

Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
Website: tcpharyana.gov.in; Phone: 0172-2548475, 2707175; email:
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Regd.

To

✓ One Point Realty Pvt. Ltd.
8D, Hansalaya, 15 Barakhamba Road,
New Delhi -110001.

Memo No. LC-4590-JE (MK)-2023/ 13398 Dated: 08/05/2023

Subject: Approval of Service Plan/Estimates for Affordable Residential Plotted Colony (under DDJAY Policy-2016) over an area measuring 5.18125 acres falling under Licence No. 118 of 2022 dated 10.08.2022 in Sector-42, Bahadurgarh, Distt. Jhajjar.

Please refer your application on the matter as subject cited above.

The Service Plan/ Estimates of Affordable Residential Plotted Colony (under DDJAY Policy-2016) being developed over an area measuring 5.18125 acres falling under Licence No. 118 of 2022 dated 10.08.2022 in Sector-42, Bahadurgarh, Distt. Jhajjar has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Bahadurgarh Town.
2. 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.
3. That you are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
4. 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.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be solely responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.
7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the

demand, to dispose of effluent and rain water till these services are provided by HSVP.

9. You shall be solely responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flushing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablation taps should be avoided.

- (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
- (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

- (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
- (b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.
- (c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.

- (d) Octagonal covers, red in colour or painted red and words "Recycle Water- Not fit for Drinking" embossed on them should be used for recycled water.
13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
 14. You shall be solely responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
 15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.
 16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
 17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
 18. Since, the construction of master plan roads is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.
 19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
 20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
 21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.
 22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
 23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
 24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
26. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo no. CE-I/SDE(W)/HDM(G)/2022/208369 dated 12.12.2022 (enclosed as Annexure-A).
27. That you shall construct the underground tank and maintain the green area on the surface of UGT.

Note :-

- a. That you shall implement the directions given by National Green Tribunal O.A. No. 21 of 2014 and no. 95 of 2014 (in the matter of Vardhman Kaushik V/s Union of India & Others) and instructions have been issued by HSVP time to time may be implementation of these instructions at site.
- b. 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 Controlled 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 Administrator, HSVP, Panchkula under intimation to this office.

DA/As above


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

Endst. No LC-4590-JE (MK)-2023/

Dated :

A copy is forwarded to the Chief Engineer-II, HSVP, Panchkula with reference to his memo No. CE-I/SDE(W)/HDM(G)/2022/208369 dated 12.12.2022 for information and necessary action please.


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

ONE POINT REALTY PRIVATE LIMITED

CIN NO. U70101DL2005PTC137209

Regd Off: 8-D, Hansalaya, 15, Barakhambha Road, New Delhi - 110001
Tele fax: 011- 23358616/17 | Email: info@onecity.in | URL: www.onecity.in

Date: - 02/11/2022

To,
XEN, HSVP
Bahadurgarh


03-11-22

Dear Sir,

Subject: - Submission of Service estimate of License No. 118 of 2022 of One City, Sector - 42, Bahadurgarh of 5.18125 acres.

Kindly find attached service estimate and service drawings of above said License as under:-

1. Flushing Water Supply
2. Sewerage
3. Storm Water
4. Domestic water supply

We are also attaching herewith the license granted to us.

We request you to approve our estimate and layout drawings of the services as mentioned at the earliest.

Yours sincerely,

For One Point Realty Pvt Ltd

Authorised Signatory



**INTERNAL DEVELOPMENT WORKS DESIGN
& COST ESTIMATES**

FOR

PROPOSED PROJECT REPORT / ESTIMATES FOR PROVIDING INTERNAL SERVICES e.g. WATER SUPPLY, FIRE, SEWERAGE & STORM WATER DRAINAGE ETC. IN RESPECT OF LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA (DDJAY) 2016 OVER AN AREA MEASURING 5.18125 ACRES OF LAND IN SECTOR-42, BAHADURGARH, District Jhajjar, Haryana BEING DEVELOPED BY ONE POINT REALTY PVT. LTD

IN

SECTOR - 42,
at BAHADURGARH, District Jhajjar, HARYANA

DEVELOPED BY

M/s ONE POINT REALTY PVT. LTD.



REPORT

Bahadurgarh town of Haryana State situated on National Highway No.10 at a distance of 19.3 km. via Rohtak road from Delhi. Being in the national capital Region, the town has fast developed tendency and potential. Further, it has also started sharing the growing Industrial load of Delhi. To relieve the growing pressure of population in National Capital of Delhi, it has been decided by the Haryana Government to establish various residential Sectors along-with Infrastructure facilities in Bahadurgarh. This report is for Layout plan of affordable residential plotted colony under Deendayal Jan Awas yojana (DDJAY) 2016 over an area measuring 5.18125 Acres of land in sector-42, Bahadurgarh, Haryana being developed by M/s One Point Realty Pvt. Ltd

1. WATER SUPPLY

The source of water supply in this area shall be HSVP. It has been proposed to construct underground tanks of capacity as per attached details and at location for domestic purpose and for fire protection. The under-ground tanks will be fed from the tube-wells and HSVP supply, which will feed O.H. tanks on the roof of the Buildings. The water supply system has been designed as per the Hazen Williams formula.

2. DESIGN

The scheme has been designed for population of approx. 1255 persons considering 13.5 persons for each plot. The combined quantum of water supply (domestic + flushing) per head/day has been taken as 155.25 Litres per head per day for plotted building, 32000 Liters per acre for commercial building, 25000 Liters per acre for community building, 25000 Liters per acre for area under green park and 5000 Liters per acre for sweeping of road.

3. PUMPING EQUIPMENTS

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any electricity failure. Generator will be provided separately or added to the capacity of main generator.

4. SEWERAGE SCHEME

This scheme is designed for sewer connecting to the STP and bypass connection to HSVP sewer scheme.

The sewer lines have designed for three times average D. W. F. in relation to water supply demand. It has assumed that about 85% of the domestic water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec self-cleaning velocity. Sewer line upto 200 mm dia has been designed to run half-full and above 400 mm dia has been designed to run three fourth full at peak flow. Necessary provision for laying SW/ RCC pipe sewer line, construction of required number of manholes etc., have been made in the estimate.

Necessary design statement for entire sewerage system has been prepared and attached with estimate. Manning's formula has been used on the design of sewerage system.

5. STORM WATER DRAINAGE

It has proposed to lay underground RCC pipe drains with required number of catch basins for disposal of storm water, which will be connected to the HSVP drain. The intensity of rainfall has been taken as 6.25mm per hour. A minimum size of 400 mm dia RCC storm water-line will be provided and designed as per manning's formula. Necessary rainwater harvesting arrangement also has been provided.

6. SPECIFICATIONS

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

7. ROADS

The road in the colony being the planned such that minimum width of road provided is 9 mtr. (with metal portion 5.5 mtr & Shoulder width of 1.75 mtr. on each side respectively). The

- proposed road width of 9 mtr. have been provided to above zones and estimate is prepared as revised specifications adopted by HSVP.
8. **STREET LIGHTING**
Provision for external lighting of proposed area has been made.
 9. **HORTICULTURE**
Estimates and details of plantation, landscaping, signage, etc. has been included.
 10. **RATES**
The estimate has been based on the present market rates.
 11. **COST**
The total cost of the scheme, including cost of all services works out to be Rs. ~~364,20,321~~ ^{546.20 Lakh} (Rupees ~~Three Crore Sixty-Four Lakh three Hundred Twenty-One only~~) including 3% contingencies @ 49% departmental charges.

For M/s ONE POINT REALTY PVT. LTD


(Authorized Signatory)

1. DESIGN CALCULATION

(i) Water Requirement

a) Plots Buildings

Total No. of Plots	=	93 Plots
Population @ 13.5 person for per Plot, Total population	=	93 x 13.5 1255.50 persons
Total water requirement @ 155.25 lpcd	=	1255.50 x 155.25 194916.38 liter's/day 194.92 KL/Day

b) Commercial

Total areas	=	0.2006 Acre
Total water requirement @ 32000 liter	=	0.2006 x 32000 6419.69 liter's/day 6.42 KL/Day

c) Community

Total areas	=	0.51813 Acre
Total water requirement @ 25000 liter	=	0.51813 x 25000 12953.61 liter's/day 12.95 KL/Day

d) Water demand calculation as per plot requirement

PROJECT: DEEN DAYAL AWAS YOJANA @ BAHADURGARH HARYANA							
WATER REQUIREMENT CALCULATIONS							
S.No	Description	No. of Plots	Unit	Built up	Population	Unit Water	Total Water
			Population	Area		Consumption	Required
	Plots			(Sq M)	(persons)	(liters)	(liters)
1	Plot-A	18	13.5		243	155.25	37,725.75
2	Plot-B	14	13.5		189	155.25	29,342.25
3	Plot-C	5	13.5		67.5	155.25	10,479.38
4	Plot-D	32	13.5		432	155.25	67,068.00
5	Plot-D'	1	13.5		13.5	155.25	2,095.88
6	Plot-D''	2	13.5		27	155.25	4,191.75

7	Plot-E	7	13.5	94.5	155.25	14,671.13
8	Plot-E	1	13.5	13.5	155.25	2,095.88
9	Plot-E'	1	13.5	13.5	155.25	2,095.88
10	Plot-E''	1	13.5	13.5	155.25	2,095.88
11	Plot-F	5	13.5	67.5	155.25	10,479.38
12	Plot-F'	1	13.5	13.5	155.25	2,095.88
13	Plot-G	5	13.5	67.5	155.25	10,479.38
					Total	1,94,916.38 Lit
					OR	194.92 KLD

Total Permanent Population		=	1,255.50	persons
14	Additional Water Requirements for Commercial & Community			
a)	Commercial area	=	0.2006	Acres
	Therefore, daily required 0.2006 x 32000 Ltr / Acres	=	6,419.29	Lit
		OR	=	6.42 KLD
b)	Community Site Facilities			
	Area of Community Site	=	2,096.93	Sq.Mt
		=	0.52	Acres
	Therefore, daily required 25000 Ltr / Acres i.e. 0.51813 x 25000	=	12,953.61	Lit
		=	12.95	KLD
Total		=	19.37	KLD

TOTAL DAILY REQUIREMENT				
a)	For Domestic Use	=	1 to 13	194.92 KLD
b)	For Other Use	=	14a&b	19.37 KLD
		=	214.29	KLD

Total Domestic Water Requirement @ 60%	=	128.57	KLD
Total Recycle Water Requirement @ 40%	=	85.72	KLD

15	Area under Green Park	=	1,583.05	Sq.Mt
	OR	=	0.39	Acres
	Therefore, daily required 25000 Ltr / Acres i.e. 0.39 x 25000	=	9,779.16	Lit
		=	9.78	KLD
16	Area under ROAD out of 5.1813 Acres	=	2.15	Acres
	Therefore, required of sweeping of roads 1.29 x 5000	=	6,450.00	Lit
		=	5.75	KLD

Net Domestic Water Requirement				
Total Sewage Load (total domestic water required)	=	214.29	lit/day	
Net Sewage Flow - 80% of total sewage load	=	171.43	lit/day	
Sewage Treatment Plant capacity required with 90% diversity	=	154.29	KLD	
Sewage Treatment Plant capacity required	=	180.00	KLD	
Total recycle water generated (171.43 x 80%)	=	137.14	KLD	
Total recycle water required (5 + 9.78 + 5.75)	=	20.53	KLD	
Net water balance (to discharge into drainage system)	=	116.61	KLD	
UGT Capacity (for Domestic Use) = 12 hrs storage @ 60% = 190 x 60%	=	114.00	KLD	
UGT Capacity Required	=	65.00	KLD	

Fire Tank = 100 [1256/1000 x 43 = 37.36 KL
 e) Total Domestic Water Requirement @ 60% = 130 KLD

- f) Total Recycle Water Requirement @ 40% = $35 \times 40\% = 14$ KL/Day + 9.78 (11087) = 5.75 (1100)
- g) Solid Waste Management UGT cap. = $90.53 \times 60\% = 54.32$ KL say 60 KL
- Total Population of Scheme = 1255.50 Person -
- Solid Waste Generation @ 0.250 Kg/Person = $1255.50 \times 0.250 = 313.75$ Kg-

2. BORE WELLS

Approx. Discharge of bore wells @ 09 KL/Hr and working 16 Hrs/day

a) Total water Demand = 130 KLD 140 KL

b) Number of Bore wells $140 = 130/09/16 = 0.9$ Nos (SAY 1.0 Nos)

Since the entire water to be proposed development is to be supplied by HSVP. It is proposed to install One Numbers of bore wells to meet the present demand of drinking water only.

