP
(1)	TRANSFER PUMPS (Domestic)	1	2.0	2
(2)	TRANSER PUMPS (Flushing / Irrigation)	1	2.5	2.5
(3)	TUBE WELL	1	7.5	7.5
(4)	Add for lighting			5
	TOTAL			17
			*0.746	12.682 KW
			*1.5	19.023 KVA
		SAY		20 KVA

Provide a DG set of 20 KVA capacity for power back-up.

For Jaiguruji Blessings Private Limited
Gurjit Kaur
Director

COMMERCIAL ZONE - 4.0 Acre					
Sub - Work No. 1 Head No. 01		Sub -	Head Works Source of Temporary arrangement (Bore well)		
S.NO	Description	Unit	Qty	Rate	Amount
1	Boring and installing 400 mm i/d borewell with reverse rotary rig complete with pipe and strainer to a depth of about 50 metre in all respect including cost of Valve chamber & pump chamber.	Each	1	15.00 / as 1,000,000.00	15.00 / as 1,000,000.00
2	Provision of construction of tube well chamber of standard size for housing tubewell	Each	1	400,000.00	400,000.00
3	Providing the submersible pump for the following				
a)	Tubewell pump				
i)	233 LPM AT 50 M HEAD (7.50 HP)	Each	1	200,000.00	200,000.00
4	Domestic water tank 50000 ltrs capacity compartments.	KLP	50 KLP	5,500.00	275,000.00
	Flushing Tank 55000 ltrs capacity	KLP	55 KLP	5,500.00	302,500.00
5	Construction of boundary wall gate around the tube well site	LS			150,000.00
6	Provision of footpath hedges and lawns at tubewell	LS			70,000.00
7	Provision for carriage of materials and other unforeseen items.	LS			150,000.00
8	Provision for construction of staff quarters for MTC staff. 1 No.	LS			7.50 / as 400,000.00
	Total Abstract of cost				35.27 / as 2,947,500.00
	SAY IN LAKH				29.48
	Add 3% contingencies & PH Charges				1.05 0.88
	TOTAL				36.32 30.36
	Add 49% Departmental charges, price escalation, unforeseen,				17.80 14.88
	TOTAL				54.12 45.24

For Jaiguruji Blessings Private Limited
Gurjit Kaur
 Director

COMMERCIAL ZONE - 4.0 Acre					
Sub -Work No. 1 Sub -Head No. 02		Water Supply Pumping Machinery			
S.NO	Description	Unit	Qty	Rate	Amount
1	Provision for diesel engine generator set each for standby arrangements for T.W. & Booster pump complete with 20 KVA capacities.	KVA	20	15,000.00	300,000.00
2	Providing Boosting pumps for the following.				
(a)	DOMESTIC PUMP				
(i)	100 lpm & 50 m Head (1 working+1 Standby) (2.0812)	Each	2	150,000.00	300,000.00
(b)	FLUSHING / IRRIGATION PUMP				
(i)	120 lpm & 50 m Head (1 working+1 Standby) (2.5812)	Each	2	100,000.00	200,000.00
3	Provision for chlorination plant complete.	Each	1	100,000.00	100,000.00
4	Provision for making foundations and erection of pumping machinery.	LS			50,000.00
5	Provision for pipes, valves and specials inside the pump chamber and boosting chamber.	LS			100,000.00
6	Provision for electric service connection including electrical fitting for tube-well and boosting chamber etc. (lumpsum) Including cost of transformer	LS			200,000.00
7	Provision for carriage of material and other unforeseen items etc.	LS			150,000.00
Total Abstract of cost					1,400,000.00
SAY IN LAKH					14.00
Add 3% contingencies & PH Charges					11.30 -0.42
TOTAL					11.34 -14.42
Add 49% Departmental charges, price escalation, unforeseen,					11.64 -7.07
TOTAL					5.70 -21.49
					17.34 19.5

For Jaiguruji Blessings Private Limited
Gurpreet Kaur
 Director

COMMERCIAL ZONE - 4.0 Acre					
Sub -Work No. 1 Sub -Head No. 03		Water Distribution Lines			
S.NO	Description	Unit	Qty	Rate	Amount
1	Providing, laying, jointing and testing DI pipe lines including cost of excavation etc. complete in all respects.				
a	100 mm dia. (DI-K7)	Mtr	590	1,475.00	870,250.00
2	Providing and fixing sluice / Butterfly valve including cost of surface box and masonry chamber etc. completed in all respects.				
(a)	100 mm dia.	Each	4	12,000.00	48,000.00
(b)	80 mm dia.	Each			-
4	Providing and fixing ball valves including cost of surface boxes and masonry chambers etc. complete in all respect.				
a	20 mm & 25mm dia.	LS			100,000.00
5	Providing and fixing air valves and scour valves including cost of brick masonry chamber complete.	Each	3	10,000.00 14,000	30,000.00 42,000
6	Provision of cutting of roads & making good to its original condition and carriage of material etc. and other unforeseen	LS			200,000.00
7	Provision for carriage of material and other unforeseen Items etc.	LS			100,000.00
	Total Abstract of cost				13.60 105
	SAY IN LAKH				1,248,250.00
	Add 3% contingencies & PH Charges				12.48
	TOTAL				0.40 -0.37
	Add 49% Departmental charges, price escalation, unforeseen,				14.60 12.86
	TOTAL				6.86 -6.30
					19.16
					20.86 105

For Jaiguruji Blessings Private Limited
Gurjit Kaur
 Director

COMMERCIAL ZONE - 4.0 Acre					
Sub -Work No. 1 Sub -Head No. 04		Rising Main From HSVP			
S.NO	Description	Unit	Qty	Rate	Amount
1	Provision for rising main from HSVP main to UGT (DI-K7)	Meter	220	1,475.00	324,500.00
2	Providing and fixing air valves and scour valves including cost of brick masonry chamber complete.	Nos	1	10,000.00	10,000.00 0.14
3	Providing for water supply connection with HSVP supply line	LS			150,000.00 2.00
4	Provision of cutting of roads & making good to its original condition and carriage of material etc and other unforeseen				150,000.00
Total Abstract of cost					634,500.00
SAY IN LAKH					6.34
Add 3% contingencies & PH Charges					0.19
TOTAL					6.53
Add 49% Departmental charges, price escalation, unforeseen,					3.20
TOTAL					9.74
					10.57

For Jaiguruji Blessings Private Limited
Gurjeet Kaur
 Director

COMMERCIAL ZONE - 4.0 Acre					
	Sub -Work No. 1 Head No. 05	Sub -	FIRE HYDRANT		
1	Providing , Laying , jointing and testing 100 pipes lines including cost of excavation etc. complete in all respect.				
(a)	80 mm dia. Pipe.	M	12	18.10 / 1,250.00	0.22 / 15,000.00
2	Providing and fixing external fire hydrants etc.	EACH	6	15,000.00	90,000.00
	Total Abstract of cost				105,000.00
	SAY IN LAKH				1.05
	Add 3% contingencies & PH Charges				0.03
	TOTAL				1.08
	Add 49% Departmental charges, price escalation, unforeseen,				0.53
	TOTAL				1.61

For Jaiguruji Blessings Private Limited
Gurjeet Kaur
 Director

COMMERCIAL ZONE - 4.0 Acre					
Sub -Work No. 1 Sub -Head No. 06		Flushing Water supply & Irrigation System			
S. NO	Description	Unit	Qty	Rate	Amount
1	Providing, Laying, Jointing and testing uPVC (6 kg/cm ²) pressure rating pipe line confirming to IS : 4985 including cost of excavation etc. complete in all respect. (Flushing & Garden Hydrant Line)				
(a)	25 mm dia	Meter			-
(b)	32 mm dia	Meter			-
(c)	40 mm dia	Meter			-
(d)	50 mm dia	Meter			-
(e)	63 mm dia	Meter			-
(d)	75 mm dia	Meter			-
(e)	90 mm dia	Meter	570	1,475.00	840,750.00
2	Providing and fixing ball valves including cost of surface boxes and masonry chambers etc. complete in all respect.				
(a)	25 mm dia & 32 mm dia	LS			50,000.00
3	Providing and fixing sluice / Butterfly valve including cost of surface box and masonry chamber etc. completed in all respects.				
(a)	100 mm dia.	Each		12,000.00	8.40
(b)	80 mm dia.	Each	4	10,500.00	34,000.00
4	Providing and fixing air release valve	Each	3	10,000.00	30,000.00
5	Provision for carriage of Material and other unforeseen. Items.	LS			50,000.00
6	Provision of cutting of roads & making good to its original condition and carriage of material etc and other unforeseen	LS			20,000.00
Total Abstract of cost					1,024,750.00
SAY IN LAKH					1031.025
Add 3% contingencies & PH Charges					0.31
TOTAL					1062.4055
Add 49% Departmental charges, price escalation, unforeseen,					5.26
TOTAL					15.82

