



हरियाणा शहरी विकास प्राधिकरण

**HARYANA SHEHARI  
VIKAS PRADHIKARAN**

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Panchkula

CE-I No. 128869  
Dated: 02/06/2023  
Annexure-A

**SUB:- Approval of service plan estimate for setting up of Affordable Residential Plotted Colony (Under DDJAY) over an area measuring 5.4125 acres (licence no. 78 of 2023 dated 11.04.2023) falling in revenue estate of Village Unchagaon, Sector-63, Faridabad being developed by M/s KBM Real Estate Development Pvt. Ltd. & DG Homes Pvt. Ltd.**

**Technical note and comments:-**

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



हरियाणा शहरी विकास प्राधिकरण

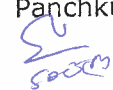
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Panchkula**

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.

  
Superintending Engineer (HQ),  
for Chief Engineer-I, HSVP,  
Panchkula

   
SDEW-2

CC-4900

**5.4125 ACRES AFFORDABLE  
RESIDENTIAL PLOTTED COLONY IN  
SECTOR 63 (VILLAGE UNCHAGAON),  
FARIDABAD**

**(UNDER DEEN DAYAL JAN AWAS YOJNA -2016)**

**M/S KBM REAL ESTATE  
DEVELOPMENT PVT. LTD.**

A-20, MOLAR BAND EXTENSION, 60FEET ROAD, BADARPUR NEW DELHI-  
110044

**M/S DG HOMES PVT. LTD.**

M-27, GREATER KAILASH-II, 60 MARKET, DELHI-48

License has already been granted for by D.G.T.C.P bearing No. 9135 of 2023 to be read with License  
No.78 of 2023

SERVICE ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM  
WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE  
IN RESPECT OF 5.4125 ACRES AFFORDABLE RESIDENTIAL PLOTTED  
COLONY IN SECTOR 63(VILLAGE UNCHAGAON ), FARIDABAD

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# PROJECT REPORT/ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF 5.4125 ACRES RESIDENTIAL PLOTTED COLONY(DDJAY) IN SECTOR 63, FARIDABAD, HARYANA

## REPORT

The Haryana Government has prepared a master plan for development of Residential/Industrial/Commercial urban estate FARIDABAD. M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD.& M/S DG HOMES PVT. LTD has decided to develop a part of the area in this master plan and has named this part as 5.4125 Acres Affordable Residential plotted colony. This colony is located in sector — 63(VILLAGE UNCHAGAON) of **Haryana Shehri Vikas Pradhikaran, FARIDABAD**. License has already been granted for by D.G.T.C.P bearing No. 9135 of 2023 to be read with License No.78 of 2023. The brief details of the colony are as under:

## WATER SUPPLY

### **1 Source**

The source of water supply in this area is tube wells 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 40-45 ft strainers will be about 22500 litre per hour. The recharging of underground water table in this belt is stated to be good. However still we shall resort to rain water harvesting system to keep up the recharging system. The number of tube wells required for the above area has been worked out and the tube wells will be bored in tune with growth of demand to avoid insolence of the tube wells. The ultimate requirement of tube wells includes provisions of 10% stand by. Ultimately, water shall be supplied to the Project by **Haryana Shehri Vikas Pradhikaran, FARIDABAD**.

### **2 Design**

The scheme has been designed for approved population of 1818 persons. The rate of water supply per head per day has been taken as 172.5 litres (150 + 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.

### **3 Pump chambers and Pumping Machinery**

It is proposed to equip each tube well with an electrically driven set ejector type or submersible pump capable of delivering of 22500 litre per hour. It is also proposed to equip required 1

Nos pumping set with stand by diesel engines/gen set engines for operation during failure of electricity.

#### **4 Under Ground Storage**

Underground storage tank provision has been made for 200 KL capacity.

140KL for DWS + 50KL for Fire Fighting

- (a) 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 so that the water in the fire compartment also remains fresh.

#### **5 Boosting Station**

The boosting station is being planned for catering to the above requirement

#### **6 Distribution System**

The distribution system for this development has been designed to supply @ 115.00 litre per head per day for drinking water and 60 litre per head per day for flushing @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying 100 and 150 mm i/d DI K-7 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 the 5 stories construction envisaged in the plan. Minimum pipe dia for distribution is kept as 100 mm dia.

#### **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.

#### **7 Sewerage**

The sewer lines have been designed for 3 times average DWF in relation to the water supply demand assuming that 80% of the domestic water supply shall find its way into the proposed sewer. 200 & 250 mm i/d SWP pipe sewers have been proposed and designed to run half full. The sewers have been designed on 0.77 M per second minimum velocity i.e. self cleansing velocity. Necessary provision for laying S.W. pipes manholes etc. has been made in this estimate.

#### **8 Storm water Drainage**

The storm water drainage is being designed to carry 6.25mm rainfall per hour. Also suitable provisions are contemplated in our scheme to ensure better recharging of underground water table in the area. R.C.C. NP-3 pipes drain with minimum 400mm dia is proposed in this area.

#### **9 Roads**

The roads in the colony have been planned in such a way that feeder roads are 24M wide. Internal service roads providing approach to the plots are 9M wide. The following specifications have been adopted which are reproduced below.

(i) 200 mm GSB

(ii) 250mm stone aggregate with brimer coat @ 85kg/100 sq.m & Tack Coat

@ 30kg/100 sq.m

(iii) 50 mm thick DBM

(iv) 30 mm Thick B.C

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

#### 10 Street lighting

The provision has been made on lump sum basis.

#### 11 Horticulture

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

#### 12 Specifications

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

#### 13 Rates

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

#### 14 Cost

The total cost of development in this project including various PH. and B & R services works out to Rs ~~651.76~~ <sup>669.35</sup> Lac. 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 ~~120.50~~ <sup>123.66</sup> lac which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting, and plantation

For KBM Real Estate Development (P) Ltd  
including maintenance thereof.

Executive Engineer,  
HSVP, Division No.-1,  
Faridabad

Director

Ar. SAHIL PRUTHI  
CA/2018/96260

For D.G.HOMES PVT. LTD

Director

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

**DESIGN CALCULATIONS**

**Daily Requirement**

1. Total No. of Plots = 101  
 Population per plot (@18) = 1,818 persons  
 Therefore population = 18 x 101  
 Water requirement for plots @ 172.5 litres/head/day = 3,13,605 litres  
 172.5 x 1,818 or  
**313.60 KL**
  
2. **Add Requirement for Institutions etc.**
  - a. No of commercials = 1 No  
 Daily water requirement @ 32000 litre/Acre  
 Area of commercial = 0.2165 Acres  
 Therefore daily water requirement = 0.2165 x 32000 = 6,928 litres  
**= 6.93 KL**
  
  - b. No of Community area = 1 no. = 0.5413 acres  
 Daily water requirement  
~~@28750litre/acre~~ **13532**  
 = ~~15,562~~ **15,562** liters  
 = 0.5413 X ~~28750~~ **25000**  
**= 13,532 KL**
  
  - c. Misc. = 5,000 litres **= 5.00 KL**
  
  - Total **25.46**  
**= 27.49 KL**
  
3. **Area under Parks**  
 = 0.8549 acres  
 Therefore daily water requirement  
 25000 litre/Acre = 10,243 Litres  
 0.4097 ~~5~~ x 25000 **= 10.24 KL**

For D.G.HOMES PVT. LTD.  
Director

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

**TUBEWELL**

|                                           |                                      |                               |
|-------------------------------------------|--------------------------------------|-------------------------------|
| Assuming working hours of tube well       |                                      | =16                           |
| Assuming discharge/hour of each tube well |                                      | =22500 lit/hour               |
| Total Water demand                        |                                      | = <del>341.09</del> KL<br>340 |
| No. of tube wells Required for            | = <del>(341.09)</del> <sup>340</sup> | =0.94NO                       |
| Total demand                              | 22.50X 16                            |                               |
| Add 10% stand by                          |                                      | =0.09                         |
| <b>Total</b>                              |                                      | <b>=1.03</b>                  |
| Say                                       |                                      | <b>1 nos.</b>                 |

So, it is proposed to provide 1 Nos of tube wells at present has been made in the estimate. More tube wells will be installed when required. Moreover, the water supply is to be provided by HSVP to the colony ultimately and demand of flushing water supply is to be met from effluent of S.T.P.

**Pumping machinery for tube wells**

|                                                                       |                                          |
|-----------------------------------------------------------------------|------------------------------------------|
| Gross working load                                                    | = 90.00 m                                |
| Average fall in is S.L.                                               | = 5.00 m                                 |
| Depression head                                                       | = 5.00 m                                 |
| Friction Loss                                                         | = 5.00m                                  |
| Total                                                                 | = 105.00m                                |
| B.H.P. = $\frac{22500 \times 105}{60 \times 60 \times 75 \times 0.6}$ | =14.58<br><b>=15.00H.P.</b>              |
| Say                                                                   |                                          |
| Daily requirement for domestic use                                    | <sup>340</sup><br>= <del>341.09</del> KL |

Flushing Demands-

Assuming demand of water supply for flushing as 35 % of total demand,

Daily requirement for = 119.39 KL

flushing use  $0.35 \times 341.09$   
~~341.09~~  
 340

There fore Daily requirement = 221.70 KL  
 for supply for drinking  
~~221.70~~  
 221

purposes  $341.09 - 119.39$   
~~341.09~~  
~~119.39~~  
 340 - 119

Boosting Machinery

(portable/drinking water)

Assuming 8 hours running I  
 pumps (with one stand by)

221.00

= 27.62 KL

8

Discharge/hour

~~461.86~~  
 460.33  
 = 461.86 liter/m

Say 500 liter/m

Head of Pump

- i) Suction Lift 4m
- ii) Friction Loss in main & specials ~~4m~~
- iii) Clear Head 25m
- 33m
- say ~~45m~~

B.H.P. of Motor

~~500x35~~  
~~500~~  
~~35~~  
 40  
 = 6.48 7.40

60x75x0.6

Say 7.50 H.P.

Boosting Machinery (flushing)

Daily requirement of water = 119.39 KL  
 supply for flushing

Add requirement for

Irrigation = 18.14 KL

|                                      |                                      |                                           |
|--------------------------------------|--------------------------------------|-------------------------------------------|
| Total                                |                                      | = 137.53 KL                               |
| Assuming 8 hours running 1 =         | <u>137.53</u>                        | = 17.19 L/HR                              |
| Pump (with one stand by)             | 8                                    |                                           |
| discharge/hour.                      |                                      | <del>286.50</del> <sup>285.70</sup> ltr/m |
| Discharge per minute                 |                                      | = 300 ltr/m                               |
| say                                  |                                      |                                           |
| Head of Pump                         |                                      |                                           |
| i) Suction Lift                      | 4m                                   |                                           |
| ii) Friction Loss in main & specials | <del>8</del> <sup>3</sup> m          |                                           |
| iii) Clear Head                      | <u>23</u> m                          |                                           |
|                                      | 33 m                                 |                                           |
| Say                                  | <del>35</del> <sup>35</sup> m        |                                           |
| B.H.P. of Motor                      | 300.00 x <del>45</del> <sup>44</sup> | <del>3.88</del> <sup>4.44</sup>           |
|                                      | 60x75x0.6                            |                                           |
| Say                                  |                                      | 5.00 HP ✓                                 |

### RATING OF GEN SET (BOOSTING)

Hoasting-(7.50+5.00)

Pump 1 no

=12.50 H.P.

Tubewell =

= 15.00 H.P.

=27.50 H.P.

Rating of genset

27.50x .746 x 1.50

=30.77KVA

Add 10% extra

=3.077KVA

Lightening

=7.00KVA

Total

= 40.84 KVA

Say

=**50.00 KVA**

**UNDER STORAGE TANK (drinking water supply)**

Daily requirement of domestic use = ~~221.70~~KL

including institutional demand

Capacity of under ground tank taking storage

(25+33=58%) say 60 % of daily demand

$$=0.60 \times 221.70$$

SAY

$$= \frac{132.60}{133.02} \text{KL}$$

$$= \frac{150.0}{140.00} \text{KL}$$

Fire fighting 100  $\sqrt{1818/1000}$

$$=130 \text{KL}$$

Take 1/3 for Storage =

$$= \frac{44.94}{43.00}$$

SAY

$$= \frac{50.00}{50.00} \text{KL}$$

$$\text{Total} = 140 + 50 = 190$$

Hence it is proposed to provide underground tank of capacity **200** KL which also includes **50** KL capacity for firefighting.

