Directorate of Town & Country Planning, Haryana

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

Regd.

To

Signature Global Homes Pvt. Ltd.,
1309, 13TH floor, Dr. GopalDassBhawan,
28, Barakhamba Road, Connaught Place,
New Delhi- 110001.

Memo No. LC-3855/JE(DS)/2023/ 4420 Dated: 13/02/23

Subject: **Approval of Service Plan/Estimates for Affordable Plotted Colony under DDJAY over an area measuring 5.0 acres (License No. 18 of 2021 dated 16.04.2021) in the revenue estate of village Dhunela, sector-36, Sohna, Gurugram being developed by Signatures Global Homes Pvt. Ltd.**

Ref: Chief Engineer-I, HSVP memo no. CE-I/ACE(HQ)/SDE(W)/HDM(G)/2021/150073 dated 27.08.2021.

The Service Plan/Estimates for Affordable Plotted Colony under DDJAY over an area measuring 5.0 acres (License No. 18 of 2021 dated 16.04.2021) in the revenue estate of village Dhunela, sector-36, Sohna, Gurugram being developed by you, has been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 27.08.2021.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Affordable Plotted Colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.

6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI 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 sole responsible for fire safety arrangement.

7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.

Note (1):-

That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, 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.

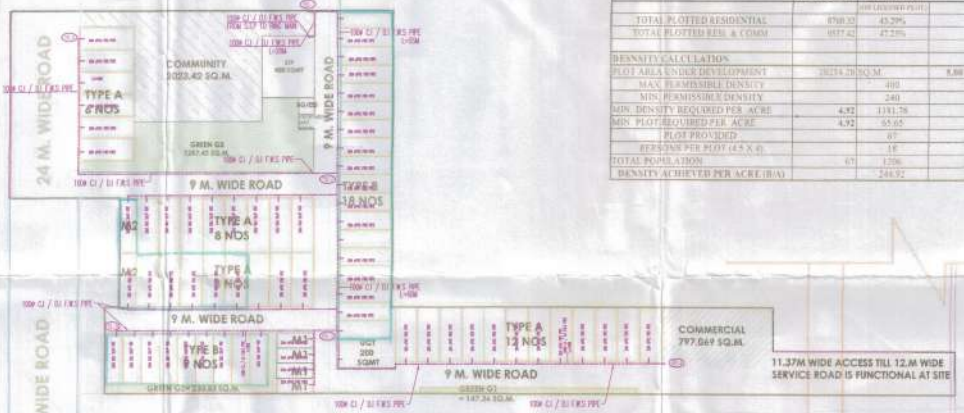
(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

Endst. No. LC-3855-JE (DS)-2023/ Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo no. CE- I/ACE(HQ)/SDE(W)/HDM(G)/2021/150073 dated 27.08.2021for information and necessary action please.

(R.S. Batth)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

Flushing W/S



PLOT AREA	38334.28	SQ.M.	9.88	ACRES
AREA UNDER SECTOR ROAD & 30MT WIDE GREEN BELT WITH SERVICE ROAD	619.123	SQ.M.	0.153	ACRES
BALANCE AREA	19419.157	SQ.M.	4.848	ACRES
50% OF THE AREA UNDER ROAD & GREEN BELT	307.561	SQ.M.	0.076	ACRES
NET PLOT AREA	19926.719	SQ.M.	4.924	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ.M.	SQ.M.
TOTAL GREEN AREA	7.50%	8.04%	2517.851	1668.31
TOTAL O.C.F. AREA	10%	10.00%	2023.428	2037.428
TOTAL COMMERCIAL AREA	4.00%	3.98%	797.069	797.069

PLOT EFFECIENCY CALCULATED ON PLOT AREA				
	AREA (SQ.M.)	PERCENTAGE		
		OF GROSS PLOT		OF NET PLOT
TOTAL PLOTTED RESIDENTIAL	8760.35	45.29%		43.96%
TOTAL PLOTTED RESI. & COMM	9557.42	47.25%		47.96%
DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	38334.28	SQ.M.	9.88	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	4.92	1181.28		PERSON
MIN. PLOT REQUIRED PER ACRE	4.92	65.65		PLOTS
PLOT PROVIDED		67		PLOTS
PERSONS PER PLOT (4.5 X 4)		18		
TOTAL POPULATION	67	1206		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		244.92		PPA

To be read with Licence No. 18 of 2021 Dated 16/04/2021 LC-3855

That this Layout plan for an area measuring 9.88 acres (Drawing No. 7799 Dated 24-6-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Signature Global Pvt. Ltd., Sector-36, Sohna, District Gurugram is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as platted for calculation of the area under plots.
3. That the demarcation plans as per size of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority (colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the pairs.
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 3(3)(a)(iii) of the Act no.8 of 1975.
13. That the said plot/s 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 not under a Treaty and is required to be retained in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22-12-2020-5Power dated 21.10.2016 issued by Haryana Government Renewable Energy Depo Intent.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	147.36	0.036
G2	233.53	0.058
G3	1287.42	0.318
TOTAL	1668.31	0.412

CLASSIFICATION OF PLOT						
	SIZE(S)		AREA		NOS.	AREA
TYPE A	9.0 X 18.25		164.25		34	5584.50
TYPE B	6.6 X 18.25		117.72		27	3178.72
M1			97.44		4	389.78
M2			112.84		2	225.69
				TOTAL	67	9378.69

PHASING PLOT DETAIL						
	SIZE		AREA		NOS.	AREA
TYPE A	9.0 X 18.25		164.25		7	1149.75
TYPE B	6.6 X 18.25		117.72		4	470.88
M1			97.44		4	389.78
M2			112.84		2	225.69
				TOTAL	17	2236.10

