Directorate of Town & Country Planning, Haryana

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

Regd.

To

Nischay Housing Pvt. Ltd,
Flat No. 1004, 10th Floor,
Mercantile House, 15, K.G. Marg,
New Delhi-110001.

Memo No. LC-4542/JE (SB)/2024/ 37204 Dated: 29-11-24

Subject: **Request for approval of service plan/estimate in respect of Licence No. 101 of 2022 dated 25.07.2022 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 9.11875 acres in the revenue estate of village Partapgarh, Sector-41, District Kurukshetra.**

Reference: Chief Engineer-II, HSVP, Panchkula office memo no. 187734 dated 09.07.2024.

The Service Plan/Estimates in respect of Licence No. 101 of 2022 dated 25.07.2022 granted for setting up Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 9.11875 acres in the revenue estate of village Partapgarh, Sector-41, District Kurukshetra are hereby approved subject to the following terms & conditions: -

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-II, HSVP, Panchkula office memo dated 09.07.2024.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up of Affordable Residential Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under Rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED

lamps shall be provided to meet the requirement of HVPNL and as well environment.

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

Note (1):-

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

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

DA/As Above.

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

Endst. No LC-4542/JE(SB)/2024/ Dated:

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

1. The Chief Engineer-II, HSVP, Panchkula with reference to their office memo no. CE-II/HSVP/SE (HQ)/EE(M)/SDE(W-3)/2024/187734 dated 09.07.2024.
2. Senior Town Planner, Panchkula.
3. District Town Planner, Kurukshetra.

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

2

LC-4542

9.11875 ACRES SECTOR 41 KURUKSHETRA HARYANA

M/S BAHDURGARH TOWNSHIP PVT. LTD.

Licence has already been granted for by D.T.C.P bearing No. 8488 of 27/07/2022 to be read with License No.101 of 25/07/2022

SERVICE ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINGAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF 9.11875 ACRES RESIDENTIAL PLOTTED COLONY (DDJAY) IN SECTOR 41 KURUKSHETRA HARYANA

INDEX

Sr. No.	CONTENTS
1.	REPORT
2.	DESIGN CALCULATIONS
3	FINAL ABSTRACT OF COST
4.	WATER SUPPLY
5.	SEWERAGE
6.	STORM WATER DRAINAGE
7.	ROADS
8.	STREET LIGHTING
9.	HORTICULTURE
10.	MAINTENANCE CHARGES AND RESURFACING OF ROADS
11.	DESIGN DATA OF ROADS
12	DESIGN DATA OF WATER SUPPLY
13.	DESIGN DATA OF FLUSHING PIPE LINE
14	DESIGN DATA OF SEWERAGE
15.	DESIGN DATA OF STORM WATER DRAINAGE
16.	LAYOUT DRAWINGS

PROJECT REPORT/ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE INRESPECT OF 9.11875 ACRES RESIDENTIAL PLOTTED COLONY UNDER (DDJAY) IN SECTOR 41 KURUKSHETRA, Dis. HARYANA

REPORT

The Haryana Government has prepared a master plan for development of Residential/Industrial/Commercial urban estate KURUKSHETRA. M/S BAHDURGARH TOWNHIP PVT. LTD. has decided to develop a part of the area in this master plan and has named this part as 9.11875Acres Residential plotted colony. This colony is in sector – 41KURUKSHETRA of Haryana Shehri Vikas Pradhikaran, KURUKSHETRA. License has already been granted for by D.T.C.P bearing No. 8488 of 27/07/2022 to be read with License No.101 of 25/07/2022 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 the underground water table in this beh is stated to be good. However, still we shall resort to rainwater 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 the 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, KURUKSHETRA.

The developer has given the undertaking regarding water supply will be self arrangement till the sewerage provided by HSVP.

2 Design

The scheme has been designed for approved population of 3024 persons. 2262

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

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 45000 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 300 KL capacity.

250 KL 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

100.91
The distribution system for this development has been designed to supply @ 135.00 litre per head per day for drinking water and 60 litre per head per day for flushing @ 3 times the average rate 54.34
of flow on Hazen William formula. Necessary provision for laying100, 150 and 200 mmid DI K-7 9
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

proposed
Rising mains from HSVP water main or sector road to water works have also been proposed and provision has been made in this estimate. The lane will be laid as and where HVP provided Water supply in the sector.

7 Sewerage

The sewer lines have been designed for 3 times average DWF in relation to the watersupply demand assuming that 80% of the domestic water supply shall find its way into the proposed sewer.200, 250, 300&400 mm id SWP pipe sewers have been proposed and designed to run half full. Thesewers 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. The developer also gives the undertaking regarding sewage disposal will made by the developer it will the Services provided by the HSVP, The expenditure will borne by its Agency

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 rechargring 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. The type of Road taken as under. (i) Road No. 9 with 5.50M metal portion (ii) 13.41 M wide 7.00 Metal portion 24.0 M wide Road with 1M width Metal taken. The following specification taken.

(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 ~~978.82~~ 1047.08 998.55 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 ~~107.34~~ 114.86 109.50 lac which covers the provision of services like water supply, sewerage, stormwater drainage, roads, street lighting, and plantation including maintenance thereof.

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

Signature of Architect
SEEMA RANI
CA/2015/72259

9.11875ACRES RESIDENTIAL PLOTTED COLONY (DDJAY) (DDJAY) IN SECTOR 41 KURUKSHETRA, HARYANA

DESIGN CALCULATIONS

Daily Requirement

1. **Total No. of plots**

Total No. of Plots =126

Population per plot (@18.0) = ~~2268~~ persons 2268

Therefore population = 18.0x126

Water requirement for plots @ 155.25 litres/head/day =352107litres or 352.10 KL

155.25x2268

say. **355.00 KL**

2. **Add Requirement for Institutions etc.**

a. No of commercials = 1 No

Daily water requirement @ 32000 litre/Acre

Area of commercial = 0.320Acres

Therefore daily water requirement = 0.32 x 32000 = 10,240litres

= ~~11.50~~ **KL** 10.24

b. No of Community area= 1 no.

Daily water requirement@25000litre/acre =0.912073X~~225000~~ 25000 = ~~22,800~~ litters 22800

~~20.52~~ ~~23.00~~ **KL** 23.00

c. Misc. = 5,000 litres = **5.00 KL**

Total = ~~38.50~~ **KL** 38.24

3. **Area under Parks**

= 0.686acres

Therefore daily water requirement

25000 litre/Acre — =17,150Litres

0.686x 25000 — ~~17.50~~ **KL** 17·15

4. Area under roads out of ~~17.50~~ 9·11875 — =2.60acres

Therefore, daily water requirement — = 2.60 x5000 — = 13,000litres

For sweeping of roads — =13.00KL

Total daily requirement

a. For domestic use (1+2) — ~~=355.00+38.50~~ 352·10 + 38·24 — ~~=393.50KL~~ 390·34

b. Under parks & roads (3+4) — =17.50+13.00 — **=30.50KL** 15

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

9.11875 ACRES RESIDENTIAL PLOTTED COLONY (DDJAY) (DDJAY) IN SECTOR 41 KURUKSHETRA, HARYANA

TUBEWELL

Assuming working hours of tube well		=16
Assuming discharge/hour of each tube well		=22500 lit/hour
Total Water demand		=394.50KL
No. of tube wells Required for	394.50	=1.09NO
Total demand	22.50X 16	
Add 10%standby		=0.15
	Total	**=1.20**
	Say	**1 nos.**

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 head	=90.00 m
Average fall in is S.L.	=5.00 m
Depression head	=5.00 m
Friction Loss	= 5.00m
Total	=305.00m

$$B.H.P. = \frac{22500 \times 165}{60 \times 60 \times 75 \times 0.6} = 14.58$$

=15.00H.P.

Say

Daily requirement for use =394.50KL domestic

Flushing Demands-

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

Daily requirement for flushing use 0.35 X393.50 = 137.72KL Say 138 kl

Therefore Daily requirement for supply for drinking purposes 393.50–137.72 = 255.76 KL. Say 256.00

Boosting Machinery (portable/drinking water)

Assuming 8 hours running 1 pumps (with one stand by)

256.00 / 8 = 32.00KL

Discharge/hour = 533.33liter/m Say 550 liter/m

Head of Pump

i) Suction Lift 4m

ii) Friction Loss in mains & specials 6m

iii) Clear Head 27m

37m

say 40m

B.H.P. of Motor

550x40 / 60x75x0.6 = 8.14

Say 10.00 H.P.

Boosting Machinery (flushing)

Daily requirement of water supply for flushing = 138.00KL

Add requirement for Irrigation& sweeping of roads =30.00KL.

Total = 168.50KL

Assuming 8 hours running	168.00	1 = 168.50	=21.00L/HR
Pump (with one stand-by)		8	
discharge/hour			
			= 350.00ltr/m
Discharge per minute			= 350ltr/m
		say	
Head of Pump			
i)	Suction Lift	4m	
ii)	Friction Loss in main & specials	6m	
iii)	Clear Head	27m	
		37m	
Say		40m	
B.H.P. of Motor		350 x 40	=5.18
		60x75x0.6	
		Say	7.50 HP.

RATING OF GEN SET (BOOSTING)

Hoesting-(10.00+7.50)

Pump 2 no (Dom. & flushing)

	~~17.50 H.P.~~	17.50
Tubewell = 1 x ~~15~~ 25		= ~~15.00~~ 25.00 H.P
		~~32.50~~ 42.50 H.P.
Rating of genset		
~~32.50~~ 42.50 x .746 x 1.50		= ~~36.36~~ 47.56 KVA
Add 10% extra		~~3.64~~ 4.76 KVA
Lightening		=7.00KVA
Total		= ~~46.99~~ 59.32 KVA
Say		~~50.00~~ 60.00 KVA

UNDER STORAGE TANK (drinking water supply)

Daily requirement of domestic use	=393.50KL
including institutional demand	
Capacity of under ground tank taking storage	
125+33=58%) say 60 % of daily demand	=236.10KL.
=0.60x393.50	
SAY	=260.00KL.
Fire fighting 100 √2268/ 1000	=150KL
Take 1/3 for Storage =	=50
SAY	=50.00KL
Total	= 200+50=300

Hence it is proposed to provide underground tank of capacity 300 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	=138KL. 130.50 = 168.50 kl
Capacity of under ground tank taking storage (25+33=58%) say 60 % of daily demand = 168.50x 0.6	= 101.10 KL
SAY	= **100.00 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

CAPACITY OF S.T.P. = 0.80 X 393.50=314.80KLD

Add 5% Marginal Factor= 15.74KLD = 330.74 KLD

SAY =335.00 KLD

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

9.11875ACRES RESIDENTIAL PLOTTED COLONYSECTOR 41 KURUKSHETRA, HARYANA

FINAL ABSTRACT OF COST

		Amount (Rs. In Lacs)
SUB WORK NO. I	Water Supply	205.16 ~~203.07~~
SUB WORK NO. II	Sewerage	127.35 ~~124.22~~
SUB WORK NO. III	Storm Water Drainage	110.50 ~~98.60~~
SUB WORK NO. IV	Road and Footpath	345.21 ~~344.05~~
SUB WORK NO. V	Street Lighting	34.98
SUB WORK NO. VI	Horticulture Work	7.26 ~~6.97~~
SUB WORK NO. VII	Maintenance Charges including road maintenance of road for 10 years	268.07 ~~266.63~~
	TOTAL	998.55 ~~976.82~~

Development cost per acre (9.11875) is coming out to be ~~978.82~~ lac/9.11875= ~~469.39~~lakhs 109.50 / Acre

998.55

Say = ~~107.34~~ lakhs 109.50

Executive Engineer
HSVP Division,
AMBALA.

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory
AUTHORISED SIGNATORY

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

Superintending Engineer
HSVP Circle, KARNAL

Checked subject to Comments
In forwarding letter No. 18736
Dt. 05.07.2024 and notes
Attached with the estimate

Director
Town & Country Planning
Haryana, Chandigarh

9.11875 ACRES RESIDENTIAL PLOTTED COLONY (DDJAY) (DDJAY) IN SECTOR 41 KURUKSHETRA, HARYANA

ABSTRACT OF COST (WATER SUPPLY)

	Amount (Rs. In Lacs)
Sub Head No. 1 Head Works	89.78 43.74
Sub Head No. 2 Pumping Machinery	~~41.44~~
Sub Head No. 3 Distribution System (Drinking) & Rising main	~~45.07~~ 45.04
Sub Head No. 4 Distribution System (Flushing and irrigation)	~~27.79~~ ~~26.78~~ 26.60
	Rs 205.16
TOTAL	~~204.36~~ **203.07** Rs 205.16 lacs

C.O. to final abstract of cost

Seema Rani

Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

Sub Work-I

Sub Head No.I **Water Supply Head Works**

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY)9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

(Rs. In Lacs)

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. 2Nos. @7.50Lacs each	15.00
2. Constructing pump chambers as per standard design of PWD PH/HSVP @4.00Lacs(L.S)	4.00
3. Construction of boundary wall around the Tube-well site Water Works.	3.00
4. Provision of footpath hedges and lawns at tube-well(L.S.)	1.00
5. Construction of boosting chambers of suitable size along with underground tank of capacity 300 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 300 KL capacity incl.50 KL For firefighting in two compartments @5500 Per KL	16.50
iii) Flushing tank 100KL @ Rs. 5500/-	5.50
6. Provision for staff quarters for maintenance of the Scheme: = 1NO.350 SQ.FT. @7.50 LAC (L.S.)	7.50
	Say: 46.50

contd. page

7. Prov. for carriage of material (1.5%)		2.00
P.E& contingency charges @3%		58.50
		1.76
		=60.26
Department Charges escalation unforeseen and		
Administrative charges @ 49%		29.52
	Total	89.38
	SAY	89.38 Lac

Seema Rani

Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.