3. PUMPING MACHINERY FOR BOREWELLS:-

A) - Gross working head = 45.00 Mtrs

B) - Average fall in S.L. = 6.00 Mtrs

C) - Depression Head = 6.00 Mtrs

D) - Friction Loss in Main = 5.00 Mtrs

HP = $\frac{9000 \times 62 \times 1}{(60 \times 60 \times 75 \times 0.60)} = 3.4$ Mts say 3.5 HP

4. Underground Water Storage Tank For Domestic Water:-

Proposed capacity one and half day requirement of total water requirement = 68 KLD

Underground Water Storage Tank For Flushing Water:-

Proposed capacity one and half day requirement of total water requirement = 45 KL/Day

5. DG SET REQUIREMENT

- 1) Tube Well = 1 x 3.5 = 3.5 HP
- 3) Domestic water transfer pump 2 (1 Working+1 Standby) = 5.0 HP
- 4) Flushing water transfer pump 2 (1 Working+1 Standby) = 3.0 HP
- 4) Sewage Treatment Plant (Lumpsum) = 15.0HP
- 5) Lighting etc

$28.50 \times 0.746 = 21.26$ KW HP 43.08 KVA
 = $(26.50 \text{ HP} / 26.19 \text{ kW}) + 10 = 3.19 \text{ KW}$ - Hence
 suggested 30-KVA (DG Set) say 50 KVA

PUMPS FOR DOMESTIC WATER SUPPLY FOR UGT			
1	Potable water Requirement per day	140	130 KL
2	Pumping Duration Per day	8	Hrs
3	Suction Lift	0	Mts
4	Clear head Required (Height of the building)	10	Mts
5	Residual Head	15	Mts
6	Friction head loss	10	Mts
	Plant room height	5	Mts
	Overhead water storage tank height	3.5	Mts
7	Total head required	43.5	Mts
	Says $140/8 = 17.50$	45	Mts
8	Discharge of pump $130/4 = 16.25$ cum/hrs	270.83	291.66 LPM LPM-SAY

say 300 LPM

			275LPM
9	Power required (LPM x head (m))/(4500 x 0.60)	5.0	HP
	$(275 \times 40)/(4500 \times 0.60)$	4.07	HP
Say		5.0	HP

It is proposed to provide 1 set of 2 No's pumps (1 working & 1 stand by) of 5.0 HP for Domestic water transfer to each plot use only.

PUMPS FOR FLUSHING WATER SUPPLY FOR UGT			
1	Potable water Requirement per day (For Flushing + Road)	91.85	KL
2	Pumping Duration Per day	6-8	Hrs
3	Suction Lift	0	Mts
4	Clear head Required (Height of the building)	10	Mts
5	Residual Head	15	Mts
6	Friction head loss	10	Mts
	Plant room height	5	Mts
	Overhead water storage tank height	3.5	Mts
7	Total head required	43.5	Mts
	Says	45	Mts
8	Discharge of pump $91.85/6 = 15.31$ cum/hrs	252.77 177.08	LPM SAY 180LPM
9	Power required (LPM x head (m))/(4500 x 0.60)	4.34	HP
	$(180 \times 40)/(4500 \times 0.60)$	2.66	HP
Say		5.0	HP

It is proposed to provide 1 set of 2 Nos. pumps (1 working & 1 stand by) of 5.0 HP for Flushing water transfer to every plot use only.

3. FINAL ABSTRACT OF COST-SUB WORKS

Description	Amount (Lacs.)
Sub Work - I Water Supply	99.57 111.89 141.78
Sub Work - II Sewerage	78.55 53.55 71.70
Sub Work - III Storm Water Drainage	61.93 44.45 64.13
Sub Work - IV Roads & Footpath	85.80 61.65 104.25
Sub Work - V Street Lighting	19.90 7.95 19.88
Sub Work - VI - Horticulture	15.70 8.76 14.88
Sub Work - VII - Maintenance of Services for 10 years including resurfacing of roads after 1st 5 years & II phase i.e. 10 years of maintenance (as per HSVP norms)	130.16 108.25 75.74
Total	546.18 477.10 364.00

Total area = 5.1825 Acres
 Cost per Acre = $\frac{546.20}{5.1825} = 105.42$
 = 92.08 Lacs/Acre

Say Rs 546.20 Lacs

Cost per Acre = $(\frac{477.10}{5.1825}) = 92.08$ Lacs/Acre

R. D. Dhillon
 Superintending Engineer,
 HSVP Circle, Gurugram

[Signature]
 Executive Engineer
 HSVP Division
 Bahadurgarh

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

[Signature]
 Director General
 Town & Country Planning
 Haryana, Chandigarh

[Signature]
 Sub Divisional Engineer (W)
 Chief Engineer-I
 HSVP, Panchkula

4. ABSTRACT OF COST OF SUB HEAD

Description	Amount (Lacs.)
Sub Head - (I) Head Works	19.26 15.24 57.47
Sub Head - (II) Pumping Machinery	26.59 19.18 39.00
Sub Head - (III) Distribution System (Water Supply) (Dom w/s + FWS)	65.05 31.02 42.90
Sub Head - (IV) Distribution System (Flushing Supply)	9.11 2.47 8.41
Total	99.51 72.91 146.78
Add 3% Contingencies	2.19
Total	75.10
Add 49% Departmental Charges	36.80
Grand Total	147.89
(CO to final abstract of cost)	Say (Lakh) 111.89

Sub Work I					Water Supply
Sub Head No. I					Head Works
S. No.	Description	Unit	Qty	Rate	Amount
					Rs. (lacs)
1	Boring and installing 200 mm i/d tube wells with reverse rotary rig complete with pipe and strainer to a depth of about 80 m. in all respects	Nos.	1	15,00,000 150000.00	15.00 1.50
2	Constructing pump chambers as per standard design of PWD PH/HSVP of size 1.50 m x 1.50 m.	Nos.	1	L.S 50000.00	2.00 0.50
3	Construction of boosting chambers of suitable size along with underground tank & pumping machinery and generating set etc. complete in all respects.				
Details of boosting station					
i)	construction of boosting chambers	Nos.	1	400000.00	4.00
ii)	construction of UG tank + fire tank + PWS VST <i>Down (1.5 + 5.0 + 6.0)</i>	KL	210 65	4500 4000.00	9.45 2.60
4	Provision for carriage of material and other unforeseen items.	LS	-	-	1.00 0.50
5	Providing and fixing indicator plates of sluice valve, air valve etc. <i>for m/cr staff</i>	L.S LS	-	-	3.00 0.11
6	Provision for rising main HDPE pipe line from tube well to underground water storage tank	KL	10	200	2.00 0.22
6.	<i>Provision for cement of boundary wall around boost station.</i>	L.S	-	-	2.00 9.93
Add 3% contingencies				Total	37.45 1.12 0.30
Add 49% Deptt. Charges				Total	38.57 10.23
				18:90	5.01
				<i>C. Total</i>	<i>57.47 lacs</i> 15.24
				<i>C.O. to abstract of cost of sub work</i>	<i>15.24</i>
[C.O. to abstract of cost of Sub-work No.1]				Say (Lakh)	15.24

Sub Work I					Water Supply
Sub Head No. II					Pumping Machinery
S. No.	Description	Unit	Qty	Rate	Amount
					(In Lakhs)
1	Providing and installing pumping set of following capacities for plumbing system				
a	Tube well pump				
	150 lpm at 62 M head, 3.50 HP	Set	①	150000.00	1.50
b	Domestic water transfer pump				
	275 lpm discharge at 53 mts Head (1W-1S), 5HP	Set	②	150000.00	3.00
	275 lpm discharge at 45 mts Head (1W+2S), 5HP	Set	③	350000.00	3.50
				150000.00	3.00
2	Provision for diesel engine generator set each for standby Arrangements for booster pump complete with gear head arrangements of following capacities.				
i)	50 KVA	Nos.	1	300000.00	3.00
3	Provision for cheap pressure type chlorination plant complete.	Nos.	1	100000.00	1.00
4	Provision for making foundations & erection of pumping machinery.	LS	-	-	2.00
5	Provision for pipes, valves & specials inside the pump chamber.	LS	-	-	2.00
6	Provision for electric services connection including electric fittings for tube wells chambers complete including cost of transformer.	LS	-	-	2.00
7	Provision for carriage of material & unforeseen items				2.00
					17.00
				Total	12.50
	Add 3% contingencies				0.38
				Total	12.88
	Add 49% Deptt. Charges				6.31
				Total	19.18
	(C.O. to abstract of cost of Sub-work No. I)			Say (Lakhs)	19.18

Sub Work I					Water Supply
Sub Head No. III					Distribution System/Rising Main
					(Dom w/s + FWS)
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, laying, jointing & testing HDPE pipes including cost of excavation complete as per ISI marked. (For Domestic & Tube Well water supply line) <i>2 FWS line</i>				
i)	100 mm dia <i>(T.W to UG P.)</i>	M	1750 80	17260.00 1028.00	18202 8.32
ii)	80 mm dia <i>80 mm dia</i>	M	580 538	880.00 800.00	514 4.34
iii)	65 mm dia <i>65 mm dia</i>	M	560 643	600.00 600.00	336 3.86
iv)	50 mm dia <i>50 mm dia</i>	M	210 199	500.00 500.00	1.05 1.5
2	Providing, fixing & Testing butterfly valves including cost of complete in all respects.				
i)	100 mm dia	Nos.	13 2	6240.00 12000.00	0.19 1.58
ii)	80 mm dia <i>80 mm dia</i>	Nos.	4 4	5640.00 10000.00	0.23 0.4
iii)	65 mm dia <i>65 mm dia</i>	Nos.	4 4	3850.00 9000.00	0.36 0.36
iv)	50 mm dia <i>50 mm dia</i>	Nos.	4 2	3250.00 6000.00	0.73 0.12
3	Providing, fixing & Testing Non Return valves (NRV) including cost of complete in all respects.				
i)	100 mm i/d	Nos.	4 4	14000.00 14000.00	0.28 0.56
ii)	80 mm i/d	Nos.	2	14000.00	0.28
4	Providing and fixing air valves and scour valves including cost of complete in all respects.	Nos.	2	10000.00	0.20
5	Provision for carriage of material	LS	-	-	0.50 2.0
6	Provision for cutting the roads and making to its original conditions.	LS	-	-	2.00
7	Making water supply connection.	LS	-	-	0.80 0.80
8	<i>Provision for fire hydrants</i>	<i>5 Nos</i>		<i>15000/-</i>	<i>0.75</i>
9	Provision for rising main from HSVP water supply line to UG Tank.			<i>1460/-</i>	<i>1.17</i>
i)	100 mm i/d	M	80	1575.00	1.26

SERVICES COST ESTIMATE

DEEN DAYAL AWAS YOJNA @ Bahadurgarh
HARYANA

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9	Valve chamber for water supply system (Size:- 600mm x 600mm)	LS	-	-	2.00
10	Flushing water transfer pump				
	100 lpm discharge at 70 mts Head (1W+1S).	Set	1	240000.00	2.40
				Total 27.95	20.21
	Add 3% contingencies			0.84	0.61
				Total 28.79	20.82
	Add 49% Deptt. Charges			14.11	10.20
				G. Total 42.90	31.02
	(C.O. to abstract of cost of Sub-work No.1)			Say (Lakh)	31.02
					46.05