For Jaiguruji Blessings Private Limited

Gurjit Kaur

Director

COMMERCIAL ZONE - 4.0 Acre					
	Sub -Work No. II			Sewerages System	
S. NO	Description	Unit	Qty	Rate	Amount
1	Supplying, lowering, laying, jointing, testing and commissioning of glazed stoneware pipes grade "A" conforming to IS 651:1992 with latest amendments including conveying of pipe to worksite and caulking with hemp / yarn dipped in tar and jointing with C.M. 1:1 perfect linking and curing for 10 days, and testing with water with all lead including cost of jointing materials as directed etc., complete.				
1.1	200 mm diameter	M	570	1,700.00	969,000.00
1.2	300 mm diameter	M	0	2,000.00	-
2	Provision for lighting and watching.	LS			50,000.00
3	Provision for providing oblique junction	LS			50,000.00
4	Provision of making connection from HSVP	LS			200,000.00
5	Provision for 110mm dia over flow line from STP to HSVP main.	M	230	1475.00	3.39 Lacs 362,250.00
5	Providing of temporary timbering	LS			50,000.00
6	Providing STP up to testing level complete in all respect	KL	85 KLD	16,000.00	1,360,000.00
7	Provision of cutting of roads & making good to its original condition and carriage of material etc and other unforeseen	LS			200,000.00
	Total Abstract of cost				-3,041,250.00
	SAY IN LAKH				32.18 30.41
	Add 3% contingencies & PH Charges				0.97 -0.91
	TOTAL				31.32
	Add 49% Departmental charges, price escalation, unforeseen,				33.15 15.35
	TOTAL				16.24 46.67
					49.39 Lacs

For Jaiguruji Blessings Private Limited
Gurjeet Kaur
 Director

COMMERCIAL ZONE - 4.0 Acre					
S. NO	Sub-Work No. III			Storm Water System	
S. NO	Description	Unit	Qty	Rate	Amount
1	Providing, lowering, laying & jointing RCC NP3 class pipes and specials into trenches including cost of excavation, cost of manholes etc. complete in all respects.				
(a)	400 mm dia.	M	790	2,500.00	1,975,000.00
2	Provision for rainwater harvesting arrangements per acre for approximately 4.0 acres by providing Recharging Well at selected place. (4 Nos. harvesting with Single bore). (as applicable)	LS	4	350,000.00	1,400,000.00
3	Provision of road gully chamber with pipe connection	LS			350,000.00
4	Provision for connection with HSVP Storm water main line 1 no.	LS			200,000.00
5	Provision of cutting of roads & making good to its original condition and carriage of material etc and other unforeseen	LS			200,000.00
6	Provide for temporary disposal arrangement till HSVP services are provided.	LS			550,000.00
	Total Abstract of cost				4,475,000.00
	SAY IN LAKH				44.75
	Add 3% contingencies & PH Charges				1.34
	TOTAL				47.63
	Add 49% Departmental charges, price escalation, unforeseen,				23.34
	TOTAL				70.97

For Jaiguruji Blessings Private Limited
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 Director

COMMERCIAL ZONE - 4.0 Acre					
S.NO	Sub-Work No.IV			Roads and Footpaths	
	ROAD NAME		Length (M)	Metalled portion	Area in sqmt.
(a)	9 M WIDE		205.00	845.00	1727.50
(b)	2.5 M WIDE		208.00	435.00	912.00
(c)	Total Length of Road		413.00	845.00	1959.50
	Total Area of Road =			1959.50	m2
	Add 5% for curve =			97.98	m2
	Total Area			2057.4880	m2
	SAY			2060.4880	m2
	Kerb and Channels:		413.00	435.00	435.00
			845.00	5% curves	2065.4225
S.NO	Description	Unit	Qty	Rate	Amount
1	Provision for leveling and earth filling as Per site condition.	Acre	4.00	175,000.00	700,000.00
1	The necessary provision for construction of roads parking etc has been made in the estimate according to the HSPV norms the following specification has been proposed.				
2	Construction of roads by providing granular sub base 200 mm as per MORT & H specs conforming to clause 401 grading -II 400.1				
(I)	Providing and laying spreading & compacting hand broken/ crushed stone aggregate to wet mix conforming to physical requirement laid in 400 of MORT & H specification in two layers (Compacting to 250mm (125+125mm) by taking material 1:32 times of the (thickness of the layer) including premixing of material with water in mechanical mixer.				
(II)	50mm thick D. B.M		9500		
(III)	30mm thick BC		2060		
(IV)	Sqm	Sqm	4880.00	1,750.00	8,540,000.00
3	Provision for kerbs and channels		433.65		3605000
(a)	Metre	mtr	887.25	700.00	621,075.00
			435		3.05
4	Provision of guide maps and indicators	LS			100,000.00
5	provision for demarcating burgees	LS			50,000.00
6	Provision for traffic light arrangement	LS			200,000.00
7	Provide for permanent in parking area 50% of the area 921.244-sqmt.	LS	485.622	1,750.00	849,838.50

For Jaiguruji Blessings Private Limited

Gurjit Kaur
Director

COMMERCIAL ZONE - 4.0 Acre					
8	Provision for carriage of materials & other unforeseen Items.	LS		150,000.00	150,000.00
	Total Abstract of cost for Subwork No. IV				5858393 11,410,913.50
	SAY IN LAKHS				58.60 114.11
	Add 3% contingencies & PH Charges				1.76 3.33
	TOTAL				60.36 117.44
	Add 49% Departmental charges, price escalation, unforeseen,				28.71 56.08
	TOTAL				149.43 170.52
					101.7

For Jaiguruji Blessings Private Limited

Gurjot Kaur

Director

COMMERCIAL ZONE - 4.0 Acre					
Sub -Work No.V		Plantation and road side trees			
S.NO	Description	Unit	Qty	Rate	Amount
1	Trenching the ordinary soil up to dept of 60cm including removal and stacking serviceable material and disposing of by spreading and leveling within a lead of 50m and making up the trenches area to proper leads by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth and manure.				
(a)	Rough dressing of turfed area				
(b)	Grassing with "Doob Grass" including watering and IV. Maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in rows 7.5 m Apart in either direction 4.0 @ 200000 per acre.	Acres	4.00	200,000.00	800,000.00
(c)	Providing tress, guards and planting tress along road at 12 m interval both side 435 Total road length = 845Mtr. No of Tress = $845/12 = 70.41 \times 2 = 36.25$ Say $435 = 142$ Nos 50 <u>Cost Analysis of Planting Trees</u> Excavation = 60.00 each Manure = 100.00 each Tree plants = 150.00 each Tree guards = 2000.00 each Total Cost = Rs. 2310 per tree	Each	50 Nos 142	2,310.00	328,020.00
Total Abstract of cost					328,020.00
SAY IN LAKHS					3.28
Add 3% contingencies & PH Charges					0.05
TOTAL					3.33
Add 49% Departmental charges, price escalation, unforeseen,					1.63
TOTAL					4.96
					4.96
					4.96

For Jaiguruji Blessings Private Limited

Gurpreet Kaur
Director

COMMERCIAL ZONE - 4.0 Acre					
Sl: NO	Sub - Work No. VI			Street Lighting	
	Description	Unit	Qty	Rate	Amount
1	Providing Street lighting with LED on roads as per standard specification of HVPN.				
(a)	Acre		4.00	250,000.00	1,000,000.00
	Total Abstract of cost				1,000,000.00
	SAY IN LAKH				10.00
	Add 3% contingencies & PH Charges				0.30
	TOTAL				10.30
	Add 49% Departmental charges, price escalation, unforeseen,				5.05
	TOTAL				15.35
	SAY IN LAKHS				15.35
					Rs 15.35 lacs

For Jaiguruji Blessings Private Limited

Gurjot Kaur

Director

COMMERCIAL ZONE - 4.0 Acre					
Sub -Work No. VII			MTC. Charges & Resurfacing of Roads		
S.NO	Description	Unit	Qty	Rate	Amount
1	Provision for MTC charges for water supply, sewerage, storm water drainage, roads, street light and horticulture complete in all respects.				
1.1	Acres	Acre	4.00	800,000.00	3,200,000.00
2	Resurfacing of roads after 1st 5 Yrs, 50mm thick B.M & 25 mm thick P. carpet.				
(a)	Sqm	Sqm	2500 4,647.50	660.00	16.50 lacs 3,067,350.00
3	Provision for resurfacing of roads after 10 yrs. by providing 25mm thick premire carpet.				
(a)	Sqm	Sqm	2500 4,647.50	825.00	20.63 lacs 3,834,187.50
Total Abstract of cost					69.13 10,101,537.50
SAY IN LAKH					101.02
Add 3% contingencies & PH Charges					2.07 3.03
TOTAL					71.20 104.05
Add 49% Departmental charges, price escalation, unforeseen,					34.88 50.98
TOTAL					155.03