Authorised Signatory

Sub Work-I

Sub Head No.II **Water Supply Pumping Machinery**

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA, HARYANA developed byM/S BAHDURGARH TOWNHIP PVT. LTD.

(Rs. In Lacs)

1. Providing and installing electricity driven electro or Submisicible pumping sets capable of delivering about 22.50 KL water per hour against a total head of 305 M complete with motor and other accessories (45 B.H.P.) 2 Nos. @ Rs 2.00 lac each	3.00
2. Provision for diesel engine genset stand by arrangement (500 KVA) (L.S.)	~~2.50~~
3. Provision for cheap pressure type chlorination plant complete 1 Nos. @ Rs 1,00,000/-	1.00
4. Provision for making foundations and erection of pumping machinery (L.S.)	2.00
5. Provision for pipes, valves, and specials inside the pump Chamber	2.00
6. Provision for electric services connection including Electric fittings for tube wells chambers complete Including transformers L.S.	2.50
7. Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects (2X10.00+2X7.5=35H.P.) domestic & flushing (L.S.)	7.00
8. Provision for carriage for materials and other unforeseen items L.S.	~~2.00~~
Total	~~27.00~~
PE. & contingency charges @ 3%	0.81
	~~27.81~~
Department escalation unforeseen and administrative charges @ 49%	~~13.63~~
Total	~~41.44~~ Lac

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

SUB WORK-I
SUB HEAD NO. III

WATER SUPPLY
DISTRIBUTION SYSTEM/RISING MAIN

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA. HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

Schedule of Quantities of Domestic Water Supply					
S.NO	Line No		Length of Pipe	Length of Pipe	Sluice valve
	From	To	150mm Dia	100mm Dia	100 Each 150
1	UGT	(A)	20		0 1
2	(A)	(B)		75	1 0
3	B	B1		24	0
4	B1	B2		25	0
5	A	C	60		0 1
6	C	D		95	1 0
7	C	F	38		0
8	F	G		95	1 0
9	F	H	16		0
10	H	H1		172	1 0
11	H	I		72	
12	I	K		50	
13	I	J		99	
14	C	E		126	
15	TOTAL		134	835	4 5 2

Amount (Rs. in Lacs)

1. Providing, laying, jointing and testing D.I. K9 Pipes including cost of excavation complete as per specifications.

100mm dia/d 835 mtrs @ Rs. 1460/- 12.19
150mm dia/d 134 mtrs @ Rs. 2040/- 2.73

2. Providing and fixing of DI/CI sluice valve including cost brick masonry chambers complete in all respect.

100mm dia/d 4Nos. @ Rs. 12000/- each 0.48
150 mm dia/d 2Nos. @ Rs. 15000/- each 0.30

3. Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber

6 Nos. @ Rs. 10,000/- each	0.60
4. Providing and fixing fire hydrants complete with masonry chambers	
11Nos. @ Rs. 15,000/- each	1.65
5. Providing and fixing indicating plates for sluice valve, air value etc.	
14 Nos. @ Rs. 2,000/ each	0.28
6. Provision for rising main from tube wells to U.G.S.T. 160mmdia di-k9 pipesi/d 100mtrs @ rs. 2040/-mtr	~~4.08~~ 2.04
7. Provision for rising main from main ~~RCC~~ water line to U.G. tank 150 mmdia DI-K9 pipesi/d 200mtrs @ Rs. ~~1460~~/-mtr	~~4.08~~ 4.08
8 Provision for connection from Main ~~RCC~~ line(L.S)	2.00
9. Providing for carriage of material & other unforseen items L.S	2.00
10. Provision for cutting the roads and making good to its original conditions	~~1.60~~ ~~29.27~~ 29.35
Add RE. & Contingency charges @3%	~~0.88~~ 0.88 ~~30.35~~ 30.23
Department charges escalation unforeseen and administrative charges @49%	~~14.82~~ 14.81 45.04 lacs
Total	~~45.07~~ 45
Say	~~45.07~~ **Lac** 45.04

Sub Work No. 1
Sub Head No. IV

Water Supply
Flushing and Irrigation

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA. HARYANA developed byM/S BAHDURGARH TOWNHIP PVT. LTD.

Schedule of Quantities of Irrigation and Flushing				
S.N0	Line No		Length of Pipe	Dia of Pipe
	From	To	MTR.	MM
1	S1P	(A)	20 0	150
2	(A)	(B)	130.0	100
3	B	C	141.0	100
4	B	D	95.0	100
5	B	E	40.0	100
6	E	F	97.0	100
7	E	G	172.0	100
8	E	H	85.0	100
9	H	I	98.0	100
10	H	J	50.0	100
	TOTAL	100 MM	908	
	TOTAL	150 MM	20	

Amount (Rs. in Lacs)

1. Providing, laying, jointing and testing ofHDPE Pipes pipes including cost of excavation etc. complete in all respect.

   a) 150mm dia.HDPE 20 m @ Rs. 2040/- M — 0.41

   b) 100mm dia HDPE 908m @ Rs 1460/- M — 13.26

2. Providing and fixingHDPE sluice valves including cost of derick masonry chambers complete in all respect.

   a) 150mm dia2nos. @ Rs 15000/- each — 0.30

   b) 100mm dia4nos. @ Rs. 12000/- each — 0.48

3. Providing and fixing air valves and scour valves

	or scour taps including cost of brick masonry chamber 5 Nos. @ Rs. 10,000/- each (L.S.)	0.50
4.	Providing and fixing indicating plates for sluice Valves, air v&ves etc 9 nos. @ Rs. 2000/- each	0.18
5	Providing and Fixing 20mm dia irrigation Hydrants Valves 4 Nos. Rs 5000 Each	0.20
6.	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	2.00
	Total	17.33 ~~18.11~~ ~~17.45~~ 1.ac
	Add P.E.& Contingency charges @ 3%	0.52 ~~0.54~~ ~~0.52~~ ~~1797~~ ~~18.65~~ 17.85
	Department escalation unforeseen and Administrative charges @ 49%	8.75 ~~=8.80~~ ~~9.14~~ 26.60
	Say	~~27.79~~ ~~26.78~~ 1.ac Rs. 26.60

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

	or scour taps including cost of brick masonry chamber 5 Nos. @ Rs. 10,000/- each (L.S.)	0.50
4.	Providing and fixing indicating plates for sluice Valves, air valves etc. 9 nos. @ Rs. 2000/- each	0.18
5.	Providing and Fixing 30mm dia Irrigation Hydrants Valves 4 Nos. Rs 5000 Each	0.20
6.	Provision for cutting of roads and carriage of materials etc and other unforeseen charges (L.S.)	2.00
	Total	17.45 Lac
	Add P.E.& Contingency charges @ 3%	0.52
		17.97
	Departament escalation unforeseen and Administrative charges @ 49%	=8.80
	Say	26.78 Lac

Seema Rani

Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.

Authorised Signatory

SUB HEAD II **SEWERAGE SCHEME**

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

Schedule of Quantities of S.W. Pipes				
S.No.	Line No.		Length	Size of Pipe
			(mtr.)	(mm)
1	A	C	86.8	200.00
2	B	C	55.6	200.00
3	C	D	74.7	200.00
4	D	D-2	136.0	200.00
5	D	D-1	98.0	200.00
6	D	E	70.0	250.00
7	E-1	E	97.0	200.00
8	E-2	E	143.0	200.00
9	E	F	127.0	250.00
10	F	S.T.P	10.0	250.00
Total		200 mm Dia	691	
Total		250 mm Dia	207	

1. Providing, lowering, cutting, salt-glazed stoneware pipes and specials into trenches including the cost of excavation, bed concrete, cost of manholes are complete in all respects. (Rs. in lacs)

i) 200 mm i/d 691.00 11.75

Av. Depth upto 2.5M — ~~600.00M~~ @ Rs. 1700/- per M ~~10.20~~

ii) 250 mm i/d

Av. Depth upto2.5M — 207 M @ Rs. 2000/- per M 4.14

2. Provision for providing oblique junctions (L.S.) 1.00

Providing and installation of S.T.P including Machinery complete in all respect

3. ~~Providing STP @16,000 per KLD - 355.00 KLD x 16000~~ ~~100.50~~

~~Including Machinery~~ complete in all respect 16000/- ~~53.60~~ Lac

335 KLD @ Rs ~~[illegible]~~.00 per KLD 53.60

4. Provision of temporary timbering etc 2.00

5. Provision for cutting of roads, Trenchless Excavation and carriage of materials etc. and unforeseen charges (L.S.)	5.00
6. Provision for over flow pipe from STP toHSVP main Sewer (L.S.)	1.00
7. Provision for connection of over flow pipe from STP to HSVP Line	2.00
8. Providing & fixing vent shaft at suitable places as per P.H. Requirement (L.S.)	2.50 lcs
	82.99 lcs
Total	~~80.94~~ ~~125.39~~
P.E. & Contingency charges @ 3%	~~2.43~~ 2.48 ~~3.26~~
	~~83.37~~ 85.47 ~~129.15~~
Department escalation unforeseen and administrative charges @ 49%	~~40.85~~ ~~63.28~~
Total	~~124.22~~ 41.88 Lac ~~192.43~~
Say:	~~124.22~~ 127.35 Lac ~~192.43~~

C.O. for final abstract of cost

Seema Rani

Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

SUB HEAD J)] STORM WATER DRAINAGE

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

Schedule of Quantities of R.C.C Pipes

S.No.	Line No.		Length (mtr.)
1	A	B	54.0
2	B-1	B	92.0
3	B	C	82.0
4	C-1	C	173.0
5	C-2	C	92.0
6	C	D	43.0
7	D-2	D	93.0
8	D-1	D	~~152.0~~ 192
9	D	E	138.0
10	E	OUT	20.0
Total	400mm dia		979 ~~939~~ or
	Say		~~950Mtr~~ 982

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- ~~950~~ 980 M @ Rs. 2500/- per M 400 mm i/d	~~23.75~~ 24.50
2. Provision for road gullies with 300 mm dia pipe connection L.S.	3.00
3. Provision for providing Rain Water Harvesting Pits (at Selected Places) 6 No. & Rain Water Harvesting Arrangements @ ~~350~~ 3.50 Lac each	14.00
4. Provision for lighting, watching and temporary diversion of Traffic	2.00
5. Provision for cutting of roads and carriage of materials etc. and other unforeseen items L.S.	7.50 ~~2.50~~

6. Provision for Temp Disposal arrangements till HSVP Sectors are Provided &Over Flowarrangement To HSVP Line (L.S)		10.00
7.. Provision for connection with HSVP on master line		2.00
8.. Provision for timbering baring and shoring		2.00
	Total	72.00 lcs ~~64.25~~ ~~60.00~~ ~~67.00~~
P.E. & contingency charges @ 3%		2.16 lcs ~~1.93~~ ~~1.80~~ ~~2.01~~
	Total	74.16 ~~66.18~~ ~~61.80~~ ~~69.01~~
Department escalation unforeseen and the administrative charges @ 49%		36.34 ~~32.42~~ ~~30.28~~ ~~33.81~~
	Total	110.50 **98.60 Lac** ~~92.08~~ ~~102.82~~

c.o. to final abstract of cost

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

SUB WORK NO. IV **ROAD WORK**

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

Schedule of Quantities of Road Layout			
S.No	Name of Road	Length in meters	Width of Road
1	R1	86.38	9.00
2	R2	234.70	24.0 & 13.41
3	R3	157.60	9.00
4	R4	234.70	9.00
5	R5	48.79	9.00
6	R6	108.00	9.00
7	R7	29.7	9.00
	TOTAL	899.89	
	Total Length= 899.89+5% (For Curves) =944.88		
	TOTAL	**950.00**	

Width in meter	Length in meter	Metalled Portion	Area in Sqm.
9.00	~~245.90~~ 665.19	5.50	~~3934.15~~ 3658.54
13.47.00	60.35	7.00	422.45
24.00	174.35	14.00	~~2446.90~~ 6797.50 - 6521.89
			Say = 6800 Sqmt 326.61 6847.89

Say - 6850.00 Sqm.