Sub Work I					Water Supply
Sub Head No. IV					Irrigation
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, laying, jointing and testing MDPE/UPVC pipeline conforming to IS 4985 including cost of excavation etc. complete in all respect.				
	a) 65 mm dia	RM	50	900.00	0.45
	b) 50 mm dia	RM	580	560.00	3.19
	c) 40 mm dia	RM	65	475.00	0.31
	d) 32 mm dia	RM	45	325.00	0.25
	e) 25 mm dia	RM	30	150.00	0.05
2	Providing and fixing 25 mm dia, irrigation hydrant valve complete in all respect.	Each	15	1500.00	0.75
3	Provision for carriage of Material and other as foreseen items & cutting of roads & making good to same.	LS	-	-	1.50
				Total	5.48
	Add 3% contingencies				0.16
				Total	5.64
	Add 49% Deptt. Charges				2.77
				Total	8.41
	(C.O. to abstract of cost of Sub-work No.1)			Say (Lakh)	8.41

Sub Work II				Sewerage Scheme	
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, jointing, cutting & testing HDPE-DWE pipe Class 'A' and lowering into trenches including cost of excavation, bed concrete cost of manholes etc. complete in all respects				
	<i>sw pipe</i>				
i)	150 mm i/d				
a)	Average depth 0.0 m to 1.5 m	M	200	980.00	1.96
b)	Average depth 1.5 m to 4.5 m	M	90	1120.00	1.01
ii)	200 mm i/d			1700	5.10
a)	Average depth 0.0 m to 1.5 m	M	300	1480.00	1.48
b)	Average depth 1.5 m to 4.5 m	M	165	1660.00	1.25
			139	2040/-	2.84
iii)	250 mm i/d				
a)	Average depth 1.5 m ^{up to} 4.5 m	M	47	2250.00	1.35
			30		0.90
2	Provision for lighting, watching and temporary diversion of traffic	LS	-	-	5.00 0.75 2.00
3	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges.	LS	-	-	1.00 0.50 2.00
4	Provision for connection with HSVP, <i>line</i>	LS	-	-	2.00 1.00
5	Provision for timbering and shoring etc.	LS	-	-	1.00 0.25
6	Cost of Sewage Pumping Station-01 with submersible sewage pump as following capacity: Providing & installing electricity driven pumping set (1 working + 1 stand by) capable of delivering of sewage (with 40 mm solid handling capacity) against a total head of 15 m complete with motor and other accessories				28.80 40.00
7	Providing STP @ Capacity: - 155 lpd <i>180 KL</i>	KL	180	16000/-	28.80 40.00
		LS	1KL		24.00
8	Provision for <i>D.I.</i> G.P.C pipe from STP to HSVP Main Line.				
i)	250 mm dia pipe.	Rm	80	2250.00	1.80
					24.89
Total					57.89
					46.72

SERVICES COST ESTIMATE

DEEN DAYAL AWAS YOJNA @ Bahadurgarh
HARYANA

				1140
Add 3% contingencies				173 1104679
			Total 48.12	35.94 32.62
Add 49% Deptt. Charges			23.58	17.610497
			<u>71.70</u>	<u>53.55</u>
				8283
(C.O. to abstract of cost of Sub-work No. 1)			Say (Lakh)	53.55

Say Rs 71.70 Lakh,

53.55 Lakh

SERVICES COST ESTIMATE

DEEN DAYAL AWAS YOJNA @ Bahadurgarh
HARYANA

Sub Work - III					Storm Water Drain
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, lowering, jointing, cutting RCC NP ₂ pipes and specials into trenches including cost of excavation cost of manholes, ventilating chambers etc. complete in all respects.				
i)	200 mm i/d				
a)	Average depth 0.0 m to 1.5 m	M	100	840.00	0.84
b)	Average depth 1.5 m to 4.5 m	M	50	960.00	0.48
ii)	250 mm i/d				
a)	Average depth 0.0 m to 1.5 m	M	300	1280.00	3.84
b)	Average depth 1.5 m to 4.5 m	M	130	1420.00	1.85
iii)	400 mm i/d				7.45
a)	Average depth 0.0 m to 1.5 m	M	298 430	2500 1630.00	11.25 0.02
b)	Average depth 1.5 m to 4.5 m	M	190	1750.00 2600	5.95 0.18 4.94
iv)	350 mm i/d				
a)	Average depth 1.5 m to 4.5 m	M	450	3400 2410.00	5.70 3.62
2	Provision for Road Gully & Drain	LS	-	-	5.00
3	Provision for cutting of roads and carriage of materials etc. and other unforeseen items	LS	-	-	2.00 1.50
4	Provision for disposal arrangements/Recharge Pit. (Rain water Harvesting system)	Nos	4 2	350000 310000.00	14.00 5.20
5	Provision for lighting, watching and temporary diversion of traffic	LS	-	-	2.00
6	Provision for connection with HSVP.				
i)	500 mm i/d	Rm	100	5400 2410.00	3.40 2.41
7.	Provision for connection with HSVP Line	L.S.	-	-	2.00

SERVICES COST ESTIMATE

DEEN DAYAL AWAS YOJNA @ Bahadurgarh
HARYANA

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7	Provision for timbering and shoring etc.	LS	-	-	1.00 0.25
				Total	41.79
					40.40 28.97
	Add 3% contingencies				1.25 1.87
				Total	43.04
					41.61 29.84
	Add 49% Deptt. Charges				21.09 20.39
				C. Total	64.13 Lakh
				Total	61.92 44.46
	(C.O. to abstract of cost of Sub-work No. 1			Say (Lakh)	44.46

Say Rs 64.13 Lakh. ~~61.92~~

Sub Work IV					Road Work
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Provision for levelling & earth filling as per site condition 5.18183 acre	Acres	5.18125	175000	906719
			5.18	20000	103600.00
2	Construction of road by: -				
	i) Providing GSB 150 mm thick.				
	ii) 150 mm thick W.M.M. stone aggregate.				
	iii) 50 mm thick B.M. DBM		2920	1500	4380000
	iv) 20 mm thick M.S.S. complete in all respect.	Sq. mtr.	3250.0	850	2762500.00
3	Provision for kerb stone with complete specification.	mtr.	1010	600	606000
	2x50x5 = 1010 Mtr		835.5	600	501270.00
	Provision for Arise & Land Area	L.S.	-	-	500000
4	Provision for Carriage of material	LS.		50000	500000.00
				0.00	
5	Provision for traffic arrangements	L.S.			1,00,000
6	Provision for traffic lighting and guide map/ indicators	LS.		15000	1,00,000
				0.00	150000.00
7	Provision for demarcation burglar	L.S.			1,00,000
					5551070
				Total	4017370.00
				Total	6792719/-
	Add 3% contingencies				166538.00
					120521.10
					203782/-
				Total	5717808
					4137091.10
					6946501/-
				Total	41.38
	Add 49 % department charges				3425285/-
					20.38
				Say	28.04
				(Lakh	10424786)
)	61.65

Total length of roads = 50.5 Mtr
 Metalled width = 5.50 Mtr
 Area = 50.5 x 5.50 = 277.50 sq.m.
 Add 5% for curves = 138.88 "

2916.38 sqm

Say 2920 sqm

104.258579
 Say = 85.20 Lakh

Sub Work V					Street Lighting
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing street lighting on internal roads as per standard specifications of HVPNL with CFL	per acre	5.18	10000	518000.00
	Add 3% contingencies				15540.00
				Total	533540.00
	Add 49% Deptt. Charges				261434.60
				G. Total	794975.00
				Total	794975.00
				Say (Lakh)	7.95

19.88 Lakh

Sub Work VI					Horticulture
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Development of lawn area				
	a) Trenching the ordinary soil upto depth of 60 cm. Including removal & packing of serviceable material & disposing at a lead of 50 M and making up the trenched area to proper level by filling with earth mixed with manure before & after flooding trench with water including cost of imported earth & manure.				
	b) Rough dressing of trenched area.				
	c) Grassing including watering & maintenance of lawns free from weeds & fit for mowing in rows including hedges, shrubs & green belts (as per HSP Norms)				
2.	Planting of Trees = 12 M dia				
	5.18 acres @ Rs. 1.50 lacs.	per acre	518	100000/-	5,18,000
	(505 x 2) 12 = 1010 trees @ Rs. 180/- each	Each	85	1800/-	1,53,000
		Total	930	1880/-	5,70,500.00
	Add 3% contingency charges			27,906/-	1,71,15.00
		Total	930	441/-	5,97,615.00
	Add 49% Deptt. Charges			4,69,466/-	2,87,031.35
		G. Total	1427	560/-	8,75,546.35
	Say Rs 14.28 Lacs	Say			1,876

13.7.2024

S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
Maintenance Charges & Resurfacing of Roads					
1	Provision for maintenance cost for water supply, sewerage, storm water drainage, roads, street light, horticulture etc. complete including operation & establishments charges as per HSVP norms after completion & resurfacing of roads after 10 years. <i>5.18125</i> <i>750 b/kh.</i>				
	5.18183 acres @ 5 lacs per acre	per acre	<i>5.18125</i> 5.18	<i>50000</i> 2.00	<i>414500</i> 259000
2	Provision for resurfacing & strengthening of road after 1st five years, <i>with 50 mm thick B1</i> <i>& 30 mm BC</i>	Sq. mtr.	2920 23450	<i>66/-</i> 500 406	<i>192720/-</i> 1407000 938000.00
3	Provision for resurfacing & strengthening of road after ten years, <i>with 50 mm thick B1</i> <i>& 30 mm BC</i>	Sq. mtr.	2920 23450	<i>825/-</i> 750 600	<i>2409000/-</i> 1787500 1407000.00
				<i>Total</i>	<i>8481200/-</i>
				<i>Total</i>	<i>4935000.00</i>
					<i>2541661</i>
					<i>21152200</i>
	Add 3% contingency & PE charges				<i>140950.00</i>
			<i>Total</i>		<i>8735636/-</i>
				<i>Total</i>	<i>5083050.00</i>
					<i>3558573</i>
	Add 49% Departmental charges			<i>4280462/-</i>	<i>2490694.5</i>
			<i>G. Total</i>		<i>10822786</i>
				<i>Total</i>	<i>7573744.5</i>
				say (Lakh)	<i>75.74</i>

Say Rs 130.16 Lakh. *108256*

PROJECT : DEEN DAYAL JAN AWAS YOJANA @ BAHADURGARH HARYANA
 MATERIAL SHEET FOR DOMESTIC WATER SUPPLY SYSTEM

S.No	LINE NO	PIPE IN METER		LENGTH OF PIPE (MTR.)			
		FROM - TO	LENGTH (MTR.)	80 MM	65 MM	50 MM	40 MM
1	P.R.ROM-001		5	5			
2	D01-D02		122	122			
3	D02-D03		75	75			
4	D03-D04		111	111			
5	D02-D05		44	44			
6	D05-D06		19	19			
7	D05-D07		162	162			
8	D08-D09		190		190		
9	D10-D11		33		33		
			761 mtr	538 mtr	223 mtr	0 mtr	0 mtr



PROJECT: DEEN DAVAL JAIN AWAS YOJANA @ BAHADURGARH HARYANA

DOMESTIC WATER SUPPLY HYDRAULIC CALCULATION

S. NO.	Line No	Self total Flushing water requirement from water calculation	Progressive water req. in	Total domestic water req. Per Day	Total water demand ltr /day	Peak Water Demand	Length of Pipe	Effective Length (actual length+ 25%)	Propose d line dia.	Velocity in m/sec	Frictional head losses	Total Frictional head losses	Plot head	Commutative Frictional head losses	Remain
		3	4	5	6	8	9	10	11	12	13	14	15	16	
		NOS	NOS	NOS	LPD	LPM	Mtr	Mtr	MM	Mtr/sec	Mtr/Mtr	Mtr	head	Mtr	
1	P. RR0M-D021	128570	0	128570	128570	3571	5	6	80	1.42	0.04	0.22	0.22	0.22	
2	D01-D02	0	123450	123450	123450	3429	122	153	80	1.26	0.03	4.97	4.97	4.97	
3	D02-D03	0	56700	56700	56700	1575	75	94	80	0.63	0.01	0.72	0.72	0.72	
4	D03-D04	0	58670	58670	58670	1630	111	139	80	0.65	0.01	1.14	1.14	1.14	
5	D02-D05	5700	0	5700	5700	158	44	55	80	0.66	0.00	0.01	0.01	0.01	
6	D05-D06	0	21650	21650	21650	601	19	24	80	0.24	0.00	0.03	0.03	0.03	
7	D05-D07	0	12500	12500	12500	347	162	203	80	0.74	0.00	0.09	0.09	0.09	
8	D08-D09	20000	0	20000	20000	55.6	190	238	65	0.33	0.00	0.73	0.73	0.73	
9	D10-D11	24500	0	24500	24500	68.1	33	88	65	0.41	0.00	0.39	0.39	0.39	



PROJECT : DEEN DAYAL JAN AWAS YOJANA @ BAHADURGARH HARYANA
 MATERIAL SHEET FOR FLUSHING WATER SUPPLY SYSTEM
 PIPE IN METER
 LENGTH OF PIPE (MTR.)