106.08

For Jaiguruji Blessings Private Limited

Gurjit Kaur

Director

COMMERCIAL ZONE - 4.0 Acre		
FINAL ABSTRACT OF COST		4.0000
S.NO	DESCRIPTIONS	AMOUNT (RS.) in Lacs
SUB WORK NO. I	WATER SUPPLY	113.00 120.42
SUB WORK NO. II	SEWERAGE SYSTEM	46.67 49.39
SUB WORK NO. III	STORM WATER DRAINAGE	68.68 70.97
SUB WORK NO. IV	ROAD & FOOT PATHS	149.43 101.75
SUB WORK NO. V	PLANTATION & ROAD SIDE TREES	47.31 2.53
SUB WORK NO. VI	STREET LIGHTING	45.00 15.35
SUB WORK NO. VII	MTC. CHARGES INCL RESURFACING OF ROADS AFTER 1st 5 YEARS AND 2nd YEAR OF MTC (AS PER HSVP NORMS)	455.03 106.08
		466.49 lacs
		SAY Rs 466.50
		665.12 586.21
SAY IN LAKHS		565.00 586.00
Deviation of Cost	146.50 141.25 116.62	lacs
Say	146.50 141.25 116.62	Lakhs Per Acre
		03

For Jaiguruji Blessings Private Limited
Gurjit Kaur

Director

Checked subject to Comments
 In forwarding letter No. 152878

Dt. 22.05.2026 and notes
 Attached with the estimate

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

[Signature]
 Superintending Engineer
 HSVP Circle KARNAL

Vijay Kumar

Er. Vijay Kumar
 A.M.I.E.(Civil)
 1034, Udham Singh Colony,
 Shahabad(M)

12.5.26
 Executive Engineer
 HSVP Division,
 Ambala

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 : cencrhuda@gmail.com

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

C.E.I-No. 152878
Dated: 22.05.2026
Annexure-A

SUB:- Approval of service plan estimate in respect of a Commercial Plotted Colony over land measuring 32 Kanal-0 Marla (4.00 acres) in the revenue estate of Village Khurampur Majri, Sector-16, Tehsil & District-Ambala belonging M/s Jaiguru Blessings Pvt. Ltd. Plot No. 1592, Sector-7C, Chandigarh (Licence no. 248 of 2025 dated 12.12.2025).

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.

COMMERCIAL ZONE - 4.0 Acre		
SUB WORK No. 1	Water Supply scheme	
Sub Head No. 01	Head work	Rs 54.12 / 45.24
Sub Head No. 02	Water Supply & Pumping Machinery	Rs 17.34 / 15.21
Sub Head No. 03	Water distribution lines (Domestic)	Rs 20.86 / 19.16
Sub Head No. 04	Rising Main From HSVP	Rs 10.57 / 9.74
Sub Head No. 05	Fire Hydrant	Rs 1.71 / 1.61
Sub Head No. 06	Water Supply Irrigation / Flushing Water line	Rs 15.82 / 15.73
TOTAL		Rs 120.42 / 112.95
SAY (IN LAKHS)		113.00

For M/S JAIGURUJI BLESSINGS PVT. LTD.

C.O. to final abstract of cost

For Jaiguruji Blessings Private Limited

Gurjit Kaur

Director

Authorized signatory

MATERIAL STATEMENT FOR FIRE HYDRANT WORKS				
S.NO.	LINE NO	PIPE DIA	LENGTH	G.I.
				80
1	EFH-01- DOM LINE	80	2	2
2	EFH-02- DOM LINE	80	2	2
3	EFH-03- DOM LINE	80	2	2
4	EFH-04- DOM LINE	80	2	2
5	EFH-05- DOM LINE	80	2	2
6	EFH-06- DOM LINE	80	2	2
		TOTAL		12
	EFH	6		

For Jaguraji Blessings Private Limited

Gurpreet Kaur

Director

WATER DEMAND SHEET COMMERCIAL BLOCK AT VILLAGE- KHURAMPUR MAJRI DISTRICT - AMBALA (4.0 Acre)														
S.No.	Description	Area	No. of unit	Occupancy criteria	Total Occupancy	Daily water requirement LPCD	Water requirement LPCD		Water requirement LPCD		Total daily Water Requirement	Domestic Water 80% Flow to STP	Flushing Water 80% Flow to STP	Net Flow to STP TOTAL
					No.	No.	Cold	Flu.	Cold	Flu.	Cold & Flu.	Total LPCD	Total LPCD	Total LPCD
1	SCO-1 TO 4 (G+3)													
1.1	Retail & Shop (Ground Floor)	335.97	4	3 Sqm/ P	112									
	Retail & Shop (Upper Floor)	1007.91	4	6 Sqm/ P	168									
	Total Population				280									
1.2	Retail & Shop Staff @10 %				28	45	25	20	700	560	1260	560	448	1008
1.3	Retail & Shop Visitors @90%				252	15	5	10	1260	2520	3780	1008	2016	3024
A	Total	1343.88	4		280				1960	3080	5040	1568	2464	4032
2	SCO-5 TO 16 (G+3)													
2.1	Retail & Shop (Ground Floor)	1008.00	12	3 Sqm/ P	336									
	Retail & Shop (Upper Floor)	3024.00	12	6 Sqm/ P	504									
	Total Population				840									
2.2	Retail & Shop Staff @10 %				84	45	25	20	2100	1680	3780	1680	1344	3024
2.3	Retail & Shop Visitors @90%				756	15	5	10	3780	7560	11340	3024	6048	9072
B	Total	4032	12		840				5880	9240	15120	4704	7392	12096
3	SCO-17 TO 20 (G+3)													
3.1	Retail & Shop (Ground Floor)	757.50	4	3 Sqm/ P	253									
	Retail & Shop (Upper Floor)	2272.50	4	6 Sqm/ P	379									
	Total Population				632									
3.2	Retail & Shop Staff @10 %				63	45	25	20	1575	1260	2835	1260	1008	2268
3.3	Retail & Shop Visitors @90%				569	15	5	10	2845	5690	8535	2276	4552	6828
C	Total	3030	4		632				4420	6950	11370	3536	5560	9096
4	SCO-21 TO 22 (G+3)													
4.1	Retail & Shop (Ground Floor)	273.00	2	3 Sqm/ P	182									
	Retail & Shop (Upper Floor)	819.00	2	6 Sqm/ P	273									
	Total Population				455									
4.2	Retail & Shop Staff @10 %				46	45	25	20	1150	920	2070	920	736	1656
4.3	Retail & Shop Visitors @90%				410	15	5	10	2050	4100	6150	1640	3280	4920
D	Total	1092	2		456				3200	5020	8220	2560	4016	6576
5	SCO-23 TO 27 & 43 TO 57 (G+3)													
5.1	Retail & Shop (Ground Floor)	1830.00	20	3 Sqm/ P	610									
	Retail & Shop (Upper Floor)	5490.00	20	6 Sqm/ P	915									
	Total Population				1525									
5.2	Retail & Shop Staff @10 %				153	45	25	20	3825	3060	6885	3060	2448	5508
5.3	Retail & Shop Visitors @90%				1373	15	5	10	6865	13730	20595	5492	10984	16476
E	Total	7320	20		1526				10690	16790	27480	8552	13432	21984
6	SCO-28 TO 42 (G+3)													
6.1	Retail & Shop (Ground Floor)	1432.50	15	3 Sqm/ P	478									
	Retail & Shop (Upper Floor)	4297.50	15	6 Sqm/ P	716									
	Total Population				1194									
6.2	Retail & Shop Staff @10 %				119	45	25	20	2975	2380	5355	2380	1904	4284
6.3	Retail & Shop Visitors @90%				1075	15	5	10	5375	10750	16125	4300	8600	12900
F	Total	5730	15		1194				8350	13130	21480	6680	10504	17184
7	MILK BOOTH													
7.1	Ground Floor	27.50	1	3 Sqm/ P	9	45	25	20	225	180	405	180	144	324
G	Total	27.50	1		9				225	180	405	180	144	324
8	General Filter back wash		1 S						10000		10000			0
H	Total		0		0				10000	0	10000	0	0	0
Note:-1) Water storage capacity has been planned to ensure availability of water for 1.5 day.(One Day at Underground tank and half day at Overhead Tank)														
2) Proposed two numbers of tanks of 25cum (1 Raw + 1 Dom water tanks)														
3) All tanks should have compartmentation for the maintenance purpose.														
4) Proposed STP capacity is 80 KLD														
5) Occupancy need approval from Client/Architect														

For Jaiguruji Blessings Private Limited

Gurjit Kaur

Director

(4.0 ACRE)						
MATERIAL STATEMENT OF STORM WATER LINES						
S.No	Line No.		Dia of Pipe (mm)	Length of pipe	Length of line In mtr.	
	FROM	TOTAL			400 mm	500 mm
1	D-1	D-2	400	146	146	-
2	D-2	D-3	400	45	45	-
3	D-3	D-5	400	48	48	-
4	D-4	D-5	400	48	48	-
5	D-5	D-6	400	145	145	-
6	D-6	D-9	400	23	23	-
7	D-7	D-8	400	178	178	-
8	D-8	D-9	400	145	145	-
9	D-9	TO DRAIN	400	10	10	-
		TOTAL		788	788	0
		SAY		790	790	0