This tank will have two compartments, one for fire and the other for domestic use. The water first enters the fire compartment then over flows to the domestic use compartment so that the water in the fire compartment shall remain fresh

**UNDERGROUND STORAGE TANK (FLUSHING)**

Daily requirement for  
domestic use including  
demand for irrigation &  
sweeping of roads  
Under Parks and Roads

$$= \frac{139.0}{137.53} \text{KL}$$

Capacity of under ground  
tank taking storage  
(25+33=58%) say 60 % of  
daily demand = ~~137.53~~  $\times 0.6$

$$= \frac{83.40}{82.51} \text{KL}$$

SAY

$$= \frac{100.0}{90.00} \text{ KL}$$
**OVER HEAD SERVICE RESERVOIR**

There is no necessity of O.H.S.R. for drinking water supply and flushing water supply as the capacity of U.G.S.T.'S has been increased by 25% each which is required capacity of O.H.S.R.'S

**CAPACITY OF S.T.P**

$$\text{CAPACITY OF S.T.P.} = 0.80 \times \frac{340}{341.09} = 272.87 \text{ KLD}$$

$$\text{Add 5\% Marginal Factor} = 286.51 \text{ KLD}$$

SAY

$$= 290 \text{ KLD}$$


**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For Real Estate Development (P) Ltd.

  
Director

For D.G.HOMES PVT. LTD.

  
Director

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

**FINAL ABSTRACT OF COST**

|                  |                      | Amount (Rs. In Lacs)          |
|------------------|----------------------|-------------------------------|
| SUB WORK NO. I   | Water Supply         | <del>148.33</del> 169.17      |
| SUB WORK NO. II  | Sewerage             | <del>101.10</del> 103.50      |
| SUB WORK NO. III | Storm Water Drainage | <del>60.55</del> 69.52        |
| SUB WORK NO. IV  | Road and Footpath    | <del>150.70</del> 141.00      |
| SUB WORK NO. V   | Street Lighting      | 20.77 ✓                       |
| SUB WORK NO. VI  | Horticulture Work    | <del>5.10</del> 4.25          |
| SUB WORK NO. VII | Maintenance Charges  | <del>165.21</del> 161.14      |
| <b>TOTAL</b>     |                      | <del>651.76</del> 669.35 lacs |

**Development cost per acre (5.4125) is coming out to be  $\frac{669.35}{5.4125} = 123.66$  lakhs**

**Say - 120.50 lakhs**

**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

Checked subject to Comments  
 In forwarding letter No. 123869  
 Dt. 21.06/2022 and notes  
 attached with the estimate

**Executive Engineer,**  
**HSVP, Division No.-1,**  
**Faridabad**

**Superintending Engineer,**  
**HSVP Circle, Faridabad**

For KBM Real Estate Development (P) Ltd.

**AUTHORISED SIGNATORY**  
 Director

For D.G.HOMES PVT. LTD.

Director

Director  
 Town & Country Planning  
 Haryana, Chandigarh

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

**ABSTRACT OF COST (WATER SUPPLY)**

Amount (Rs. In Lacs)

|                                                                 |                                                          |
|-----------------------------------------------------------------|----------------------------------------------------------|
| Sub Head No. 1 Head Works                                       | <del>73.70</del><br>81.34                                |
| Sub Head No. 2 Pumping Machinery                                | <del>27.86</del><br>34.52                                |
| Sub Head No. 3 Distribution System<br>(Drinking)                | <del>30.65</del><br>33.06                                |
| Sub Head No. 4 Distribution System<br>(Flushing and irrigation) | <del>20.25</del><br>16.12                                |
| <b>TOTAL</b>                                                    | <b>169.17</b><br><b>169.17 lacs</b><br><del>148.33</del> |

**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

*c.o. to final abstract of cost*

*Amal Kumar*  
 Director

For D.G.HOMES PVT. LTD.

*DL*  
 Director

**Executive Engineer,**  
**HSVP, Division No.-1,**  
**Faridabad**

**Sub Work-I****Sub Head No.I****Water Supply****Head Works ( Rs. In Lacs)**

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

- |                                                                                                                                                                                                    |                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 1. Boring and installing 300 i/d tubewells with reserve/direct rotary rig complete with pipe strainer to a depth of about 150 m complete along with machinery.<br>1 Nos. @ <del>10</del> Lacs each | <del>10.00</del>                   |
| 2. Constructing pump chambers as per standard design of PWD PH/HSVP<br>. @ 4.00 Lacs each                                                                                                          | 4.00                               |
| 3. Construction of boundary wall around the Tube-well site Water Works.                                                                                                                            | 2.00                               |
| 4. Provision of footpath hedges and lawns at tube-well.(L.S.)                                                                                                                                      | 1.00                               |
| 5. Construction of boosting chambers of suitable size along with under ground tank of capacity <del>200</del> KL pumping machinery and generating set etc. complete in all respects.               |                                    |
| Details of boosting station                                                                                                                                                                        |                                    |
| i) Construction of boosting chamber                                                                                                                                                                | 4.00                               |
| ii) U.G. tank <del>200</del> KL capacity incl. <del>50</del> KL<br>For firefighting in two compartments<br>@5500 Per KL                                                                            | <del>11.50</del>                   |
| iii) Flushing tank <del>100</del> KL @ Rs. 5500/-                                                                                                                                                  | <del>4.95</del><br><del>5.50</del> |
| 6. Provision fbr staff quarters for maintenance of the Scheme = 1 NO.350 SQ.FT. @ 6.50 LAC (L.S.)                                                                                                  | 6.50                               |
| 7. Construction of Concrete Paving & TubeWell & UGT & Pump (L.S)                                                                                                                                   | 3.00                               |
| 8. Prov. for carriage of material (L.S.)                                                                                                                                                           | <u>1.00</u>                        |

P.E & contingency charges @3%

53.00  
48.00

Department Charges escalation unforeseen and

Administrative charges @ 49%

1.59  
1.44  
54.59  
=49.44

Total

26.75  
24.225  
81.34  
73.665

Say

81.34 /as  
73.70

  
At. SAHIL PRUTHI  
CA/2018/96260

For KBM Real Estate Development (P) Ltd.

  
Director

For D.G.HOMES PVT. LTD.

  
Director

**Sub Work-I****Sub Head No.II****Water Supply  
Pumping Machinery**

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

|                                                                                                                                                                                                                                                                     | Amount ( Rs.)<br>In Lacs) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1. Providing and installing electricity driven electro or Sub miscible pumping sets capable of delivering about 22.50 KL water per hour against a total head of 105 M complete with motor and other accessories (15 B.H.P.)<br>1 Nos. @ Rs <del>3.00</del> lac each | <del>3.00</del><br>3.00   |
| 2. Provision for diesel engine genset stand by arrangement (50 KVA) (L.S.)                                                                                                                                                                                          | <del>7.50</del><br>5.00   |
| 3. Provision for cheap pressure type chlorination plant complete<br>1 Nos. @ Rs <del>65.000/-</del> 1.00                                                                                                                                                            | <del>0.65</del><br>1.00   |
| 4. Provision for making foundations and erection of pumping machinery (L.S.)                                                                                                                                                                                        | 1.00                      |
| 5. Provision for pipes, valves, and specials inside the pump Chamber                                                                                                                                                                                                | 1.50                      |
| 6. Provision for electric services connection including Electric fittings for tube wells chambers complete Including transformers L.S.                                                                                                                              | <del>2.00</del><br>2.00   |
| 7. Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects (2X7.50+2X5=25H.P.) domestic & flushing                                                                                            | 5.00                      |
| 8. Provision for carriage for materials and other unforeseen items L.S.                                                                                                                                                                                             | <u>1.00</u>               |

|                                                                  |                                                  |
|------------------------------------------------------------------|--------------------------------------------------|
| Total                                                            | <del>18.15</del><br>22.50                        |
| PE. & contingency charges @ 3%                                   | <del>0.63</del><br><del>0.544</del>              |
| Department escalation unforeseen and administrative charges @49% | <del>18.694</del> 23.17<br><del>9.16</del> 11.35 |
| Total                                                            | <del>27.854</del><br>34.52                       |
| Say                                                              | <del>27.86</del>                                 |

  
**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

  
 Director

For D.G.HOMES PVT. LTD.

  
 Director

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

SUB WORK-I  
 SUB HEAD NO. III

WATER SUPPLY  
 DISTRIBUTION SYSTEM/RISING MAIN

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

|      |              | <b>Schedule of Quantities of Water Supply</b> |               |               |
|------|--------------|-----------------------------------------------|---------------|---------------|
| S.No | Name of Line | Dia of pipe in mm and Length in meters        |               |               |
|      |              | 200mm                                         | 150mm         | 100mm         |
| 1    | R-A          | 15.00                                         | -             | -             |
| 2    | A-B          | 32.00                                         | -             | -             |
| 3    | B-C          | -                                             | 145.00        | -             |
| 4    | C-C1         | -                                             | -             | 45.00         |
| 5    | A-D          | 10.00                                         | -             | -             |
| 6    | D-E          | -                                             | 136.00        | -             |
| 7    | D-F          | -                                             | 40.00         | -             |
| 8    | F-G          | -                                             | -             | 68.00         |
| 9    | F-H          | -                                             | -             | 41.00         |
| 10   | H-H1         | -                                             | -             | 38.00         |
| 11   | H-I          | -                                             | -             | 68.00         |
|      | TOTAL        | <b>57.00</b>                                  | <b>321.00</b> | <b>260.00</b> |
|      | TOTAL        |                                               | <b>638.00</b> |               |

- |                                                                                                                       |                      |
|-----------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Providing, laying, jointing and testing D.I. K7 Pipes including cost of excavation complete as per specifications. | Amount (Rs. In Lacs) |
|                                                                                                                       | <b>3.80</b>          |
| 100mm dia i/d 260 mtrs @ Rs. 1400/-                                                                                   | 3.64                 |
| 150mm dia i/d 321 mtrs @ Rs. 2040/-                                                                                   | 6.54                 |
| 200mm dia i/d 57 mtrs @ Rs. 2700/-                                                                                    | 1.54                 |
| <br>2. Providing and fixing of DI/CI sluice valve including cost brick masonry chambers complete in all respect.      |                      |
| 100mm dia i/d 2Nos. @ Rs. 12000/- each                                                                                | 0.24                 |
| 150 mm dia i/d 3Nos. @ R.s. 15000/- each                                                                              | 0.45                 |
| 200 mm dia i/d 1Nos. @ R.s. 18000/- each                                                                              | 0.18                 |
| <br>3. Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber         |                      |
| 10 Nos. @ Rs. 18,000/- each                                                                                           | 1.80                 |
|                                                                                                                       | <b>0.80</b>          |

4. Providing and fixing fire hydrants complete with masonry chambers

4Nos. @ Rs. 15,000/- each

0.60

5. Providing and fixing indicating plates for sluice valve, air value etc.

18 Nos. @ Rs. ~~2,500~~ / each

~~0.27~~  
0.36

6. Provision for rising main from tube wells to U.G.S.T.  
150mmdia DI-K7 pipes i/d30 mtrs @ Rs. 2040/- mtr

0.61

7. Provision for rising main from main HSVP water line to U.G. tank

2.19

100 mm dia DI-K7 pipes i/d 150 mtrs @ Rs. 1460/- mtr

8. Provision for connection from Main HSVP line(L.S)

2.00

9. Providing for carriage of material  
L.S.

1.00

10. Provision for cutting the roads and making good  
to its original conditions

1.00

Add RE. & Contingency charges @3%

~~19.97~~  
21.54

Department charges escalation unforeseen and  
administrator charges @49%

~~0.599~~  
20.569

~~0.65~~  
10.078

Total

10.87

30.647

Say

33.06

30.65

  
Ar. SAHIL PRUTHI  
CA/2018/96260

For KBM Real Estate Development (P) Ltd.

  
Director

For D.G.HOMES PVT. LTD.

  
Director

**Sub Work No. 1**  
**Sub Head No. IV**

**Water Supply**  
**Flushing and Irrigation**

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

**Schedule of Quantities of Irrigation and Flushing**

| S.No | Name of Line | Dia of pipe in mm and Length in meters |               |
|------|--------------|----------------------------------------|---------------|
|      |              | 100mm                                  | 80mm          |
| 1    | R'-A'        | 10.00                                  | -             |
| 2    | A'-B'        | 150.00                                 | -             |
| 3    | B'-B1'       | -                                      | 50.00         |
| 4    | A'-C'        | 25.00                                  | -             |
| 5    | C'-D'        | 131.00                                 | -             |
| 6    | C'-E'        | 40.00                                  | -             |
| 7    | E'-F'        | -                                      | 64.00         |
| 8    | E'-G'        | -                                      | 41.00         |
| 9    | G'-G1'       | -                                      | 42.00         |
| 10   | G'-H'        | -                                      | 64.00         |
|      | <b>TOTAL</b> | <b>356.00</b>                          | <b>261.00</b> |
|      | <b>SAY</b>   | <b>617.00</b>                          |               |

**Amount (Rs. in Lacs)**

1. Providing, laying, jointing and testing of ~~HDPE~~ <sup>DR</sup> Pipes pipes including cost of excavation etc. complete in all respect.

a) 100mm dia./HDPE 356 m @ Rs. ~~1100/-~~ <sup>1460/-</sup>

M

b) ~~80mm~~ <sup>80</sup>mm dia./HDPE. 261 m @ Rs. ~~900/-~~ <sup>900/-</sup>

M

~~Add Cost for Specials (L.S)~~

2. Providing and fixing ~~HDPE~~ <sup>CR</sup> sluice valves including cost of derrick masonry chambers complete in all respect.

a) 100mm dia 4nos. @ Rs. ~~10000/-~~ <sup>10000/-</sup> each

b) ~~80mm~~ <sup>80</sup>mm dia 3 nos. @ Rs. ~~8000/-~~ <sup>8000/-</sup> each

3. Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber  
8 Nos. @ Rs. ~~8,000/-~~ <sup>8,000/-</sup> each (L.S.)