S.No	LINE NO	FROM - TO	LENGTH (MTR.)	100-MM	80-MM	65 MM	50 MM	40 MM
1		57P-F01	80 12	80				
2		F01-F02	68 56			22		
3		F02-F03	78			56		
4		F02-F04	48			78		
5		F04-F05	88			48		
6		F05-F06	111				88	
7		F04-F07	44			44		
8		F07-F08	18			18		
9		F07-F09	172			172		
		F10-F11	42			42		
			349 mtr	0 mtr	0 mtr	458 mtr	199 mtr	0 mtr
			669			470		



PROJECT : DEEN DAVAL JAIN AWAS VOJANA @ BAHADURGARH HARYANA
FLUSHING WATER SUPPLY HYDRAULIC CALCULATION.

S. NO.	Line No	Self total flushing water requirement from water calculation	Progressive water req. In NOS	Total flushing water req. Per Day	Total water demand ltr /day	Peak Water Demand LPM	Length of Pipe Mtr	Effective Length (actual length+ 25%) Mtr	Propose d line dia. MM	Velocity In m/sec Mtr/Sec	Frictional head losses Mtr/Mtr	Total Frictional head losses Mtr	Frictional head losses Mtr	Remarks
1	2	3	4	5	6	8	9	10	11	12	13	14	15	16
	STP-F01	NOS 85000	NOS 0	NOS 85000	LPD 85000	LPM 235.1	17	15	65	1.42	0.04	0.67	Mtr	16
2	F01-F02	0	85000	85000	85000	235.1	56	70	65	1.42	0.04	0.67	0.67	
3	F02-F03	0	78550	78550	78550	218.2	78	98	65	1.31	0.04	3.14	3.14	
4	F03-F04	8000	72550	80550	80550	223.8	48	60	65	1.35	0.04	3.78	3.78	
5	F04-F05	0	68550	68550	68550	190.4	80	110	50	1.54	0.11	2.44	2.44	
6	F05-F06	0	54350	54350	54350	151.0	111	139	50	1.54	0.07	1.90	1.90	
7	F06-F07	0	42550	42550	42550	118.2	44	55	65	0.71	0.01	0.69	0.69	
8	F07-F08	0	38550	38550	38550	107.1	18	23	65	0.65	0.01	0.23	0.23	
9	F08-F09	0	15650	15650	15650	43.5	172	213	65	0.26	0.00	0.42	0.42	
10	F09-F11	0	6870	6870	6870	19.1	42	53	65	0.11	0.00	0.02	0.02	



PROJECT : DEEN DAYAL JAN AWAS YOJANA @ BAHADURGARH HARYANA
 MATERIAL SHEET FOR IRRIGATION SYSTEM

S.No	LINE NO	PIPE IN METER							
		FROM	TO	LENGTH (MTR.)	25 MM	32 MM	40 MM	50 MM	65 MM
		STP	Ring Line	580					
1		G-01	G-01	50					50
2		G-02	G-02	45					
3		G-03	G-03	45			45		
4		G-04	G-04	30			45		
5		G-05	G-05	20		30			
6		G-06	G-06	0		20			
TOTAL LENGTH				770 mtr	50 mtr	45 mtr	45 mtr	580 mtr	50 mtr

TOTAL GARDEN HYDRANT = 5Nos

25 DIA VERTICAL LENGTH = 5 x 1 = 5 mtr





PROJECT : DEEN DAVAL JAN AWAS YOJANA @ BAHADURG, HARYANA
 MATERIAL SHEET FOR SEWER DRAINAGE WATER SYSTEM

S.No	LINE NO	LENGTH OF PIPE (MTR.)			
		200 MM	300 MM	350 MM	450 MM
1	MH-01-MH-02	14.5			
2	MH-02-MH-03	16.0			
3	MH-03-MH-04	16.0			
4	MH-04-MH-05	14.0			
5	MH-05-MH-06	12.5			
6	MH-06-MH-07	12.5			
7	MH-07-MH-08	12.5			
8	MH-08-MH-09	13.0			
9	MH-09-MH-10	12.5			
10	MH-10-MH-11	12.5			
11	MH-11-MH-13	14.0			
12	MH-12-MH-13	13.0			
13	MH-13-MH-14	13.0			
14	MH-14-MH-15	11.5			
15	MH-15-MH-32	11.0			
16	MH-16-MH-17	13.0			
17	MH-17-MH-18	12.5			
18	MH-18-MH-19	13.0			
19	MH-19-MH-20	13.0			
20	MH-20-MH-21	13.0			
21	MH-21-MH-24	13.0			
22	MH-22-MH-23	13.0			
23	MH-23-MH-24	29.0			
24	MH-24-MH-25	29.0			
25	MH-25-MH-26	18.0			
26	MH-26-MH-27	7.0			
27	MH-27-MH-28	13.0			
28	MH-28-MH-29	13.0			
29	MH-29-MH-30	13.0			
30	MH-30-MH-31	15.0			
31	MH-31-MH-32	7.0			
32	MH-32-MH-33	12.5			
33	MH-33-MH-34	11.0			
34	MH-34-MH-35	15.0			
35	MH-35-MH-36	1.5			
36	MH-36-STP	439 mtr	47 mtr	0 mtr	0 mtr
		249 mtr			

MULTIPLE SERVICES CONSULTANTS

PROJECT : DEEN DAYAL JAN AWASYOJANA @ BAHADURGARH HARYANA
SURHEAD-SEWERAGE SCHEME - DESIGN CALCULATION

S.No	Line Reference	Size of Mainline	No. of Plot/Over sewer (Community, common, study etc)	Population per/plot & per other areas	Total	L/D	L/D	Sewerage Discharge at 3 times	Sewerage Peak Discharge at 3 times	Line of the Pipe (mm)	Velocity (M/Sec)	Capacity (m ³ /Sec)	Gradient	Length (M)	Full in line due to slope		Invert level		Depth	
															N	M	Start	End		Start
1	SITE PLAN																			
1	MH-01-MH-02	910 MM	2	2	14	2173.5	1736.8	0.001	0.001	300	0.75	0.012	150	14.5	0.10	0.00	-0.900	-0.991	0.900	0.997
2	MH-02-MH-03	910 MM	2	2	14	2173.5	1736.8	0.001	0.001	300	0.75	0.012	150	16.0	0.11	0.00	-0.997	-1.201	0.997	1.003
3	MH-03-MH-04	910 MM	2	4	28	4547.0	3677.6	0.001	0.001	300	0.75	0.012	150	16.0	0.11	0.00	-1.201	-1.210	1.201	1.216
4	MH-04-MH-05	910 MM	4	7	49	7907.5	6085.8	0.001	0.001	300	0.75	0.012	150	14.0	0.09	0.00	-1.210	-1.261	1.210	1.263
5	MH-05-MH-06	910 MM	7	7	49	7907.5	6085.8	0.001	0.001	300	0.75	0.012	150	13.5	0.08	0.00	-1.261	-1.301	1.261	1.307
6	MH-06-MH-07	910 MM	7	11	77	11564.25	9065.4	0.001	0.001	300	0.75	0.012	150	12.5	0.07	0.00	-1.301	-1.381	1.301	1.387
7	MH-07-MH-08	910 MM	11	11	77	11564.25	9065.4	0.001	0.001	300	0.75	0.012	150	12.5	0.07	0.00	-1.381	-1.470	1.381	1.470
8	MH-08-MH-09	910 MM	11	6	17	18174.75	14779.8	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.470	-1.540	1.470	1.540
9	MH-09-MH-10	1210 MM	17	6	17	18174.75	14779.8	0.001	0.001	300	0.75	0.012	150	12.5	0.08	0.00	-1.540	-1.721	1.540	1.722
10	MH-10-MH-11	1210 MM	17	3	19	20540.25	16515.6	0.001	0.001	300	0.75	0.012	150	12.5	0.08	0.00	-1.721	-1.807	1.721	1.807
11	MH-11-MH-12	1210 MM	19	0	19	20540.25	16515.6	0.001	0.001	300	0.75	0.012	150	14.0	0.09	0.00	-1.807	-1.900	1.807	1.900
12	MH-12-MH-13	910 MM	3	0	3	3260.25	2608.2	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.900	-0.987	0.900	0.987
13	MH-13-MH-14	1210 MM	19	0	19	20540.25	16515.6	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-0.987	-1.900	0.900	1.907
14	MH-14-MH-15	1210 MM	19	3	22	27406.5	19126.8	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.900	-2.073	1.907	2.073
15	MH-15-MH-16	1210 MM	22	6	28	30470	24943.2	0.001	0.001	300	0.75	0.012	150	11.5	0.08	0.00	-2.073	-2.110	2.073	2.100
16	MH-16-MH-17	910 MM	9	0	9	7007.25	6085.8	0.001	0.001	300	0.75	0.012	150	11.0	0.07	0.00	-2.110	-0.900	0.900	0.973
17	MH-17-MH-18	910 MM	9	15	105	16381.25	13011	0.001	0.001	300	0.75	0.012	130	13.0	0.09	0.00	-0.900	-0.973	0.900	0.973
18	MH-18-MH-19	910 MM	9	15	105	16381.25	13011	0.001	0.001	300	0.75	0.012	150	12.5	0.08	0.00	-0.973	-1.143	0.900	1.143
19	MH-19-MH-20	910 MM	15	12	189	23932.5	20473.8	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.143	-1.230	1.143	1.230
20	MH-20-MH-21	910 MM	27	8	35	38136.25	30429	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.230	-1.317	1.230	1.317
21	MH-21-MH-22	910 MM	35	0	35	38136.25	30429	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.317	-1.403	1.317	1.403
22	MH-22-MH-23	910 MM	3	0	3	3260.25	2608.2	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.403	-0.987	0.900	0.987
23	MH-23-MH-24	910 MM	3	5	52	8520.5	5216.4	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-0.987	-1.073	0.987	1.073
24	MH-24-MH-25	910 MM	6	5	52	8520.5	5216.4	0.001	0.001	300	0.75	0.012	150	29.0	0.19	0.00	-1.073	-1.267	1.073	1.267
25	MH-25-MH-26	110 MM	6	5	52	8520.5	5216.4	0.001	0.001	300	0.75	0.012	150	29.0	0.19	0.00	-1.267	-1.460	1.267	1.460
26	MH-26-MH-27	910 MM	6	3	9	5529.5	5216.4	0.001	0.001	300	0.75	0.012	150	18.0	0.12	0.00	-1.460	-1.500	1.460	1.500
27	MH-27-MH-28	910 MM	6	3	9	5529.5	5216.4	0.001	0.001	300	0.75	0.012	130	7.0	0.05	0.00	-1.500	-1.627	1.500	1.627
28	MH-28-MH-29	1210 MM	9	3	12	13041	10432.8	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.627	-1.713	1.627	1.713
29	MH-29-MH-30	1210 MM	22	7	29	35214.5	23371.6	0.001	0.001	300	0.75	0.012	150	13.0	0.09	0.00	-1.713	-1.800	1.713	1.800
30	MH-30-MH-31	1210 MM	24	2	26	17340	13930.4	0.001	0.001	300	0.75	0.012	160	13.0	0.09	0.00	-1.800	-1.007	1.800	1.987
31	MH-31-MH-32	1210 MM	16	4	20	21735	17360	0.001	0.001	300	0.75	0.012	160	15.0	0.10	0.00	-1.987	-1.997	1.987	1.997
32	MH-32-MH-33	1210 MM	35	0	35	38056.25	30449	0.001	0.001	300	0.75	0.012	250	7.0	0.03	0.00	-1.997	-2.178	2.150	2.178
33	MH-33-MH-34	1210 MM	35	16	51	55424.25	44319.4	0.001	0.001	300	0.75	0.012	250	12.5	0.09	0.00	-2.178	-2.228	2.178	2.228
34	MH-34-MH-35	1210 MM	51	0	51	55424.25	44319.4	0.001	0.001	300	0.75	0.012	250	11.0	0.04	0.00	-2.228	-2.272	2.228	2.271
35	MH-35-MH-36	1210 MM	51	22	73	79332.75	63463.2	0.001	0.001	300	0.75	0.012	260	15.0	0.06	0.00	-2.272	-2.332	2.272	2.332
36	MH-36-MH-37	1210 MM	73	26	99	101047.75	80854.2	0.001	0.001	300	0.75	0.012	250	1.5	0.01	0.00	-2.332	-2.338	2.332	2.338