50.34 % PLOT FROZEN BY DEPARTMENT
4410.35 SQMT

12 MT SERVICE ROAD
38 MT GREEN BELT
30 MT ROAD AS PER APPROVED LOP

Checked subject to comments in forwarding letter No. 150073 Dt. 29/08/2021 and notes attached with the estimate

29.8.2021

LEGEND

COMMERCIAL
COMMUNITY FACILITY
SERVICES
GREEN

PROJECT NAME AND ADDRESS: LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR-36, SOHNA, OVER AN AREA OF 9.88 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME: M/S SIGNATURE GLOBAL HOMES PVT. LTD

TITLE: SITE LAYOUT PLAN

Superintending Engineer
HSVP Circle No. II
Gurugram

For Service Plan Estimate Only
Executive Engineer
HSVP Divn. No. II
Gurugram

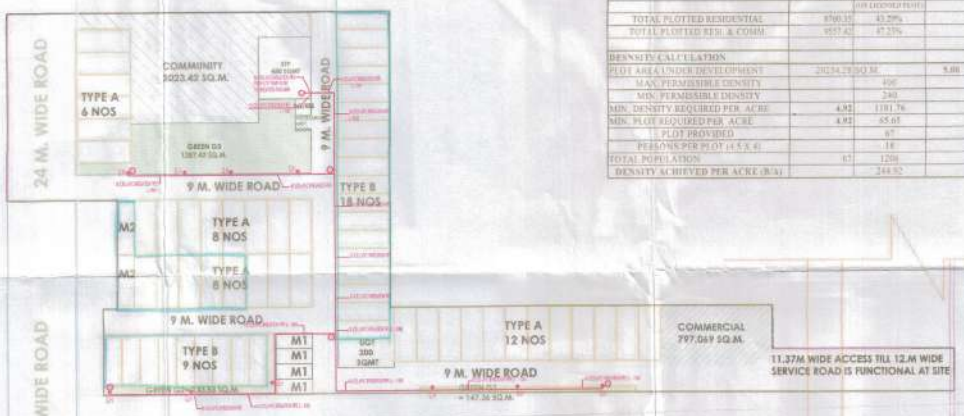
Director General
Town & Country Planning
Haryana, Chandigarh

FLUSHING WATER SUPPLY LAYOUT

Irrigation

PLOT AREA	39334.28	SQ.M.	9.88 ACRES
AREA UNDER SECTOR ROAD & 30MT WIDE GREEN BELT WITH SERVICE ROAD	4439.533	SQ.M.	1.097 ACRES
BALANCE AREA	19439.597	SQ.M.	4.828 ACRES
30% OF THE AREA UNDER ROAD & GREEN BELT	307.381	SQ.M.	0.076 ACRES
NET PLOT AREA	19926.719	SQ.M.	4.924 ACRES
	REQUIRED	PROVIDED	REQUIRED PROVIDED
	PERCENTAGE	PERCENTAGE	SQ.M. SQ.M.
TOTAL GREEN AREA	7.50%	8.34%	1517.875 1668.31
TOTAL O.C.F. AREA	10%	10.00%	2023.428 2023.428
TOTAL COMMERCIAL AREA	4.00%	3.94%	797.069 787.069

PLOT EFFECIENCY CALCULATED ON PLOT AREA				
	AREA (SQ.M.)	PERCENTAGE		
		(OF LICENSED PLOT)		(OF NET PLOT)
TOTAL PLOTTED RESIDENTIAL	8760.35	43.29%		43.96%
TOTAL PLOTTED RESI. & COMM.	9557.42	47.23%		47.96%
DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	20234.28	SQ.M.	5.00	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	4.92	1181.76		PERSON
MIN. PLOT REQUIRED PER ACRE	4.92	65.65		PLOTS
NO. OF PLOT PROVIDED		67		PLOTS
PERSONS PER PLOT (4.5 X 4)		18		
TOTAL POPULATION	67	1206		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		244.92		PPA



GREEN AREA CALCULATION		
	SQ.M	ACRES
G1	147.36	0.036
G2	233.53	0.058
G3	1287.42	0.318
TOTAL	1668.31	0.412

CLASSIFICATION OF PLOT					
	SIZES	AREA		NOS	AREA
TYPE – A	7.5 X 18.25	136.88		24	3285.00
TYPE – B	6.6 X 18.25	117.54		29	3407.70
M1		67.44		4	269.76
M2		112.44		2	224.88
			TOTAL	67	7703.99

FROZEN PLOT DETAIL					
	SIZES	AREA		NOS	AREA
TYPE – A	7.5 X 17.25	129.38		20	2587.50
TYPE – B	6.6 X 16.15	117.54		29	3407.70
M1		67.44		4	269.76
M2		112.44		2	224.88
			TOTAL	55	6489.85

Checked subject to comments in forwarding letter No. 15077 Dt. 27/08/2021 and notes attached with the estimate

25.8.2021

12 MT SERVICE ROAD

38 MT GREEN BELT

30 MT ROAD AS PER APPROVED LOP

50.34 % PLOT FROZEN BY DEPARTMENT 4410.35 SQMT

LEGEND

COMMERCIAL

COMMUNITY FACILITY

SERVICES

GREEN

To be read with Licence No. 18 of 2021 Dated 16/04/2021 LC-3855

That this Layout plan for an area measuring 5.00 acres (Drawing No. "799/Dated 20-6-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Signature Global Pvt. Ltd., Sector-36, Sohna, District Gurugram is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for convenience purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per size of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the internal 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 DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the licenced land/demarcation plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act no.8 of 1975.
13. That the said site plans 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 opposition to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the adequate harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/3/2015-5hpv(e) dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SAMEER PT) ATP (HQ) | (SHWETA MATTA) ATP (HQ) | (DILIP SINGH) AD (HQ) | (JITENDER SHEAT) TCP(HQ) | (S.MASOOD HASSAN) MA, IAS) DTCP (HR)

(RAJEEV DUTT) JD (HQ) | (DINESH KUMAR) SD (HQ)

LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR-36, SOHNA OVER AN AREA OF 5.00 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD.