4. Providing and fixing indicating plates for sluice Valves, air v&ves etc.

~~3.91~~

<sup>9.10</sup>

~~2.35~~

~~0.62~~

~~0.40~~

<sup>0.84</sup>

<sup>0.80</sup>

~~0.64~~

<sup>0.30</sup>

~~16 nos. @ Rs. 1500/- each~~

5. Providing and Fixing 20mm dia irrigation Hydrants  
Valves 10Nos. Rs ~~800~~ Each

~~0.35~~  
0.50

6. Provision for cutting of roads and carriage of  
materials etc. and other unforeseen charges  
(L.S.)

1.00

7. Provision for 40 & 25mm dia HDPE Pipeline (L.S.)

0.75

Total

13.19  
~~10.50~~ 0.40

Add P.E. & Contingency charges @ 3%

~~0.315~~  
10.815 13.59

Department escalation unforeseen and  
Administrator charges @ 49%

6.66  
20.25  
~~5.299~~  
16.114

Say

~~16.12~~



**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

  
Director

For D.G.HOMES PVT. LTD.

  
Director

## **5.4125 ACRES RESIDENTIAL PLOTTED COLONY**

### **(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

#### SUB HEAD II

#### SEWERAGE SCHEME

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

| <b>Schedule of Quantities of S.W. Pipes</b> |              |                                        |               |              |
|---------------------------------------------|--------------|----------------------------------------|---------------|--------------|
| S.No                                        | Name of Line | Dia of pipe in mm and Length in meters |               |              |
|                                             |              | 200mm                                  | 250mm         | 300mm        |
| 1                                           | A-B          | 64.00                                  | -             | -            |
| 2                                           | B1-B         | 42.00                                  | -             | -            |
| 3                                           | B-C          | 41.00                                  | -             | -            |
| 4                                           | D-C          | 64.00                                  | -             | -            |
| 5                                           | C-E          | -                                      | 40.00         | -            |
| 6                                           | E-F          | -                                      | 135.00        | -            |
| 7                                           | F-G          | -                                      | 40.00         | -            |
| 8                                           | G1-G         | 50.00                                  | -             | -            |
| 9                                           | G-H          | -                                      | 107.00        | -            |
| 10                                          | H-R(STP)     | -                                      | -             | 15.00        |
|                                             | <b>TOTAL</b> | <b>261.00</b>                          | <b>322.00</b> | <b>15.00</b> |
|                                             | <b>TOTAL</b> |                                        | <b>598.00</b> |              |

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. (Rs. in lacs)
  - i) 200 mm i/d  
Av. Depth upto 2.5M — 261.00M @ Rs. 1700/- per M 4.43
  - ii) 250 mm i/d  
Av. Depth upto 2.5M — 332.00M @ Rs. 2000/- per M 6.64
  - iii) 300 mm i/d  
Av. Depth upto 2.5 M — 15.00M @ Rs. 2500/- per M 0.37
2. Provision for providing oblique junctions (L.S.) 1.00
3. Providing STP @ 16,000 per KLD <sup>3.00</sup> ~~290.00~~ KLDx16000 <sup>48.0</sup> ~~46.40~~  
Including Machinery complete in all respect
4. Provision of temporary timbering etc. 1.00

|                                                                                                                       |      |
|-----------------------------------------------------------------------------------------------------------------------|------|
| 5. Provision for cutting of roads, Trenchless Excavation and carriage of materials etc. and unforeseen charges (L.S.) | 3.00 |
| 6. Provision for over flow pipe from STP to HSVP main Sewer (LS.)                                                     | 1.00 |
| 7. Provision for connection of over flow pipe from STP to HSVP Line                                                   | 2.00 |

P.E. & Contingency charges @ 3%

Department escalation unforeseen and administrator charges @ 49%

Total

Total

Say:

67.46

~~65.84~~

~~1.975~~ 2.02

~~67.815~~ 69.46

~~33.229~~

~~101.044~~ 34.06

103.50

~~101.10~~

**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

Director

For D.G.HOMES PVT. LTD.

Director

**Executive Engineer,**  
**HSVP, Division No.-1,**  
**Faridabad**

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

## SUB HEAD III

## STORM WATER DRAINAGE

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.

**Schedule of Quantities of R.C.C Pipes**

| S.No | Name of Line | Dia of pipe in mm and Length in meters |
|------|--------------|----------------------------------------|
|      |              | 400mm                                  |
| 1    | A-B          | 68.00                                  |
| 2    | B1-B         | 38.00                                  |
| 3    | B-C          | 41.00                                  |
| 4    | D-C          | 68.00                                  |
| 5    | C-E (RWH)    | 20.00                                  |
| 6    | E-F          | 62.00                                  |
| 7    | G-F          | 101.00                                 |
| 8    | F-H (RWH)    | 10.00                                  |
| 9    | I-J          | 45.00                                  |
| 10   | J-K          | 86.00                                  |
| 11   | L1-L         | 24.00                                  |
| 12   | L-K          | 49.00                                  |
| 13   | K-M          | 20.00                                  |
| 14   | H-M          | 50.00                                  |
| 15   | M-N (RWH)    | 10.00                                  |
|      | TOTAL        | 692.00                                 |

1. Providing, laying RCC pipes drain class NP —3 with cement joint, manholes, excavation etc. complete in all respect 400 mm i/d

Rs. in lacs

Av. Depth up to 2m— 692 M @ Rs. ~~2450/-~~ <sup>2500</sup> per M  
 400 mm i/d

17.30  
~~16.95~~

2. Provision for road gullies with 300 mm dia pipe connection L.S.

2.00

3. Provision for providing Rain Water Harvesting Pits 3No. & Rain Water Harvesting Arrangements @3.50L Each

10.50

4. Provision for lighting, watching and temporary diversion of *Traffic*

1.00

~~Traffic~~

5. Provision for cutting of roads and carriage of materials etc. 1.50  
and other unforeseen items L.S.

6. Provision for Temp. Disposal arrangements 16.00  
till HSVP Sectors are Provided & Over Flow arrangement  
To HSVP Line (L.S)

7.. Provision for connection with HSVP on master line 2.00  
1.50

8.. Provision for timbering haring and shoring 1.00

Total

P.E. & contingency charges @ 3%  
Total

Department escalation unforeseen and administrator  
charges @ 49%

Total

Say

  
**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

  
Director

For D.G.HOMES PVT. LTD.

  
Director

  
Executive Engineer,  
HSVP, Division No.-1,  
Faridabad 

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

SUB WORK NO. IV

ROAD WORK

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring  
 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE  
 DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.

| Schedule of Quantities of Road Layout |                                |                  |               |
|---------------------------------------|--------------------------------|------------------|---------------|
| S.No                                  | Name of Road                   | Length in meters | Width of Road |
| 1                                     | R1                             | 115.00           | 12.00         |
| 2                                     | R2                             | 130.00           | 9.00          |
| 3                                     | R3                             | 130.00           | 9.00          |
| 4                                     | R4                             | 121.00           | 9.00          |
| 5                                     | R5                             | 63.00            | 9.00          |
| 6                                     | R6                             | 110.00           | 9.00          |
| 7                                     | R7                             | 15.00            | 9.00          |
|                                       | TOTAL                          | 684.00           |               |
|                                       | Total Length=                  |                  |               |
|                                       | 684.00+5% (For Curves) =718.20 |                  |               |
|                                       | SAY                            | 719.00           |               |

| Width in meter         | Length in meter   | Metalled Portion     | Area in Sq.m.            |
|------------------------|-------------------|----------------------|--------------------------|
| <del>12.00</del> 10.59 | 115.00            | <del>7.00</del> 5.50 | <del>805</del> 632.50    |
| 9.00                   | 604.00            | 5.50                 | 3,322                    |
| Total                  | <del>719.00</del> |                      | <del>4,127</del> 3954.50 |

Add 5% for curves

$$5\% \times 4,127 = 206.35 \quad 197.72$$

Total Area

$$4,127 + 206.35 = 4,333.35 \quad 4152.22$$

Say

$$4,334.00 \text{ Sq.m}$$

4155

| Item No. | Description of Item                                                                                                                               | Unit | Qty.                   | Rate (Rs)                | Amount (Rs. In Lacs) |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------|--------------------------|----------------------|
| 1        | <b>Earth Works</b>                                                                                                                                |      |                        |                          |                      |
| 1        | Provision for levelling + earth filling as per site condition approximate (Area under Roads)                                                      | Acre | <del>1.58</del> 5.4125 | <del>2,50,000</del> 1.75 | <del>3.95</del> 9.47 |
| 2        | Provision For Construction of roads by providing granular sub base 200 mm as per MORT & H specifications conforming to claus 401 grading-II 400.1 |      |                        |                          |                      |
| i.       | 200 mm GSB                                                                                                                                        |      |                        |                          |                      |
| ii.      | 250 mm thick stone aggregate                                                                                                                      |      |                        |                          |                      |

|      |                                                                                                                      |          |                          |      |                           |
|------|----------------------------------------------------------------------------------------------------------------------|----------|--------------------------|------|---------------------------|
| iii. | 50 mm thick DBM with brimer coat<br>@85kg/100 sq.m & tack coats<br>@ 30kg/100sq.m                                    |          |                          |      |                           |
| iv.  | 30 mm thick B.C                                                                                                      |          |                          |      |                           |
|      | Total                                                                                                                | Sqm      | <del>4,334</del><br>4155 | 1700 | <del>73.67</del><br>62.33 |
| 3    | <b>Miscellaneous Items</b>                                                                                           |          |                          |      |                           |
| 3.1  | Construction of cement concrete Kerband Channels as per specifications(719X2)                                        | Meter    | 1,438                    | 600  | 8.62                      |
| 3.2  | Providing and fixing guide maps at selected locations (L.S.)                                                         |          |                          |      | 1.50                      |
| 3.3  | Provision for demarcating burgies (L.S.)                                                                             |          |                          |      | 1.00                      |
| 3.4  | Provision for traffic arrangement (L.S.)                                                                             |          |                          |      | 1.50                      |
| 3.5  | Provision for carriage of material (L.S.)<br><i>and other unforseen items</i>                                        |          | (L.S.)                   |      | 2.00                      |
| 3.6  | Construction of pavement Arrangement providing and laying 80mm cement conc./base                                     | Pavement | 157                      | 1000 | 1.57                      |
|      | Provision for parking with cement conc. 1:2:4 100mm thick over cement conc. 1:4:8 0.21 acres = 880/2 — 450 sq.m. say | Parking  | 293                      | 1500 | 4.39                      |
|      |                                                                                                                      |          |                          |      | <del>98.20</del> 91.88    |
|      | Add 3% contingency & P.E. charges                                                                                    |          |                          |      | <del>2.946</del> 2.75     |
|      | Total                                                                                                                |          |                          |      | 101.146 94.63             |
|      | Department escalation unforeseen and administrator charges @ 49%                                                     |          |                          |      | <del>49.561</del> 66.37   |
|      | Total                                                                                                                |          |                          |      | 150.704 161.0             |
|      | Say                                                                                                                  |          |                          |      |                           |

**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

*Signature*  
Director

*Signature*  
Executive Engineer,  
HSVP, Division No.-1,  
Faridabad

For D.G.HOMES PVT. LTD.

*Signature*  
Director

**SUB WORK-V**

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**

**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

**STREET LIGHTING**

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

Amount (Rs. In Lacs)

Providing street lighting on  
internal Roads as per standard  
specification in 5.4125acre  
area Rs. 2,50,000/- per acre  
5.4125 x 2,50,000/- = 28.14

= 13.53

Add 3% contingencies & P.E.  
Charges

= 0.406

13.936

Add Department Charges escalation  
unforeseen and administrator  
charges @ 49%  
Total

= 6.828

= 20.764

= 20.77

Say

Lacs

  
**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

  
Director

  
**Executive Engineer,**  
**HSVP, Division No.-1,**  
**Faridabad**

For D.G.HOMES PVT. LTD.

  
Director

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY****(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

SUB WORK NO. VI

COST ESTIMATE  
HORTICULTURE

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

AMOUNT (RS. IN LACS)

**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 0.40975 Acres Rs, 1,50,000/- per acre

0.61

**2 Planting of trees with tree guards on Roads at 30 intervals on 9 & 12 m wide Road = 719 M**

Total length = 719.00 M

No. of trees @ 9 m c/c  $719 \times 2 / 10 = 143.8$  Nos.