PROJECT : DEEN DAYAL JAN AWAS YOJANA @ BAHADURGARH HARYANA
 MATERIAL SHEET FOR STORM DRAINAGE WATER SYSTEM

S.No	LINE NO	FROM -TO	PIPE IN METER				400 MM
			LENGTH (MTR.)	200 MM	250 MM	350 MM	
1		MH 01-MH 02	10.5			10.5	
2		MH 02-MH 03	14.0			14.0	
3		MH 03-MH 04	13.0			13.0	
4		MH 04-MH 05	22.0			22.0	
5		MH 05-MH 06	14.0			14.0	
6		MH 06-MH 07	13.0			13.0	
7		MH 07-MH 08	13.0			13.0	
8		MH 08-MH 09	13.0			13.0	
9		MH 09-MH 10	13.0			13.0	
10		MH 10-MH 11	13.0			13.0	
11		MH 11-MH 14	14.0			14.0	
12		MH 12-MH 13	12.0			12.0	
13		MH 13-MH 14	9.0			9.0	
14		MH 14-MH 15	17.0			17.0	
15		MH 15-MH 16	13.0			13.0	
16		MH 16-MH 25	11.0			11.0	
17		MH 17-MH 18	6.5			6.5	
18		MH 18-MH 19	11.0			11.0	
19		MH 19-MH 20	12.0			12.0	
20		MH 20-MH 21	14.0			14.0	
21		MH 21-MH 22	15.0			15.0	
22		MH 22-MH 23	14.0			14.0	
23		MH 23-MH 24	11.0			11.0	
24		MH 24-MH 25	7.5			7.5	
25		MH 25-MH 26	15.5			15.5	
26		MH 26-MH 27	15.0			15.0	
27		MH 27-MH 28	14.0			14.0	
28		MH 28-MH 35	8.5			8.5	
29		MH 35-MH 36	13.0			13.0	
30		MH 36-EXTERNAL	3.0			3.0	
31		MH 29-MH 30	12.5			12.5	
32		MH 30-MH 31	13.0			13.0	
33		MH 31-MH 32	29.0			29.0	
34		MH 32-MH 33	29.0			29.0	
35		MH 33-MH 34	25.0			25.0	
36		MH 34-MH 36	3.0			3.0	
			488 mtr	0 mtr	0 mtr	488 mtr	

PROJECT : DEEN DAYAL MAM AWAS YADANA @ BARADURCARRI HERYANA
 SEBESAD-STORMWATER DRAINAGE DESIGN CALCULATIONS

DATE: 20/07/19
 DRAWN BY: S.B.P.
 CHECKED BY: S.B.P.

S. No. Line Reference

Station	Stn. of Manhole	Area	Depth	Permeability	Flow Velocity	Capacity	Flow Velocity	Capacity	Flow Velocity	Capacity	Flow Velocity	Capacity	Flow Velocity	Capacity	Flow Velocity	Capacity
1	0+00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0+05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
3	0+10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
4	0+15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15
5	0+20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20
6	0+25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
7	0+30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
8	0+35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35	0.35
9	0+40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40
10	0+45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45
11	0+50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
12	0+55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55
13	0+60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
14	0+65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65
15	0+70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
16	0+75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
17	0+80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
18	0+85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
19	0+90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
20	0+95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
21	1+00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
22	1+05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05
23	1+10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
24	1+15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15
25	1+20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
26	1+25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
27	1+30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30
28	1+35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35
29	1+40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
30	1+45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45
31	1+50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
32	1+55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55
33	1+60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60
34	1+65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65
35	1+70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70





AFFIDAVIT

34

MADHO - ARSAD SEI
No. 1248
07 NOV 2022
2062
STAMP VENDOR ROHTAK

I, **Ranbir**, S/o Shri Jai Singh aged 43 years, residing at 2531/1, Saini Anand Pura, Rohtak, Haryana-124001 designated as Authorised Signatory of M/s **One Point Realty Pvt Ltd** having its registered office at 8D, Hansalya 15, Barakhmba Road, New Delhi-110001 (hereinafter "**Colonizer**") do solemnly affirm and declare on oath as under:-

1. I state that the present affidavit is sworn by me on behalf **Colonizer** in compliance to the development of an affordable Residential plotted Colony under DDJAY-2016 on land measuring 5.18 acres situated in Village Kherka Musalman, Sector-42, Bahadurgarh, Jhajjar.
2. I on behalf of the **Colonizer** and any other person acting jointly or in concern with **Colonizer** hereby confirm that:
 - a. The **Colonizer** shall follow the provisions in regard with the water supply, sewerage, SWD, roads, etc.
 - b. The **Colonizer** shall bear 100% responsibility for the quality specification of the work/material used in the work and shall not replace/repair any work/item, if required, the **Colonizer** shall act as per the provisions provided by the HSVP.



26/11/22
(Deponent)

VERIFICATION

Verified at Rohtak on this 04th day of November 2022 that the above contents of this affidavit are true & correct to the best of my knowledge and belief and nothing has been concealed therefrom.

26/11/22
(Deponent)

ATTESTED
Ajay Kumar
Advocate
Rohtak
07 NOV 2022

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No.3, Sector-18A, Madhya Marg, Chandigarh. Phone: 0172-259349
Web site tcepharyana.gov.in - e-mail: tcepharyana7@gmail.com

FORM LC-V
(See Rule 12)

License No. 118 of 2022.

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to One Point Reality Pvt. Ltd., 8-D, Hansalya, 15-Barekhamba Road, New Delhi - 110001 for setting up of affordable residential plotted colony under DDJAY-2016 over an area measuring 5.18125 acres situated in the revenue estate of village Kherka Musalman, Sector-42, Bahadurgarh, District Jhajar.

1. The particulars of the land, wherein the aforesaid affordable plotted colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions-
 - a) That the affordable residential plotted colony under Deen Dayal Jan Awas Yojna 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.
 - b) That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made thereunder are duly complied with.
 - c) That licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - d) That licensee shall integrate the services with Haryana Sahari Vikas Pradhikaran services as and when made available.
 - e) 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 Areas Restriction of Unregulated Development Act, 1963.
 - f) That licensee 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 along with the license.

↓
Director
Town & Country Planning
Haryana, Chandigarh
[Signature]

- g) That applicant 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.
- h) That licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- i) That licensee 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 Urban Development Authority or any other execution agency.
- j) That licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Land Act, 1900 and any other clearance required under any other law.
- k) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- l) That the provision of solar water heating system shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for an Occupation Certificate.
- m) That licensee shall use only LED fitting for internal lighting as well as campus lighting.
- n) That licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of 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.
- p) That licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- q) That licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- r) That licensee shall complete the project within seven years (5+2 years) from date of grant of license as per clause I(ii) of the policy notified on 01.04.2016.
- s) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- t) That licensee 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.

- u) That licensee 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.
- v) That no further sale has taken place after submitting application for grant of license.
- w) That the licensee shall permit the Director or any other officer authorized by him to inspect the execution of the layout and the development in the works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.
- x) That licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- y) That the licensee 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.
- z) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- aa) That the revenue rasta passing through the site, if any shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.
- bb) That licensee 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.
- cc) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(i)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- dd) 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.
- ee) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ff) 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.
- gg) 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 Controlled Board or any other Authority Administering the said Acts.

3. That the 50% saleable area, earmarked in the approved layout plan and freezed as per clause 5(i) of DDJAY policy shall be allowed to sell only after completion of all Internal Development Works in the colony.
4. That licensee company will abide by with the Act/ Rules and the policies notified by the Department for development of affordable plotted colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
5. The licence is valid up to 09/08/2027

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

Dated: 10/08/2022
Place: Chandigarh

Encl. No. LC-4590- JF (MK)-2022/ 24143-156

Dated: 12-08-2022

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

1. One Point Reality Pvt. Ltd., 8-D, Hansalya, 15-Barakhamba Road, New Delhi - 110001, alongwith a copy of agreement, LC-IV B & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Rohtak.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Rohtak.
10. Senior Town Planner, Rohtak.
11. District Revenue Officer, Jhajjar.
12. District Town Planner, Jhajjar along with a copy of agreement.
13. Chief Accounts Officer of this Directorate.
14. Project Manager (IT) of this Directorate with the request to host the orders on Departmental website for information of general public/developers.

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

To be read with License No. 118 dated 10-08- of 2022

Detail of land owned by One Point Realty Pvt. Ltd.

Village	Rect. No.	Killa No.	Area (K-M)	
Kherka Mussalman	9	10	2-8	
		2/1	0-11	
		9/2	7-4	
		8/2/2	0-8	
		12	7-11	
		13/1	3-3	
		18/1/1	2-1	
		23/2	1-4	
		18/2	4-16	
		19	8-0	
		12	3/2 min	3-0
			8/1/1 min	0-11
			39/2/1	0-12
				Total

OR 5.18125 acres

Note: - Killa No.9//9/2min (1-8-1), 12min (1-17-0), 39/2/1min (0-2-1), 19min (0-0-4) total 3K-7M-6S is under mortgage.