For Jaiguruji Blessings Private Limited
Awjit Kaur
 Director

(4.0 ACRE)																				
DESIGN CALCULATION FOR STORM LINE																				
SL. NO.	NAME OF THE LINE		AREA TO BE SERVED IN ACRES			DISCHARGE @ 1/4" RAIN FALL	FINAL DISCHARGE	SIZE OF PIPE DRAIN (IN MM)	VELOCITY	DISCHARGE CAPACITY OF PIPE	Check	LENGTH OF PIPE	SLOPE	FALL IN METERS	GROUND LEVEL		INVERT LEVEL		DEPTH OF PIPE AT	Remark
	FROM	TO	SELF	PREVIOUS	TOTAL	6.25MM/HR	(in LPS)	(in mm)	(in m/sec)	(in LPS)		(in mtrs.)	(in mtrs.)	As per pipe slope (in mtrs.)	U/End	L/End	U/End	L/End	U/End	L/End
1	D-1	D-2	0.87	0.00	0.87	0.00610	6.1	400	0.69	87.26	OK	146	570	0.256	0.00	0.00	-1.20	-1.46	1.20	1.46
2	D-2	D-3	0.19	0.87	1.06	0.00744	7.4	400	0.69	87.26	OK	45	570	0.079	0.00	0.00	-1.46	-1.54	1.46	1.54
3	D-3	D-5	0.34	1.06	1.40	0.00986	9.9	400	0.69	87.26	OK	48	570	0.084	0.00	0.00	-1.54	-1.62	1.54	1.62
4	D-4	D-5	0.28	0.00	0.28	0.00200	2.0	400	0.69	87.26	OK	48	570	0.084	0.00	0.00	-1.62	-1.70	1.62	1.70
5	D-5	D-6	0.47	1.69	2.16	0.01519	15.2	400	0.69	87.26	OK	145	570	0.254	0.00	0.00	-1.70	-1.96	1.70	1.96
6	D-6	D-9	0.12	2.16	2.28	0.01602	16.0	400	0.69	87.26	OK	23	570	0.040	0.00	0.00	-1.96	-2.00	1.96	2.00
7	D-7	D-8	1.29	0.00	1.29	0.00904	9.0	400	0.69	87.26	OK	178	570	0.312	0.00	0.00	-1.20	-1.51	1.20	1.51
8	D-8	D-9	0.41	1.29	1.69	0.01189	11.9	400	0.69	87.26	OK	145	570	0.254	0.00	0.00	-1.51	-1.77	1.51	1.77
9	D-9	TO DRAIN	0.02	3.97	4.00	0.02809	28.1	400	0.69	87.26	OK	10	570	0.018	0.00	0.00	-2.00	-2.02	2.00	2.02

For Jaiguruji Blessings Private Limited

Gurpreet Kaur

Director

4.0 ACRE, MATERIAL STATEMENT OF ROAD									
S.NO	NODE	WIDE(m)	LENGTH(m)	6 M	12 M	METAL PORTION in m		AREA SQMT.	AREA SQMT.
						6 M	12 M	6 M	12 M
1	R-1	6	24 90	24 90	0	6.0 5.5 4.0	5.5	540 132 360	0
2	R-2	6	145 115	145 115	0	6.0 5.5 4.0	5.5	690 798 460	0
3	R-3	9	75 77	75 77	0	5.5 ✓	5.5	423 543 423	0
4	R-4	9	66 95	66 95	0	5.5 ✓	5.5	363 522 ✓	0
5	R-5	9	42 36	42 36	0	5.5 ✓	5.5	221 198 ✓	0
6	R-6	9	20	20	0	5.5 ✓	5.5	110	0
7	R-7	9	115	115	0	5.5 ✓	5.5	633	0
8	R-8	9	37	37	0	5.5 ✓	5.5	204	0
9	R-9	9	45	45	0	5.5 ✓	5.5	248	0
10	R-9	9	20	20	0	5.5 ✓	5.5	110	0
11	R-9	9	90	90	0	5.5 ✓	5.5	495	0
12	R-9	9	115	115	0	5.5 ✓	5.5	633	0
13	R-9	9	20	0	20	5.5 ✓	5.5	0	110
14	R-9	9	30	0	30	5.5 ✓	5.5	0	165
	TOTAL LENGTH		844	794	0			4367	275

Add sl. for CURB 20.65

For Jaiguruji Blessings Private Limited
Gurjeet Kaur
Director

say 435 m

2373.50 Sgm
118.67
2492.17 Sgm
say 2500 Sgm

COMMERCIAL BLOCK (4.0 ACR)						
MATERIAL STATEMENT OF SEWER WATER LINES						
S.No.	Sewer Line No.		Dia of Pipe (mm)	Length of pipe	Length of line In mtr.	
					200 mm SW Pipe	300 mm SW Pipe
	FROM	TO				
1	S-1	S-3	200	146	146	-
2	S-2	S-3	200	123	123	-
3	S-3	S-5	200	71	71	-
4	S-4	S-5	200	175	175	-
5	S-5	S-6	200	45	45	-
6	S-6	STP	200	10	10	-
TOTAL				570	570	0
GRAND TOTAL				570	570	0
STP OVER FLOW		110	230	METER		

For Jainuraji Blessings Private Limited
August Kaur
 Director

COMMERCIAL BLOCK (4.0 ACR)																											
DESIGN CALCULATION FOR SEWERAGE LINE																											
S.No.	sewerage Line No.	Length(m)	Design of Sewerage System		Population			Sewage flow @ 80%PCD	Peak Flow(lpd)	Peak Flow (lps)	Pipe Size(mm)	Slope(1 in)	Velocity (m/s)	Capacity of pipe(lps)	Fall(m)	Ground Level(m)		Invert Level(m)		g/Q	Actual velocity(va)	Depth(m)		Remark			
			Self	Prev.	Staff	Visitors	Start									End	Start	End	Start			End	Start		End		
From	To	Self	Prev.	Total	Self	Visitors	Staff	Visitors				1 in									va/v						
1	S-1	53	16	0	16	124	1030	0	0	16524.00	0.49	200	250	0.78	20.724	0.58	1.000	1.000	-0.100	-0.684	0.01	0.30	0.23	0.07	1.10	1.68	
2	S-2	53	123	16	0	16	112	1008	0	0	16128.00	0.47	200	250	0.78	12.26	0.49	1.000	1.000	-0.100	-0.592	0.02	0.40	0.31	0.10	1.10	1.59
3	S-3	55	71	0	32	0	0	236	2038	32952.00	0.95	200	250	0.78	12.26	0.28	1.000	1.000	-0.684	-0.968	0.04	0.51	0.40	0.15	1.68	1.97	
4	S-4	55	175	26	0	26	266	2397	0	0	38340.00	1.11	200	250	0.78	12.26	0.70	1.000	1.000	-0.100	-0.800	0.05	0.53	0.41	0.16	1.10	1.80
5	S-5	56	45	0	58	0	0	502	4435	71292.00	2.06	200	250	0.78	12.26	0.18	1.000	1.000	-0.968	-1.148	0.08	0.61	0.48	0.20	1.97	2.15	
6	S-6	57P	10	0	58	0	0	502	4435	71292.00	2.06	200	250	0.78	12.26	0.04	1.000	1.000	-1.148	-1.188	0.08	0.61	0.48	0.20	2.15	2.19	

Gurjit Kaur
Director

4.0 ACRE						
S. No.	Reference Line		Dia of pipe (mm)	Length of Pipe		ARV
	To	From		(m)	90 mm	
1	F-1	F-3	90	146	146	1
2	F-2	F-3	90	123	123	1
3	F-3	F-5	90	71	71	0
4	F-4	F-5	90	175	175	1
5	F-5	F-6	90	45	45	0
6	F-6	STP	90	10	10	0
	TOTAL			570	570	3
	SAY			570	570	

For Jaiguruji Blessings Private Limited
Gurjit Kaur
 Director

4.0 ACRE

DESIGN CALCULATION FOR FLUSHING WATER SYSTEM

S. NO	Reference line		Number Of Plot			Population			Total Water Requirement (In LPD)	Total Water Requirement (In LPM)	DIA (In MM)	Velocity m/sec	Length of Line (In Mtr)	(S) Slope of pipe (In m/m)	Head Loss for line Length (In Mtr)	Fitting Loss @ 10% of pipe length (In Mtr)	Total Head Loss (In Mtr)	cumulative head loss	ARV
	From	To	Self	Previous	Total	Staff	Visitors	Prev. Staff	Visitors										
1	F-1	F-3	16	0	16	124	1030	0	0	12780	90	1.5	146	0.047	6.93	0.693	7.62	7.624	1
2	F-2	F-3	16	0	16	112	1008	0	0	12320	90	1.5	123	0.047	5.84	0.584	6.42	6.423	1
3	F-3	F-5	0	32	32	0	0	236	2038	25100	90	1.5	71	0.047	3.37	0.337	3.71	11.332	
4	F-4	F-5	26	0	26	266	2397	0	0	29290	90	1.5	175	0.047	8.31	0.831	9.14	9.139	1
5	F-5	F-6	0	58	58	0	0	502	4435	54390	90	1.5	45	0.047	2.14	0.214	2.35	13.682	
6	F-6	STP	0	58	58	0	0	502	4435	54390	90	1.5	10	0.047	0.47	0.047	0.52	14.204	