SAY = 150 Nos.

**Cost of the tree**Total =  $1800 \times 150$ 

TOTAL

Add 3% contingencies and P.E charges

Add 49% departmental charges, price escalation, unforeseen and

Adm charges

TOTAL

SAY

For D.G.HOMES PVT. LTD.

Director

**Ar. SAHIL PRUTHI**  
CA/2018/96260

For KBM Real Estate Development (P) Ltd.

5.10

**Executive Engineer,**  
HSVP, Division No.-1,  
Faridabad

Director

2.16

2.70

2.77

3.31

0.08

0.099

3.409

2.85

1.670

1.40

5.079

9.25

**5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**(DDJAY) SECTOR -63 (VILLAGE UNCHAGAON), FARIDABAD**

**SUB WORK NO. VII**

**MAINTENANCE CHARGES AND RESURFACING OF ROADS**

**Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) measuring 5.4125 acres in Sector 63, Faridabad developed by M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD. & M/S DG HOMES PVT. LTD.**

**2<sup>ND</sup> Phase after 5 yrs of 1<sup>st</sup> phase**

**AMOUNT (RS. IN LACS)**

1. Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, streetlights, horticulture etc. complete including operation and establishment charges as per HSVP norms after completion and resurfacing of roads after 10 years.

5.4125 acres @ Rs. 8.00 lacs  
per acre

= 43.30

2. Provision for resurfacing of roads after 1<sup>st</sup> 5 years of maintenance i.e. 50mm thick B.M. and 30mm premix carpet with mechanical paver with seal coat

~~4,334.00~~ sqm @ Rs 660/- Per Sqm  
4155

27.42  
= 28.60

3. Resurfacing of road after 10 years of maintenance by Providing 50mm thick BM with 30 mm thick premix carpet with seal coat with mechanical paver

~~4,334.00~~ sqm @ Rs 825/- Per Sqm  
4155

34.28  
= 35.75

TOTAL

105.5  
= 107.65

Add 3% PE and contingency charges

3.15  
= 3.229

Add 49% Departmental charges, price escalation unforeseen and administrator charges.

108.15  
= 54.331

Total

52.49  
161.16

Say

= 165.209  
165.21

**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

**Executive Engineer**  
**HSVP Division No:-1,**  
**FARIDABAD**

For KBM Real Estate Development (P) Ltd.

For D.G.HOMES PVT. LTD.

**Director**

**Director**

## HYDRAULIC DESIGN STATEMENT OF WATER SUPPLY (LOAD CALCULATION)

Providing Water Supply Scheme 5.4125 ACRES RESIDENTIAL PLOTTED COLONY SECTOR-63, FARIDABAD

| Sr.No. | Name of Pipe Line | No of Plots | Population @18 persons per plot | Water requirement @115 l/head /day in KLD | Water requirement for non-residential plots |                  |                            |                         | Total requirement in KLPD | Gross water requirement in gallons per day (Total) |
|--------|-------------------|-------------|---------------------------------|-------------------------------------------|---------------------------------------------|------------------|----------------------------|-------------------------|---------------------------|----------------------------------------------------|
|        |                   |             |                                 |                                           | Plot's area in acres                        | Type of building | Basis of water requirement | Gross water requirement |                           |                                                    |
| 1      | 2                 | 3           | 4                               | 5                                         | 6                                           | 7                | 8                          | 9                       | 10                        | 11                                                 |
| 1      | R-A               | -           | -                               | -                                         | -                                           | -                | -                          | -                       | -                         | -                                                  |
| 2      | A-B               | -           | -                               | -                                         | -                                           | -                | -                          | -                       | -                         | -                                                  |
| 3      | B-C               | 22          | 396                             | 45.54                                     | -                                           | -                | -                          | -                       | 45.54                     | 12030                                              |
| 4      | C-C1              | 2           | 36                              | 4.14                                      | Commercial 0.2165 Acres                     | 32KL/Acre        | 6.93 KL                    | 6.93 KL                 | 11.07                     | 2924                                               |
| 5      | A-D               | -           | -                               | -                                         | -                                           | -                | -                          | -                       | -                         | -                                                  |
| 6      | D-E               | 31          | 558                             | 64.17                                     | -                                           | -                | -                          | -                       | 64.17                     | 16951                                              |
| 7      | D-F               | -           | -                               | -                                         | -                                           | -                | -                          | -                       | -                         | -                                                  |
| 8      | F-G               | 20          | 360                             | 41.40                                     | -                                           | -                | -                          | -                       | 41.40                     | 10936                                              |
| 9      | F-H               | -           | -                               | -                                         | Community 0.5413 Acre                       | 28.75KL/Acre     | 15.56 KL                   | 15.56                   | 15.56                     | 4110                                               |
| 10     | H-H1              | 6           | 108                             | 12.42                                     | -                                           | -                | -                          | -                       | 12.42                     | 3281                                               |
| 11     | H-I               | 20          | 360                             | 41.40                                     | -                                           | -                | -                          | -                       | 41.40                     | 10936                                              |

**Ar. SAHIL PRUTHI**  
CA/2018/96260

For D.G.HOMES PVT. LTD.      For KBM Real Estate Development (P) Ltd.

Director

Director

## DESIGN STATEMENT

## Providing Water Supply Scheme 5.4125 ACRES RESIDENTIAL PLOTTED COLONY SECTOR-63, FARIDABAD

| S. No. | Name of line | Water load in gallons per day |        |        | 3 times water load in gallon per day | Designed water load in gallons per day | Size in mm | Length in m | Head loss per 1000m | Head loss in 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                     | 12     | 13     |                    |                           |
| 1      | 2            | 3                             | 4      | 5      | 6                                    | 7                                      | 8          | 9           | 10                  | 11                     | 12                      | 13     | 14     | 15                 |                           |
| 1      | R-A          | -                             | -      | -      | -                                    | 3,33,00000                             | 200        | 15.00       | -                   | -                      | 235.00                  | 234.77 | 199.80 | 36.17              |                           |
| 2.     | A-B          | -                             | -      | -      | -                                    | 3,33,00000                             | 200        | 32.00       | 0.94                | 0.02                   | 234.77                  | 233.24 | 199.80 | 34.64              |                           |
| 3      | B-C          | 12030                         | -      | 12030  | 36,090                               | 3,33,00000                             | 150        | 145.00      | 9.20                | 1.15                   | 233.24                  | 232.09 | 199.80 | 33.49              |                           |
| 4      | C-C1         | 2924                          | 12030  | 14,954 | 44,862                               | 3,33,00000                             | 100        | 45.00       | 9.20                | 0.50                   | 232.09                  | 231.59 | 199.80 | 32.99              |                           |
| 5      | A-D          | -                             | 14,954 | 14,954 | 44,862                               | 3,33,00000                             | 200        | 10.00       | 3.13                | 0.39                   | 231.59                  | 231.20 | 199.80 | 32.60              |                           |
| 6      | D-E          | 16951                         | 14,954 | 31,905 | 95,715                               | 3,33,00000                             | 150        | 136.00      | 4.35                | 0.22                   | 231.59                  | 231.37 | 199.80 | 32.77              |                           |
| 7      | D-F          | -                             | 31,905 | 31,905 | 95,715                               | 3,33,00000                             | 150        | 40.00       | 3.32                | 0.50                   | 231.37                  | 230.87 | 199.80 | 32.27              |                           |
| 8      | F-G          | 10936                         | 31,905 | 42,841 | 1,28,523                             | 3,33,00000                             | 100        | 68.00       | 2.06                | 0.08                   | 231.37                  | 231.29 | 199.80 | 32.69              |                           |
| 9      | F-H          | 4110                          | 42,841 | 46,951 | 1,40,853                             | 3,33,00000                             | 100        | 41.00       | 3.32                | 0.50                   | 231.29                  | 230.79 | 199.80 | 32.19              |                           |
| 10     | H-H1         | 3281                          | 46,951 | 50,232 | 1,50,696                             | 3,33,00000                             | 100        | 38.00       | 0.94                | 0.02                   | 231.29                  | 231.27 | 199.80 | 32.67              |                           |
| 11     | H-I          | 10936                         | 50,232 | 61,168 | 1,83,504                             | 3,33,00000                             | 100        | 68.00       | 4.35                | 0.22                   | 231.59                  | 231.37 | 199.80 | 32.77              |                           |

For KBM Real Estate Development (P) Ltd.

For D.G.HOMES PVT. LTD.

Director

Director

### SCHEDULE OF QUANTITIES

Providing Water Supply Scheme 5.4125 ACRES RESIDENTIAL PLOTTED COLONY  
SECTOR-63, FARIDABAD

| 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       | R-A               | -                             | -             | 15.00        | -        | -        | -        | -        | -        | -        | -                            |  |  |  |
| 2       | A-B               | -                             | -             | 32.00        | -        | -        | -        | -        | 1        | -        | -                            |  |  |  |
| 3       | B-C               | -                             | 145.00        | -            | -        | -        | -        | 1        | -        | -        | -                            |  |  |  |
| 4       | C-C1              | 45.00                         | -             | -            | -        | -        | 1        | -        | -        | -        | -                            |  |  |  |
| 5       | A-D               | -                             | -             | 10.00        | -        | -        | -        | -        | -        | -        | -                            |  |  |  |
| 6       | D-E               | -                             | 136.00        | -            | -        | -        | -        | 1        | -        | -        | -                            |  |  |  |
| 7       | D-F               | -                             | 40.00         | -            | -        | -        | -        | 1        | -        | -        | -                            |  |  |  |
| 8       | F-G               | 68.00                         | -             | -            | -        | -        | 1        | -        | -        | -        | -                            |  |  |  |
| 9       | F-H               | 41.00                         | -             | -            | -        | -        | -        | -        | -        | -        | -                            |  |  |  |
| 10      | H-H1              | 38.00                         | -             | -            | -        | -        | -        | -        | -        | -        | -                            |  |  |  |
| 11      | H-I               | 68.00                         | -             | -            | -        | -        | -        | -        | -        | -        | -                            |  |  |  |
|         | <b>TOTAL</b>      | <b>260.00</b>                 | <b>321.00</b> | <b>57.00</b> | <b>-</b> | <b>-</b> | <b>2</b> | <b>3</b> | <b>1</b> | <b>-</b> | <b>-</b>                     |  |  |  |
|         |                   |                               | <b>638.00</b> |              |          |          |          |          |          |          |                              |  |  |  |

**Ar. SAHIL PRUTHI**  
CA/2018/96260

For KBM Real Estate Development (P) Ltd.

For D.G.HOMES PVT. LTD.

Director

Director

**STATEMENT FOR CALCULATION OF SEWERAGE LOAD**  
**PROVIDING SEWERAGE SCHEME 5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**SECTOR-63, FARIDABAD**

| S. No. | Name of Line | Water Requirement of plots |                              |                                     | Demand of non-residential areas |                            |                           | Total requirement in KLPD | Quantity of Sewage@80% of Water Requirement in cusecs. |
|--------|--------------|----------------------------|------------------------------|-------------------------------------|---------------------------------|----------------------------|---------------------------|---------------------------|--------------------------------------------------------|
|        |              | No. of Plots               | Population @18 persons /plot | Water Requirement @155 LPCD in KLPD | Nature of building              | Basis of water Requirement | Gross Requirement in KLPD |                           |                                                        |
| 1      | A-B          | 19                         | 342                          | 53.01                               | -                               | -                          | -                         | 53.01                     | 0.0216                                                 |
| 2      | B1-B         | 7                          | 126                          | 19.53                               | -                               | -                          | -                         | 19.53                     | 0.0079                                                 |
| 3      | B-C          | -                          | -                            | -                                   | Community 0.5413 Acre           | 28.75KL/Acre               | 15.56 KL                  | 15.56                     | 0.0063                                                 |
| 4      | D-C          | 20                         | 360                          | 55.80                               | -                               | -                          | -                         | 55.80                     | 0.0228                                                 |
| 5      | C-E          | -                          | -                            | -                                   | -                               | -                          | -                         | -                         | -                                                      |
| 6      | E-F          | 31                         | 558                          | 86.49                               | -                               | -                          | -                         | 86.49                     | 0.0353                                                 |
| 7      | F-G          | -                          | -                            | -                                   | -                               | -                          | -                         | -                         | -                                                      |
| 8      | G1-G         | 2                          | 36                           | 5.58                                | Commercial 0.2165Acres          | 32KL/Acre                  | 6.93 KL                   | 12.51                     | 0.0051                                                 |
| 9      | G-H          | 22                         | 396                          | 61.38                               | -                               | -                          | -                         | 61.38                     | 0.0250                                                 |
| 10     | H-R (STP)    | -                          | -                            | -                                   | -                               | -                          | -                         | -                         | -                                                      |

For KBM Real Estate Development (P) Ltd.

For D G.HOMES PVT. LTD.