 Director,
 Town & Country Planning
 Harwar
 Jammu & Kashmir

SEWERAGE LAYOUT

S.No.	Cat.	Size	area	No. of Plots	Total area
1	A	17.00 X 6.92	117.54	18	2117.52
2	B	16.50 X 6.74	111.21	14	1556.94
3	C	21.51 X 6.877	149.98	5	749.936
4	D	17.00 X 6.80	115.60	32	3699.20
5	D'	AS PER SITE	106.48	1	106.48
6	D''	15.40 X 6.79	104.56	2	209.13
7	E	18.00 X 7.26	130.68	7	914.76
8	E'	10.17 X 6.00	61.02	1	61.02
9	E''	12.82 X 6.00	76.92	1	76.92
10	E'''	15.50 X 6.50	100.75	1	100.75
11	F	15.45 X 7.50	115.87	5	579.35
12	F'	8.58 X 7.50	64.35	1	64.35
13	G	15.76 X 7.67	120.879	5	604.396
Organised open space detail					1084.752 (2.6788 AC.)
OOS-1				1583.0493 (0.39118 AC.)	250.33 PPA
Density calculation					
Total Nos of plots				93	X 13.5 1255.5

* MILK & VEGETABLE BOOTH IS WITHIN COMMERCIAL OF 5.0M X 6.50M

- To be read with Licence No. 118 of 2022 Dated 10-08-2022
- That this Layout plan for an area measuring 5.18125 acres (Drawing No. 2529 Dated 13-08-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by One Point Realty Pvt. Ltd., in Sector-42, Bahadurgarh, District Jhajar 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 enclosed under Rule 11 and the Mutual 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 per 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 Developer shall abide by the directions of the DCP for the modification of layout/plans of the colony.
 5. That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. That the contractor shall abide by the directions of the DCP, Haryana and accordingly shall make necessary changes in the layout plan for making a by adjustment in the alignment of the personal roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 7. That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
 8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the contractor. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/contractor on the directions of the Director, Town & 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 contractor in the licensed area.
 10. No site shall derive an access from less than 9 meters wide road which shall maintain a minimum clear width of 9 meters between the plots.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 23(3)(a) of the Act No.8 of 1975.
 13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUP is finally able to acquire in the interest of planned development and integration of services. The section of the consent authority shall be binding in this regard.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the contractor/owner shall use only Light Emitting Diode lamps (LED) lighting for internal lighting as well as Campus lighting.
 17. That the contractor/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2005-SPower dated 21.01.2016, issued by Haryana Government, Renewable Energy Department.
 18. That the contractor/owner shall strictly comply with the directives issued vide Notification No. 19/4/2019-SP dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(Signature of Architect) (Signature of Owner)

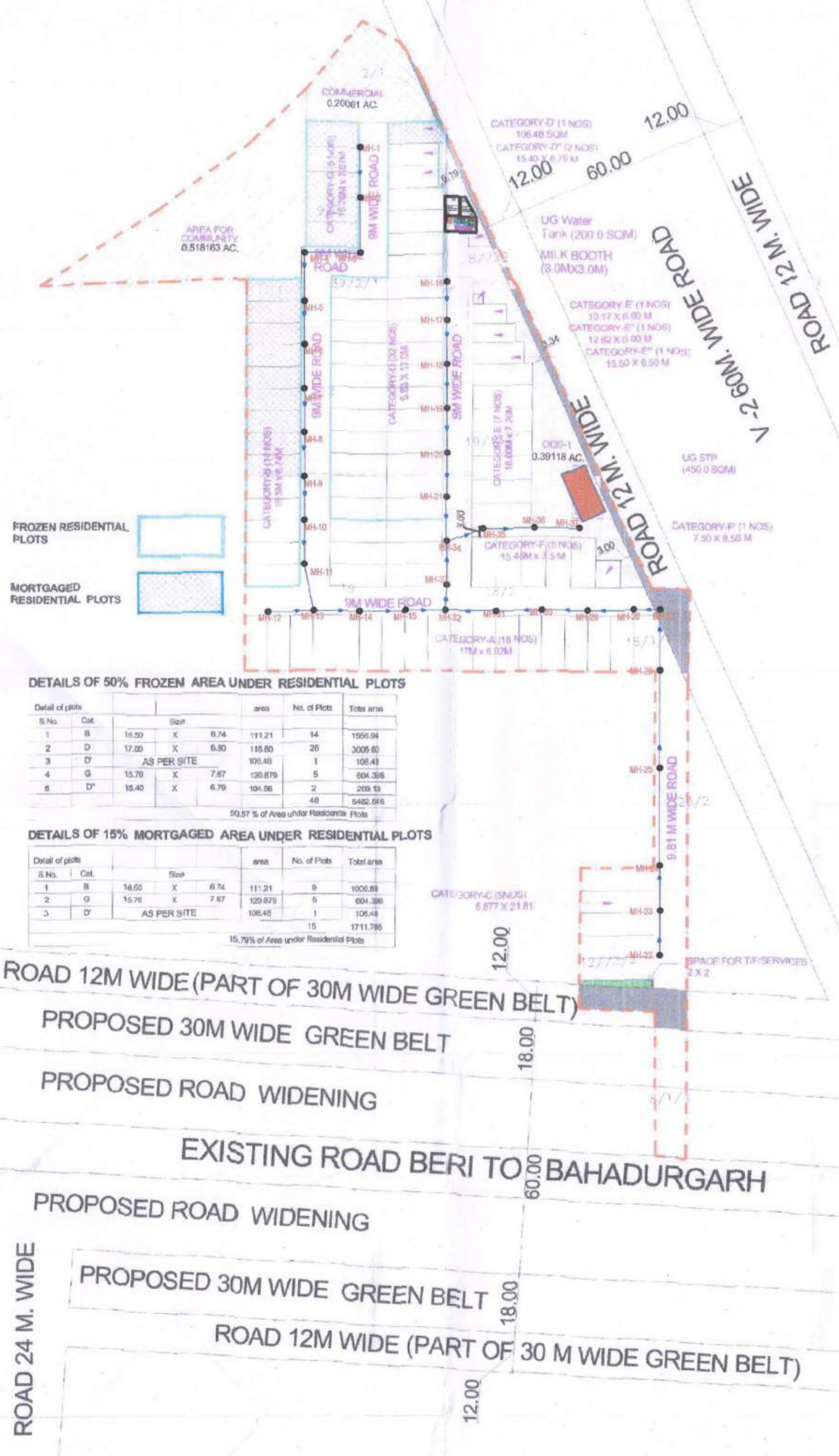
(Signature of Engineer) (Signature of Director)

S.NO.	DESCRIPTION
②	180Ø SEWER PIPE
③	200Ø SEWER PIPE
—	SEWERAGE PIPE
⊙	SEWERAGE MANHOLE

Description	Area in acres	%age
Total area of scheme	5.18125	
Area under sector road / Green Belt	0.332	
Balance area of Scheme	4.84925	
50% benefit of area falling in Sector road / Green Belt	0.166	
Net Planned area	5.01525	
Permissible Residential Sale able area @ 61%	3.059	
Permissible Commercial Component @ 4%	0.20061	
Permissible Sale able area @ 65%	3.2599	
Proposed Residential Area	2.6788	53.41
Proposed Commercial Area	0.20061	4
Total Sale able Area	2.87941	57.41
Permissible area required for community site @ 10%	0.518125	10.00
Proposed area for community site	0.518163	10.00
Permissible organised open space @ 7.5%	0.38859	7.50
Proposed organised open space	0.39118	7.55

PROJECT TITLE
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) 2016 OVER AN AREA MEASURING 5.18125 ACRES IN SECTOR 42, BAHADURGARH, BEING DEVELOPED BY ONE POINT REALTY PVT.LTD.

ARCHITECT'S SIGNATURE <i>(Signature)</i> YOGENDRA SINGH B. ARCH CA/2017/87523	OWNER'S SIGNATURE <i>(Signature)</i> For ONE POINT REALTY PVT. LTD. Director/Auth. Sign.
1mm = 0.77 UNIT	Date: 17.06.2022
Drawn by: Yogendra	N W E S
Checked by: Udit	



DETAILS OF 50% FROZEN AREA UNDER RESIDENTIAL PLOTS

S.No.	Cat.	Size	area	No. of Plots	Total area
1	B	16.50 X 6.74	111.21	14	1556.94
2	D	17.00 X 6.80	115.60	20	3005.60
3	D'	AS PER SITE	106.48	1	106.48
4	G	15.76 X 7.67	120.879	5	604.396
5	D''	15.40 X 6.79	104.56	2	209.13
AS PER SITE				48	5482.696

50.57 % of Area under Residential Plots

DETAILS OF 15% MORTGAGED AREA UNDER RESIDENTIAL PLOTS

S.No.	Cat.	Size	area	No. of Plots	Total area
1	B	16.50 X 6.74	111.21	9	1000.89
2	G	15.76 X 7.67	120.879	5	604.396
3	D'	AS PER SITE	106.48	1	106.48
AS PER SITE				15	1711.766

15.79% of Area under Residential Plots

Checked subject to Comments in forwarding letter No. 23/26P Dt. 12/06/2022 and notes attached with the estimate

Checked for Public Health Services Service Plan Estimate

Sub Divisional Engineer (W) Chief Engineer-1 H.S.P. Panikula

Executive Engineer H.S.P. Division Bahadurgarh

Director General Town & Country Planning Haryana, Chandigarh

R. Aditya
 Superintending Engineer, H.S.P. Circle, Gurugram

Detail of plots						
S.No.	Cat.	Size	area	No. of Plots	Total area	
1	A	17.00 X	6.92	117.64	18	2117.52
2	B	16.50 X	6.74	111.21	14	1558.94
3	C	21.81 X	6.872	149.98	5	749.906
4	D	17.00 X	6.85	115.60	32	3698.20
5	D'	AS PER SITE		108.48	1	108.48
6	D''	15.40 X	6.79	104.56	2	209.13
7	E	18.00 X	7.28	130.68	7	914.76
8	E'	10.17 X	6.00	61.02	1	61.02
9	E''	12.82 X	6.00	76.92	1	76.92
10	E'''	15.50 X	6.50	100.75	1	100.75
11	F	15.45 X	7.50	115.87	5	579.35
12	F'	8.58 X	7.50	64.35	1	64.35
13	G	15.76 X	7.67	120.879	5	604.390
				93	10640.752	(2,6788 AC.)

Organised open space detail		
OOS-1	1683.0493 (3.39118 AC.)	250.33 PPA

Density calculation			
Total Nos of plots	93	X	13.5
			1266.5

WATER SUPPLY LAYOUT

- To be read with Licence No. 118 of 2022 Dated 10-08-2022
- This Layout plan for an area measuring 5.18125 acres (Drawing No. 2527 Dated 12-08-2022) comprised of 18 plots which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by One Point Realty Pvt. Ltd., in Sector-42, Bahadurgarh, District Jhajjar 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 15 and the bye-laws of the Act.
 2. That the plotted area of the colony shall not exceed 45% of the net planned area of the colony. The entire area reserved for construction purposes shall be taken as plotted for calculation of the area under plots.
 3. That the construction plans for all the Residential Plots and Commercial site shall be 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 DCP for the modification of layout plans of the colony.
 5. That the entrance roads 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 DCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road creation or for any integration of the planning proposals of the adjoining areas.
 7. That no property/plot shall derive access directly from the cartage way of 30 meters or wider sector road if applicable.
 8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
 9. At the time of construction plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
 10. No plot will derive an access from less than 9 meters wide road which shall have a minimum clear width of 9 meters between the plots.
 11. Any access area over and above the permissible 4% under construction shall be deemed to be open space.
 12. The portion of the sector road/relocation plan roads (green belts) as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(i) of the Act No. 8 of 1975.
 13. That the additional plots are having approved subject to the conditions that these plots should not have a frontage of less than 7% of the standard coverage when demarcated.
 14. That you will have no objection to the regularization of the boundaries of the license through GVC and take the land that HVP is finally able to acquire in the interest of planned development and regularization of services. The decision of the competent authority shall be binding in this regard.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light Emitting Diode (LED) fitting for internal lighting as well as Campus lighting.
 17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/32/2007-SP/WHY dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/5/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the energy Conservation Building Codes.

APPROVED BY:

YOGENDRA SINGH, B. Arch. CA2017/87523

For ONE POINT REALTY PVT. LTD. Director/Arch Sign.

Checked by: Udit

S.NO.	DESCRIPTION
1	DOMESTIC WATER SUPPLY PIPE
2	FLUSHING WATER SUPPLY PIPE
3	GARDEN HYDRANT LINE
4	650 MUNICIPAL WATER LINE
5	650 BORE WELL LINE
6	650 GARDEN HYDRANT WITH VALVE CHAMBER
7	VALVE WITH CHAMBER (600X600 MM)
8	AIR RELIEF VALVE (ARV)
9	WATER METER

Description	Area in acres	%age
Total area of scheme	5.18125	
Area under sector road / Green Belt	0.332	
Balance area of Scheme	4.84925	
50% benefit of area falling in Sector road / Green Belt	0.166	
Net Planned area	5.01525	
Permissible Residential Sale able area @ 61%	3.059	
Permissible Commercial Component @ 4%	0.20061	
Permissible Sale able area @ 65%	3.2599	
Proposed Residential Area	2.6788	53.41
Proposed Commercial Area	0.20061	4
Total Sale able Area	2.87941	57.41
Permissible area required for community site @ 10%	0.518125	10.00
Proposed area for community site	0.518163	10.00
Permissible organised open space @ 7.5%	0.38859	7.50
Proposed organised open space	0.39118	7.55

PROJECT TITLE
 LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) 2016 OVER AN AREA MEASURING 5.18125 ACRES IN SECTOR 42, BAHADURGARH, BEING DEVELOPED BY ONE POINT REALTY PVT.LTD.