For Jaiguruji Blessings Private Limited
Gurpreet Kaur
 Director

4.0 ACRES

S. No.	Reference Line		Dia of pipe	Length of Pipe	DIA OF PIPE (D.I PIPE)	ARV
			(mm)	(m)	100 mm	
	TO	FROM				
1	D-1	D-3	100	146	146	1
2	D-2	D-3	100	123	123	1
3	D-3	D-5	100	85	85	0
4	D-4	D-5	100	182	182	1
5	D-5	D-6	100	35	35	0
6	D-6	UGT	100	15	15	0
	TOTAL			586	586	3
	SAY			590	590	3
MUNICIPAL TO PUMP ROOM			100 MM	220		

For Jaiguruji Blessings Private Limited
Gayot Kaur
 Director

4.0 ACRES

DESIGN CALCULATION FOR DOMESTIC WATER SYSTEM

S. NO.	Reference line		Number of plot			Population				Total Requirement	Total Water Requirement.	DIA.	Velocity	Length of Line	(S) Slope of pipe	Head Loss for line Length	Fitting Loss @ 10% of pipe length	Total Head Loss	CUMMULATIVE	ARV
	FROM	TO	SELF	PREVIOUS	TOTAL	Self		Prev.												
						Staff	Visitors	Staff	Visitors	(In LPD)	(In LPM)	(In MM)	m/sec	(In Mtr)	(In m/m)	(In Mtr)	(In Mtr)	(In Mtr)		
1	D-1	D-3	16	0	16	124	1030	0	0	8250	17	100	1.5	146	0.042	6.13	0.613	6.74	6.742	1
2	D-2	D-3	16	0	16	112	1008	0	0	7840	16	100	1.5	123	0.042	5.16	0.516	5.68	5.680	1
3	D-3	D-5	0	32	32	0	0	236	2038	16090	34	100	1.5	85	0.042	3.57	0.357	3.93	10.668	
4	D-4	D-5	26	0	26	266	2397	0	0	18635	39	100	1.5	182	0.042	7.64	0.764	8.41	8.405	1
5	D-5	D-6	0	58	58	0	0	502	4435	34725	72	100	1.5	35	0.042	1.47	0.147	1.62	12.284	
6	D-6	UGT	0	58	58	0	0	502	4435	34725	72	100	1.5	15	0.042	0.63	0.063	0.69	12.977	

For Jaiguruji Blessings Private Limited
Gurpreet Kaur
 Director

STORM WATER LAYOUT

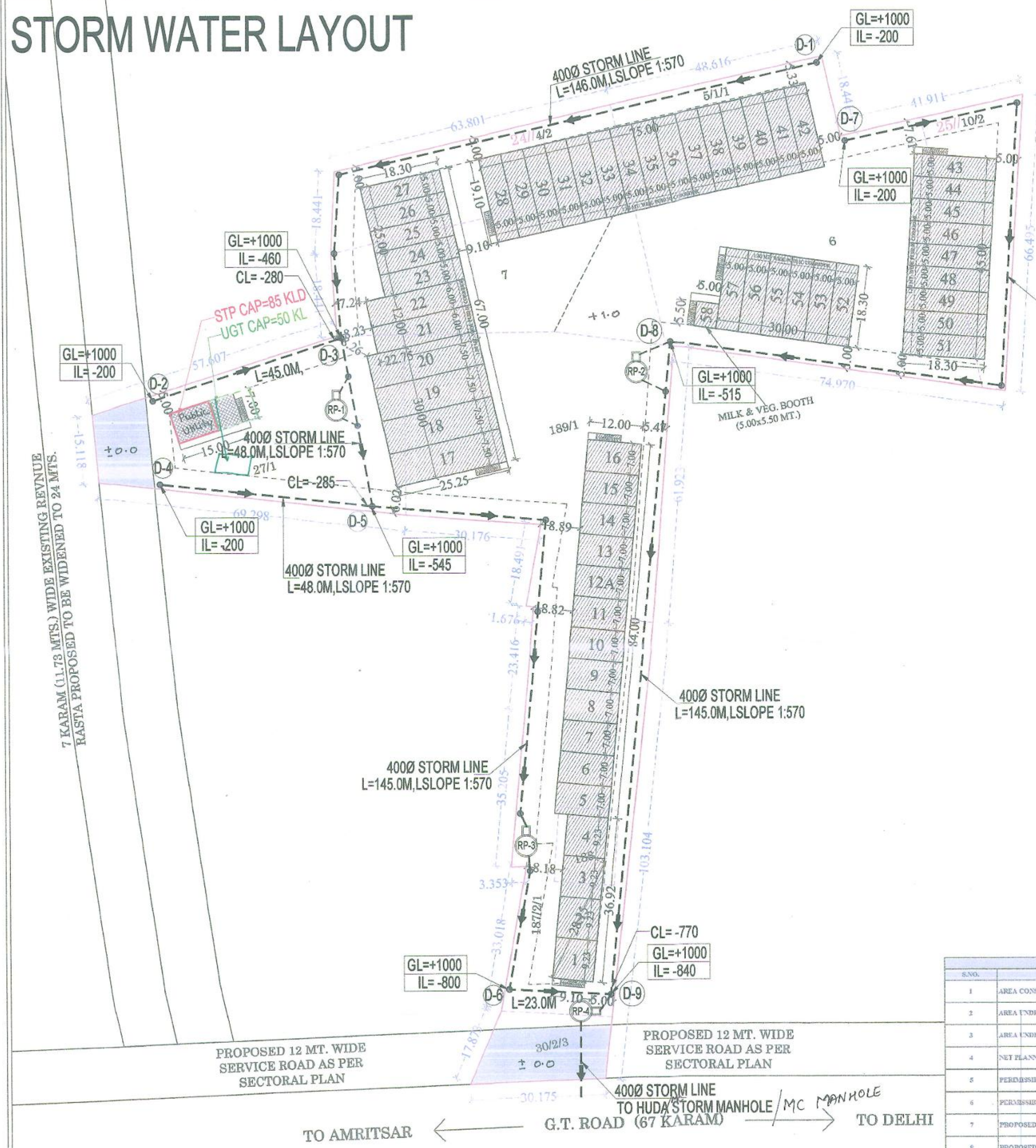
To be read with Licence No. 248 of 2025 dated 12.12.2025

LC-5559 and ZP-2293

That this Revised Layout-cum-demarcation plan measuring 4.0 acres (Drawing No. DTCP-12074 dated 17-04-26) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Jai Gurji Blessings Pvt. Ltd in the revenue estate of village Majri, in Sector-16, Ambala hereby approved subject to the following conditions:-

- That this Revised Layout-cum-demarcation 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- That the high-tension lines (if any) passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That the demarcation plans as per site of Commercial site shall be got approved from this Department and construction on these sites shall be governed by The Haryana Building Code -2017/ the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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 rasta 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 wide 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 licenses.
- 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 3(3)(a)(iii) of the Act No.8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 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 Compact Fluorescent Lamps 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

 (RAMAN KUMAR) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHUVNESH KUMAR) CTP(HR)
 (AMIT KHATRI, IAS) DTCP (HR)
 (SATYA PAL) JD (HQ)



LEGEND

1.		STORM MANHOLE
2.		STORM WATER LINE
3.		RAIN WATER HARVESTING PIT
4.	GL	GROUND LEVEL
5.	IL	INVERT LEVEL
6.	CL	CONNECTION LEVEL

AREA SUMMARY						
S.NO.	DESCRIPTION	4.00	ACRES	16187.40	SQ.MT.	
1	AREA CONSIDERED FOR LICENCE					
2	AREA UNDER 12 MT. WIDE PROPOSED SERVICE ROAD ALONG N.H. 44	0.08	ACRES	328.98	SQ.MT.	
3	AREA UNDER 24 MT. WIDE PROPOSED INTERNAL CIRCULATION ROAD	0.07	ACRES	302.96	SQ.MT.	
4	NET PLANNED AREA	4.00	ACRES	16187.40	SQ.MT.	
5	PERMISSIBLE GROUND COVERAGE	35%	%	5665.89	SQ.MT.	
6	PERMISSIBLE FLOOR AREA RATION (F.A.R.)	150%	%	24281.10	SQ.MT.	
7	PROPOSED GROUND COVERAGE	34.993%	%	5664.47	SQ.MT.	
8	PROPOSED FLOOR AREA RATION (F.A.R.)	139.46%	%	22575.39	SQ.MT.	