*Amir Khan*  
Director

Director

**DESIGN STATEMENT**  
**PROVIDING SEWERAGE SCHEME 5.4125 ACRES RESIDENTIAL PLOTTED COLONY**  
**SECTOR-63, FARIDABAD**

| S. No. | Name of Line | Sewage Load in cusecs |        |        | 3 times Sewage Load in cusecs | Design 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      | A-B          | 0.0216                | -      | 0.0216 | 0.0648                        | 0.47                       | 200        | 64.00       | 200        | 0.82              | 0.32      | 198.06               | 198.04 | 197.06            | 196.74 | 1.00       | 1.32 | 1.16           |
| 2      | B1-B         | 0.0079                | -      | 0.0079 | 0.0237                        | 0.47                       | 200        | 42.00       | 200        | 0.82              | 0.21      | 198.10               | 198.04 | 197.10            | 196.89 | 1.00       | 1.21 | 1.11           |
| 3      | B-C          | 0.0063                | 0.0295 | 0.0358 | 0.1074                        | 0.47                       | 200        | 41.00       | 200        | 0.82              | 0.21      | 198.04               | 197.99 | 196.74            | 196.53 | 1.32       | 1.53 | 1.43           |
| 4      | D-C          | 0.0228                | 0.0358 | 0.0586 | 0.1758                        | 0.47                       | 200        | 64.00       | 200        | 0.82              | 0.32      | 198.02               | 197.99 | 197.02            | 196.70 | 1.00       | 1.32 | 1.16           |
| 5      | C-E          | -                     | 0.0586 | 0.0586 | 0.1758                        | 0.47                       | 250        | 40.00       | 200        | 0.82              | 0.20      | 197.99               | 197.95 | 196.53            | 196.33 | 1.53       | 1.73 | 1.63           |
| 6      | E-F          | 0.0353                | 0.0586 | 0.0939 | 0.2817                        | 0.47                       | 250        | 135.00      | 200        | 0.82              | 0.68      | 197.95               | 197.90 | 196.33            | 195.65 | 1.73       | 2.41 | 2.07           |
| 7      | F-G          | -                     | 0.0939 | 0.0939 | 0.2817                        | 0.47                       | 250        | 40.00       | 200        | 0.82              | 0.20      | 197.90               | 197.85 | 195.65            | 195.45 | 2.41       | 2.61 | 2.51           |
| 8      | G1-G         | 0.0051                | 0.0939 | 0.099  | 0.297                         | 0.47                       | 200        | 50.00       | 200        | 0.82              | 0.25      | 197.81               | 197.85 | 196.81            | 196.56 | 1.00       | 1.25 | 1.13           |
| 9      | G-H          | 0.0250                | 0.099  | 0.124  | 0.372                         | 0.47                       | 250        | 107.00      | 200        | 0.82              | 0.54      | 197.85               | 197.88 | 195.45            | 194.91 | 2.61       | 3.15 | 2.88           |
| 10     | H-R (STP)    | -                     | 0.124  | 0.124  | 0.372                         | 0.47                       | 300        | 15.00       | 200        | 0.82              | 0.08      | 197.88               | 197.88 | 194.91            | 194.83 | 3.15       | 3.23 | 3.19           |

**Ar. SAHIL PRUTHI**  
**CA/2018/96260**

For KBM Real Estate Development (P) Ltd.

For D.G.HOMES PVT. LTD.

Director

Director

### Schedule of Quantities of S.W. Pipes

PROVIDING SEWERAGE SCHEME 5.4125 ACRES RESIDENTIAL PLOTTED COLONY  
SECTOR-63, FARIDABAD

| S.No | Name of Line | Dia of pipe in mm and Length in meters |               |              |       |       |       |       |
|------|--------------|----------------------------------------|---------------|--------------|-------|-------|-------|-------|
|      |              | 200mm                                  | 250mm         | 300mm        | 350mm | 400mm | 540mm | 500mm |
| 1    | A-B          | 64.00                                  | -             | -            | -     | -     | -     | -     |
| 2    | B1-B         | 42.00                                  | -             | -            | -     | -     | -     | -     |
| 3    | B-C          | 41.00                                  | -             | -            | -     | -     | -     | -     |
| 4    | D-C          | 64.00                                  | -             | -            | -     | -     | -     | -     |
| 5    | C-E          | -                                      | 40.00         | -            | -     | -     | -     | -     |
| 6    | E-F          | -                                      | 135.00        | -            | -     | -     | -     | -     |
| 7    | F-G          | -                                      | 40.00         | -            | -     | -     | -     | -     |
| 8    | G1-G         | 50.00                                  | -             | -            | -     | -     | -     | -     |
| 9    | G-H          | -                                      | 107.00        | -            | -     | -     | -     | -     |
| 10   | H-R(STP)     | -                                      | -             | 15.00        | -     | -     | -     | -     |
|      | <b>TOTAL</b> | <b>261.00</b>                          | <b>322.00</b> | <b>15.00</b> |       |       |       |       |
|      | <b>TOTAL</b> |                                        | <b>598.00</b> |              |       |       |       |       |

For KBM Real Estate Development (P) Ltd.

*Anil Kumar*  
Director

For D.G.HOMES PVT. LTD.

*[Signature]*  
Director

**DESIGN STATEMENT**  
**PROVIDING STORM WATER DRAINAGE SCHEME 54125 ACRES RESIDENTIAL PLOTTED COLONY**  
**SECTOR-63, FARIDABAD**

| S. No. | Name of Line | Area in Acres |        |       | Discharges in cusecs @ 1/4 rainfall intensity | Designed Discharge in cusecs | Size in mm | Length in mtr | Slope 1 in | Velocity in m/sec | Fall in m | Ground Levels in mtr |        | Invert level in m |        | Depth in mtr |      | Avg depth in mtr |
|--------|--------------|---------------|--------|-------|-----------------------------------------------|------------------------------|------------|---------------|------------|-------------------|-----------|----------------------|--------|-------------------|--------|--------------|------|------------------|
|        |              | Self          | Branch | Total |                                               |                              |            |               |            |                   |           | U/E                  | L/E    | U/E               | L/E    | U/E          | L/E  |                  |
| 1      | A-B          | 1.82          | -      | 1.82  | 0.45                                          | 3.52                         | 400        | 68.00         | 560        | 0.77              | 0.12      | 198.06               | 198.04 | 197.06            | 196.94 | 1.00         | 1.12 | 1.06             |
| 2      | B1-B         | 1.63          | 1.82   | 3.45  | 0.86                                          | 3.52                         | 400        | 38.00         | 560        | 0.77              | 0.07      | 198.10               | 198.04 | 197.10            | 197.03 | 1.00         | 1.07 | 1.04             |
| 3      | B-C          | 0.12          | 3.45   | 3.57  | 0.89                                          | 3.52                         | 400        | 41.00         | 560        | 0.77              | 0.07      | 198.04               | 197.99 | 196.94            | 196.87 | 1.12         | 1.19 | 1.16             |
| 4      | D-C          | 2.51          | -      | 2.51  | 0.63                                          | 3.52                         | 400        | 68.00         | 560        | 0.77              | 0.12      | 198.02               | 197.99 | 197.02            | 196.90 | 1.00         | 1.12 | 1.06             |
| 5      | C-E (RWH)    | 0.12          | 6.08   | 6.20  | 1.55                                          | 3.52                         | 400        | 20.00         | 560        | 0.77              | 0.04      | 197.99               | 197.99 | 196.87            | 196.83 | 1.19         | 1.23 | 1.21             |
| 6      | E-F          | 1.71          | -      | 1.71  | 0.43                                          | 3.52                         | 400        | 62.00         | 560        | 0.77              | 0.11      | 197.99               | 197.93 | 196.83            | 196.72 | 1.23         | 1.34 | 1.29             |
| 7      | G-F          | 0.97          | 7.91   | 8.88  | 2.22                                          | 3.52                         | 400        | 101.00        | 560        | 0.77              | 0.18      | 197.90               | 197.93 | 196.90            | 196.72 | 1.00         | 1.18 | 1.09             |
| 8      | F-H (RWH)    | 1.49          | -      | 1.49  | 0.37                                          | 3.52                         | 400        | 10.00         | 560        | 0.77              | 0.02      | 197.93               | 197.91 | 196.72            | 196.70 | 1.34         | 1.36 | 1.35             |
| 9      | I-J          | 0.09          | 10.37  | 10.46 | 2.62                                          | 3.52                         | 400        | 45.00         | 560        | 0.77              | 0.08      | 197.81               | 197.85 | 196.81            | 196.73 | 1.00         | 1.08 | 1.04             |
| 10     | J-K          | 1.44          | 10.46  | 11.90 | 2.98                                          | 3.52                         | 400        | 86.00         | 560        | 0.77              | 0.15      | 197.85               | 197.88 | 196.73            | 196.58 | 1.08         | 1.23 | 1.16             |
| 11     | L1-L         | 0.45          | 11.9   | 12.45 | 3.11                                          | 3.52                         | 400        | 24.00         | 560        | 0.77              | 0.05      | 197.94               | 197.92 | 196.94            | 196.89 | 1.00         | 1.05 | 1.03             |
| 12     | L-K          | 2.51          | -      | 2.51  | 0.63                                          | 3.52                         | 400        | 49.00         | 560        | 0.77              | 0.09      | 197.92               | 197.88 | 196.89            | 196.80 | 1.05         | 1.14 | 1.10             |
| 13     | K-M          | 0.12          | 6.08   | 6.20  | 1.55                                          | 3.52                         | 400        | 20.00         | 560        | 0.77              | 0.04      | 197.88               | 197.88 | 196.58            | 196.54 | 1.23         | 1.27 | 1.25             |
| 14     | H-M          | 1.71          | -      | 1.71  | 0.43                                          | 3.52                         | 400        | 50.00         | 560        | 0.77              | 0.09      | 197.91               | 197.88 | 196.70            | 196.61 | 1.36         | 1.45 | 1.41             |
| 15     | M-N (RWH)    | 0.97          | 7.91   | 8.88  | 2.22                                          | 3.52                         | 400        | 10.00         | 560        | 0.77              | 0.02      | 197.88               | 197.88 | 196.54            | 196.52 | 1.27         | 1.29 | 1.28             |

For KBM Real Estate Development (P) Ltd.

For D.G.HOMES PVT. LTD.

Director

Director

| Schedule of Quantities of R.C.C. Pipes                       |              |                                        |       |       |       |       |       |   |   |
|--------------------------------------------------------------|--------------|----------------------------------------|-------|-------|-------|-------|-------|---|---|
| PROVIDING STORM WATER DRAINAGE SCHEME                        |              |                                        |       |       |       |       |       |   |   |
| 5.4125 ACRES RESIDENTIAL PLOTTED COLONY SECTOR-63, FARIDABAD |              |                                        |       |       |       |       |       |   |   |
| S.No                                                         | Name of Line | Dia of pipe in mm and Length in meters |       |       |       |       |       |   |   |
|                                                              |              | 400mm                                  | 500mm | 550mm | 600mm | 800mm | 900mm |   |   |
| 1                                                            | A-B          | 68.00                                  | -     | -     | -     | -     | -     | - | - |
| 2                                                            | B1-B         | 38.00                                  | -     | -     | -     | -     | -     | - | - |
| 3                                                            | B-C          | 41.00                                  | -     | -     | -     | -     | -     | - | - |
| 4                                                            | D-C          | 68.00                                  | -     | -     | -     | -     | -     | - | - |
| 5                                                            | C-E(RWH)     | 20.00                                  | -     | -     | -     | -     | -     | - | - |
| 6                                                            | E-F          | 62.00                                  | -     | -     | -     | -     | -     | - | - |
| 7                                                            | G-F          | 101.00                                 | -     | -     | -     | -     | -     | - | - |
| 8                                                            | F-H(RWH)     | 10.00                                  | -     | -     | -     | -     | -     | - | - |
| 9                                                            | I-J          | 45.00                                  | -     | -     | -     | -     | -     | - | - |
| 10                                                           | J-K          | 86.00                                  | -     | -     | -     | -     | -     | - | - |
| 11                                                           | L1-L         | 24.00                                  | -     | -     | -     | -     | -     | - | - |
| 12                                                           | L-K          | 49.00                                  | -     | -     | -     | -     | -     | - | - |
| 13                                                           | K-M          | 20.00                                  | -     | -     | -     | -     | -     | - | - |
| 14                                                           | H-M          | 50.00                                  | -     | -     | -     | -     | -     | - | - |
| 15                                                           | M-N(RWH)     | 10.00                                  | -     | -     | -     | -     | -     | - | - |
|                                                              | <b>TOTAL</b> | <b>692.00</b>                          |       |       |       |       |       |   |   |

Ar. SAHIL PRUTHI  
CA/2018/96260

For D.G.HOMES PVT. LTD.

or KBM Real Estate Development (P) Ltd.

Director

Director

Checked subject to Comments  
In forwarding letter No. 12-8869  
Dated 02/06/2023 and notes  
attached with the estimate.