Item No.	Description of Item	Unit	Qty.	Rate (Rs)	Amount (Rs. In Lacs)
1	**Earth Works**				
1	Provision for levelling + earth filling as per site condition approximate (Area under Roads)	Acre	9.11875	1,75,000	15.96
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 @85kg/100 sq.m& tack coats @30kg/100sq.m				
iv.	30 mm thick B.C				
	Total	Sqm	~~6800~~ 6650	1500	102.~~00~~ 75
3	**Miscellaneous Items**				
3.1	Construction of cement concrete Kerband Channels as per specifications(950X2)	Meter	1900	~~600~~ 600	~~11.70~~ 11.40
3.2	Providing and fixing guide maps at selected locations (L.S.)				1.00
3.3	Provision for demarcating burgies (L.S.)				2.00
3.4	Provision for traffic arrangement (L.S)				2.00
3.5	Provision for carriage of material (L.S.)				5.00
3.6	Construction of pavement Arrangement providing and laying 80mm cement conc./base Provision for parking with cement conc. 1:2:4 100mm thick over cement conc. 1:4:8 0.85 acres = 3451/2 - 1725sq.m. say	Pavement Parking	517 1208	1000 1300	5.17 14.~~10~~ 50
				159.78	~~159.02~~ ~~161.67~~
	Add 3% contingency & P.L. charges			4.79	~~4.77~~ ~~4.85~~
	Total			164.57	~~163.79~~ ~~166.52~~
	Department escalation unforeseen and administrative charges @ 49%			80.64	~~80.25~~ ~~81.57~~
	Total			245.21	~~244.05~~ ~~248.11~~
	Say				~~244.05~~ ~~248.11~~

C.O to final abstract of cost 245.21

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Banadurgarh Township Pvt. Ltd.
Authorised Signatory

SUB WORK-V

STREET LIGHTING

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

		Amount (Rs. In Lacs)
Providing street lighting on internal Roads as per standard specification in **9.11875** acre area Rs. 2,50,000/- per acre **9.11875** x 2,50,000/-		**= 22.80**
Add 3% contingencies & P.E. Charges		=0.68
		23.48
Add Department Charges escalation unforeseen and administrative charges @ 49%		=11.50
Total		=34.98
	Say	**=34.98 Lac**

C.O. to final abstract of cost

Seema Rani

Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

SUB WORK NO. VI

COST ESTIMATE
HORTICULTURE

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP 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 "dooh 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 0.686 Acres Rs, 1,50,000/- per acre **1.03**

2 **Planting or trees with tree guards on Roads at 30 intervals on**
Total length -950.00 M

No. of trees @12 m c/c 950 x 2 / 12 = 158.33Nos.

SAY =160 Nos.
Cost of the tree
Total = 2310x ~~152~~ 160 3.70 ~~3.51~~
TOTAL 4.73

Add 3% contingencies and P.E charges 0.14
4.87

Add 49% departmental charges, price escalation ,unforeseen and Adm charges 2.39
TOTAL 7.26 ~~6.97~~

Rs. 7.26 lacs

SAY ~~6.97~~

C.O. to final abstract of cost

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

SUB WORK NO. VII

Name of Project: Service Plan Estimate of Residential Plotted colony (DDJAY) 9.11875 ACRES RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA, HARYANA developed by M/S BAHDURGARH TOWNHIP PVT. LTD.

2ND Phase after 5 yrs of 1st 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.
   9.11875 acres@ Rs. 8.00 lacs per acre =72.95

2. Provision for resurfacing of roads after 1st 5 years of maintenance i.e. 50mm thick B.M. and 30mm premix carpet with mechanical paver with seal coat
   ~~6890~~ 6850 sqm @ Rs 660/- Per Sqm 45.21 ~~= 45.88~~

3. Resurfacing of road after 10 years of maintenance by Providing 50mm thick BM with30 mm thick premix carpet with seal coat with mechanical paver 6850
   ~~6890~~ sqm @ Rs 825/- Per Sqm 56.51 ~~=56.90~~ 57

   TOTAL. ~~=139.93~~ 134.67

   Add 3% PL and contingency charges ~~=5.22~~ 5.24
   ~~=139.15~~ 91

   Add 49% Departmental charges, price escalation unforeseen and administrator charges. ~~=87.78~~ 98.16
   268.07
   Total =~~266.93~~
   Say ~~266.93~~ Lac
   268.07

c.o.t final abstract of cost

Seema Rani

Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

PROJECT :-RESIDENTIAL PLOTTED COLONY SECTOR 41 KURUKSHETRA HARYANA

TITLE :- DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINES.

S.NO	Line No		PLOTS (GENERAL)			Water Requirement for Non Residential Plots.					Gross Water Requirement (Load on Line)	Average Demand	Peak Demand @ 3 Times	Flow Rate	Length of Pipe	Head Loss Mtr/ Mtr	Total Head Loss	Velocity	Dia of Pipe Required	Dia of Pipe
	From	To	Nos.	Population @ 18.0 persons / Plot.	Water Requirement @ 155.25 Ltr/ head / day	Commercial Area in Acre	TYPE OF BUILDING	Basis of Water Requirement in commerial LPD	OCF	Total Water Requirement in LPD	LPD	KLD	KLD	LPM	MTR.	MTR.	MTR.	M/SEC	MM	MM
				18	100,91															
1	DGT	(A)	128	2268	228870	1.590	COMMERCIAL + MILK BOOTH	23322	8873	32195	251064	281	782	544	70.0	0.0025	0.06	0.513	90.114	150
2	(A)	(B)	24	432	41594	0.320	COMMERCIAL	6666	0	6655	50250	50	151	105	75.0	0.0005	0.07	0.222	42.168	100
3	(A)	(C)	0	0	0	0.000	PLOTS	0	0	0	0	0	0	0	50	0.0000	0.00	0.000	0.000	150
4	(C)	(D)	7	126	12715	0.000	PLOTS	0	0	0	12715	13	38	26	95	0.0001	0.01	0.056	21.212	100
5	(C)	(F)	0	0	0	0.000	PLOTS	0	0	0	0	0	0	0	38	0.0000	0.00	0.000	0.000	150
6	(F)	(G)	5	144	14501	0.000	PLOTS	0	8873	8873	23404	23	70	49	95	0.0002	0.02	0.108	20.778	100
7	(F)	(H)	2	36	3633	0.000	PLOTS	0	8873	8873	12505	13	38	26	16	0.0000	0.00	0.025	21.036	150
8	(H)	(H1)	20	468	41227	0.000	PLOTS	0	8873	8873	56100	56	168	117	172	0.0011	0.18	0.246	44.556	100
9	(H)	(I)	9	162	15348	0.000	PLOTS	0	8873	8873	25220	25	76	53	72	0.0002	0.02	0.111	29.874	100
10	(I)	(K)	31	558	56309	0.000	PLOTS	0	8873	8873	65182	65	196	136	50	0.0014	0.07	0.285	45.025	100
11	(I)	(J)	6	108	10890	0.000	PLOTS	0	8873	8873	19771	20	59	41	99	0.0002	0.02	0.097	26.450	100
12	(I)	(K)	13	234	23614	0.000	PLOTS	0	0	0	23614	24	71	49	176	0.0002	0.03	0.104	28.906	100

Schedule of Quantities of Domestic Water Supply					
S.NO	Line No		Length of Pipe	Length of Pipe	Sluice valve
	From	To	150mm Dia	100mm Dia	Each
1	UGT	(A)	20		1
2	(A)	(B)		75	1
3	B	B1		24	0
4	B1	B2		25	0
5	A	C	60		1
6	C	D		95	1
7	C	F	38		0
8	F	G		95	1
9	F	H	16		0
10	H	H1		172	1
	H	I		72	
	I	K		50	
	J	J		99	
	C	E		128	
	TOTAL		134	835	5

Sluice Valve 150MM 2 NOS
100 MM 4 NOS

TITLE - FLUSHING WATER SUPPLY HYDRAULIC CHART FOR RING LINES

S.No	Line No		PLOTS (GENERAL)			Water Requirement for Non Residential Plots.					Gross Water Requirement (Load on Line)	Average Demand	Peak Demand @ 3 Times	Flow Rate	Length of Pipe	Head Loss M/M Mtr	Total Head Loss	Velocity	Dia of Pipe Required	Dia of Pipe
	From	To	Nos.	Population @ 18.3 persons / Plot.	Water Requirement @ 155.25 Ltr/ head / day	Commercial Area in Acre	TYPE OF BLDG./DWG	Basis of Water Requirement in LPD	OCF	Total Water Requirement in LPD	LPD	KLD	KLD	LPM	MTR.	MTR.	MTR.	MTR/SEC	MM	MM
				It	54.54															
								PLOTS												
1	STP	A	20	2235	122737	0.312	Community	10565	4778	15342	138552	139	418	285	15.2	0.0057	2.09	0.612	76.027	300
2	A	B	17	305	10627	0.900	PLOTS	356	0	352	10977	11	31	25	123.9	0.0301	3.02	0.075	24.310	100
3	B	C	22	396	21016	0.320	PLOTS + COMMERCIAL	3584	0	3584	25100	25	76	52	147.6	0.0302	3.05	0.111	29.303	100
4	C	D	21	378	20540	0.178	PLOTS	1854	4778	6771	27311	27	82	57	122.6	0.0903	3.05	0.137	31.037	100
5	D	E	0	0	1	0.000	WATER BOOTH	500	500	1000	1000	1	3	2	46.2	0.0000	3.00	0.024	6.945	100
6	E	F	21	378	20540	0.000	PLOTS	350	0	350	20890	21	63	44	86.0	0.0000	3.02	0.052	27.165	100
7	E	G	13	234	12715	0.000	PLOTS	350	0	350	13065	13	39	27	172.0	0.0001	3.01	0.039	21.501	100
8	E	H	11	198	10759	0.000	PLOTS	350	0	350	11108	11	33	23	86.0	0.0001	3.02	0.049	23.621	100
9	H	J	13	234	12715	0.000	PLOTS	350	0	350	13065	13	39	27	52.5	0.0001	3.03	0.066	27.521	100
10	H	K	7	126	6847	0.000	PLOTS	350	0	350	7197	7	22	15	101.2	0.0000	3.00	0.053	15.958	100

WATER REQUIRMENT

S.No.	Line No.		Number of Plots	Population @ 18.0 persons / Plot	Water Requirement @ 155.25 Ltr/ head / day	Type of Building	Gross Water Requirement (Load on Line)	Sewage Flow (Self Load on Line) LPD	Sewage Flow (Self Load on Line) KLD	
			Nos.	Nos.	lpd.					
	From	To		18	155.25		lpd.	80%	1000	
1	A	C	7	126 95	19562 14671	PLOTS	14671	15618 11737	11.74	15.62
2	B	C	14	252 189	39125 29342	PLOTS	29342	23474	23.47	11.30
3	C	D	8	144 108	22356 16767	PLOTS	16767	13414	13.41	17.86
4	D2	D	14	252 189	39123 29342	PLOTS	29342	23474	23.47	31.30
5	D1	D	20	360 270	55890 41918	PLOTS + MILK BOOTH	41918	33534	33.53	44.71
6	D	E	0	0	0	PLOTS	0	0	0.00	
7	E2	E	21	378 284	58683 44013	PLOTS	44013	35211	35.21	34.04
8	E1	E	24	432324	67068 50301	PLOTS + COMMERCIAL	59163	47330	47.33	60.78
9	E3	E1	3	54 41	8383 6288	PLOTS + COMMERCIAL	15150	12120	12.12	13.73
9	E4	E3	6	108 81	16767 12575	PLOTS	31035	24828	24.83	28.18
10	F	S.T.P	0	0	0	PLOTS	0	0	0.00	

HYDRAULIC SEWER DESIGN SHEET

S.No.	Line No.		Number of Plots	Population @ 18.0 persons / Plot.	Water Requirement @ 155.25 Ltr head / day	Type of Building	Gross Water Requirement (Load on Line)	Sewage Flow (Self Load on Line) LPD	Sewage Flow (Self Load on Line) KLD	Length	Pipe Size	Slope (1 in)	Fall	Road Formation level at Start	Invert Levels at Start	Invert Levels at End
			Nos.	Nos.	lpd.											
	From	To		18	155.25		lpd.	80%	1000	(mtr.)	(mm)	(mm)	(m.)	(m.)	(m.)	(m.)
1	A	C	7	~~95~~ 126	~~14671~~ 19561	PLOTS	~~14671~~ 19561	~~11737~~ 15649	~~11.74~~ 15.63	56.8	200.00	145.00	0.50	194.620	193.720	193.121
2	B	C	14	~~189~~ 252	~~29342~~ 39123	PLOTS	~~29342~~ 39123	~~23474~~ 31290	~~23.47~~ 31.29	55.6	200.00	145.00	0.38	194.620	193.720	193.336
3	C	D	8	~~106~~ 144	~~16767~~ 22356	PLOTS	~~16767~~ 22356	~~13414~~ 17885	~~13.41~~ 17.89	74.0	200.00	145.00	0.51	194.520	193.121	192.611
4	D2	D	14	~~189~~ 252	~~29342~~ 39123	PLOTS	~~29342~~ 39123	~~23474~~ 31298	~~23.47~~ 31.30	136.0	200.00	145.00	0.94	194.620	193.720	192.782
5	D1	D	20	~~270~~ 360	~~41918~~ 55890	PLOTS + MILK BOOTH	~~41918~~ 55890	~~33534~~ 44712	~~33.53~~ 44.71	98.0	200.00	145.00	0.58	194.520	193.720	193.044
6	D	E	0	0	0	PLOTS	0	0	0.00	70.0	250.00	195.00	0.36	194.520	192.611	192.252
7	E2	E	21	~~284~~ 378	~~44015~~ 58684	PLOTS	~~44015~~ 58684	~~35211~~ 4848	~~35.21~~ 46.95	67.0	200.00	145.00	0.67	194.620	193.720	193.051
8	E1	E	24	~~324~~ 432	53331	PLOTS + COMMERCIAL	53160	47330	47.33	116.0	200.00	145.00	0.80	194.620	193.720	192.926
9	E3	E1	3	~~41~~ 54	~~6233~~ 83	PLOTS + COMMERCIAL	~~15156~~ 17168	~~12120~~ 15734	~~12.12~~ 15.73	16.0	200.00	145.00	0.11	194.620	193.720	193.610
9	E4	E3	5	~~51~~ 108	~~12575~~ 16767	PLOTS	~~31035~~ 35237	~~24828~~ 28182	~~24.83~~ 28.18	35.0	250.00	195.00	0.18	194.620	192.252	192.073
10	F	S.T.P	0	0	0	PLOTS	0	0	0.00	5.6	250.00	195.00	0.04	194.620	192.073	192.028

TITLE :- STORM WATER DRAINAGE - HYDRAULIC DESIGN CHART.