M/S SIGNATURE GLOBAL HOMES PVT. LTD.

SITE LAYOUT PLAN

Superintending Engineer HSVP Circle No. II Gurugram

For Service Plan Estimate Only

Executive Engineer HSVP Divn. No. VI, Gurugram

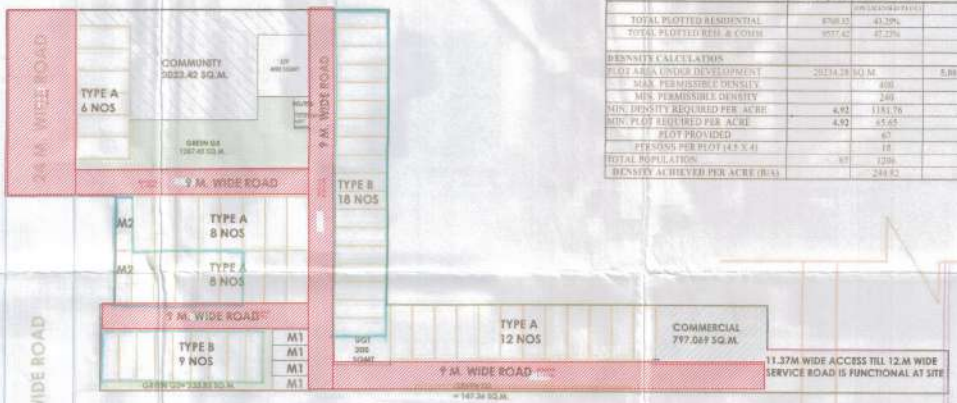
Director General Town & Country Planning Haryana, Chandigarh

GARDEN HYDRANT LAYOUT

Roads

PLOT AREA	20334.38	SQ.M.	5.00	ACRES
AREA UNDER SECTOR ROAD & 30MT WIDE GREEN BELT WITH SERVICE ROAD	619.533	SQ.M	0.153	ACRES
BALANCE AREA	19618.557	SQ.M.	4.848	ACRES
50% OF THE AREA UNDER ROAD & GREEN BELT	307.991	SQ.M.	0.076	ACRES
NET PLOT AREA	19926.719	SQ.M.	4.924	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ.M.	SQ.M.
TOTAL GREEN AREA	7.50%	8.24%	1517.571	1668.31
TOTAL O.C.F. AREA	10%	10.00%	2023.420	2023.420
TOTAL COMMERCIAL AREA	4.00%	3.94%	797.069	797.069

PLOT EFFECIENCY CALCULATED ON PLOT AREA				
	AREA (SQ.M.)	PERCENTAGE		
		(ON GROSS PLOT)		(ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	8768.35	43.29%		44.00%
TOTAL PLOTTED RESI. & COMM	9557.42	47.23%		47.96%
DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	20334.38	SQ.M.	5.00	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	4.92	1181.76		PERSON
MIN. PLOT REQUIRED PER ACRE	4.92	65.65		PLOTS
PLOT PROVIDED		67		PLOTS
PERSONS PER PLOT (4.5 X 4)		18		
TOTAL POPULATION		1206		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		244.82		PPA



GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	147.36	0.036
G2	233.53	0.058
G3	1287.42	0.318
TOTAL	1668.31	0.412

CLASSIFICATION OF PLOT

	SIZE	AREA	NOS.	AREA
TYPE - A	7.6 X 18.22	138.00	20	2760.00
TYPE - B	6.4 X 18.22	117.20	47	5508.70
M1		67.44	4	269.76
M2		112.44	2	224.88
			TOTAL 67	8763.34

PROPOSED PLOT DETAIL

	SIZE	AREA	NOS.	AREA
TYPE-A	7.6 X 18.22	138.00	20	2760.00
TYPE-B	6.4 X 18.22	117.20	47	5508.70
M1		67.44	4	269.76
M2		112.44	2	224.88
			TOTAL 73	8763.34

To be read with Licence No. 18 of 2021 Dated 16/04/2021 LC-3855

That this Layout plan for an area measuring 5.00 acres (Drawing No. 7798 Dated 22-6-21) comprised of licence which is issued in respect of Affordable Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) being developed by Signature Global Pvt. Ltd., Sector-36, Sohna, District Gurugram is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the saleable 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 planted for calculation of the area under plots.
3. That the demarcation plans as per size of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no plot/shop/flat shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess FAR/ECS over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the notified/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.8 of 1975.
13. That the said site/plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSIIDC is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/1/2009-5Hydel dated 21.05.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5F dated 31.01.2017 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(SAURABH GUPTA) ATP (HQ) | (SHAKTI SINGH) ATP (HQ) | (JITENDER SHAH) CTP(HQ) | (S.SHARAWAN KUMAR,IAS) DTCP (HR)

(RAJESH GUPTA) JD (HQ) | (DINESH KUMAR) JD (HQ)

12 MT SERVICE ROAD

38 MT GREEN BELT

30 MT ROAD AS PER APPROVED LOP

50.34 % PLOT FROZEN BY DEPARTMENT
4410.35 SQMT

LEGEND

COMMERCIAL

COMMUNITY FACILITY

SERVICES

GREEN

PROJECT NAME AND ADDRESS
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR 36 SOHNA OVER AN AREA OF 5.00 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNERS NAME
M/S SIGNATURE GLOBAL HOMES PVT. LTD

TITLE
SITE LAYOUT PLAN

Checked subject to comments in forwarding letter No. LC-3855-JE(SK)-2021 Dt. 27/08/2021 and notes attached with the estimate

25.8.2021

Superintending Engineer
HSVP Circle No. I
Gurugram

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI
Gurugram

Director General
Town & Country Planning
Haryana, Chandigarh

ROAD LAYOUT

Directorate of Town & Country Planning, Haryana

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

FORM LC -V
(See Rule 12)

License No. 18 of 2021

This license has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made thereunder to Signatureglobal Homes Pvt. Ltd.,1309, 13th Floor, Dr. Gopal Das Bhawan, 28, Bara Khambha Road, Connaught Place, New Delhi-110001 for setting up of Affordable Plotted colony under policy of Deen Dayal Jan Awas Yojna over an area measuring 5.00 acres in Sector-36, Village Dhunela, Tehsil Sohna Distt. Gurugram.