Superintending Engineer (HQ)  
for Chief Engineer-1  
HSVP, Faridabad  
Ar. SAHIL PRUTHI  
CA/2018/96260

## FLUSHING SCHEME

### LEGENDS

|                                             |   |
|---------------------------------------------|---|
| TUBE WELL                                   | ○ |
| DOMESTIC WATER LINE                         | — |
| FLUSHING CUM IRRIGATION PIPE LINE           | — |
| RISING MAIN FROM H.U.D.A. WATER SUPPLY      | — |
| RISING MAIN FROM TUBE WELL                  | — |
| SLUICE VALVE/ SCOUR (PREFERABLE @ 30 M C/C) | ⊗ |
| FIRE HYDRANT (PREFERABLE @ 30 M C/C)        | ⊕ |
| SCOUR TAP                                   | ⊥ |

## FLUSHING CUM IRRIGATION

| S.NO                 | Name Of Line | Size in mm | Length in m |
|----------------------|--------------|------------|-------------|
| 1                    | R'-A'        | 100        | 10.00       |
| 2                    | A'-B'        | 100        | 150.00      |
| 3                    | B'-B1'       | 80         | 50.00       |
| 4                    | A'-C'        | 100        | 25.00       |
| 5                    | C'-D'        | 100        | 131.00      |
| 6                    | C'-E'        | 100        | 40.00       |
| 7                    | E'-F'        | 80         | 64.00       |
| 8                    | E'-G'        | 80         | 41.00       |
| 9                    | G'-G1'       | 80         | 42.00       |
| 10                   | G'-H'        | 80         | 64.00       |
| TOTAL 1000 HDPE PIPE |              |            | 356.00      |
| TOTAL 1800 HDPE PIPE |              |            | 261.00      |

To be read with Licence No. 78 of 2023 Dated 10/06/23

That this Layout plan for an area measuring 5.4125 acres (Drawing no. DGTCP/135 dated 11.04.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by KBM Real Estate Development Pvt. Ltd. and D.G. Homes Pvt. Ltd. in the revenue estate of village-UNCHAGAON, Sector-63, Faridabad is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced 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 licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the 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.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode Lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

For KBM Real Estate Development (P) Ltd.

(PANKAJ CHAUHAN)  
DTP (HQ)

(VIJENDER SINGH)  
STP (HQ)

(P.P. SINGH)  
STP (HR)

(T.L. SATYAPRAKASH, IAS)  
DGTCP (HR)

(NARINDER KUMAR)  
JD (HQ)

(OM PARKASH)  
DTP

For D.G.HOMES PVT. LTD.

Director

Director  
Town & Country Planning  
Haryana, Chandigarh

## AREA STATEMENT :

| DESCRIPTION               | AREA IN  | AREA IN | AREA ACHIEVED | AREA PERMISSIBLE            |
|---------------------------|----------|---------|---------------|-----------------------------|
|                           | SQ.METER | ACRES   |               |                             |
| TOTAL AREA OF THE SCHEME  | 21903.57 | 5.4125  | —             | 65%                         |
| A - AREA UNDER PLOTS      | 10350.53 | 2.558   | 47.26%        | ACHIEVED<br>(A+B)<br>51.26% |
| B - AREA UNDER COMMERCIAL | 876.14   | 0.2165  | 4.00 %        |                             |
| TOTAL PLOTS               | 101      |         |               |                             |

## DETAIL OF PLOTS

| TYPE OF PLOTS | DIMENSION OF PLOTS IN SQ.M. |       | AREA OF PLOTS IN SQ.M. | NO OF PLOTS | AREA UNDER PLOTS |
|---------------|-----------------------------|-------|------------------------|-------------|------------------|
|               | W                           | D     |                        |             |                  |
| A             | 6.49                        | 23.00 | 149.27                 | 2           | 298.54           |
| B             | 6.85                        | 15.62 | 107.00                 | 33          | 3530.90          |
| C             | 6.65                        | 15.61 | 103.81                 | 10          | 1038.07          |
| D             | 6.30                        | 15.61 | 98.34                  | 20          | 1966.86          |
| E             | 6.30                        | 16.10 | 101.43                 | 20          | 2028.60          |
| F             | 8.24                        | 14.65 | 120.72                 | 1           | 120.72           |
| G             | 6.22                        | 14.65 | 91.12                  | 15          | 1366.85          |
| TOTAL         |                             |       |                        | 101         | 10350.53         |

TOTAL AREA UNDER PLOTS = 2.558 ACS.

## DETAIL OF GREEN

|                | AREA IN SQ.MTR. | AREA IN ACS. | AREA PROVIDE | AREA REQUIRED  |
|----------------|-----------------|--------------|--------------|----------------|
| GREEN-I        | 1658.20         | 0.40975      | 7.57 %       | (1642.77 sqm.) |
| STP MUMTY AREA | 15.43           |              |              |                |

0.5413 acres Land Reserved For Community Facilities for Transfer to Government.

| TOTAL PLOTS | PERSON PER PLOTS | TOTAL DENSITY | PERCENTAGE PER ACRES                              |
|-------------|------------------|---------------|---------------------------------------------------|
| 101         | 18               | 1818.00       | 1818.00 / 5.4125 = 335.89 PPA<br>SAY = 336.00 PPA |

Seema Rani  
SEEMA RANI  
CA/2015/72259

## ARCHITECT SIGNATURE

CLIENT-I **M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD.**

ADDRESS:-  
A-20, MOLAR BAND EXTENSION, 60 FEET ROAD, BADARPUR  
NEW DELHI-110044.

For KBM Real Estate Development (P) Ltd.

Director

## AUTHORIZED SIGNATORY

CLIENT-II **M/S D G HOMES PVT. LTD.**

ADDRESS:-  
M-27, GREATER KAILASH-II, 60 MARKET, DELHI-48.

For D.G.HOMES PVT. LTD.

Director

Executive Engineer,  
HSVP, Division No.1,  
Faridabad

## AUTHORIZED SIGNATORY

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PL. UNDER (DDJAY) AT SECTOR-63, AREA MEASURING 5.4125 ACS. IN VILLAGE UNCHAGAON, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:800 DATE:-MAR-2023 DESIGN BY:-PANKAJ KAPOOR  
M-8800093157

# WATER SUPPLY SCHEME

## LEGENDS

|                                             |      |
|---------------------------------------------|------|
| TUBE WELL                                   | ○    |
| DOMESTIC WATER LINE                         | —    |
| FLUSHING CUM IRRIGATION PIPE LINE           | —    |
| RISING MAIN FROM H.U.D.A WATER SUPPLY       | —    |
| RISING MAIN FROM TUBE WELL                  | —    |
| SLUICE VALVE/ SCOUR (PREFERABLE @ 30 M C/C) | 60 X |
| FIRE HYDRANT (PREFERABLE @ 30 M C/C)        | 13 H |
| SCOUR TAP                                   | T    |

Checked subject to Comm. In forwarding letter No. 125589 Dt. 02/06/2023, and notes attached with this estimate.

Supervising Engineer (HQ) for Chief Engineer, HSWR, Faridabad.

Ar. SAHIL PRUTHI  
CA/2018/96260

Ar. SAHIL PRUTHI  
CA/2018/96260

# DOMESTIC WATER LINE

| S.NO  | Name Of Line | Size in mm    | Length in m |
|-------|--------------|---------------|-------------|
| 1     | R-A          | 200           | 15.00       |
| 2     | A-B          | 200           | 32.00       |
| 3     | B-C          | 150           | 145.00      |
| 4     | C-C1         | 100           | 45.00       |
| 5     | A-D          | 200           | 10.00       |
| 6     | D-E          | 150           | 136.00      |
| 7     | D-F          | 150           | 40.00       |
| 8     | F-G          | 100           | 68.00       |
| 9     | F-H          | 100           | 41.00       |
| 10    | H-H1         | 100           | 38.00       |
| 11    | H-I          | 100           | 68.00       |
| TOTAL |              | 1000 D.I PIPE | 260.00      |
|       |              | 1500 D.I PIPE | 321.00      |
|       |              | 2000 D.I PIPE | 57.00       |

## AREA STATEMENT :

| DESCRIPTION               | AREA IN   | AREA IN | AREA ACHIEVED | AREA PERMISSIBLE            |
|---------------------------|-----------|---------|---------------|-----------------------------|
|                           | SQ. METER | ACRES   |               |                             |
| TOTAL AREA OF THE SCHEME  | 21903.57  | 5.4125  | —             | 65%                         |
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| TOTAL PLOTS               | 101       |         |               |                             |

## DETAIL OF PLOTS

| T'PE OF<br>ILOTS | DIMENSION OF<br>PLOTS IN SQM. |       | AREA OF<br>PLOTS IN SQM. | NO OF<br>PLOTS | AREA UNDER<br>PLOTS |
|------------------|-------------------------------|-------|--------------------------|----------------|---------------------|
|                  | W                             | D     |                          |                |                     |
| A                | 6.49                          | 23.00 | 149.27                   | 2              | 298.54              |
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| TOTAL.           |                               |       |                          | 101            | 10350.53            |

TOTAL AREA UNDER PLOTS = 2.558 ACS.

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0.5413 acres Land Reserved For Community Facilities for Transfer to Government.

| TOTAL PLOTS      | PERSON PER PLOTS | TOTAL DENSITY | PERCENTAGE PER ACRES          |
|------------------|------------------|---------------|-------------------------------|
| 101              | 18               | 1818.00       | 1818.00 / 5.4125 = 335.89 PPA |
| SAY = 336.00 PPA |                  |               |                               |

Seema Rani  
SEEMA RANI  
CA/2015/72259

## ARCHITECT SIGNATURE

CLIENT-I **M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD.**

ADDRESS:-  
A-20, MOLAR BAND EXTENSION, 60 FEET ROAD, BADARPUR NEW DELHI-110044.

For KBM Real Estate Development (P) Ltd.

Amir Kumar  
Director

## AUTHORIZED SIGNATORY

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Director

Executive Engineer,  
HSVP, Division No.-1,  
Faridabad

## AUTHORIZED SIGNATORY

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL UNDER (DDJAY) AT SECTOR-63, AREA MEASURD BY HSWP Circle, Faridabad IN VILLAGE UNCHAGAON, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:800 DATE:-MAR-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157

- To be read with Licence No. 78 of 2023 Dated 10/06/23
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  - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
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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.

For KBM Real Estate Development (P) Ltd.

Amir Kumar  
Director  
(PARVEEN CHAUHAN)  
DTP (HQ)

(VJENDER SINGH)  
STP (HQ)

(P.P. SINGH)  
GPP (HR)

(T.L. SATYAPRAKASH, IAS)  
DGTCP (HR)

(NARINDER KUMAR)  
JD (HQ)

(OM PARKASH)  
DTP

For D.G.HOMES PVT. LTD.

Director

Director  
Town & Country Planning  
Haryana, Chandigarh

| ROAD PLAN                  |        |
|----------------------------|--------|
| LEGENDS                    |        |
| ROAD NAMES                 | R1     |
| ROAD FORMATION LEVEL, IN M | 198.10 |

SECTOR-63

WEST

60  
13

SOUTH

24 M WIDE ROAD

115.12

R1

198.10

F.L.-197.81  
G.L.-197.10

3/2

COMMERCIAL  
876.14 sqm.