S.No	Line No.		Length in mtr.	self area in sqmtr.	Self Area (Hec)	previous area in hec.	Total Area (Hec)	Rain Fall mm/hr	Discharge @12.15 lps/Hec	Pipe dia required (mm)	Pipe dia (mm)	Slope (mm) 1 in	Velocity m/sec.	Cap of pipe in lps.	Fall in lane m	Ground level at Start in m	Invert Level at Start in m
1	A	B	~~55.4~~ 54.00	1677	0.002	0.000	0.002	12.5	0.04	8.61	400	450	0.923	85.11	0.12	194.620	193.420
2	B1	B	~~82.8~~ 81.00	3532	0.350	0.000	0.350	6.25	4.26	87.99	400	450	0.923	85.11	~~0.18~~ 0.20	194.620	193.235
3	B	C	~~85.5~~ 82.00	2427	0.243	0.350	0.593	6.25	7.21	114.49	400	450	0.923	85.11	0.19	194.620	193.112
4	C1	C	~~172.6~~ 171.00	2925	0.293	0.000	0.293	6.25	3.56	80.42	400	450	0.923	85.11	0.38	194.620	193.420
5	C2	C	~~99.7~~ 128.00	3870	0.667	0.000	0.667	6.25	8.11	121.44	400	450	0.923	85.11	0.21	194.620	193.420
6	C	D	450	1240	0.124	1.552	1.676	6.25	20.37	192.52	400	450	0.923	85.11	0.10	194.620	193.036
7	D2	D	93.00 ~~92.2~~	3531	0.353	0.000	0.353	6.25	4.29	88.96	400	450	0.923	85.11	0.20	194.620	193.720
8	D1	D	192.00 ~~93.6~~	8183	0.818	0.000	0.818	6.25	9.94	134.51	400	450	0.923	85.11	~~0.47~~ 0.43	194.620	193.420
9	D	E	136.00 ~~266.8~~	7964.14	0.796	2.495	3.291	6.25	40.00	269.75	400	450	0.923	85.11	0.30	194.620	192.891
10	E	OUT	~~48.6~~ 40.00	100	2.495	0.000	2.495	6.25	30.32	234.85	400	450	0.923	85.11	~~0.02~~ 0.09	194.620	192.566

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

Licence No. 101 of 2022

This licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Mysore Infrastructure Pvt. Ltd., Dalhousie Buildtech Pvt. Ltd., Sarto Buildwell Pvt. Ltd., Yamuna Buildcon Pvt. Ltd. in collaboration with Bahadurgarh Township Pvt. Ltd., Regd. Off. DSM, 64B, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi - 110015 for setting up of Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna-2016 on the land measuring 9.11875 acres falling in the revenue estate of village Pertapgarh, Sector-41, District Kurukshetra.

1. The License is granted subject to the following conditions:

i) That the affordable residential plotted colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.

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

iii) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

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

v) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (ii) of the Haryana Development and Regulation of Urban Areas Act, 1975

vi) That you shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.

vii) That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.

Town & Country Planning
Kurukshetra

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

ix) That you have understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they shall pay the proportionate cost for acquisition of land, if any, alongwith the construction

cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

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

xi) That you shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.

xii) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.

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

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

xv) That you shall use only LED fitting for internal lighting as well as campus lighting.

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

xvii) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per sft. to the Allottees while raising such demand from the plot owners.

xviii) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

xix) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licencee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.

xx) That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 7(ii) of the policy notified on 01.04.2016.

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

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

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

xxiv) That no further sale has taken place after submitting application for grant of license.

xxv) That you shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.

xxvi) That you shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plot

xxvii) That the licencee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.

xxviii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.

xxix) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section 4(2)(l)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State -treasury.

xxx) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.

xxxi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

xxxii) The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule.

xxxiii) That you shall abide by the terms and conditions of policy dated 08.02.2016 (DDJAY) and other direction given by the Director time to time to execute the project.

xxxiv) 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.

xxxv) That you shall abide by all the provisions of Act no. 8 of 1975 and Rules framed there under as amended time to time.

xxxvi) That you shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony under DDJAY 2016 after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.

xxxvii) That the provision of Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder shall be followed letter and spirit

3. That the 30% saleable area in the layout plan, to be issued alongwith the license alongwith revenue detail, which is to be freezed as per clause 5(i) of the policy dated 01.04.2016. The area so freezed shall be allowed to be sold only after completion of all Internal Development Works in the colony.

4. That you shall submit NOC from District Forest Officer, Kurukshetra before approval of Zoning Plan.

5. The licence is valid up to 24/07/2027.

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

Dated: 25/07/2022.
Place:

Endst. No. LC-4542/JE (SB)/2022/ 22085 Dated: 27-07-2022

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

1. Mysore Infrastructure Pvt. Ltd., Dalmourie Buildtech Pvt. Ltd., Sarthi Buildwell Pvt. Ltd., Tamanna Buildcon Pvt. Ltd. in collaboration with Bandurgarh Township Pvt. Ltd., Regd. Off. DSM, 648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar, New Delhi - 110015 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana - Cum Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
11. Land Acquisition Officer, Panchkula.
12. Senior Town Planner, Panchkula alongwith layout plan.
13. District Town Planner, Kurukshetra along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. 161 dated 25/07 of 2022

Detail of land owned by Maysore InfrastructurePvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Partapgarh	17	21	1-7
	18	24/1	6-7
	18	25	7-13
		Total	15-2

Detail of land owned by Dalhousie Buildtech Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Partapgarh	18	24/2	1-13
	26	6/2	1-12
		5	7-10
		6	8-0
		7/1	0 12
	27	1	1-9
		10	7-4
	27	11/2	3-6
		17	1-3
		Total	32-9

Detail of land owned by SarthiBuildwell Pvt. Ltd. 46/217 share, TamannaBulldconPvt.Ltd. 171/217 share

Village	Rect. No.	Killa No.	Area (K-M)
Partapgarh	26	7/2	7-8
		14	7-2
		15	7-2
		Total	21-12

Detail of land owned by SarthiBuildwell Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)
Partapgarh	27	11/1	3-16
		Grand Total	72-19
			Or 9.11875 acres

Note :- Killa no. 18//24/1min(1-13-1), 24/2min(0-8-1),26//15min(0-7-0),27//10min(0-17-3),11/1min(2-3-0) total 5K-8M-5S is under mortgage.

Director,
Town & Country Planning

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

हरियाणा HARYANA

AFFIDAVIT

Y 417275

I, **Manish Kumar** son of Sh. **Maha Singh** resident of **4783/2, Billu Colony, Noorwala, Panipat, Authorized Signatory of M/s Bahadurgarh Township Pvt. Ltd. for the project for Residential Plotted colony (UNDER DDJAY) over an area measuring 9.11875 acres (License No. 101 of 2022 dated 25.07.2022) in the revenue estate of Village-Partapgarh, Sector-41, District - Kurukshetra do hereby solemnly affirm and declare as under: -**

1. **That I am duly authorized by M/s Bahadurgarh Township Pvt. Ltd. to submit the affidavit for and on behalf of M/s Bahadurgarh Township Pvt. Ltd.**
2. **That M/s Bahadurgarh Township Pvt. Ltd. has been granted a license to develop residential plotted colony (UNDER DDJAY) measuring 9.11875 acres.**
3. **That we will made our own arrangement of internal services till the external development works/services of HSVP are not laid / functional in the vicinity of the residential Plotted colony by HSVP.**
4. **That undertaking regarding arrangements of sewerage, water supply and storm water will be made arrangement itself is own cost till the service provided by the HSVP.**
5. **That pumping if required will be carried out by us at our own cost.**
6. **That we will develop all the services.**

Deponent

Verification: -

Verification that the contents of above-mentioned affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therein.

Deponent

Dated: - 28/05/2024

Attested as Identified

Executive Magistrate
Thanesar (KKR)
28/05/24

Know the deponent/executed personally and he/she has signed *marked on my Presence

0756

Executive Magistrate, Thanesar, THANESAR

AFFIDAVIT ATTESTATION

Affidavit Detail	
Id:	1107124150045 47
Date:	28/05/2024
Type:	AFFIDAVIT
Prepared By:	clerk

Deponent Details	Photo
MANISH KUMAR S/O MAHA SINGH HNO 4783/2 BILLU COLONY NOORWALA PANIPAT	

2 8 MAY 2024

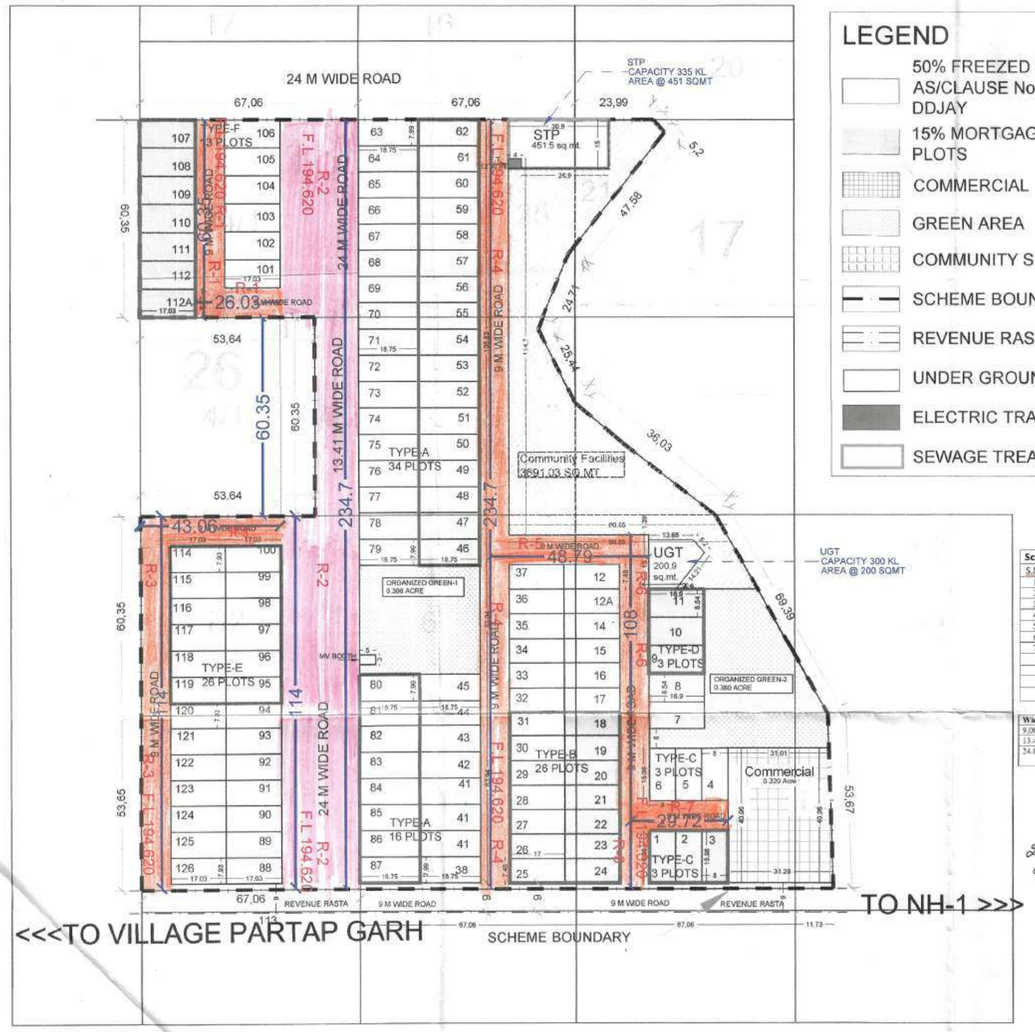
Identifier Details	
RAMPAL NAMBARDAR Vill. UMRI	

DITS Services Charges: Rs.40/-

(Authorised Signatory)

Attested On: 28/05/2024

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY)OF AREA MEASURING-9.11875 ACRE IN SECTOR-41, DISTRICT-KURUKSHETRA, HARYANA BEING DEVELOPED BY M/s BAHADURGARH TOWNSHIP PVT. LTD.