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 applicant 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.

   That applicant shall integrate the services with Haryana Urban Development Authority 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 Area Restrictions of Unregulated Development Act, 1963.

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

   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.

Director
Town & Country Planning
Haryana, Chandigarh

h) That applicant 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 applicant 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 applicant 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 applicant shall use only LED fitting for internal lighting as well as campus lighting.

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

r) That applicant shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.

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

t) That applicant 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 applicant 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 applicant shall maintain the ROW of Oil pipe line passes through the site and also comply with the terms and condition of NOC issued by India Oil Company.

x) That the licencee 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.

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

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

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

bb) That the revenue rasta passing through the site shall not be encroached upon and shall be kept free from all hindrances for easy movement of general public.

cc) That applicant 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.

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

ee) 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.

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

gg) 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.

hh) 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 licencee 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 15/04/2026.

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

Dated: 16/04/2021.
Place: Chandigarh
Endst. No. LC-3855- JE (MK)-2021/ 10202 Dated: 20-04-2021

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

1. Signature Global Homes Pvt. Ltd.,1309, 13th Floor, Dr. Gopal Das Bhawan, 28, Bara Khambha Road, Connaught Place, 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, Gurugram.
8. Superintending Engineer, HSVP, Panchkula along with a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Revenue Officer, Gurugram.
12. District Town Planner, Gurugram 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 Gupta)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with License No. 18 Dated 16/04 of 2021

Detail of land owned by Signatureglobal Homes Pvt. Ltd.

Village	Rect.No	Killa No	Area (K-M)
Dhunela	9	23min	5-15
		24min	5-15
	21	3min	5-0
		4	8-0
		6min	4-0
		7min	4-0
		8min	2-0
	20	9/2min	1-10
		10/1min	4-0
		Total	**40-0**
			Or 5.00 acres

Director,
Town & Country Planning
Haryana

EXTERNAL DEVELOPMENT WORKS DESIGN AND COST ESTIMATES

FOR

PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY

V CONSULTING
B-50, Soami Nagar, New Delhi-110017

DEVELOPED BY
M/S SIGNATURE GLOBAL HOMES PVT. LTD.

PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

REPORT

ESTIMATE FOR PROVIDING WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE IN RESPECT OF 5.0 ACRES PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (10.55 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

The Haryana Government has prepared a master plan for development of Residential / Industrial/Commercial urban estate SOHNA. M/S SIGNATURE GLOBAL HOMES PVT LTD has decided to develop a part of the area in this master plan and has named this part as 5.0 Acres Residential plotted colony. This scheme is located in sector -36 of Haryana Urban Development Authority SOHNA. License has already been granted under by DGTCP read with licence no 3632 to be road with license no 22 of 2018 dated 21.3.2018. The brief details of the colony are as

WATER SUPPLY

At present the source of water supply in this area is borewells. As the underground water is potable, provision for 2 number of borewells has been made on temporary basis in this estimate. It has been proposed to construct the under ground tanks of capacity as per attached details, and at location for domestic purpose and for fire protection. The underground tanks will be fed from the borewells and HUDA supply, which will feed overhead tanks on the roof of the buildings. The water supply system has been designed as per Hazen Williams formula.

DESIGN

The scheme has been designed for population of 905 persons for Housing. The rate of water supply per head / day has been taken as ~~172.5~~ 155.25 liters (~~150~~ 135+15%) as per HUDA norms in addition to above necessary provision of water for club and parks etc. have been taken into account for calculating the maximum quantity of water requirement.

PUMPING REQUIREMENTS

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.

PUMPING CHAMBER AND PUMPING EQUIPMENTS

It has been proposed to quip each tubewell with an electrically driven set ejecto type or submersible pump capable of driven 18000 liters per hour. The provision for standby generating set has also been provided in case of any electricity failure. Generator will be proveded separately or added tothe capacity of main generator.

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE

UNDERGROUND STORAGE TANK

Underground storage tank provision has been made in two compartments, which cater for the domestic as well as for fire fighting requirement. The water for fire water compartment shall overflow to the domestic compartment so that the water in the fire compartment also remain full & fresh and wilil not contaminate.

BOOSTING STATION

The boosting station is being planned near underground storage tank catering to above requirement.

DISTRIBUTION SYSTEM

The distribution system for this development has been designed to supply @ ~~150~~ 135+15% UFW = ~~172.5~~ 155.25 liter per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provisiton for laying CI/DI pipes confirming to relevant IS standard along with valves and special has been made in the project. THe minimum terminal head at any point will be more than 27 Mtrs. so that it can be serve the stilt and four floor stories construction envisaged in the plan. Minimum pipe dia. for distribuiton is kept as 100 mm dia.

RISING MAIN

Raising main from HUDA water main or sector road to water work have also been proposed as provision has been made in this estimate.

SEWERAGE SCHEME

This scheme has been designed for sewer connecting to STP & over flow of STP connected to HUDA sewer main. The sewerage system has been marked on respective plans.

The sewer lines have been designed for three times average D.W.F. in relation to water supply demand. It has been assumed that about 80% of the domestic water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec self cleaning velocity. Necessary provision for laying S.W./R.C.C. pipe sewer line, construction of required number of manholes etc. has 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 for the design of sewerage system.