PLOT DETAILS						
S.NO.	CATEGORY	SHOP NO.	SIZE (IN MT.)	PLOT AREA (IN SQ.MT.)	NOS.	TOTAL PLOT AREA (IN SQ.MT.)
1	S.C.O.	#1 TO #4	9.23 X 9.10	82.99	4	331.97
2	S.C.O.	#5 TO #16	7.60 X 12.00	91.20	12	1094.40
3	S.C.O.	#17 TO #20	7.50 X 25.25	189.38	4	757.54
4	S.C.O.	#21 & #22	6.60 X 22.75	150.45	2	273.80
5	S.C.O.	#23 TO #27 & #33 TO #37	5.00 X 18.30	91.50	20	1830.00
6	S.C.O.	#28 TO #32	5.00 X 19.10	95.50	15	1432.50
7	MILK & VEG. BOOTH	#38	5.00 X 5.50	27.50	1	27.50
TOTAL				58		34.993%

PROJECT:
COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL) FALLING IN THE REVENUE ESTATE OF VILLAGE KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY M/s JAIGURJI BLESSINGS PVT. LTD. THROUGH AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

DATE: 11.03.2024 **ARCHITECT:** 

DEALT BY: RATTAN **SCALE:** 1:800 (A1)

SHEET TITLE: Revised LAYOUT CUM DEMARCATION PLAN

CLIENT SIGNATURE:  **ARCHITECT SIGNATURE:** 

Executive Engineer
HSVP Division,
Ambala

Superintending Engineer
HSVP Circle, Karnal

ARCHITECT
RATTAN PAL SINHA
CA/2011/51125

STORM WATER LAYOUT

FLUSHING LAYOUT

7 KARAM (11.73 MTS.) WIDE EXISTING REVENU
RASTA PROPOSED TO BE WIDENED TO 24 MTS.

PROPOSED 12 MT. WIDE
SERVICE ROAD AS PER
SECTORAL PLAN

PROPOSED 12 MT. WIDE
SERVICE ROAD AS PER
SECTORAL PLAN

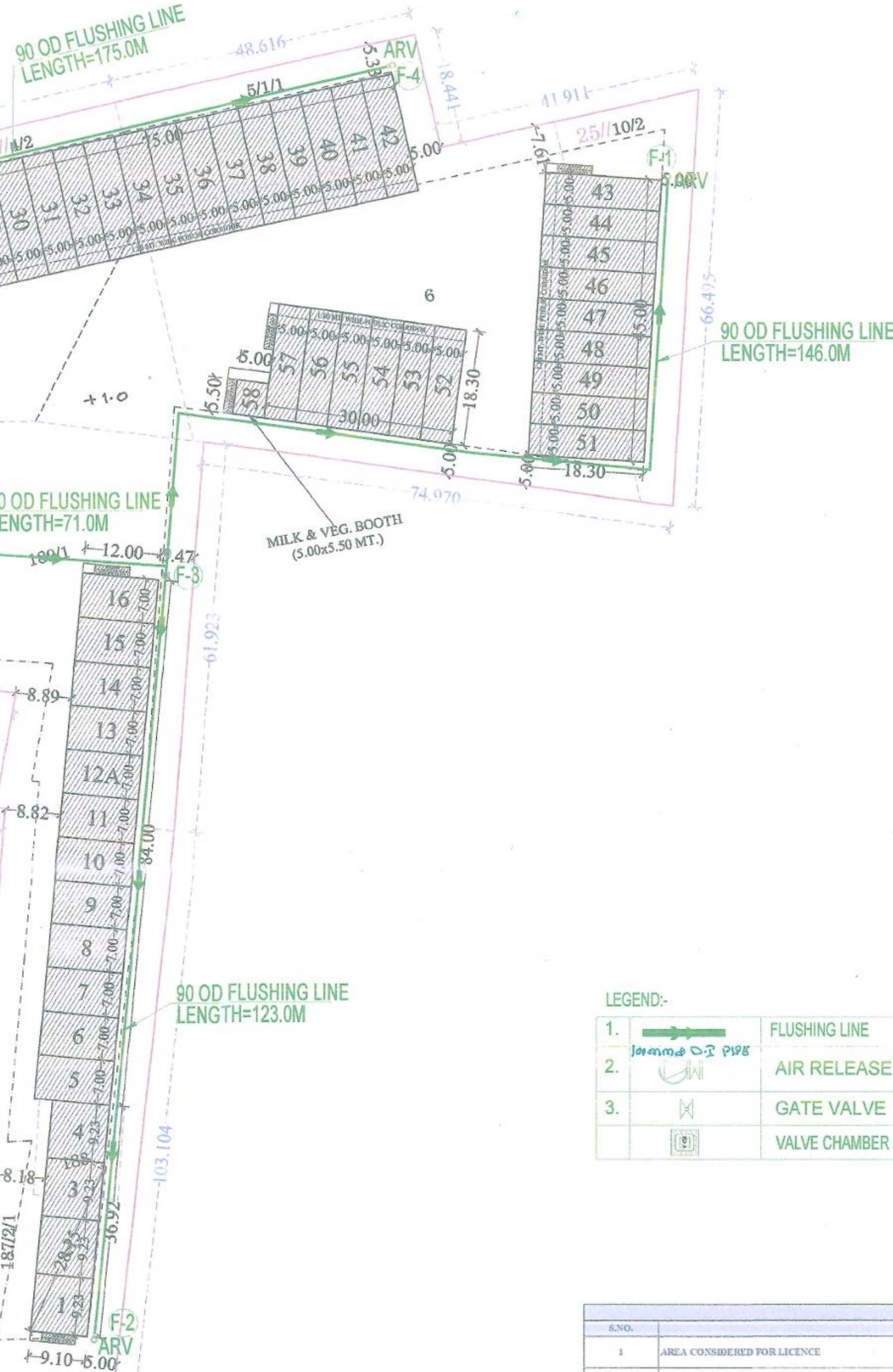
TO AMRITSAR

G.T. ROAD (67 KARAM)

TO DELHI

Checked subject to Comments
in forwarding letter No. 152873
Dt. 22.05.2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HVP, Panchkula



LEGEND:-

1.		FLUSHING LINE
2.		AIR RELEASE VALVE
3.		GATE VALVE
		VALVE CHAMBER

AREA SUMMARY									
S.NO.	DESCRIPTION			4.00	ACRES				
1	AREA CONSIDERED FOR LICENCE			16187.40	SQ.MT.	0.68	ACRES		
2	AREA UNDER 12 MT. WIDE PROPOSED SERVICE ROAD ALONG N.H. 44			338.98	SQ.MT.	0.07	ACRES		
3	AREA UNDER 24 MT. WIDE PROPOSED INTERNAL CIRCULATION ROAD			302.96	SQ.MT.	0.06	ACRES		
4	NET PLANNED AREA			16187.40	SQ.MT.	0.68	ACRES		
5	PERMISSIBLE GROUND COVERAGE			6664.89	SQ.MT.	15.94%			
6	PERMISSIBLE FLOOR AREA RATION (F.A.R.)			24281.10	SQ.MT.	34.903%			
7	PROPOSED GROUND COVERAGE			6664.47	SQ.MT.	13.946%			
8	PROPOSED FLOOR AREA RATION (F.A.R.)			22575.39	SQ.MT.	34.999%			

PLOT DETAILS									
S.NO.	CATEGORY	SHOP NO.	SIZE (IN MT.)	PLOT AREA (IN SQ.MT.)	NOS.	TOTAL PLOT AREA (IN SQ.MT.)	NO OF FLOORS	TOTAL COVERED AREA (IN SQ.MT.)	
1	S.C.O.	#1 TO #4	9.23 X 9.10	83.99	4	335.97	4	1343.89	
2	S.C.O.	#5 TO #16	7.50 X 12.00	84.00	12	1008.00	4	4032.00	
3	S.C.O.	#17 TO #20	7.50 X 25.22	189.18	4	757.59	4	3030.40	
4	S.C.O.	#21 & #22	6.00 X 22.72	136.32	2	272.64	4	1092.00	
5	S.C.O.	#23 TO #27 & #33 TO #37	5.00 X 18.30	91.50	30	1830.00	4	7320.00	
6	S.C.O.	#28 TO #42	5.00 X 19.10	95.50	15	1432.50	4	5730.00	
7	MILK & VEG. BOOTH	#43	5.00 X 5.50	27.50	1	27.50	1	27.50	
TOTAL					58	5664.47		22575.39	
						34.999%		13.946%	

To be read with Licence No. 248 of 2025 dated 12.12.2025

LC-5559 and ZP-2293

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(RAMAN KUMAR)
ATP (HQ)

(BABITA GUPTA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTPIHR

(AMIT KHATRI, IAS)
DTCP (HR)

PROJECT:

COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL)
FALLING IN THE REVENUE ESTATE OF VILLAGE
KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY
M/s JAIGURUJI BLESSINGS PVT. LTD. THROUGH
AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

DATE: 11.03.2024
DEALT BY: RATTAN
SCALE: 1:500 (A1)

ARCHITECT:

Er. Vijay Kumar
A.M.I.E. (Civil)
1034, Udhham Singh Colony,
Shahabad(M)

SHEET TITLE:

Revised LAYOUT CUM DEMARCATION PLAN

CLIENT SIGNATURE:
For Jaiguraji Blessings Private Limited
Gurjot Kaur
Director

ARCHITECT SIGNATURE:
RATTAN PAL SINGH
ARCHITECT
CA/2011/51123

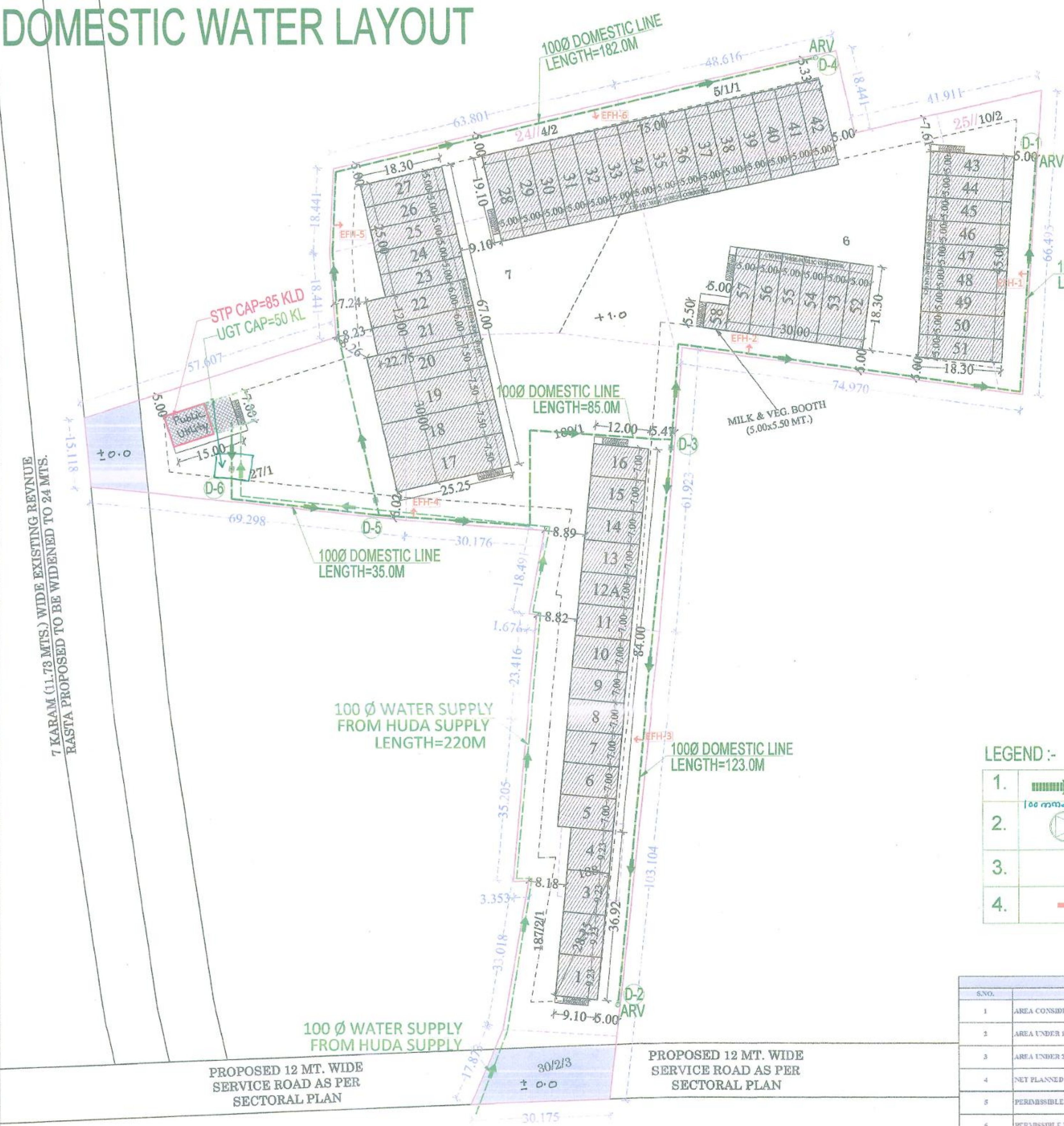
Executive Engineer
HSVP Division,
Ambala

Superintending Engineer
HSVP Circle, KARNAL

FLUSHING LAYOUT

DOMESTIC WATER LAYOUT

7 KARAM (11.73 MTS.) WIDE EXISTING REVENUE RASTA PROPOSED TO BE WIDENED TO 24 MTS.



PROPOSED 12 MT. WIDE SERVICE ROAD AS PER SECTORAL PLAN

PROPOSED 12 MT. WIDE SERVICE ROAD AS PER SECTORAL PLAN

TO AMRITSAR

G.T. ROAD (67 KARAM)

TO DELHI

Checked subject to Comments in forwarding letter No. 152818 Dt. 22.05.2024 and notes Attached with the estimate

Executive Engineer (M) for Chief Engineer-I HSP, Panchkula

LEGEND :-

1.		DOMESTIC LINE
2.		AIR RELEASE VALVE
3.		GATE VALVE
4.		EXTERNAL FIRE HYDRANT

AREA SUMMARY								
S.NO.	DESCRIPTION							
1	AREA CONSIDERED FOR LICENCE		4.00	ACRES				
			16187.40	SQ.MT.				
2	AREA UNDER 12 MT. WIDE PROPOSED SERVICE ROAD ALONG N.H. 44		0.08	ACRES				
			326.59	SQ.MT.				
3	AREA UNDER 34 MT. WIDE PROPOSED INTERNAL CIRCULATION ROAD		0.07	ACRES				
			302.96	SQ.MT.				
4	NET PLANNED AREA		4.00	ACRES				
			16187.40	SQ.MT.				
5	PERMISSIBLE GROUND COVERAGE		35%	%				
			5665.69	SQ.MT.				
6	PERMISSIBLE FLOOR AREA RATION (F.A.R.)		150%	%				
			24281.10	SQ.MT.				
7	PROPOSED GROUND COVERAGE		34.993%	%				
			5664.47	SQ.MT.				
8	PROPOSED FLOOR AREA RATION (F.A.R.)		135.46%	%				
			22578.39	SQ.MT.				
PLOT DETAILS								
S.NO.	CATEGORY	SHOP NO.	SIZE (IN MT.)	PLOT AREA (IN SQ.MT.)	NOS.	TOTAL PLOT AREA (IN SQ.MT.)	NO OF FLOORS	TOTAL COVERED AREA (IN SQ.MT.)
1	S.C.O.	#1 TO #4	9.23 X 9.10	83.99	4	335.97	4	1343.89
2	S.C.O.	#5 TO #16	7.00 X 12.00	84.00	12	1008.00	4	4032.00
3	S.C.O.	#17 TO #20	7.50 X 25.25	189.30	4	757.50	4	3030.00
4	S.C.O.	#21 & #22	6.00 X 22.75	126.50	2	273.00	4	1092.00
5	S.C.O.	#23 TO #27 & #43 TO #51	5.00 X 18.30	91.50	20	1830.00	4	7320.00
6	S.C.O.	#28 TO #42	5.00 X 19.10	95.50	15	1432.50	4	5730.00
7	MILK & VEG BOOTH	#58	5.00 X 5.50	27.50	1	27.50	1	27.50
TOTAL						8664.47		22578.39
					58	34.993%		135.46%

To be read with Licence No. 248 of 2025 dated 12.12.2025

LC-5559 and ZP-2293

That this Revised Layout-cum-demarcation plan measuring 4.0 acres (Drawing No. DTCP-15074 dated 17-04-26) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Jai Gurji Blessings Pvt. Ltd in the revenue estate of village Majri, in Sector-16, Ambala hereby approved subject to the following conditions:-

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- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
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- 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.

(RAMAN KUMAR)
ATP (HQ)
(SATYA PAL)
JD (HQ)

(BABITA GUPTA)
DTP (HQ)

(HITESH SHARMA)
STP (HQ)

(BHUVNESH KUMAR)
CTP(HR)

(AMIT KHATRI, IAS)
DTCP (HR)

PROJECT:

COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL) FALLING IN THE REVENUE ESTATE OF VILLAGE KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY M/s JAIGURUJI BLESSINGS PVT. LTD. THROUGH AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

DATE: 11.03.2024

DEALT BY: RATTAN

SCALE: 1:500 (A1)

ARCHITECT:

CONTINENTAL DESIGN STUDIO
2000, SECTOR - 4, PANCHKULA
Phone: 0172-2414004
Email: info@continentaldesignstudio.com
Er. Vijay Kumar
A.M.I.E. (Civil)
1034, Udhampur Singh Colony,
Shahabad (M)

SHEET TITLE:

Revised LAYOUT CUM DEMARCATION PLAN

CLIENT SIGNATURE: Jai Gurji Blessings Private Limited

Gurjot Kaur

For Jaiguruj Blessings Private Limited

Gurjot Kaur

ARCHITECT SIGNATURE:

RATTAN

Director

RATTAN PAL

Superintending Engineer

ARCHITECT HSVP Circle, KARNAL

CA/2011/51128

DOMESTIC WATER LAYOUT

Director
Town & Country Planning
Haryana, Chandigarh

SEWERAGE LAYOUT

To be read with Licence No. 248 of 2025 dated 12.12.2025

LC-5559 and ZP-2293

That this Revised Layout-cum-demarcation plan measuring 4.0 acres (Drawing No. DTCP-13074 dated 17-04-26) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Jai Gurji Blessings Pvt. Ltd in the revenue estate of village Majri, in Sector-16, Ambala hereby approved subject to the following conditions:-