LEGEND

- 50% FREEZED PLOTS AS/CLAUSE Nos. 5 OF DDJAY
- 15% MORTGAGED PLOTS
- COMMERCIAL
- GREEN AREA
- COMMUNITY SITE
- SCHEME BOUNDARY
- REVENUE RASTA
- UNDER GROUND TANK
- ELECTRIC TRANSFORMER
- SEWAGE TREATMENT PLANT

Checked subject to Comments In forwarding letter No. 8772 Dt. 9/10/2022 ...and notes Attached with the estimate

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

AREA CALCULATION				
		ACRE	PERCANTAGE	
TOTAL SCHEME AREA		9.11875		36902.21
	PERMISIABLE AREA		ACHIEVED AREA	
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
10% OF NPA TO BE SURRENDER UNDER COMMUNITY SITE	0.9119	10.00%	0.9121	10.002%
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
RESIDENTIAL	5.562	61%	4.372	47.95%
COMMERCIAL	0.365	4%	0.320	3.51%
TOTAL SALEABLE AREA	**5.927**	**65%**	**4.692**	**51.46%**
ORGANISED GREEN	0.684	7.50%	0.686	7.52%

PLOT DIMENSIONS :

TYPE	SIZE IN MT. WIDTH	SIZE IN MT. LENGTH	AREA IN SQ.MT.	IN SQ.YD.	NO. OF PLOTS	AREA IN SQ.MT.	
A	7.99	18.75	149.81	179.18	50	7490.63	
B	7.48	17	127.16	152.08	26	3306.16	
C	8	15.98	127.84	152.90	6	767.04	
D	8.54	16.9	144.33	172.61	5	721.63	
E	7.93	17.03	135.05	161.52	26	3511.25	
F	8.56	17.03	145.78	174.35	13	1895.10	**AREA IN ACRE**
TOTAL					**126**	**17691.80**	**4.372**

Schedule of Quantities of Road Layout

S.No	Name of Road	Length in meters	Width of Road
1	R1	86.58	9.00
2	R2	234.70	24.0 & 13.41
3	R3	157.60	9.00
4	R4	234.70	9.00
5	R5	48.79	9.00
6	R6	108.00	9.00
7	R7	29.7	9.00
	TOTAL	899.89	
	Total Length= 899.89-5% (For Curves) =944.88		
	TOTAL	950.00	

Width in meter	Length in meter	Metalled Portion	Area in Sqm.
9.00	~~315.90~~ 615.17	5.50	~~3934.15~~ 5658.74
13.41.00	60.35	7.00	422.45
24.00	174.35	14.00	~~2446.90~~-6797.56 Say ~ 6800 Sqmt

Add 5% c & J

6521.38 326.07 6847.86

Soy - 6850.00

24M WIDE ROAD SHOWN AS
9M WIDE ROAD SHOWN AS

To be read with Licence No. 161 of 2022 Dated 25/07/2022 LC-4542

That this Layout plan for site area measuring 9.11875 acres (Drawing No. DTCP- ..... dated .....) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Bahadurgarh Township Pvt. Ltd falling in revenue estate of village Partapgarh, Sector-41, Kurukshetra, 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. The plots falling under ROW of 11KV HT line shall be kept freezed till the shifting of HT line.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) | (RUBY MOUN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (D.P. SINGH) CTP(HR) | (K.MAKRAND PANDHANG, IAS) DTCP (HR)

DRG.NO:- DTCP 8488 DATED:- 27.07.22

CHECKED BY:
Er. MILAN POPLI
CA/2017/8651
Executive Engineer
HSVP Division,
AMBALA.

DRG.NO.
JR/KKR/DDJAY/01/FF

Superintending Engineer
HSVP, Circle, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh

OWNER'S SIGNATURE
For Bahadurgarh Township Private Limited
Authorised Signatory

POPULATION CALCULATION			
1	TOTAL NO. OF PLOTS	=	126 PLOTS
2	POPULATION @ 18 PERSONS PER PLOT	=	2268 PERSONS
3	DENSITY	=	248.7 PPA
4	PERMISSIBLE		240-400 PPA

AREA DETAIL OF ORGANIZED GREEN				
	REQUIRED @7.5%	PROVIDED	AREA IN ACRE	
GREEN AREA	**2767.666**			
ORGANIZED GREEN-1		1238.99	0.306	
ORGANIZED GREEN-2		1538.191	0.380	**PERCENTAGE**
		2777.181	**0.686**	**7.52%**

DETAILS OF 50% FREEZED AREA FROM SALEABLE				DEATAILS OF 15 MORTAGAGED AREA	
TYPE	TOTAL NO.OF PLOTS	AREA OF ONE PLOT IN SQ.MT	TOTAL AREA OF PLOTS	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS
A	25 (46 TO 62)(80 TO 87)	149.81	3745.25		
B	14 (18 TO 31)	127.16	1780.24	7 (18 TO 24)	890.12
C	3 (1 TO 3)	127.84	383.52	3 (1 TO 3)	383.52
D	3 (9 TO 11)	144.33	432.99	3 (9 TO 11)	432.99
E	12 (95 TO 100)(114 TO 119	135.05	1620.60		
F	7 (107 TO 112A)	145.78	1020.46	7 (107 TO 112A)	1020.46
TOTAL	**64**		**8983.06**	**20**	**2727.09**
			50.77%		**15.41%**

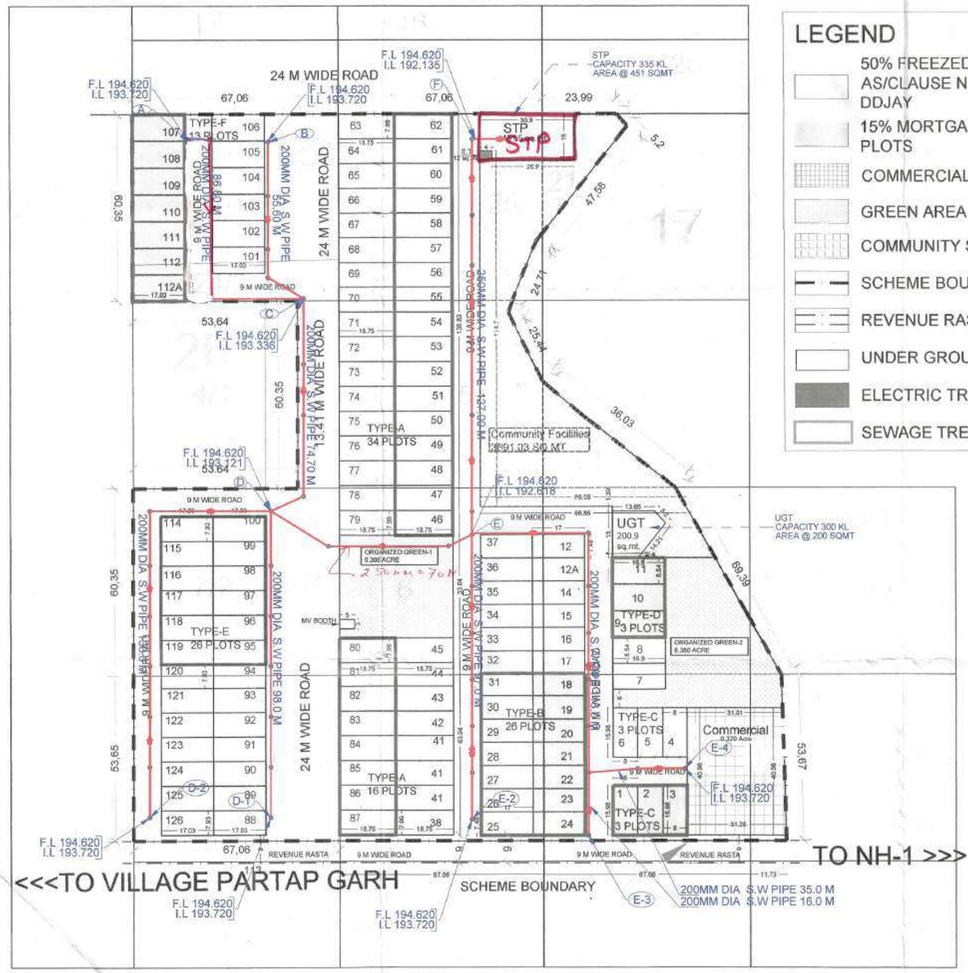
AREA OF STP - 451.5 SQ.MT
AREA OF U.G.T. - 200.9 SQ.MT
AREA OF E.T. - 12 SQ.MT.

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

ROAD LAYOUT

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY)OF AREA MEASURING-9.11875 ACRE IN SECTOR-41, DISTRICT-KURUKSHETRA, HARYANA BEING DEVELOPED BY M/s BAHADURGARH TOWNSHIP PVT. LTD.



LEGEND

- 50% FREEZED PLOTS AS/CLAUSE Nos. 5 OF DDJAY
- 15% MORTGAGED PLOTS
- COMMERCIAL
- GREEN AREA
- COMMUNITY SITE
- SCHEME BOUNDARY
- REVENUE RASTA
- UNDER GROUND TANK
- ELECTRIC TRANSFORMER
- SEWAGE TREATMENT PLANT

Checked subject to Comments In forwarding letter No. 12233 Dt. of 16/3/2022 .....and notes Attached with the estimate

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

AREA CALCULATION

		ACRE	PERCANTAGE	
TOTAL SCHEME AREA		9.11875		36902.21
	PERMISIABLE AREA		ACHIEVED AREA	
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
10% OF NPA TO BE SURRENDER UNDER COMMUNITY SITE	0.9119	10.00%	0.9121	10.002%
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
RESIDENTIAL	5.562	61%	4.372	47.95%
COMMERCIAL	0.365	4%	0.320	3.51%
TOTAL SALEABLE AREA	**5.927**	**65%**	**4.692**	**51.46%**
ORGANISED GREEN	0.684	7.50%	0.686	7.52%

PLOT DIMENSIONS :

TYPE	SIZE IN MT. WIDTH	SIZE IN MT. LENGTH	AREA IN SQ.MT.	IN SQ.YD.	NO. OF PLOTS	AREA IN SQ.MT.	
A	7.99	18.75	149.81	179.18	50	7490.63	
B	7.48	17	127.16	152.08	26	3306.16	
C	8	15.98	127.84	152.90	6	767.04	
D	8.54	16.9	144.33	172.61	5	721.63	
E	7.93	17.03	135.05	161.52	26	3511.25	
F	8.56	17.03	145.78	174.35	13	1895.10	**AREA IN ACRE**
TOTAL					**126**	**17691.80**	**4.372**

To be read with Licence No. 101 of 2022 Dated 25/07/2022 LC-4542 comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Bahadurgarh Township Pvt. Ltd falling in revenue estate of village Partapgarh, Sector-41, Kurukshetra, 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. The plots falling under ROW of 11KV HT line shall be kept freezed till the shifting of HT line.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority notification as applicable.
17. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) (RUBY MOUN) ATP (HQ) (NARENDER KUMAR) DTP (HQ) (HITESH SHARMA) STP (HQ) (B.S. SINGH) CTP(HR) (K.MAKAND PANDUKANG, IAS) DTCP (HR)

DRG.NO:- DTCP 8488 DATED:- 27.07.22

OWNER'S SIGNATURE

For Bahadurgarh Township Private Limited

Authorised Signatory

CHECKED BY:
ER. MILAN POPLI
Executive Engineer
HSVP Division, AMBALA
CA/2017/8851

DRG.NO.
JR/KKR/DDJAY/01/FF

Superintending Engineer
HSVP Circle, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh

POPULATION CALCULATION

1	TOTAL NO. OF PLOTS	=	126	PLOTS
2	POPULATION @ 18 PERSONS PER PLOT	=	2268	PERSONS
3	DENSITY	=	248.7	PPA
4	PERMISSIBLE		240-400	PPA

AREA DETAIL OF ORGANIZED GREEN

	REQUIRED @7.5%	PROVIDED	AREA IN ACRE	
GREEN AREA	**2767.666**			
ORGANIZED GREEN-1		1238.99	0.306	
ORGANIZED GREEN-2		1538.191	0.380	**PERCENTAGE**
		2777.181	**0.686**	**7.52%**