ARCHITECT'S SIGNATURE YOGENDRA SINGH B. Arch. CA2017/87523	OWNER'S SIGNATURE For ONE POINT REALTY PVT. LTD. Director/Arch Sign.
1mm = 0.77 UNIT	Date: 17.06.2022
Drawn by: Yogendra	N W E S
Checked by: Udit	

DETAILS OF 50% FROZEN AREA UNDER RESIDENTIAL PLOTS

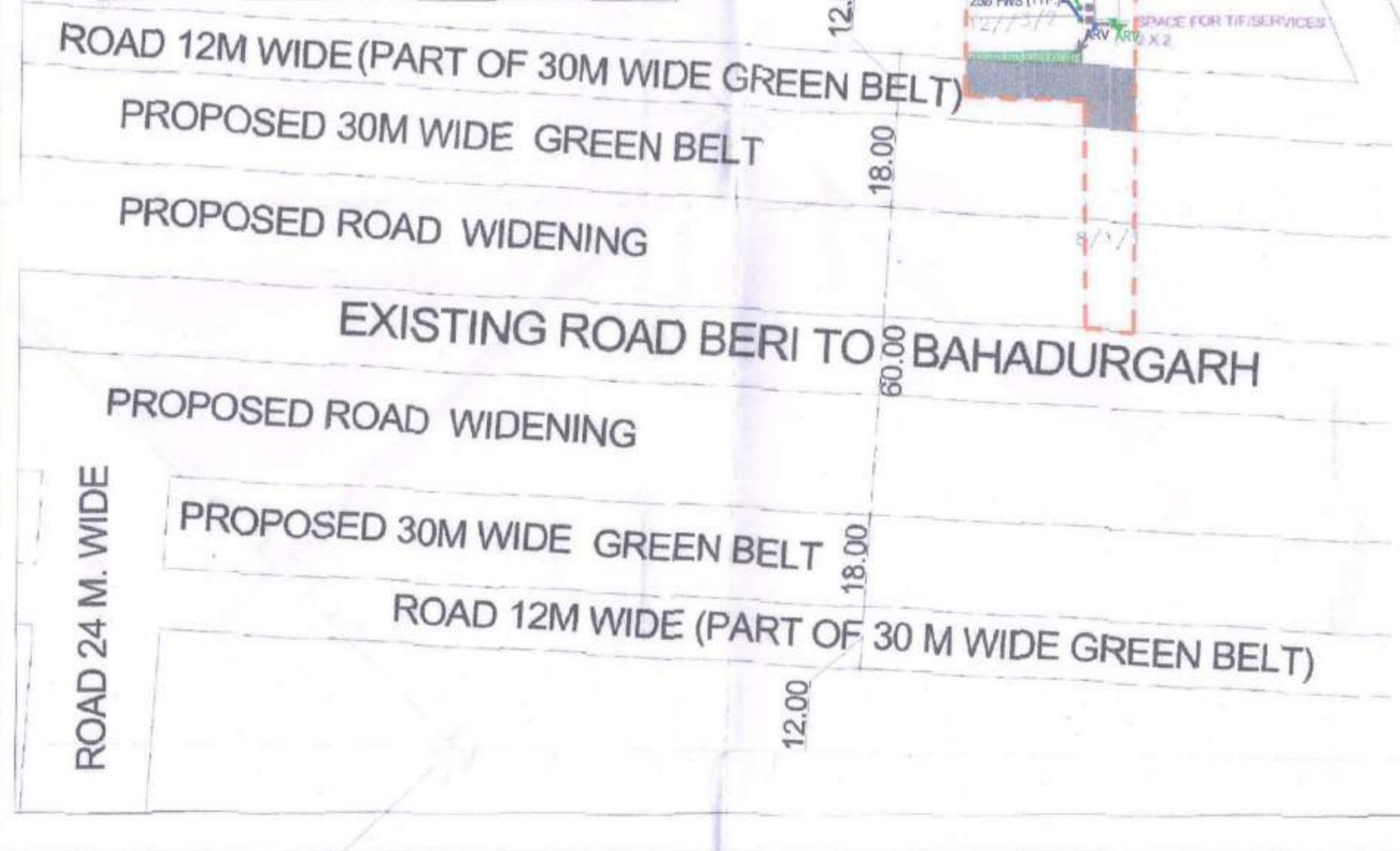
S.No.	Cat.	Size	area	No. of Plots	Total area	
1	B	16.50 X	6.74	111.21	14	1558.94
2	D	17.00 X	6.80	115.60	32	3698.20
3	D'	AS PER SITE		108.48	1	108.48
4	G	15.76 X	7.67	120.879	5	604.390
5	D''	15.40 X	6.79	104.56	2	209.13
				48	5492.546	

50.67% of Area under Residential Plots

DETAILS OF 15% MORTGAGED AREA UNDER RESIDENTIAL PLOTS

S.No.	Cat.	Size	area	No. of Plots	Total area	
1	B	16.50 X	6.74	111.21	9	1000.89
2	D	17.00 X	6.80	115.60	5	604.390
3	D'	AS PER SITE		108.48	1	108.48
				15	1711.766	

15.79% of Area under Residential Plots



Checked by: Udit

Sub-Division Engineer (W)
Chief Engineer-I
HSVP, Panchkula

Checked for Public Health Services
Service Plan Estimate

Executive Engineer
HSVP Division
Bahadurgarh

Superintending Engineer,
HSVP Circle, Gurugram

Director (Public Health)
Town & Country Planning
Haryana, Chandigarh

ROAD LAYOUT

To be read with Licence No. 118 of 2022 Dated 10-08-2022

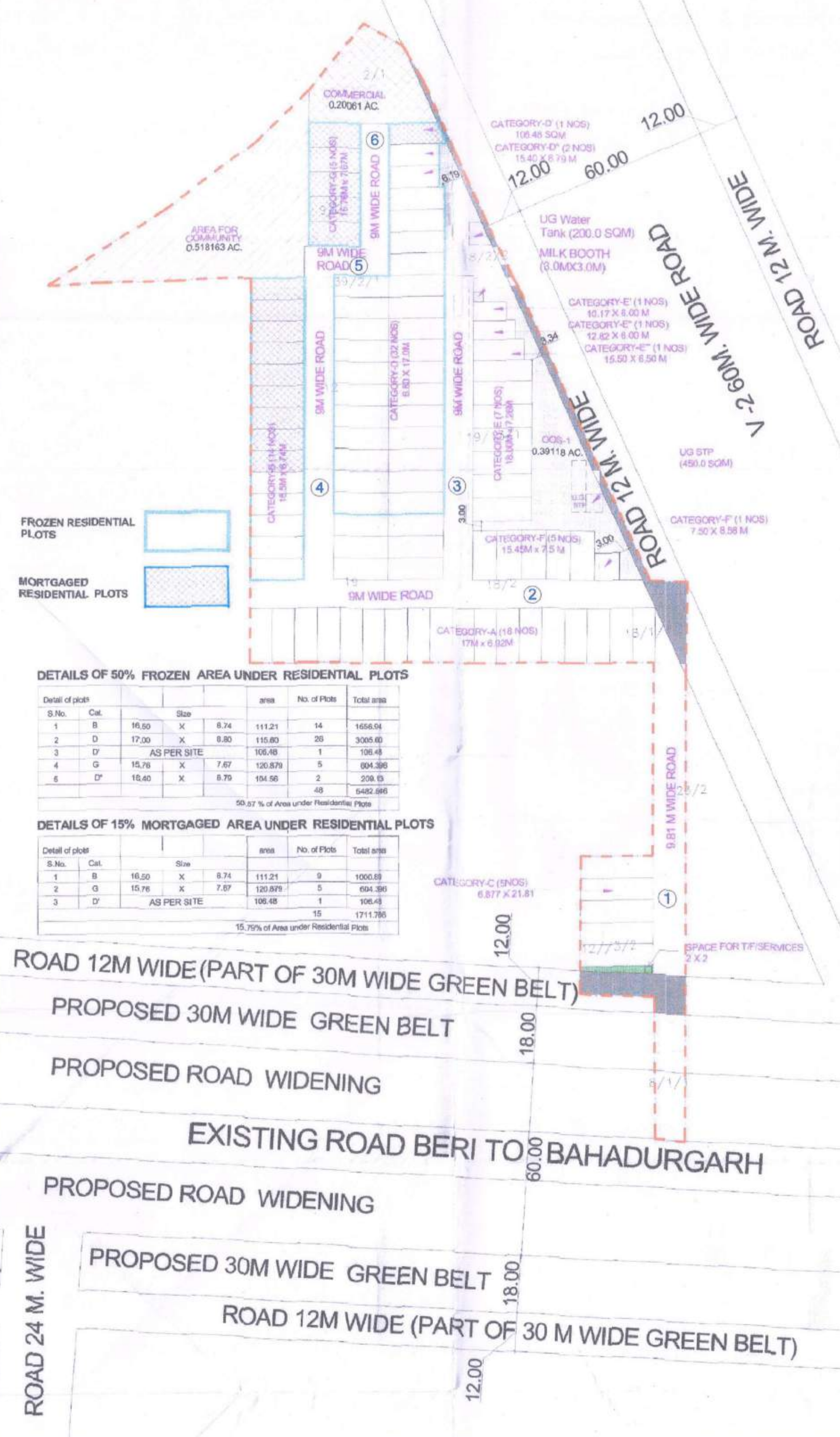
This Layout Plan for an area measuring 5.18125 acres (Drawing No. 3527 Dated 12-08-2022) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by One Point Realty Pvt. Ltd., in Sector-42, Bahadurgarh, District Jhajjar is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DCP for the modification of layout plans of the colony.
- That the revenue costs falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustments in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 meters or wider sector road if applicable.
- That the colonizer shall provide in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed areas shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
- No plot will derive an access from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
- Any excess area over and above the permissible @ under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 32(a)(ii) of the Act No. 8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the replotation of the boundaries of the licence through give and take with the land that HUPP is ready able to acquire in the interest of planned development and integration of services. The decision of the concerned authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-SPower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-SP dated 13.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(YOGENDRA SINGH) ATP (H)
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Detail of plots				area	No. of Plots	Total area
S.No.	Cat.	Size				
1	A	17.00 X 6.92		117.64	18	2117.52
2	B	16.50 X 6.74		111.21	14	1556.94
3	C	21.81 X 6.877		149.98	5	749.936
4	D	17.00 X 6.80		115.60	32	3699.20
5	D'	AS PER SITE		106.48	1	106.48
6	D''	15.40 X 6.79		104.58	2	209.13
7	E	18.00 X 7.28		130.66	7	914.76
8	E'	10.17 X 6.00		61.02	1	61.02
9	E''	12.82 X 6.00		76.92	1	76.92
10	E'''	15.50 X 6.50		100.75	1	100.75
11	F	15.45 X 7.50		115.87	5	579.35
12	F'	8.58 X 7.50		64.35	1	64.35
13	G	15.76 X 7.67		120.879	5	604.396
					93	10940.752 (2.6788 AC.)
Organised open space detail						
OOS-1	1583.0493 (0.39118 AC.)					250.33 PPA
Density calculation						
Total Nos of plots	93	X	13.5			1255.5

* MILK & VEGETABLE BOOTH IS WITHIN COMMERCIAL OF 5.0M X 5.50M



ROAD LENGTH	
9 / 9.81 m Wide road	LENGTH
Road no.1	114.75 m
9.81 m road	
Say	115 m
Road no.2	133.85 m
Road no.3	95.14 m
Road no.4	94.28 m
Road no.5	26.00 m
Road no.6	38.34 m
TOTAL	387.61 m
Say	390 m
G. TOTAL	505 m