A-2

F.L.-197.85  
G.L.-197.10

R2

F.L.-197.90  
G.L.-197.10

R3

F.L.-198.02  
G.L.-197.10

R4

F.L.-198.06  
G.L.-197.10

R5

F.L.-198.04  
G.L.-197.10

R6

F.L.-198.10  
G.L.-197.10

R7

F.L.-198.10  
G.L.-197.10

R1

R2

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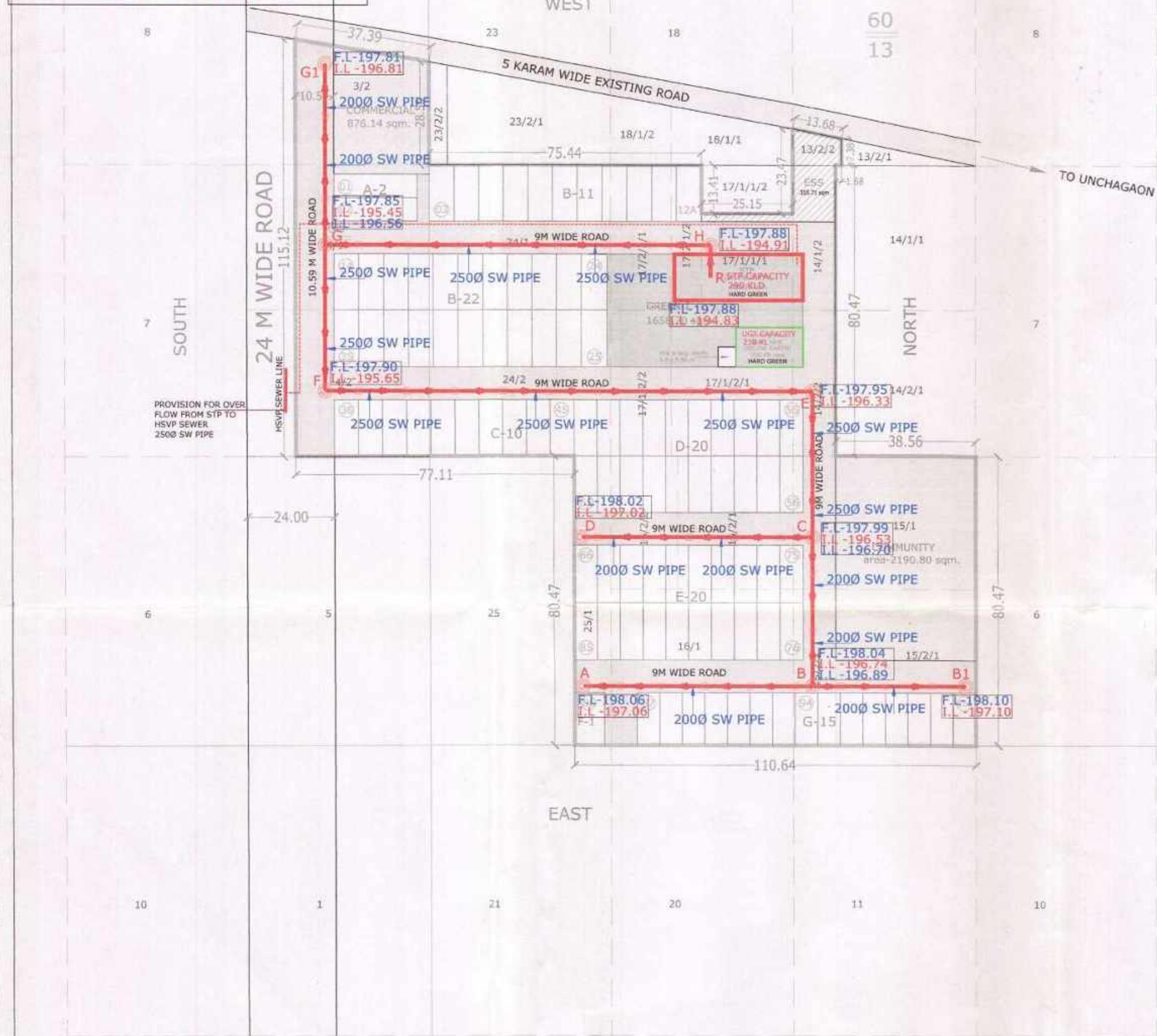
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| SEWORAGE SCHEME                              |        |
|----------------------------------------------|--------|
| LEGENDS                                      |        |
| MAN HOLE                                     |        |
| SEWER LINE                                   |        |
| OVER-FLOW FROM STP LINE                      |        |
| ROAD FORMATION LEVEL                         | 198.10 |
| INVERT LEVEL                                 | 194.83 |
| NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M |        |



Checked subject to Comments  
In forwarding letter No. 1235-89  
21/06/2023 and notes  
attached with the estimate

Ar. SAHIL PRUTHI  
CA/2018/96260

| SEWORAGE LINE |              |            |             |            |
|---------------|--------------|------------|-------------|------------|
| S.NO          | Name Of Line | Size in mm | Length in m | Slope in m |
| 1             | A-B          | 200        | 64.00       | 200        |
| 2             | B1-B         | 200        | 42.00       | 200        |
| 3             | B-C          | 200        | 41.00       | 200        |
| 4             | D-C          | 200        | 64.00       | 200        |
| 5             | C-E          | 250        | 40.00       | 200        |
| 6             | E-F          | 250        | 135.00      | 200        |
| 7             | F-G          | 250        | 40.00       | 200        |
| 8             | G1-G         | 200        | 50.00       | 200        |
| 9             | G-H          | 250        | 107.00      | 200        |
| 10            | H-R(STP)     | 300        | 15.00       | 200        |
| TOTAL 200Ø    |              |            | 261.00      |            |
| TOTAL 250Ø    |              |            | 322.00      |            |
| TOTAL 300Ø    |              |            | 15.00       |            |
| TOTAL         |              |            | 598.00      |            |

To be read with Licence No. 78 of 2023 Dated 10/4/23.

That this Layout plan for an area measuring 5.4125 acres (Drawing no. DGTCP/135 dated 11/04/23) comprised of 101 plots which is issued in respect of Affordable Residential Plotted Colony Under Deen Dayal Jan Awas Yojna being developed by KBM Real Estate Development Pvt. Ltd. and D.G. Homes Pvt. Ltd. in the revenue estate of village-Unchagaon, Sector-63, Faridabad is hereby approved subject to the following conditions:-

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- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced 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 the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

For KBM Real Estate Development (P) Ltd.

For D.G.HOMES PVT. LTD.

For D.G.HOMES PVT. LTD.

| AREA STATEMENT :          |           |         |               |                             |
|---------------------------|-----------|---------|---------------|-----------------------------|
| DESCRIPTION               | AREA IN   | AREA IN | AREA ACHIEVED | AREA PERMISSIBLE            |
|                           | SQ. METER | ACRES   |               |                             |
| TOTAL AREA OF THE SCHEME  | 21903.57  | 5.4125  | —             | 65%                         |
| A - AREA UNDER PLOTS      | 10350.53  | 2.558   | 47.26%        | ACHIEVED<br>(A+B)<br>51.26% |
| B - AREA UNDER COMMERCIAL | 876.14    | 0.2165  | 4.00 %        |                             |
| TOTAL PLOTS               | 101       |         |               |                             |

| DETAIL OF PLOTS |                            |                       |             |                  |
|-----------------|----------------------------|-----------------------|-------------|------------------|
| T'PE OF ILOTS   | DIMENSION OF PLOTS IN SQM. | AREA OF PLOTS IN SQM. | NO OF PLOTS | AREA UNDER PLOTS |
|                 | W D                        |                       |             |                  |
| A               | 6.49 23.00                 | 149.27                | 2           | 298.54           |
| B               | 6.85 15.62                 | 107.00                | 33          | 3530.90          |
| C               | 6.65 15.61                 | 103.81                | 10          | 1038.07          |
| D               | 6.30 15.61                 | 98.34                 | 20          | 1966.86          |
| E               | 6.30 16.10                 | 101.43                | 20          | 2028.60          |
| F               | 8.24 14.65                 | 120.72                | 1           | 120.72           |
| G               | 6.22 14.65                 | 91.12                 | 15          | 1366.85          |
| TOTAL           |                            |                       | 101         | 10350.53         |

| DETAIL OF GREEN |                |              |               |
|-----------------|----------------|--------------|---------------|
|                 | AREA IN SQMTR. | AREA IN ACS. | AREA PROVIDED |
| GREEN-I         | 1658.20        | 0.40975      | 7.57 %        |
| STP MUMTY AREA  | 15.43          |              |               |

0.5413 acres Land Reserved For Community Facilities for Transfer to Government.

| TOTAL PLOTS     | PERSON PER PLOTS | TOTAL DENSITY | PERCENTAGE PER ACRES          |
|-----------------|------------------|---------------|-------------------------------|
| 101             | 18               | 1818.00       | 1818.00 / 5.4125 = 335.89 PPA |
| SAY ~336.00 PPA |                  |               |                               |

Seema Rani  
SEEMA RANI  
CA/2015/72259

ARCHITECT SIGNATURE

CLIENT-I **M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD.**

ADDRESS:- A-20, MOLAR BAND EXTENSION, 60 FEET ROAD, BADARPUR NEW DELHI-110044.

For KBM Real Estate Development (P) Ltd.

Director

AUTHORIZED SIGNATORY

CLIENT-II **M/S D G HOMES PVT. LTD.**

ADDRESS:- M-27, GREATER KAILASH-II, 60 MARKET, DELHI-48

(For Service Plan Estimate only)

For D.G.HOMES PVT. LTD.

Director

Executive Engineer, HSVP, Division No.-1, Faridabad

AUTHORIZED SIGNATORY

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTS UNDER (DDJAY) AT SECTOR-63, AREA MEASURING 5.4125 ACS. IN VILLAGE UNCHAGAON, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:800 DATE:-MAR-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157

# STORM WATER SCHEME

## LEGENDS

|                      |        |
|----------------------|--------|
| MAN HOLE             |        |
| STORM WATER LINE     |        |
| ROAD FORMATION LEVEL | 198.10 |
| INVERT LEVEL         | 196.52 |

NOTE:- SPACING OF MANHOLES NOT TO EXCEED 30M

## SECTOR-63

Checked subject to Comments  
in forwarding letter No. 125887  
02/06/2023 and notes  
attached with the estimate

Supervising Engineer (HQ)  
for Chief Engineer-I  
HSVP, Faridabad  
Ar. SAHIL PRUTHI  
CA/2018/96260

## STORM WATER LINE

| S.NO  | Name Of Line | Size in mm | Length in m | Slope in m |
|-------|--------------|------------|-------------|------------|
| 1     | A-B          | 400        | 68.00       | 560        |
| 2     | B1-B         | 400        | 38.00       | 560        |
| 3     | B-C          | 400        | 41.00       | 560        |
| 4     | D-C          | 400        | 68.00       | 560        |
| 5     | C-E(RWH)     | 400        | 20.00       | 560        |
| 6     | E-F          | 400        | 62.00       | 560        |
| 7     | G-F          | 400        | 101.00      | 560        |
| 8     | F-H(RWH)     | 400        | 10.00       | 560        |
| 9     | I-J          | 400        | 45.00       | 560        |
| 10    | J-K          | 400        | 86.00       | 560        |
| 11    | L1-L         | 400        | 24.00       | 560        |
| 12    | L-K          | 400        | 49.00       | 560        |
| 13    | K-M          | 400        | 20.00       | 560        |
| 14    | H-M          | 400        | 50.00       | 560        |
| 15    | M-N(RWH)     | 400        | 10.00       | 560        |
| TOTAL |              |            | 692.00      |            |

## AREA STATEMENT :

| DESCRIPTION               | AREA IN  | AREA IN | AREA ACHIEVED | AREA PERMISSIBLE            |
|---------------------------|----------|---------|---------------|-----------------------------|
|                           | SQ.METER | ACRES   |               |                             |
| TOTAL AREA OF THE SCHEME  | 21903.57 | 5.4125  | —             | 65%                         |
| A - AREA UNDER PLOTS      | 10350.53 | 2.558   | 47.26%        | ACHIEVED<br>(A+B)<br>51.26% |
| B - AREA UNDER COMMERCIAL | 876.14   | 0.2165  | 4.00 %        |                             |
| TOTAL PLOTS               | 101      |         |               |                             |

## DETAIL OF PLOTS

| TPE OF PLOTS | DIMENSION OF PLOTS IN SQM. | AREA OF PLOTS IN SQM. | NO OF PLOTS | AREA UNDER PLOTS |
|--------------|----------------------------|-----------------------|-------------|------------------|
| W            | D                          |                       |             |                  |
| A            | 6.49                       | 23.00                 | 149.27      | 298.54           |
| B            | 6.85                       | 15.62                 | 107.00      | 3330.90          |
| C            | 6.65                       | 15.61                 | 103.81      | 1038.07          |
| D            | 6.30                       | 15.61                 | 98.34       | 1966.86          |
| E            | 6.30                       | 16.10                 | 101.43      | 2028.60          |
| F            | 8.24                       | 14.65                 | 120.72      | 120.72           |
| G            | 6.22                       | 14.65                 | 91.12       | 1366.85          |
| TOTAL        |                            |                       | 101         | 10350.53         |

TOTAL AREA UNDER PLOTS = 2.558 ACS.

## DETAIL OF GREEN

|                | AREA IN SQMTR. | AREA IN ACS. | AREA PROVIDED | AREA REQUIRED  |
|----------------|----------------|--------------|---------------|----------------|
| GREEN-1        | 1658.20        | 0.40975      | 7.57 %        | (1642.77 sqm.) |
| STP MUMTY AREA | 15.43          |              |               |                |

0.5413 acres Land Reserved For Community Facilities for Transfer to Government.

| TOTAL PLOTS | PERSON PER PLOTS | TOTAL DENSITY | PERCENTAGE PER ACRES                              |
|-------------|------------------|---------------|---------------------------------------------------|
| 101         | 18               | 1818.00       | 1818.00 / 5.4125 = 335.89 PPA<br>SAY = 336.00 PPA |

Seema Rani  
SEEMA RANI  
CA/2015/72259

## ARCHITECT SIGNATURE

CLIENT-I **M/S KBM REAL ESTATE DEVELOPMENT PVT. LTD.**

ADDRESS:-  
A-20, MOLAR BAND EXTENSION, 60 FEET ROAD, BADARPUR NEW DELHI-110044.

For KBM Real Estate Development (P) Ltd.

Amir Inayat  
Director

## AUTHORIZED SIGNATORY

CLIENT-II **M/S D G HOMES PVT. LTD.**

ADDRESS:-  
M-27, GREATER KAILASH-II, 60 MARKET, DELHI-48  
(For Service Plan Estimate only)

For D.G.HOMES PVT. LTD.