DETAILS OF 50% FREEZED AREA FROM SALEABLE

TYPE	TOTAL NO.OF PLOTS	AREA OF ONE PLOT IN SQ.MT	TOTAL AREA OF PLOTS
A	25 (46 TO 62)(80 TO 87)	149.81	3745.25
B	14 (18 TO 31)	127.16	1780.24
C	3 (1 TO 3)	127.84	383.52
D	3 (9 TO 11)	144.33	432.99
E	12 (95 TO 100)(114 TO 119	135.05	1620.60
F	7 (107 TO 112A)	145.78	1020.46
TOTAL	**64**		**8983.06**
			50.77%

DEATAILS OF 15 MORTAGAGED AREA

TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS
7 (18 TO 24)	890.12
3 (1 TO 3)	383.52
3 (9 TO 11)	432.99
7 (107 TO 112A)	1020.46
20	**2727.09**
	15.41%

PLUMBING LEGEND:-	
	SEWERAGE PIPE
M.H	150mm dia D.W.C PIPE
M.H	200,250& 350mm dia D.W.C PIPE
M.H	SEWER WATER MANHOLE
M.H	SEWER WATER MANHOLE

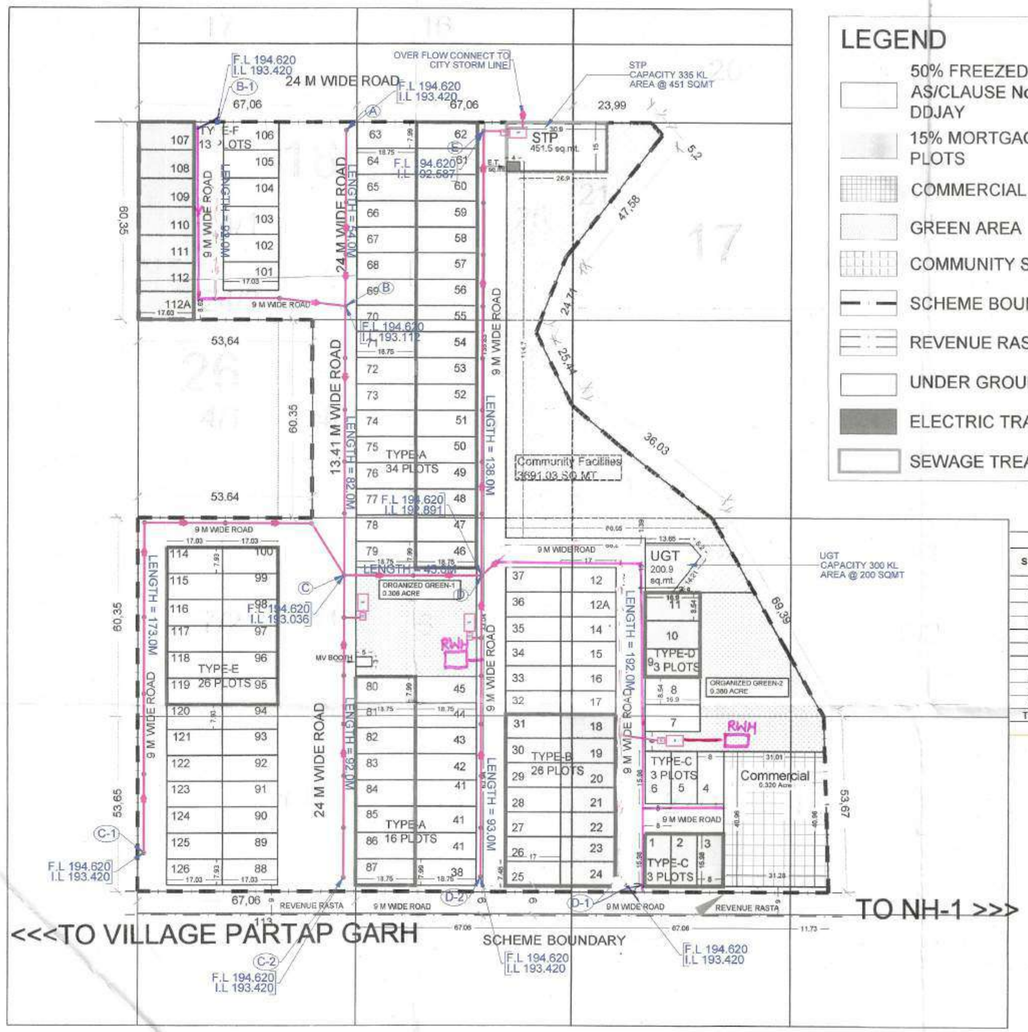
AREA OF STP - 451.5 SQ.MT
AREA OF U.G.T. - 200.9 SQ.MT
AREA OF E.T. - 12 SQ.MT.

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

SEWERAGE LAYOUT

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY)OF AREA MEASURING-9.11875 ACRE IN SECTOR-41, DISTRICT-KURUKSHETRA, HARYANA BEING DEVELOPED BY M/s BAHADURGARH TOWNSHIP PVT. LTD.



LEGEND

- 50% FREEZED PLOTS AS/CLAUSE Nos. 5 OF DDJAY
- 15% MORTGAGED PLOTS
- COMMERCIAL
- GREEN AREA
- COMMUNITY SITE
- SCHEME BOUNDARY
- REVENUE RASTA
- UNDER GROUND TANK
- ELECTRIC TRANSFORMER
- SEWAGE TREATMENT PLANT

Checked subject to Comments In forwarding letter No. 6723 Dt. 9/9/2022 ...and notes Attached with the estimate

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

AREA CALCULATION				
		ACRE	PERCANTAGE	
TOTAL SCHEME AREA		9.11875		36902.21
	PERMISIABLE AREA		ACHIEVED AREA	
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
10% OF NPA TO BE SURRENDER UNDER COMMUNITY SITE	0.9119	10.00%	0.9121	10.002%
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
RESIDENTIAL	5.562	61%	4.372	47.95%
COMMERCIAL	0.365	4%	0.320	3.51%
TOTAL SALEABLE AREA	**5.927**	**65%**	**4.692**	**51.46%**
ORGANISED GREEN	0.684	7.50%	0.686	7.52%

PLOT DIMENSIONS :

TYPE	SIZE IN MT. WIDTH	SIZE IN MT. LENGTH	AREA IN SQ.MT.	IN SQ.YD.	NO. OF PLOTS	AREA IN SQ.MT.	
A	7.99	18.75	149.81	179.18	50	7490.63	
B	7.48	17	127.16	152.08	26	3306.16	
C	8	15.98	127.84	152.90	6	767.04	
D	8.54	16.9	144.33	172.61	5	721.63	
E	7.93	17.03	135.05	161.52	26	3511.25	
F	8.56	17.03	145.78	174.35	13	1895.10	**AREA IN ACRE**
TOTAL					**126**	**17691.80**	**4.372**

Schedule of Quantities of R.C.C Pipes			
S.No.	Line No.		Length (mtr.)
1	A	B	54.0
2	B-1	B	92.0
3	B	C	82.0
4	C-1	C	173.0
5	C-2	C	92.0
6	C	D	43.0
7	D-2	D	93.0
8	D-1	D	~~152.0~~ 138.0
9	D	E	138.0
10	E	OUT	20.0
Total	400mm dia		~~1372.0~~ 979

~~979~~ 980

POPULATION CALCULATION			
1	TOTAL NO. OF PLOTS	=	126 PLOTS
2	POPULATION @ 18 PERSONS PER PLOT	=	2268 PERSONS
3	DENSITY	=	248.7 PPA
4	PERMISSIBLE		240-400 PPA

AREA DETAIL OF ORGANIZED GREEN				
	REQUIRED @7.5%	PROVIDED	AREA IN ACRE	
GREEN AREA	**2767.666**			
ORGANIZED GREEN-1		1238.99	0.306	
ORGANIZED GREEN-2		1538.191	0.380	**PERCENTAGE**
		2777.181	**0.686**	**7.52%**

DETAILS OF 50% FREEZED AREA FROM SALEABLE				DEATAILS OF 15 MORTAGAGED AREA	
TYPE	TOTAL NO.OF PLOTS	AREA OF ONE PLOT IN SQ.MT	TOTAL AREA OF PLOTS	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS
A	25 (46 TO 62)(80 TO 87)	149.81	3745.25		
B	14 (18 TO 31)	127.16	1780.24	7 (18 TO 24)	890.12
C	3 (1 TO 3)	127.84	383.52	3 (1 TO 3)	383.52
D	3 (9 TO 11)	144.33	432.99	3 (9 TO 11)	432.99
E	12 (95 TO 100)(114 TO 119	135.05	1620.60		
F	7 (107 TO 112A)	145.78	1020.46	7 (107 TO 112A)	1020.46
TOTAL	**64**		**8983.06**	**20**	**2727.09**
			50.77%		**15.41%**

PLUMBING LEGEND:-

- M.H STORM WATER MANHOLE
- CB STORM WATER MANHOLE
- STORM WATER PIPE (400 mm ø RCC NP4 SW)
- D.C DESILTING CHAMBER SIZE 2500X1500MM
- R.W.H.P RAIN WATER HARVESTING PIT SIZE 5000X3000MM

STORM WATER LAYOUT

AREA OF STP - 451.5 SQ.MT
AREA OF U.G.T. - 200.9 SQ.MT
AREA OF E.T. - 12 SQ.MT.

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

To be read with Licence No. 101 of 2022 Dated 25/07/2022 LC-4542

That this Layout plan for site area measuring 9.11875 acres (Drawing No. DTCP- ..... dated .....) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Bahadurgarh Township Pvt. Ltd falling in revenue estate of village Partapgarh, Sector-41, Kurukshetra, 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. The plots falling under ROW of 11KV HT line shall be kept freezed till the shifting of HT line.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) | (RUBY MOUN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (K.S. SINGH) CTP(HR) | (K.MAKRAND PANDUKANG, IAS) DTCP (HR)

DRG.NO:- DTCP 8488 DATED:- 27.07.22

OWNER'S SIGNATURE

For Bahadurgarh Township Private Limited

Authorised Signatory

CHECKED BY:
R. MILAN POPLI
CA/2017/8651

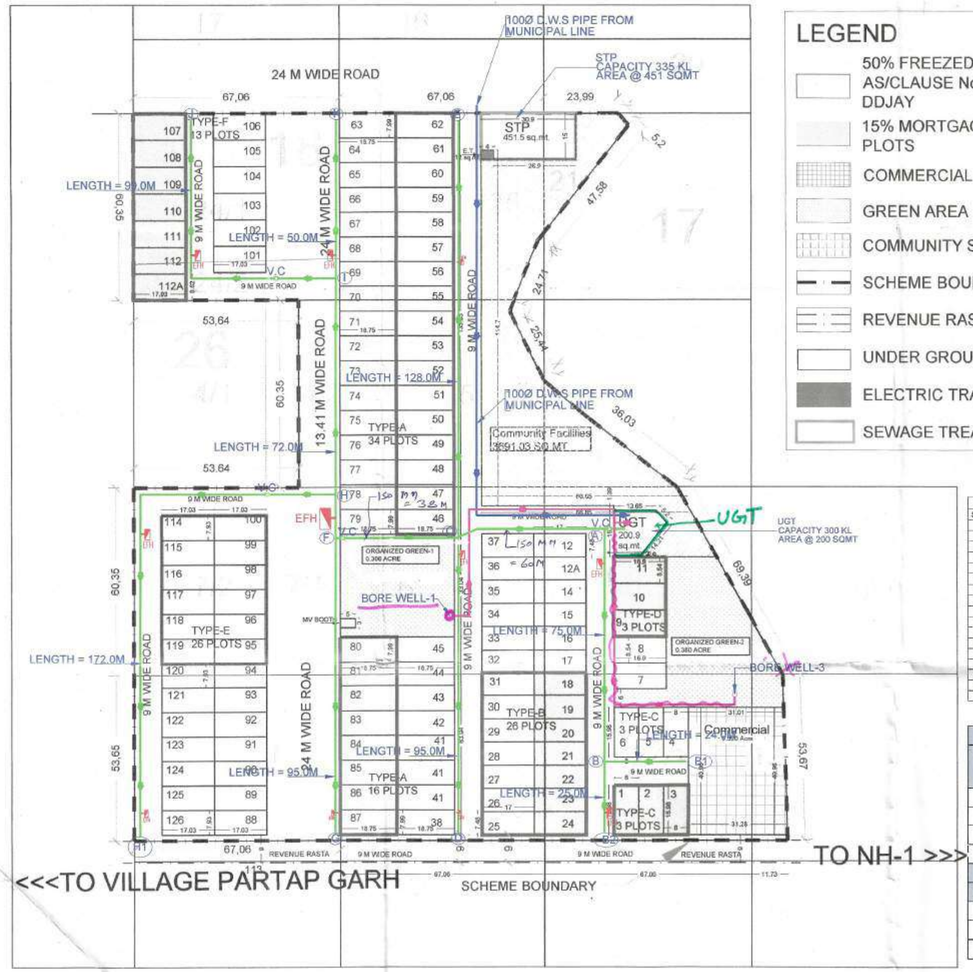
Executive Engineer
HSVP Division,
AMBALA.