Description	Area in acres	%age
Total area of scheme	5.18125	
Area under sector road / Green Belt	0.332	
Balance area of Scheme	4.84925	
50% benefit of area falling in Sector road / Green Belt	0.166	
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Total Sale able Area	2.87941	57.41
Permissible area required for community site @ 10%	0.518125	10.00
Proposed area for community site	0.518163	10.00
Permissible organised open space @ 7.5%	0.38859	7.50
Proposed organised open space	0.39118	7.55

DETAILS OF 50% FROZEN AREA UNDER RESIDENTIAL PLOTS

Detail of plots				area	No. of Plots	Total area
S.No.	Cat.	Size				
1	B	16.50 X 6.74		111.21	14	1556.94
2	D	17.00 X 6.80		115.60	26	3005.60
3	D'	AS PER SITE		106.48	1	106.48
4	G	15.76 X 7.67		120.879	5	604.396
5	D''	15.40 X 6.79		104.58	2	209.13
6	D'''	AS PER SITE		106.48	1	106.48
					49	5482.896
						50.57 % of Area under Residential Plots

DETAILS OF 15% MORTGAGED AREA UNDER RESIDENTIAL PLOTS

Detail of plots				area	No. of Plots	Total area
S.No.	Cat.	Size				
1	B	16.50 X 6.74		111.21	9	1000.89
2	G	15.76 X 7.67		120.879	5	604.396
3	D'	AS PER SITE		106.48	1	106.48
					15	1711.796
						15.79% of Area under Residential Plots

PROJECT TITLE
 LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) 2016 OVER AN AREA MEASURING 5.18125 ACRES IN SECTOR 42, BAHADURGARH, BEING DEVELOPED BY ONE POINT REALTY PVT.LTD.

ARCHITECT'S SIGNATURE YOGENDRA SINGH B. Arch. CA/2017/187523	OWNER'S SIGNATURE For ONE POINT REALTY PVT. LTD. Director/Auth. Sign.
1mm = 0.77 UNIT	Date: 17.06.2022
Drawn by: Yogendra	 N W E S
Checked by: Udit	

Checked subject to Comments in forwarding letter No. 255/2022 Dt. 17/06/2022 and notes attached with the estimate
 Checked for Public Health Services Service Plan Estimate
 Sub Divisional Engineer (W) Chief Engineer-I HSPV Panohli
 Executive Engineer HSPV Division Bahadurgarh
 Director General Town & Country Planning Haryana, Chandigarh

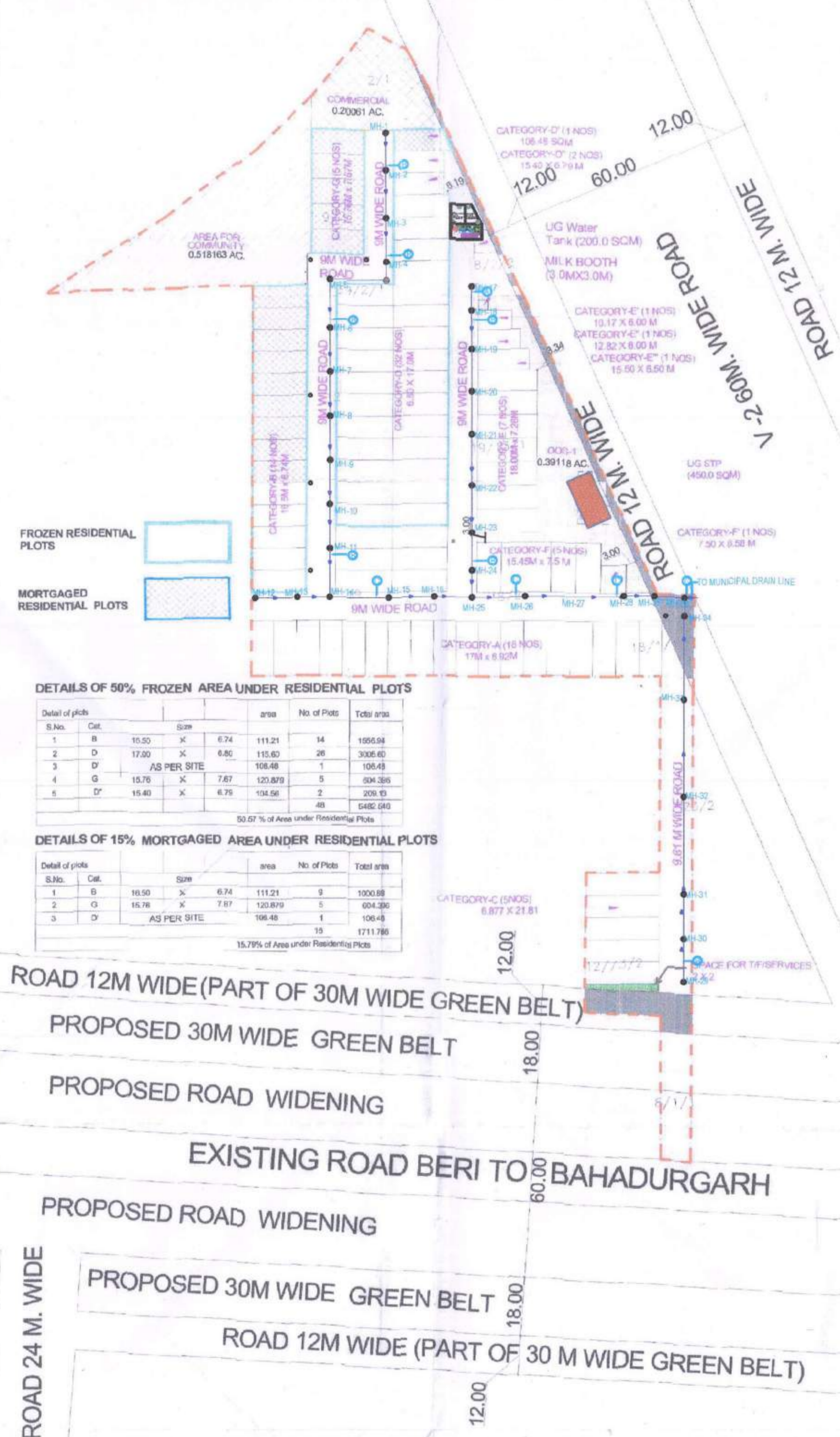
SWD

Detail of plots			area	No. of Plots	Total area
S.No.	Cat.	Size			
1	A	17.00 X 6.92	117.84	18	2117.52
2	B	16.50 X 6.74	111.21	14	1556.94
3	C	21.81 X 6.877	149.98	5	749.938
4	D	17.00 X 6.80	116.60	32	3892.20
5	D'	AS PER SITE	106.48	1	106.48
6	D''	15.40 X 6.75	104.56	2	209.13
7	E	18.00 X 7.26	130.68	7	914.76
8	E'	10.17 X 6.00	61.02	1	61.02
9	E''	12.82 X 6.00	76.92	1	76.92
10	E'''	15.50 X 6.50	100.75	1	100.75
11	F	15.45 X 7.50	115.87	5	579.35
12	F'	8.58 X 7.50	64.35	1	64.35
13	G	15.76 X 7.67	120.879	5	604.398
Organised open space detail					
OOS-1	1583.0483 (0.39118 AC.)				250.33 PPA
Density calculation					
Total Nos of plots	93	X	13.5		1256.6

STORMWATER DRAIN LAYOUT

- To be read with Licence No. 118 of 2022 Dated 10-08-2022
- This Layout Plan for an area measuring 5.18125 acres (Drawing No. 2527 Dated 12-08-2021) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by One Point Realty Pvt. Ltd., in Sector-42, Bahadurgarh, District Jhajjar is hereby approved subject to the following conditions:-
- This Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the Master Agreement.
 - That the plotted area of the colony shall not exceed 65% of the net plotted area of the colony. The extra area reserved for commercial purposes shall be taken as plotted for reclamation of the area under plots.
 - That the demarcation plans as per site or all the Residential Plots and Commercial site shall be approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 - That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the U/EP for the modification of layout plans of the colony.
 - That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 - That no property/plot shall drive access directly from the carriage way of 30 meters or wider sector road if applicable.
 - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts across the licensed area shall be developed by the Haryana Urban Development Authority/Colonizer on the directions of the Director, Town & Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 - At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the increased area.
 - No plot will drive at 300m from less than 9 meters wide road would mean a minimum clear width of 9 meters between the plots.
 - Any access area over and above the permissible 4% under commercial use shall be deemed to be open space.
 - The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the act No. 24 of 1974.
 - That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 - That you will have no objection to the regularisation of the boundaries of the licence through give and take with the land that HVP is finally able to acquire in the interests of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only light emitting diode lamps (LED) fitting for internal lighting as well as campus lighting.
 - That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22752/2009-SP/Power dated 21.03.2016 issued by Haryana Government, Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

* MILK & VEGETABLE BOOTH IS WITHIN COMMERCIAL OF 5.0M X 5.50M



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S.NO.	DESCRIPTION
A	200mm STORM WATER PIPE
B	400mm STORM WATER PIPE
C	500mm STORM WATER PIPE
-	STORM LINE
-	CATCH BASIN
-	STORM MANHOLE

DETAILS OF 50% FROZEN AREA UNDER RESIDENTIAL PLOTS

Detail of plots			area	No. of Plots	Total area
S.No.	Cat.	Size			
1	B	16.50 X 6.74	111.21	14	1556.94
2	D	17.00 X 6.80	116.60	26	3006.60
3	D'	AS PER SITE	106.48	1	106.48
4	G	15.76 X 7.67	120.879	5	604.398
5	D''	15.40 X 6.75	104.56	2	209.13
				48	5482.940

50.67% of Area under Residential Plots

DETAILS OF 15% MORTGAGED AREA UNDER RESIDENTIAL PLOTS

Detail of plots			area	No. of Plots	Total area
S.No.	Cat.	Size			
1	B	16.50 X 6.74	111.21	9	1000.89
2	G	15.76 X 7.67	120.879	5	604.398
3	D'	AS PER SITE	106.48	1	106.48
				15	1711.780

15.79% of Area under Residential Plots

Description	Area in acres	%age
Total area of scheme	5.18125	
Area under sector road / Green Belt	0.332	
Balance area of Scheme	4.84925	
50% benefit of area falling in Sector road / Green Belt	0.166	
Net Planned area	5.01525	
Permissible Residential Sale able area @ 61%	3.069	
Permissible Commercial Component @ 4%	0.20061	
Permissible Sale able area @ 65%	3.2599	
Proposed Residential Area	2.6788	53.41
Proposed Commercial Area	0.20061	4
Total Sale able Area	2.87941	57.41
Permissible area required for Community site @ 10%	0.518125	10.00
Proposed area for community site	0.518163	10.00
Permissible organised open space @ 7.5%	0.38859	7.50
Proposed organised open space	0.39118	7.55

PROJECT TITLE
LAYOUT PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA (DDJAY) 2016 OVER AN AREA MEASURING 5.18125 ACRES IN SECTOR 42, BAHADURGARH, BEING DEVELOPED BY ONE POINT REALTY PVT.LTD.

ARCHITECT'S SIGNATURE

 YOGENDRA SINGH
 B. Arch.
 CA2017/67523

OWNER'S SIGNATURE

 For ONE POINT REALTY PVT. LTD.
 Director/Arch. Sign

1mm = 0.77 UNIT
 Date: 17.06.2022

Drawn by: Yogendra
Checked by: Udit

Checked subject to Comments in forwarding letter No. 258/36P DL-17/2022 and notes attached with the estimate
 Checked for Public Health Services Service Plan Estimate

Sub Divisional Engineer (W)
 Chief Engineer-I
 HSPV, Panchkula

Executive Engineer
 HSPV Division
 Bahadurgarh

Superintending Engineer
 HSPV Circle, Gurugram

Director General
 Town & Country Planning
 Haryana, Chandigarh