Director

Executive Engineer,  
HSVP, Division No.-1,  
Faridabad

## AUTHORIZED SIGNATORY

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTS UNDER (DDJAY) AT SECTOR-63, AREA MEASURING 5.4125 ACS. IN VILLAGE UNCHAGAON, DISTRICT-FARIDABAD, HARYANA.

SCALE :- 1:800 DATE:-MAR-2023 DESIGN BY:-PANKAJ KAPOOR M-8800093157

- To be read with Licence No. 78 of 2023 Dated 10/06/23
- That this Layout plan for an area measuring 5.4125 acres (Drawing no. DTCP/113 dated 11.04.23) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by KBM Real Estate Development Pvt. Ltd. and D.G. Homes Pvt. Ltd. in the revenue estate of village-UNCHAGAON, Sector-63, Faridabad is hereby approved subject to the following conditions:-
- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
  - That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
  - That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and from 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 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 metres or wider sector road if applicable.
  - All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the Haryana Urban 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 licence.
  - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
  - No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
  - Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
  - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(ii) of the Act No.8 of 1975.
  - That the odd site plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
  - That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that 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 rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
  - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
  - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
  - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

For KBM Real Estate Development (P) Ltd.

Amir Inayat  
Director

(PARVEEN CHAUHAN)  
DTP (HQ)

(VIJENDER SINGH)  
STP (HQ)

(P.P. SINGH)  
EPF (HR)

(T.L. SATYAPRAKASH, IAS)  
DTCP (HR)

For D.G.HOMES PVT. LTD.

Director

(NARINDER KUMAR)  
JD (HQ)

(ON PARKASH)  
DTP

Director  
Town & Country Planning  
Haryana, Chandigarh

# FARIDABAD

FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS, FARIDABAD, 2031 A.D.

UNDER SECTION 5(7) OF THE PUNJAB SCHEDULED ROADS & CONTROLLED AREAS, RESTRICTION OF UNREGULATED DEVELOPMENT ACT, 1961 (PUNJAB ACT NO. 41 OF 1961) AND SECTION 54(7) OF THE HARYANA MUNICIPAL CORPORATION ACT, 1984 (HARYANA ACT NO. 16 OF 1984)

## LEGEND

### EXISTING FEATURES

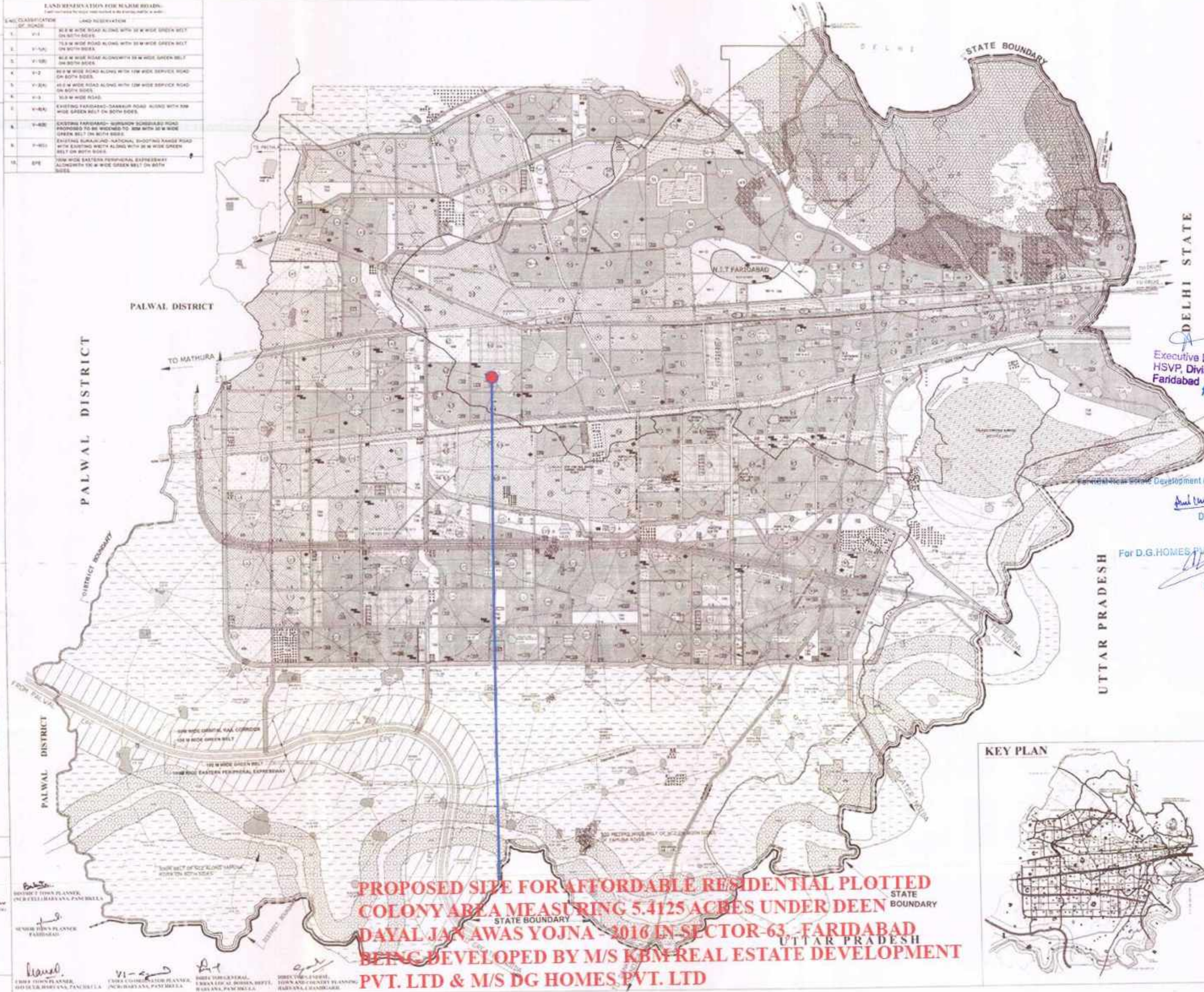
- STATE BOUNDARY
- CONTROLLED AREA BOUNDARY
- FARIDABAD MUNICIPAL CORPORATION BOUNDARY
- DISTRICT BOUNDARY
- REVENUE RASTA
- CANAL / NALLAH
- RAILWAY LINE
- VILLAGE ROAD
- DEFENCE LAND
- ROADS

### PROPOSALS:

- 100 RESIDENTIAL**
- 200 COMMERCIAL**
- 300 INDUSTRIAL**
- 400 TRANSPORT AND COMMUNICATION**
- 500 PUBLIC UTILITIES**
- 600 PUBLIC AND SEMI PUBLIC USES**
- 700 OPEN SPACES**
- 800 AGRICULTURAL ZONE**
- 900 SPECIAL ZONE (1)**
- 900 SPECIAL ZONE (2)**
- 1000 NATURAL CONSERVATION ZONE**
- 1100 MIXED LAND USE**
- EXPRESSWAY AMENITY ZONE (1 km)**

SCALE: 1:50,000  
 DRG. NO. D.F.P/180 2774/18 DT. 01-01-2018  
 PATWARI  
 JUNIOR ENGINEER  
 DRAWN BY  
 PLANNING ASSTT.  
 ASSTT. TOWN PLANNER  
 DISTRICT TOWN PLANNER  
 DEPTT. OF TOWN & COUNTRY PLG. HARYANA

| LAND CLASSIFICATION | LAND RESERVATION                                                                                                  |
|---------------------|-------------------------------------------------------------------------------------------------------------------|
| 1. V-1              | 30.0 M WIDE ROAD ALONG WITH 10 M WIDE GREEN BELT ON BOTH SIDES                                                    |
| 2. V-1A             | 75.0 M WIDE ROAD ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES                                                    |
| 3. V-1B             | 90.0 M WIDE ROAD ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES                                                    |
| 4. V-2              | 90.0 M WIDE ROAD ALONG WITH 10 M WIDE SERVICE ROAD ON BOTH SIDES                                                  |
| 5. V-3A             | 90.0 M WIDE ROAD ALONG WITH 10 M WIDE SERVICE ROAD ON BOTH SIDES                                                  |
| 6. V-3B             | 90.0 M WIDE ROAD                                                                                                  |
| 7. V-4A             | EXISTING FARIDABAD-SANBHAU ROAD ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES                                     |
| 8. V-4B             | EXISTING FARIDABAD-SANBHAU ROAD PROPOSED TO BE WIDENED TO 90 M WITH 30 M WIDE GREEN BELT ON BOTH SIDES            |
| 9. V-5A             | EXISTING SURAJMALI-NATIONAL SHOOTING RANGE ROAD WITH EXISTING WIDTH ALONG WITH 30 M WIDE GREEN BELT ON BOTH SIDES |
| 10. SFE             | 100 M WIDE EASTERN PERIPHERAL EXPRESSWAY ALONG WITH 10 M WIDE GREEN BELT ON BOTH SIDES                            |



**PROPOSED SITE FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY AREA MEASURING 5.4125 ACRES UNDER DEEN DAYAL JAWAS YOJNA - 2016 IN SECTOR-63, FARIDABAD BEING DEVELOPED BY M/S KEM REAL ESTATE DEVELOPMENT PVT. LTD & M/S DG HOMES PVT. LTD**

## KEY PLAN



Executive Engineer,  
 HSVP, Division No.-1,  
 Faridabad

Director

For D.G.HOMES PVT. LTD.  
 Director

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh  
Web site [tcpharyana.gov.in](http://tcpharyana.gov.in) - e-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)

Regd.

To

KBM Real Estate Development Pvt. Ltd.  
& D. G. Homes Pvt. Ltd.,  
House no. 5B, Block-I, Sector-10,  
DLF, Faridabad.

Memo No. LC-4900/PA(SK)/2025/45843 Dated: 03-12-2025

**Subject: Approval of Service Plan / Estimate in Licence No. 78 of 2023 dated 11.04.2023 granted for setting up of a Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 5.4125 acres in the revenue estate of Village Unchagaon, Sector-63, Faridabad - KBM Real Estate Development Pvt. Ltd. & D. G. Homes Pvt. Ltd.**

Please refer to the CE-I, HSVP, Panchkula memo dated 02.06.2023 on the above cited subject matter.

The revised Service Plan / Estimate in licence No. 78 of 2023 dated 11.04.2023 granted for setting up of a Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 5.4125 acres in the revenue estate of Village Unchagaon, Sector-63, Faridabad has been checked and corrected, wherever necessary by the Chief Engineer-I, HSVP and are hereby approved by the DTCP Haryana subject to the following terms and conditions: -

1. You will have to pay the proportionate cost of external development charges for setting up of Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, street lighting, horticulture etc. on gross acreage basis as and when determined by HSVP/Director. These charges are modifiable and modified charges will be binding upon you.
2. The maintenance charges for various services like water supply, sewerage, storm water drainage, Horticulture, roads, street lighting and resurfacing of roads etc. have been included in the estimate as per detail given in it and the total cost of maintenance charges are works out to **Rs. 161.14 lacs** as you are liable to maintain the estate developed by yourself as per norms as determined by the Govt. /Govt. agency.
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. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as **Annexure-A**, alongwith recommendation of HSVP dated 02.06.2023 **Annexure-B**.
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.

6. The appropriate provision for fire fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained by you from the Competent Authority before undertaking any construction. You will be responsible for fire safety arrangement.
7. You shall be fully responsible for making arrangement of disposal of sewerage and storm water drainage till such time these are made available by FMDA/HSVP/State Govt. and all link connections with the external system shall be made by you at your own cost. The owner will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services to be laid/laid by FMDA / HSVP / State Govt. in this area as per scheme.
8. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/storm water drainage of the colony by gravity with the master services. In case pumping is required the same will be provided by you.
9. Roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. Arrangement for seggration of first rain not to be entered into the system shall also be made by you.
10. The estimates do not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPN.
11. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural responsibility will entirely rest upon you.
12. In case some additional structures are required to be constructed and decided by HSVP at a later stage, the same will be binding upon you.
13. You will not make the connection with the master services i.e. water supply, sewerage and storm water drainage without getting its approval from the competent authority.
14. This estimate does not include the common services like water supply, storage tank on the top of the building blocks, lifts, ramps, fire fighting arrangements, plumbing etc. and will for part of the building works.
15. In case some additional structures are required to be constructed and decided by the Competent Authority at a later stage, the same will be binding upon you. Flow control valves will be installed preferably automatic type, on water supply connection with external water supply line.
16. You shall get the electrical service plan estimates approved from the concerned authority regarding power utility within a period of 60 days and submit the same in this office for approval.

17. You shall get the permission of competent Authority, before laying services through Panchayat/Government land, if any.
18. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

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

DA/as above.

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

Endst No LC-4900-PA (SK)-2025/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W-2)/SDE(F)/2023/123869 dated 02.06.2023 for information and necessary action please.

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