DRG.NO.
JR/KKR/DDJAY/01/FF

Superintending Engineer
HSVP Circle, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY)OF AREA MEASURING-9.11875 ACRE IN SECTOR-41, DISTRICT-KURUKSHETRA, HARYANA BEING DEVELOPED BY M/s BAHADURGARH TOWNSHIP PVT. LTD.



LEGEND

- 50% FREEZED PLOTS AS/CLAUSE Nos. 5 OF DDJAY
- 15% MORTGAGED PLOTS
- COMMERCIAL
- GREEN AREA
- COMMUNITY SITE
- SCHEME BOUNDARY
- REVENUE RASTA
- UNDER GROUND TANK
- ELECTRIC TRANSFORMER
- SEWAGE TREATMENT PLANT

Checked subject to Comments in forwarding letter No. 4771/24 Dt. 01/07/2024 ...and notes Attached with the estimate

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

AREA CALCULATION				
		ACRE	PERCANTAGE	
TOTAL SCHEME AREA		9.11875		36902.21
	PERMISIABLE AREA		ACHIEVED AREA	
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
10% OF NPA TO BE SURRENDER UNDER COMMUNITY SITE	0.9119	10.00%	0.9121	10.002%
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
RESIDENTIAL	5.562	61%	4.372	47.95%
COMMERCIAL	0.365	4%	0.320	3.51%
TOTAL SALEABLE AREA	**5.927**	**65%**	**4.692**	**51.46%**
ORGANISED GREEN	0.684	7.50%	0.686	7.52%

PLOT DIMENSIONS :

TYPE	SIZE IN MT. WIDTH	SIZE IN MT. LENGTH	AREA IN SQ.MT.	IN SQ.YD.	NO. OF PLOTS	AREA IN SQ.MT.	
A	7.99	18.75	149.81	179.18	50	7490.63	
B	7.48	17	127.16	152.08	26	3306.16	
C	8	15.98	127.84	152.90	6	767.04	
D	8.54	16.9	144.33	172.61	5	721.63	
E	7.93	17.03	135.05	161.52	26	3511.25	
F	8.56	17.03	145.78	174.35	13	1895.10	**AREA IN ACRE**
TOTAL					**126**	**17691.80**	**4.372**

Schedule of Quantities of Domestic Water Supply					
S.NO	Line No From	Line No To	Length of Pipe 150mm Dia	Length of Pipe 100mm Dia	Sluice valve Each
1	UGT	(A)	20		1
2	(A)	(B)		75	1
3	B	B1		24	0
4	B1	B2		25	0
5	A	C	60		1
6	C	D		95	1
7	C	F	38		0
8	F	G		95	1
9	F	H	16		0
10	H	H1		172	1
11	H	I		72	
12	I	K		50	
13	I	J		99	
14	C	E		128	
15	TOTAL		134	835	5

BOREWELL WATER SUPPLY LINE		
SL NO.	PIPE DIA IN MM	LENGTH IN M
1	100	120

CITY WATER SUPPLY LINE		
SL NO.	PIPE DIA IN MM	LENGTH IN M
1	100	374

POPULATION CALCULATION			
1 TOTAL NO. OF PLOTS	=	126	PLOTS
2 POPULATION @ 18 PERSONS PER PLOT	=	2268	PERSONS
3 DENSITY	=	248.7	PPA
4 PERMISSIBLE		240-400	PPA

AREA DETAIL OF ORGANIZED GREEN				
	REQUIRED @7.5%	PROVIDED	AREA IN ACRE	
GREEN AREA	**2767.666**			
ORGANIZED GREEN-1		1238.99	0.306	
ORGANIZED GREEN-2		1538.191	0.380	**PERCENTAGE**
		2777.181	**0.686**	7.52%

DETAILS OF 50% FREEZED AREA FROM SALEABLE				DEATAILS OF 15 MORTAGAGED AREA	
TYPE	TOTAL NO.OF PLOTS	AREA OF ONE PLOT IN SQ.MT	TOTAL AREA OF PLOTS	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS
A	25 (46 TO 62)(80 TO 87)	149.81	3745.25		
B	14 (18 TO 31)	127.16	1780.24	7 (18 TO 24)	890.12
C	3 (1 TO 3)	127.84	383.52	3 (1 TO 3)	383.52
D	3 (9 TO 11)	144.33	432.99	3 (9 TO 11)	432.99
E	12 (95 TO 100)(114 TO 119	135.05	1620.60		
F	7 (107 TO 112A)	145.78	1020.46	7 (107 TO 112A)	1020.46
TOTAL	**64**		**8983.06**	**20**	**2727.09**
			50.77%		**15.41%**

To be read with Licence No. 101 of 2022 Dated 25.07.2022. LC-4542 comprised of

That this Layout plan for site area measuring 9.11875 acres (Drawing No. DTCP- ..... dated ..... licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Bahadurgarh Township Pvt. Ltd falling in revenue estate of Village Partapgarh, Sector-41, Kurukshetra, 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. The plots falling under ROW of 11KV HT line shall be kept freezed till the shifting of HT line.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority notification/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) | (RUBY MOUN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (S.S.SINGH) CTP(HR) | (K.MAHARAND PANDURANG, IAS) DTCP (HR)

DRG.NO:- DTCP 8488 DATED:- 27.07.22

OWNER'S SIGNATURE

For M/s Bahadurgarh Township Private Limited

Authorised Signatory

CHECKED BY:
R. MILAN POPLI
CA/2017/8651

Executive Engineer
HSVP Division,
AMBALA

DRG.NO.
JR/KKR/DDJAY/01/FF

Superintending Engineer
HSVP Circle, KARNAL

Director Town & Country Planning Haryana, Chandigarh

DOMESTIC WATER SUPPLY LAYOUT

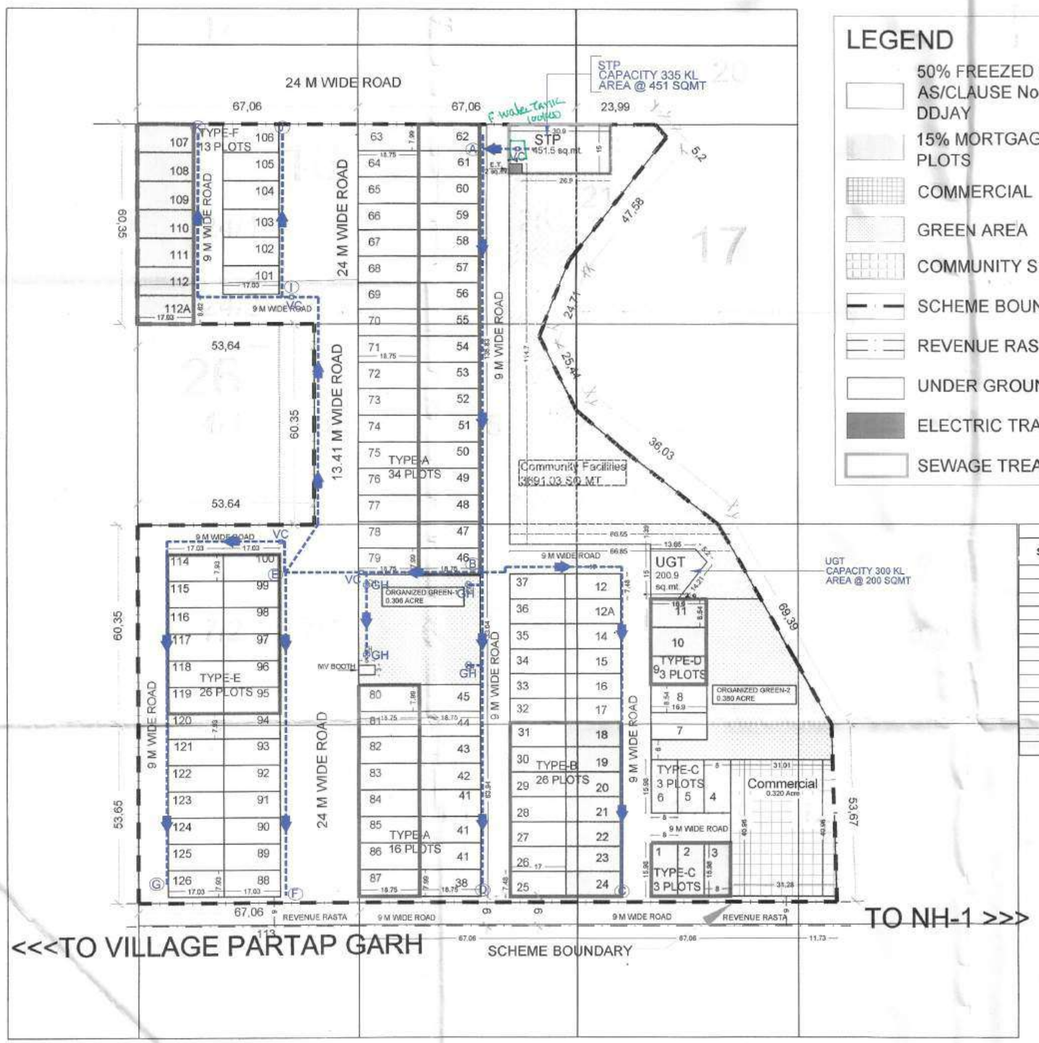
PLUMBING LEGEND FOR WATER SUPPLY :-	
V	VALVE CHAMBER
EFH	EXTERNAL FIRE HYDRANT
D.W.S PIPE	BORE WELL LINE
D.W.S PIPE	DOMESTIC WATER LINE PKG-1
D.W.S PIPE	DOMESTIC WATER LINE FROM MUNICIPAL
D.W.S	DOMESTIC WATER LINE

AREA OF STP - 451.5 SQ.MT
AREA OF U.G.T. - 200.9 SQ.MT
AREA OF E.T. - 12 SQ.MT.

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY)OF AREA MEASURING-9.11875 ACRE IN SECTOR-41, DISTRICT-KURUKSHETRA, HARYANA BEING DEVELOPED BY M/s BAHADURGARH TOWNSHIP PVT. LTD.



LEGEND

- 50% FREEZED PLOTS AS/CLAUSE Nos. 5 OF DDJAY
- 15% MORTGAGED PLOTS
- COMMERCIAL
- GREEN AREA
- COMMUNITY SITE
- SCHEME BOUNDARY
- REVENUE RASTA
- UNDER GROUND TANK
- ELECTRIC TRANSFORMER
- SEWAGE TREATMENT PLANT

Checked subject to Comments In forwarding letter No. 12224 Dt. 28/07/2022 ...and notes Attached with the estimate

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

AREA CALCULATION				
		ACRE	PERCANTAGE	
TOTAL SCHEME AREA		9.11875		36902.21
	PERMISIABLE AREA		ACHIEVED AREA	
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
10% OF NPA TO BE SURRENDER UNDER COMMUNITY SITE	0.9119	10.00%	0.9121	10.002%
	ACRE	PERCENTAGE	ACRE	PERCENTAGE
RESIDENTIAL	5.562	61%	4.372	47.95%
COMMERCIAL	0.365	4%	0.320	3.51%
TOTAL SALEABLE AREA	**5.927**	**65%**	**4.692**	**51.46%**
ORGANISED GREEN	0.684	7.50%	0.686	7.52%

PLOT DIMENSIONS :

TYPE	SIZE IN MT. WIDTH	SIZE IN MT. LENGTH	AREA IN SQ.MT.	IN SQ.YD.	NO. OF PLOTS	AREA IN SQ.MT.	
A	7.99	18.75	149.81	179.18	50	7490.63	
B	7.48	17	127.16	152.08	26	3306.16	
C	8	15.98	127.84	152.90	6	767.04	
D	8.54	16.9	144.33	172.61	5	721.63	
E	7.93	17.03	135.05	161.52	26	3511.25	
F	8.56	17.03	145.78	174.35	13	1895.10	**AREA IN ACRE**
TOTAL					**126**	**17691.80**	**4.372**

To be read with Licence No. 101 of 2022 Dated 25/07/2022 LC-4542

That this Layout plan for site area measuring 9.11875 acres (Drawing No. DTCP- ..... dated ..... comprised of by Bahadurgarh Township Pvt. Ltd falling in revenue estate of village Partapgarh, Sector-41, Kurukshetra, 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. The plots falling under ROW of 11KV HT line shall be kept freezed till the shifting of HT line.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. 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.
14. 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.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA 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.
16. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
17. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(AJIT SINGH) JD (HQ) | (RUBY MOUN) ATP (HQ) | (NARENDER KUMAR) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (P.P.SINGH) CTP(HR) | (K.MAYARAND PANDURANG, IAS) DTCP (HR)

DRG.NO:- DTCP 8488 DATED:- 27.07.22

OWNER'S SIGNATURE

For Bahadurgarh Township Private Limited

Authorised Signatory

CHECKED BY:
ER. MILAN POPLI
Executive Engineer
HSVP Division,
AMBALA
CA/2017/86511