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE

STORM WATER DRAINAGE

Since the Master Scheme has been proposed with pipe drain, we proposed to lay pipe drains with required number of catch basins for disposal of storm water. The intensity of rain fall has been taken as 40mm per hour. A minimum size of 400 mm dia NP3 R.C.C pipe storm water pipe will be provided and designed as per Manning's formula.

SPECIFICATIONS

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

ROADS

The raods in the colony have been planned as minimum 9 M wide. The following specification have been adopted which are reproduced below:

1. ~~300~~ 200 nn GSB
2. 250 MM Stone aggregate
3. ~~BW~~ DBM-50 mm thick
4. ~~MSS-20 mm thick~~ 25mm thicle BC

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

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STREETLIGHTING

Provision of lighting on surrounding area has been made.

HORTICULTURE

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

RATES

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

COST

The total cost of the scheme, including cost of all services works out to Rs.~~364.54~~ 472.90 Lacs Including 3% contingencies and 49% departmental charges, price escalation & other unforseen charges. Cost per acres comes to Rs.~~72.91~~ 94.58 lacs

M/S SIGNATURE GLOBAL HOMES PVT. LTD.

(Authorized Signatory)

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY

TOTAL WATER REQUIREMENT

(I) DAILY WATER REQUIREMENT

A			
a)	A TYPE	=	34 Plots
b)	B TYPE	=	27 Plots
c)	M1 TYPE	=	4 Plots
d)	M2 TYPE	=	2 Plots
	Total	=	**67 Plots**
	@13.5 Persons/Plot	=	904 Persons
	Total population 135	=	**905 Persons**
	@~~172.5~~ LPCD (~~150~~+15% U.F.W.)	=	156113 Liters/ Day
	Say	=	**~~156000~~ Liters/ Day**
B	**Commercial** + Community building & others.		
a)	Commercial Building (797.069 sqm @ 3 sqmt/ person	=	266 Persons
i	10% staff / shopkeepers		27 Persons
	For staff @ 45 lpcd		1215 Liters/day
ii	90% Visitors		~~239.4~~ Persons
	For staff @ 15 lpcd		~~3591~~ Liters/day
b)	Community Building =~~2032.428~~ sqm area (or 0.50 Acre)	=	~~2032.428~~ Sqmt.
i	~~50% for office area~~		~~1016.214~~ Sqmt.
	~~For office building @ 10 sqmt / person~~		~~102 Persons~~
	~~For staff @ 45 lpcd~~		~~4572.96 Liters/day~~
ii	~~50% for community building~~		~~1016.214 Sqmt.~~
	~~For community building @ 1.4 sqmt / person~~		~~726 Persons~~
	For staff @ 15 lpcd		~~10888 Liters/day~~
c)	Maintenance Staff (Such as Gardener, ESS Staff, Security Guards etc.)	=	20 Persons
	@45 LPCD	=	900 Liters/day
d)	Back Wash Filters - L.S.	=	10000 Liters/day
e)	~~Floating Population 10% of Population~~	=	~~91 Persons~~
	~~@ 15 LPCD~~	=	~~1365 Liters/day~~
	Total Commercial + Community building.		**~~32532~~ Liters/day**
	SAY		**~~33000~~ Liters/day**
C	**Horticulture & Road side plantion**		
a)	Area under Green area = 1668.31 sqmt. ~~@ 5 Liters /~~ sqmt.	=	~~8342.00~~ Liters/day
b)	Area under road & paved area of 0.152 Acres@ ~~25~~ 5 KL/Acer	=	~~3800.00~~ Liters/day
	Total	=	**~~12142.00~~ Liters/day**
	Or Say	=	**~~20000~~.00 Liters/day**

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The demand of Horticulture & Road work will met from recirculated water after treament at S.T.P.

Total Water demand (A + B) (141000+29000)		188644 Liters/day
Total Water demand (KLD)		188.64 KLD
Or Say		190.00 KLD
Domestic water demand (141000+19000)×65%+10,000 (back wash) = 114000 litre		
65% of AV/WD of (A) +35% of [B (a+b+c+e) + 100% of B (c)]	=	119359 Liters/day
Domestic water demand (KLD)	=	119.36 KLD
Or Say	=	120.00 KLD
Flushing water demand (141000+19000)×35% =		56000
35% of AV/WD of (A) +65% of [B(a+b+d)]	=	69285 Liters/day
Flushing water demand (KLD)	=	56 69.29 KLD
Or Say	=	60 70.00 KLD

Sewage Treatment Plant Capacity

Average Sewerage Contribution Considering 80% of AV domestic water demand & 90% of AV/Flushing demand	=	159000 Liter / Day
(170×80)+5% marginal factor = 13677 = 143 KLD		
Sewage Treatment Plant Capacity (KLD)	=	159.00 KLD 143 KL
Or Say	=	160.00 KLD 150

Sewage scheme

Peak discharge @3 times of sewage discharge plus sub soil infiltration @ 10% of total water demand	=	467000 499000 Liters 102864
	=	110889 GPD
	=	0.205 Cusces 0.19

Hence 250 mm dia pipe having design cpacity 0.659 cusces is sufficient to carry the above discharge

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

(I) BOREWELLS

Approx. discharge of borewells @ 18 KL/hour and working 16 hours/day

(a)	Total domestic water demand	115 ~~120~~
(b)	Number of borewells ~~120~~ 115/(18 x 16)	0.40 ~~0.417~~
	Add 10% extra	0.04
	~~Total~~ Total	~~0.417~~ 0.44
	Say	~~2.00~~

Total **1 Nos.**

So, it is proposed to provide 1Set. of tube wells (~~1W+1S.~~) Moreover, the water demand for horticulture purposes is to met from recirculated water after treatment at STP and ultimate water supply is to provided by HUDA.