- That this Revised Layout-cum-demarcation 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- That the high-tension lines (if any) passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
- That the demarcation plans as per site of Commercial site shall be got approved from this Department and construction on these sites shall be governed by The Haryana Building Code -2017/ the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965 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 rasta 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 wide 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 licenses.
- 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 3(3)(a)(iii) of the Act No.8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP 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 colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- 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 Compact Fluorescent Lamps 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.22/52/2005-5Power 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. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAMAN KUMAR) ATP (HQ)
(BABITA GUPTA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(BHUVNESH KUMAR) CTR(HR)
(AMIT KHATRI, IAS) DTCP (HR)
(SATYA PAL) JD (HQ)

LEGEND

NO	SYMBOL	DESCRIPTION
1.	(M.I.)	SEWER MANHOLE
2.	200 mm S.W. PIPE	SEWER LINE
3.	GL	GROUND LEVEL
4.	IL	INVERT LEVEL
5.	CL	CONNECTION LEVEL

AREA SUMMARY									
S.NO.	DESCRIPTION				4.00	ACRES			
1	AREA CONSIDERED FOR LICENCE				16187.40	SQ.MT.	0.68		
2	AREA UNDER 12 MT. WIDE PROPOSED SERVICE ROAD ALONG N.H. 44				238.98	SQ.MT.	9.87		
3	AREA UNDER 24 MT. WIDE PROPOSED INTERNAL CIRCULATION ROAD				202.96	SQ.MT.	4.00		
4	NET PLANNED AREA				16187.40	SQ.MT.	20%		
5	PERMISSIBLE GROUND COVERAGE				6665.29	SQ.MT.	100%		
6	PERMISSIBLE FLOOR AREA RATION (F.A.R.)				24281.10	SQ.MT.	34.993%		
7	PROPOSED GROUND COVERAGE				5664.47	SQ.MT.	130.46%		
8	PROPOSED FLOOR AREA RATION (F.A.R.)				22575.39	SQ.MT.	24.993%		

PLOT DETAILS									
S.NO.	CATEGORY	SHOP NO.	SIZE (S.MT.)	PLOT AREA (IN SQ.MT.)	NOS.	TOTAL PLOT AREA (IN SQ.MT.)	NO OF FLOORS	TOTAL COVERED AREA (IN SQ.MT.)	
1	S.C.O.	#1 TO #4	9.23 X 9.10	83.99	4	335.97	4	1343.89	
2	S.C.O.	#5 TO #16	7.89 X 12.00	94.68	12	1096.00	4	4022.00	
3	S.C.O.	#17 TO #20	7.50 X 25.23	189.26	4	757.00	4	2908.00	
4	S.C.O.	#21 & #22	6.60 X 22.75	136.50	2	273.00	4	1092.00	
5	S.C.O.	#23 TO #27 & #43 TO #47	5.00 X 18.30	91.50	20	1830.00	4	7320.00	
6	S.C.O.	#28 TO #42	5.00 X 19.10	95.50	15	1432.50	4	5730.00	
7	MILK & VEG BOOTH	#48	5.00 X 5.20	26.00	1	26.00	1	26.00	
TOTAL					58	34.993%		139.46%	

PROJECT:
COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL) FALLING IN THE REVENUE ESTATE OF VILLAGE KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY M/s JAIGURUJI BLESSINGS PVT. LTD. THROUGH AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

DATE: 11.03.2024
ARCHITECT: CONTINENTAL DESIGN STUDIO
0100, BUSTON-4, PANCHKULA
Email ID: continentaldesignstudio@gmail.com
9817904488

DEALT BY: RATTAN
SCALE: 1:500 (A1)
Er. Vijay Kumar
A.M.I.E. (Civil)
1034, Udhav Singh Colony, Shahbad(M)

SHEET TITLE:
Revised LAYOUT CUM DEMARCATION PLAN

CLIENT SIGNATURE: For Jaiguruji Blessings Private Limited
Gurjot Kaur
For Jaiguruji Blessings Private Limited
Gurjot Kaur

ARCHITECT SIGNATURE: RATTAN PAL SINGH
ARCHITECT
CA/2011/51428

Executive Engineer (M) HSVP Division, Ambala
Superintending Engineer
HSVP Circle, KARNAL
Director
Town & Country Planning
Haryana, Chandigarh

SEWERAGE LAYOUT

7 KARAM (1.73 MTS.) WIDE EXISTING REVENUE RASTA PROPOSED TO BE WIDENED TO 24 MTS.

PROPOSED 12 MT. WIDE SERVICE ROAD AS PER SECTORAL PLAN

PROPOSED 12 MT. WIDE SERVICE ROAD AS PER SECTORAL PLAN

TO AMRITSAR

G.T. ROAD (67 KARAM)

TO DELHI

Checked subject to Comments in forwarding letter No. 152578 Dt. 22.05.2025 and notes Attached with the estimate

Executive Engineer (M) HSVP, Panchkula

ROAD LAYOUT

7 KARAM (11.73 MTS.) WIDE EXISTING REVNU
RASTA PROPOSED TO BE WIDENED TO 24 MTS.

PROPOSED 12 MT. WIDE
SERVICE ROAD AS PER
SECTORAL PLAN

PROPOSED 12 MT. WIDE
SERVICE ROAD AS PER
SECTORAL PLAN

TO AMRITSAR ← G.T. ROAD (67 KARAM) → TO DELHI

Checked subject to Comments
In forwarding letter No. 152878
Dt. 22.05.2024 and notes
Attached with the estimate

Executive Engineer (M)
for Chief Engineer-I
HSP, Panchkula

To be read with Licence No. 248 of 2025 dated 12.12.2025

L.C-5559 and ZP-2293

That this Revised Layout-cum-demarcation plan measuring 4.0 acres (Drawing No. DTCP-17079 dated 17-04-26) comprised of licence which is issued in respect of Commercial Plotted Colony being developed by Jai Gurji Blessings Pvt. Ltd in the revenue estate of village Majri, in Sector-16, Ambala hereby approved subject to the following conditions:-

- That this Revised Layout-cum-demarcation 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 as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
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- 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 3(3)(a)(iii) of the Act No.8 of 1975.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV 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.
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- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

Signatures:
 (RAMAN KUMAR) ATP (HQ)
 (BABITA GUPTA) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (BHUVNESH KUMAR) CTP(HR)
 (AMIT KHATRI, AS) DTCP (HR)
 (SATYA PAL) JD (HQ)

PROJECT:

COMMERCIAL SITE MEASURING 4.0 ACRES (32 KANAL)
FALLING IN THE REVENUE ESTATE OF VILLAGE
KHURAMPUR MAJRI DISTRICT AMBALA DEVELOPED BY
M/s JAIGURJI BLESSINGS PVT. LTD. THROUGH
AUTHORIZED SIGNATORY Ms. GURJOT KAUR.

DATE: 11.03.2024

DEALT BY: RATTAN

SCALE: 1:500 (A1)

SHEET TITLE:

Revised LAYOUT CUM DEMARCATION PLAN

CLIENT SIGNATURE: *Gurjot Kaur*
 ARCHITECT SIGNATURE: *Rattan Pal Singh*
 For Jaigurji Blessings Private Limited
 Director, ARCHITECT
 CA/2011/51123

Executive Engineer
HSPV Division,
Ambala

Superintending Engineer
HSPV Circle, KARNAL

AREA SUMMARY							
SNO.	DESCRIPTION			4.00	ACRES		
1	AREA CONSIDERED FOR LICENCE			16187.40	SQ.MT.		
2	AREA UNDER 12 MT. WIDE PROPOSED SERVICE ROAD ALONG N.H. 44			9.08	ACRES		
3	AREA UNDER 24 MT. WIDE PROPOSED INTERNAL CIRCULATION ROAD			338.50	SQ.MT.		
4	NET PLANNED AREA			9.87	ACRES		
5	PERMISSIBLE GROUND COVERAGE			302.56	SQ.MT.		
6	PERMISSIBLE FLOOR AREA RATION (F.A.R.)			4.00	ACRES		
7	PROPOSED GROUND COVERAGE			16187.40	SQ.MT.		
8	PROPOSED FLOOR AREA RATION (F.A.R.)			39%	%		
				2625.29	SQ.MT.		
				150%	%		
				24281.10	SQ.MT.		
				34.953%	%		
				5664.47	SQ.MT.		
				139.46%	%		
				22575.39	SQ.MT.		

PLOT DETAILS							
SNO.	CATEGORY	SHOP NO.	SIZE (S.MT.)	PLOT AREA (IN SQ.MT.)	NOS.	TOTAL PLOT AREA (IN SQ.MT.)	TOTAL COVERED AREA (IN SQ.MT.)
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2	S.C.O.	#5 TO #16	7.00 X 12.00	84.00	12	1008.00	4032.00
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4	S.C.O.	#21 & #22	6.00 X 22.75	136.50	2	273.00	1092.00
5	S.C.O.	#23 TO #27 & #33 TO #37	5.00 X 18.30	91.50	20	1830.00	7320.00
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	TOTAL			58		5664.47	22575.39
						34.953%	139.46%

ROAD LAYOUT