DRG.NO.
JR/KKR/DDJAY/01/FF

Superintending Engineer
HSVP Circle, KARNAL

Director
Town & Country Planning
Haryana, Chandigarh

Schedule of Quantities of Irrigation and Flushing				
S.N0	Line No		Length of Pipe	Dia of Pipe
	From	To	MTR.	MM
1	STP	(A)	20.0	150
2	(A)	(B)	130.0	100
3	B	C	141.0	100
4	B	D	95.0	100
5	B	E	40.0	100
6	E	F	97.0	100
7	E	G	172.0	100
8	E	H	85.0	100
9	H	I	98.0	100
10	H	J	50.0	100
	TOTAL	100 MM	928	
	TOTAL	150 MM	20	

POPULATION CALCULATION			
1	TOTAL NO. OF PLOTS	=	126 PLOTS
2	POPULATION @ 18 PERSONS PER PLOT	=	2268 PERSONS
3	DENSITY	=	248.7 PPA
4	PERMISSIBLE		240-400 PPA

DETAILS OF 50% FREEZED AREA FROM SALEABLE				DEATAILS OF 15 MORTAGAGED AREA	
TYPE	TOTAL NO.OF PLOTS	AREA OF ONE PLOT IN SQ.MT	TOTAL AREA OF PLOTS	TOTAL NO. OF PLOTS	TOTAL AREA OF PLOTS
A	25 (46 TO 62)(80 TO 87)	149.81	3745.25		
B	14 (18 TO 31)	127.16	1780.24	7 (18 TO 24)	890.12
C	3 (1 TO 3)	127.84	383.52	3 (1 TO 3)	383.52
D	3 (9 TO 11)	144.33	432.99	3 (9 TO 11)	432.99
E	12 (95 TO 100)(114 TO 119	135.05	1620.60		
F	7 (107 TO 112A)	145.78	1020.46	7 (107 TO 112A)	1020.46
TOTAL	**64**		**8983.06**	**20**	**2727.09**
			50.77%		**15.41%**

AREA DETAIL OF ORGANIZED GREEN				
	REQUIRED @7.5%	PROVIDED	AREA IN ACRE	
GREEN AREA	**2767.666**			
ORGANIZED GREEN-1		1238.99	0.306	
ORGANIZED GREEN-2		1538.191	0.380	**PERCENTAGE**
		2777.181	**0.686**	**7.52%**

PLUMBING LEGEND FOR WATER SUPPLY :-	
VC	VALVE CHAMBER
GH	GARDEN HYDRANT
F.W.S	FLUSHING WATER LINE

AREA OF STP - 451.5 SQ.MT
AREA OF U.G.T. - 200.9 SQ.MT
AREA OF E.T. - 12 SQ.MT.

FLUSHING WATER SUPPLY LAYOUT

Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory

KURUKSHETRA

FINAL DEVELOPMENT PLAN-2025 AD FOR CONTROLLED AREAS A,B,C,D,E,F AND ADDITIONAL CONTROLLED AREA (U/S-5(7) OF ACT NO. 41 OF 1963.)

LEGEND:-

- CONTROLLED AREA BOUNDARY / ADDITIONAL CONTROLLED AREA BOUNDARY
- OLD M.C LIMIT / EXTENDED M.C LIMIT
- VILLAGE BOUNDARY
- ROADS
- KATCHA / REVENUE RASTA
- NADI / MINOR / DRAIN
- EXISTING TOWN / VILLAGE ABADI
- ELECTRIC HIGH TENSION LINE
- SECTOR NUMBERS (1)
- SECTOR DENSITY (PERSONS PER ACRES) (100)

MAIN CODE / SUB. CODE CLASSIFICATION OF LAND USES:-

100 1. RESIDENTIAL
RESIDENTIAL SECTOR ON NEIGHBORHOOD PATTERN

200 2. COMMERCIAL
- 210 RETAIL TRADE.
- 220 WHOLESALE TRADE.
- 230 WARE HOUSING AND STORAGE.
- 240 OFFICE & BANKS INCLUDING GOVERNMENT OFFICE.
- 250 RESTAURANTS HOTELS AND TRANSIENT BOARDING HOUSES INCLUDING PUBLIC ASSISTANCE INSTITUTIONS, PROVIDING RESIDENTIAL ACCOMODATION LIKE DHARAMSHALA TOURIST HOUSE ETC.
- 260 CINEMA AND OTHER PLACES OF PUBLIC ASSEMBLY ON A COMMERCIAL BASIS
- 270 PROFESSIONAL ESTABLISHMENTS

300 3. INDUSTRIAL
- 310 SERVICE INDUSTRY.
- 320 LIGHT INDUSTRY.
- 330 EXTENSIVE INDUSTRY.
- 340 HEAVY INDUSTRY.

400 4. TRANSPORT & COMMUNICATION
- 410 RAILWAY YARDS,RAILWAY STATIONS AND SIDINGS.
- 420 ROADS, ROAD TRANSPORT DEPOTS AND PARKING AREAS
- 430 DOCKEY YARDS JETTIES.
- 440 AIR PORTS / AIR STATION.
- 450 TELEGRAPH OFFICES, TELEPHONE EXCHANGE ETC.
- 460 BROADCASTING STATION.
- 470 TELEVISION STATIONS.

500 5. PUBLIC UTILITIES
- 510 WATER SUPPLY INSTALLATION INCLUDING TREATMENT PLANTS.
- 520 DRAINAGE AND SANITARY INSTALLATION INCLUDING SEWARAGE AND SOLID DISPOSAL.
- 530 ELECTRIC POWER PLANTS, SUB STATIONS ETC.
- 540 GAS INSTALLATION & GAS WORKS.

600 6. PUBLIC & SEMI PUBLIC USES
- 610 GOVERNMENT ADMINISTRATIVE,CENTRAL SECRETARIAT, DISTRICT OFFICES LAW COURTS,JAILS, POLICE STATIONS, GOVERNORS AND PRESIDENT'S RESIDENCE.
- 620 EDUCATIONAL,CULTURAL AND RELIGIOUS INSTITUTIONS.
- 630 MEDICAL AND HEALTH INSTITUTIONS.
- 640 CULTURAL INSTITUTIONS LIKE THEATERS, OPEN HOUSE ETC.OF A PREDOMINANTLY NON COMMERCIAL NATURE.
- 650 LAND BELONGING TO DEFENCE.

700 7 OPEN SPACES
- 710 SPORTS GROUNDS,STADIUM AND PLAY GROUNDS
- 720 PARKS.
- 730 GREEN BELTS GARDEN AND OTHER RECREATIONAL USES.
- 740 CEMETERIES,CREMATORIES ETC.
- 750 FUEL,FILLING STATIONS AND BUS QUEUE SHELTER.
- 725 TOWN PARK

800 8 AGRICULTURAL ZONE

NOTE:-
THE WIDTH OF ADDITIONAL DRAIN ALONG THE NORTHERN PERIPHERY ROAD HAS BEEN REDUCED FROM 30 METERS TO 10 METERS BEYOND 50 METERS GREEN BELT AS CONVEYED BY CHIEF CO-ORDINATOR PLANNER (NCR) HARYANA PANCHKULA VIDE ENDST NO. CCP (NCR)/ 2009/1936 DATED 9.7.2009.

DRG. NO. D.T.P. (KK) 935/08 DATED 25.7.2008

N — 632 316 0 632 1264 1896 MT.

SCALE= 1CM = 316.80 MTS.
(IN ORIGINAL DRAWING ONLY.)

DRAWN BY:- Sd/-

CHECKED BY:- Sd/-

PLANNING ASSTT. :-

ASSTT. TOWN PLANNER :-

DISTT. TOWN PLANNER :- Sd/-

Sd/-
SENIOR TOWN PLANNER
PANCHKULA.

Sd/-
CHIEF CO-ORDINATOR PLANNER,
N.C.R HARYANA , PANCHKULA.

DEPTT. OF TOWN & COUNTRY PLANNING HARYANA.

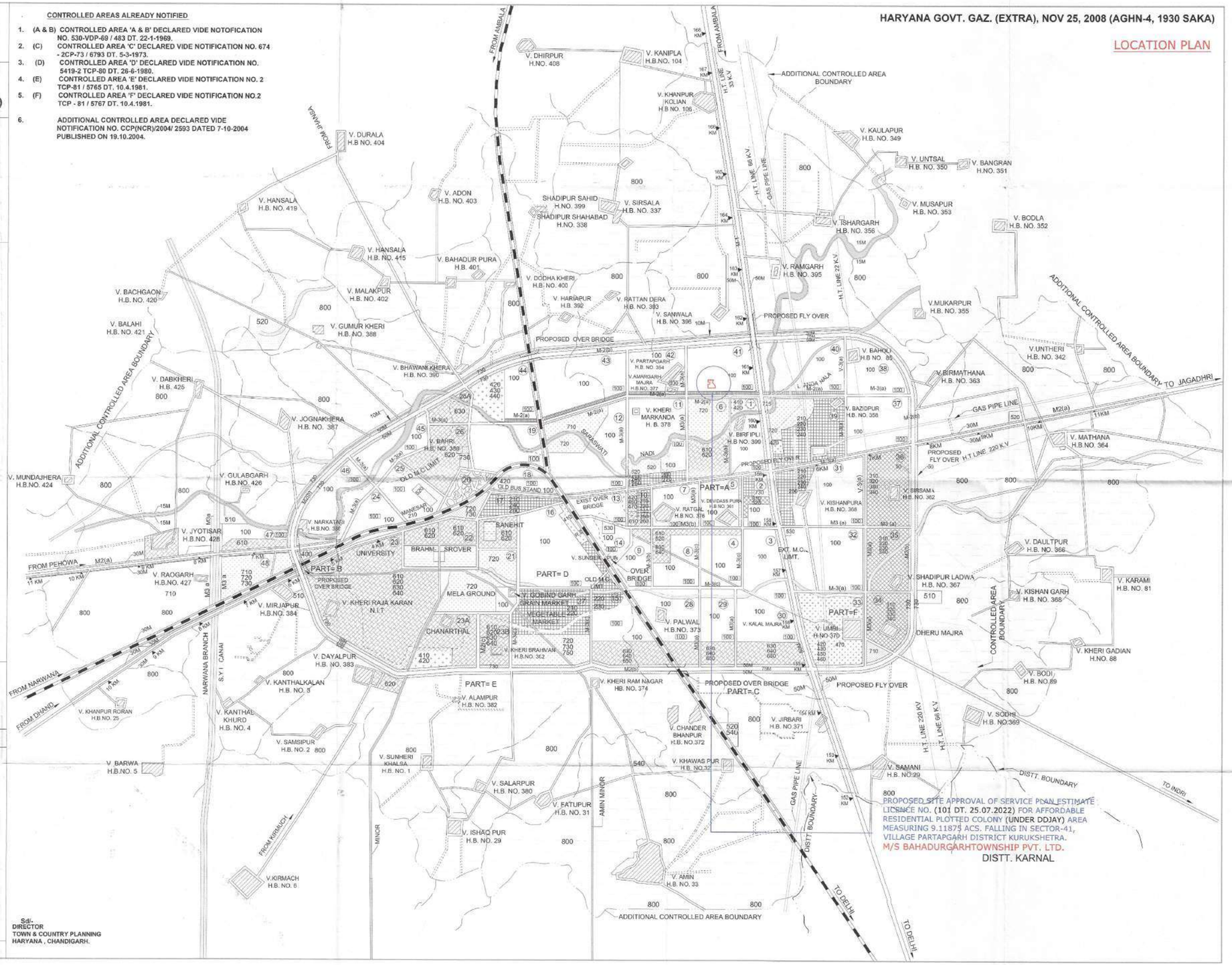
CONTROLLED AREAS ALREADY NOTIFIED

1. (A & B) CONTROLLED AREA 'A & B' DECLARED VIDE NOTOFICATION NO. 530-VDP-69 / 483 DT. 22-1-1969.
2. (C) CONTROLLED AREA 'C' DECLARED VIDE NOTIFICATION NO. 674 - 2CP-73 / 6793 DT. 5-3-1973.
3. (D) CONTROLLED AREA 'D' DECLARED VIDE NOTIFICATION NO. 5419-2 TCP-80 DT. 26-6-1980.
4. (E) CONTROLLED AREA 'E' DECLARED VIDE NOTIFICATION NO. 2 TCP-81 / 5765 DT. 10.4.1981.
5. (F) CONTROLLED AREA 'F' DECLARED VIDE NOTIFICATION NO.2 TCP - 81 / 5767 DT. 10.4.1981.
6. ADDITIONAL CONTROLLED AREA DECLARED VIDE NOTIFICATION NO. CCP(NCR)/2004/ 2593 DATED 7-10-2004 PUBLISHED ON 19.10.2004.

Sd/-
DIRECTOR
TOWN & COUNTRY PLANNING
HARYANA , CHANDIGARH.

HARYANA GOVT. GAZ. (EXTRA), NOV 25, 2008 (AGHN-4, 1930 SAKA)

LOCATION PLAN



Seema Rani
Signature of Architect
SEEMA RANI
CA/2015/72259

M/s Bahadurgarh Township Pvt. Ltd.
Authorised Signatory