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(II) Pumping Machinery for Borewell

Gross working Head	=	30.0 Meters
Average Fall in S.L.	=	5.0 Meters
Depression Head	=	5.0 Meters
Friction loss in main + Postive head	=	10.0 Meters
Total	=	50.0 Meters
Or Say	=	**50.0 Meters**

Pump HP = $\frac{18000 \times 50 \times 100}{60 \times 60 \times 75 \times 70}$ = 4.76 H.P.

Or Say 5.00 H.P.

It is proposed Nos ~~2~~ (1) Tube Wells of 5 H.P. each 50M head

(III) Under Ground Water Tanks

a) Total Domestic Water Demand	=	~~119359~~ 115 Liters/day
Storage (~~One day~~) (½ day)	=	~~119~~ 58 KLD
Or Say	=	~~120.00~~ 60 KLD

it is proposed to construct an underground tank of ~~120~~ 60 KLD having ~~60~~ 30 KLD for treated water, ~~60~~ 30 KLD as raw water,

a) For Under Ground Tank		
Total water demand (Domestic)	=	~~120.00~~ 115.00 KLD
Pumping 6 hour pumping	=	~~333.33~~ 319.44 LPM
Or Say	=	~~350.00~~ 320 **LPM**

Gross Working Head		
- Suction lift	=	3.00 Meters
- Delivery head	=	5.00 Meters
- Frictional loss in Mains & Specials+ Positive head	=	7.00 Meters
- Clear head required (S+4) =10+4x4	=	27.00 Meters
Total	=	42.00 Meters
Or Say	=	**45.00 Meters**

Pump HP = $\frac{\sim\!\!350\text{ } 320 \times 45 \times 100}{60 \times 75 \times 70}$ = ~~5.00~~ 4.57 H.P.

Or Say 5.0 H.P.

It is proposed to provide 2 nos. of motors of 5 HP (1W+1S) sets of ~~350~~ 320 LPM discharge at 45 M head for domestic supply & generator set of same capacity in case of electric failure) for domestice purpose.

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

(IV) **Under Ground Flushing Water Tanks (from STP)**

a) ~~Average Water Demand~~ = ~~188644 Liters/day~~

Flushing Water Demand = 56 ~~70.00~~ KLD

Or Say = 60 ~~70~~ KLD

Pumping 6 hour pumping = 167 ~~194.44~~ LPM

Or Say = 170 **~~200.00~~ LPM**

Pump HP = $\frac{\text{170 (~~200~~) x 45 x 100}}{60 \times 75 \times 70}$ = 2.42 ~~2.86~~ H.P.

Or Say 3.00 H.P.

It is proposed to provide 2 nos. of motors of 3 HP (1W+1S) sets of 170 (~~200~~) LPM discharge at 45 M head for flushing supply & generator set of same capacity in case of electric failure) for flushing purpose.

(V) **Irrigation Pumping**

a) Plot Area = 5.0 Acres

= 20234.25 Sqmt

Water Demand of Horticulture + Road Area Plantion = 15000 ~~20000.00~~ LPD

4 Hours Pumping = 62.50 ~~83.33~~ LPM

Say = 70 ~~85~~ LPM

Head = 35 Mtr.

Pump HP = $\frac{\text{70 (~~85~~) x 35 x 100}}{60 \times 75 \times 70}$ = 0.77 ~~0.94~~ H.P.

Or Say = 2.00 H.P.

It is proposed to provide 2 nos. of motors of 2.0 HP sets of 70 (~~85~~) LPM discharge at 35 M head (One pump are working and one as standby & generator set of same capacity in case of electric failure.)

Underground Tanks

→ Domestic water = 115/2 = 58 KLD say 60 KLD (½ day cap)

→ Fire Tank = Population 905+266+675+20 = 1866 Person,

Storage required for fire demand = 1W $\lceil 1866/1000 \rceil \times 1/3 = 45.50$ KLD say 50 KLD

→ Flushing Tank = Flushing + Hard + Road = 75 KLD

½ day cap = 75/2 = 38 KL say 40 KL

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

(VII) GENERATING SETS

S. No	Equipment	QTY	HP	Total HP	
1	Borewell	1	5.0	5.0	
2	Booster Pump (for domestic) + Flushing+ irrigation pump	1+1+1	5+3+2	10.0	
3. Lighting		L.S.	10.00	10.00	
	Total			~~15.0~~ 25.00	
				~~11.19~~	~~KW~~
	~~Diversity 0.8 & Power factor 0.8~~			~~17.48~~	~~KVA~~
	~~Or Say~~ 2n KVA = 25X0.746X1.50=		28 KVA	~~50.00~~	~~KVA~~ 50 50KVA

It is proposed to add 50.0 KVA capacity for above said machinery to the main DG set.

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

FINAL ABSTRACT OF COST

Sub Work	Description			Amount (Rs.) in Lacs
I	Water Supply Scheme			93.34 ~~90.00~~
II	Sewerage Scheme			58.18 ~~55.49~~
III	Storm Water Drainage			48.35 ~~42.74~~
IV	Road			114.86 ~~85.68~~
V	Street Lighting			19.19 ~~11.51~~
VI	Horticulture			2.80 ~~7.06~~
VII	Maintenance Charges for 10 Years including Resurfacing of Roads after Ist 5 year & IInd 5 years of mtc			136.17 ~~72.05~~
	Total (in Lacs)			~~364.54~~ 472.89
	Cost per acres (5.0) =			~~72.91~~

Say Rs 472.90 lakh

0

(Authorized Signatory)

Cost/Acre = 472.90 / 5.00 = Rs 94.58 Lakh/Acre,

Checked subject to comments in forwarding letter No. 15077 Dt. 27/08/2021 and notes attached with the estimate

Executive Engineer
HUDA, Division No. VI
Gurgaon

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP Panchkula
25.8.2021

Superintending Engineer, HSVP Circle, Gurugram

Director General
Town & Country Planning
Haryana, Chandigarh

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No.I		Water Supply			
Sub Head	Description				Amount (Rs.). In lacs
1	Head Works				~~18.21~~ 23.00
2	Pumping Machinery				~~9.45~~ 8.00
3	Rising Main from HSVP line				~~5.74~~ 4.71
4	Distribution System				~~19.38~~ 18.53
5	Fire Fighting				~~2.42~~ 2.45
6	Irrigation				~~3.46~~ 4.13
	Say (In Lacs)				~~58.65~~ 60.82
	Add 3% contingencies	**Rs.**			~~1.75~~ 1.82
	TOTAL	**Rs.**			~~60.40~~ 62.64
	Add 49% Department charges, Price Esclation & other unforseen Charges.	**Rs.**			~~29.60~~ 30.70
	TOTAL COST	**Rs.**			~~90.00~~ 93.34

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-1					Water Supply			
Sub Work No-01					Head Works			
Sl No	DESCRIPTION	Qty		Rate				AMOUNT (In Lacs.)
1	Boring and installing 200 mm i/d tubewell with reverse rotary rig complete with pipe and strainer to depth of about 150 m in all respect 2 Nos. @ Rs. 700000/- each	1	x	L.S 700000	Rs.			10.40 7.00
2	Provision for Rising Main connecting Bore well with water main and by-pass arrangement.			10000/-				1.55
2a	80 mm dia. G.I. Pipe	155	x	1100	Rs.			1.71
2b	100 mm dia. G.I. Pipe	0	x	1375	Rs.			0.00
3	Providing Boosting arrangement by pumps (5.0 HP) (capacity 300 lpm at 50 M head, 1 no. @ Rs. 50,000/- each (for Tube Well)	2 1	x	L.S 55000	Rs.			1.10
4	Providing Boosting arrangement by pumps 17.5 HP, capacity 350 LPM at 45 M head, 2 nos. each & @ Rs. 1,00000/- each (For UGT) complete with panel, foundation etc.	2	x	100000	Rs.			2.00
5	Provision for carriage of materials and other unforseen items	1	x		Rs.			0.50
6	Construction of U.G. tanks of total cap.(120 KL @ Rs. 4500 KL)	110 120	x	4500	Rs.			4.95 5.40
7	Provision for borewell chamber of size 1.5 x 1.5 x 1.5 m For Housing borewell 3 Nos. @ Rs. 50,000/- each	1	x	50000	Rs.			0.50
	TOTAL			L.S	Rs.			18.21 23.40

Material statement of Borewell Rising Mains

S. No.	Name of line	Length of 80 mm dia. pipe			Length of 100 mm dia pipe
1	Borewell no. 1 to UGT	155			-
	Total	155			0

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-1					Water Supply			
Sub Work No-02					Pumping Machinery			
Sl No	DESCRIPTION	Qty		Rate				AMOUNT (In Lacs.)
1	Providing and installing electricity driven Submersible pumping set capable of delivery about 18 KL / Hr. of water against a total Head of 50 M complete with motor and other accessories. 2 No @ 15,0000/-	1	x	100000	Rs.			1.00
2	Provision for diesel engine genset each for standby arrangements for T.W., booster pumps complete with gear head arrangement. - 1 No. 50 KVA	1	x	500000	Rs.			5.00
3	Providing for chlorination plant complete. 1 set @ 45,000/-	1	x	L.S. 45000	Rs.			0.45
4	Provision for making foundations and erection of Pumping machinery @ Rs. 50000/-	1	x	L.S. 50000	Rs.			0.50
5	Provision for pipes, valves and specials inside boosting chamber - 1 Set (L.S.) Rs. 50000/- for each	1	x	L.S. 50000	Rs.			0.50
6	Provision for electric services connection including electric fitting for tube wells & boosting chamber & cost of transformer etc. Rs. 100000/-	1	x	L.S 100000	Rs.			1.00
7	Provision for carriage of material and unforeseen item. L.S. Rs. 100000/-	1	x	L.S. 100000	Rs.			1.00
	TOTAL				Rs.			9.45

8.95

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-1					Water Supply			
Sub Work No-03					Rising Main from HUDA			
Sl No	**DESCRIPTION**	**Qty**		**Rate**				**AMOUNT (In Lacs)**
1	Providing, laying, jointing & testing 100 Dia D.I. (K-7) pipes including cost of excavation complete as per ISI marked.	230	@	~~1360~~ 1250	Rs.			~~3.13~~ 2.88
2	Providing and fixing 100 mm dia. sluice valves including cost of surface boxes and masonary chambers etc., complete in all respects.	1	@	12000	Rs.			0.12
3	Providing and fixing indicating plates for sluice valves, air valves and fire hydrants.	1	@	~~1100~~ 1000/-	Rs.			~~0.011~~ 0.01
4	Provision for carriage of material & other foreseen items etc., L.S.	1		~~50000~~ L.S	Rs.			~~0.50~~ 0.20
5	Provision for making connection with HUDA main (L.S.) 1 job1 complete in all respect	1		100000	Rs.			1.00
6	Provision for cutting road and making good the same (L.S.) 2 job	1		~~100000~~ L.S	Rs.			~~1.00~~ 0.50
	TOTAL				**Rs.**			~~5.74~~ 4.71

Material Statement and design statement of HUDA Rising Mains

S. No.	Name of line			Dia. in mm	Length in m from municipal to U.G.T.
1	Municiple Main To UGT			100	230
	Total				**230**

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-1					Water Supply			
Sub Head No-04					Distribution system			
Sl No	DESCRIPTION	Qty		Rate				AMOUNT (In Lacs)
1	Providing, laying, jointing & testing D.I. (K-7) pipes including cost of excavation complete as per ISI marked.			1250				12.50
	100 mm I/D	960	@	~~1350~~	Rs.			~~12.96~~
	150 mm I/D	35	@	~~1650~~	Rs.			~~0.58~~
2	Providing, laying, jointing & testing uPVC pipes including Fitting, complete all respect for connection to plot holders.			1575				0.55
				300				1.61
	25 dia uPVC pipe	536	@	~~200~~	Rs.			~~1.07~~
	20 dia uPVC pipe	134	@	250 ~~175~~	Rs.			~~0.23~~
								0.34
3	Providing and Fixing sluice valves including cost of brick masonry chamber complete in all respect.							
	100 mm I/D	4	@	12000	Rs.			0.48
	150 mm I/D	1	@	15000	Rs.			0.15
4	Providing & fixing full way lever operated forged brass ball valve of brass body with forged brass hard chrome plated steel ball tested to a pressure not less than 10 Kg / sqcm with threaded / flanged joints complete with nuts, bolts, gaskets, washers etc.							
	25 mm I/D	268	@	860	Rs.			2.28
	20 mm I/D	67	@	550	Rs.			0.37
5	Providing and Fixing air valves and scour valves including cost of brick masonry chamber complete.	2	@	10000	Rs.			0.20
6	Providing and Fixing indicating plates for sluice valves	5	@	100 1100	Rs.			0.06 ~~0.06~~
7	Provision for carriage of material & other foreseen items etc., (L.S). 2 Job including cutting of raod and making the same.	1	@	L.S ~~100000~~	Rs.			0.50 ~~1.00~~
	TOTAL				Rs.			~~19.38~~
								15.53

Hari

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

S. No.	Description	200 mm	150 mm	100 mm	80 mm	25 mm	20 mm	Remarks
(A)	**Domestic**							
1	UGT-W1	-	15		-	-	-	
2	W1-W1A	-	-	140	-	-	-	
3	W1-W2	-	-	80	-	-	-	
4	W1-W3	-	-	60	-	-	-	
5	W3-W4	-	-	145	-	-	-	
6	W3-W5	-	-	60	-	-	-	
7	Dom. water connection to plot holders 67nos.and 4 seprate riser x 2m	-	-	-	-	536	-	
	TOTAL	**0**	**15**	**485**	**0**	**536**	**0**	
(B)	**Flushing**							
1	STP-FWS1	-	20		-	-	-	-
2	FWS1- FWS2	-	-	55	-	-	-	-
3	FWS2A- FWS2	-	-	140	-	-	-	-
4	FWS2- FWS3	-	-	60	-	-	-	-
5	FWS3A- FWS3	-	-	80	-	-	-	-
6	FWS3- FWS4	-	-	140	-	-	-	-
7	Flu. water connection to plot holders 67 nos. x 2m	-	-	-	-	-	134	-
	TOTAL		**20**	**475**	**0**	**0**	**134**	**0**
	GRAND TOTAL	**0**	**35**	**960**	**0**	**536**	**134**	**0**

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

DOMESTIC WATER SUPPLY (HYDRAULIC CHART)

S. No	Ref of line	Length in mts	Self			Additional			AVWD	Domestic Water demand @ 65% of AVWD Apts +35% commercial	Peak Demand @ 3 time of AVWD	Dia of Pipe	Velocity	Lose of Head in 1000 M (mts)	Loss of head in the line (mts)	Level in start			Remarks
			Plot @ 13.5 persons @ 172.50 LPCD	Floating Population @ 10% of Population (LPD) @ 15 LPCD	Commercial ,Community center, Backwash, Staff (LPD)	Plot @ 13.5 persons @ 172.50 LPCD	Floating Population @ 10% of Population (LPD) @ 15 LPCD	Commercial ,Community center, Backwash, Staff (LPD)	KLD							HL	GL	TH	
1	At UGT	-	-	-	-	67 Plots = 905 person =156115 Ltrs	91 Persons = 1365 Ltrs	Commercial + Community = 31170 Ltrs.	188.65	119.36	358.08	-	-	-	-	249.10	210.10	39.00	Ground level = 210.10 UGT Bed level= 207.10 Mtr
2	UGT-W1	15	67 Plots = 905 person =156115 Ltrs	91 Persons = 1365 Ltrs	Commercial + Community = 31170 Ltrs.	-	-	-	188.65	119.36	358.08	150	0.75	1.60	0.02	249.08	210.10	38.98	Add Building head S+4 = 10+5x3.2 = 27 mts Add suction head = 5 mtrs Add Delivery head= 3mtr Add positive head = 4 mtrs Add friction loses = 3 mtr Head level = 249.10 mts
3	W1-W1A	140	12 Plots = 162 person =27945 Ltrs	16 Person = 240 Ltrs	Commercial =4800 Ltrs	-	-	-	32.96	20.25	60.75	100	0.75	2.60	0.36	248.72	210.10	38.62	
4	W1-W2	80	22 Plots = 297 person =51235 Ltrs	30 Person = 450 Ltrs	-	-	-	-	51.70	33.45	100.35	100	0.75	1.60	0.13	248.59	210.10	38.49	
5	W1-W3	60	9 Plots = 122 person =21045 Ltrs	12 Persons = 180 Ltrs	-	24 Plots = 324 person =55890 Ltrs	32 Persons = 480 Ltrs	Community + Backwash = 26360 Ltrs.	103.95	68.60	206.4	100	0.75	3.80	0.23	248.36	210.10	38.26	
6	W3-W4	145	15 Plots = 203 person =35020Ltrs	20 Persons = 300 Ltrs	Community + Backwash = 26360 Ltrs.	-	-	-	61.68	40.85	122.55	100	0.75	3.80	0.55	247.81	210.10	37.71	
7	W3-W5	60	9 Plots = 122 person =21045 Ltrs	12 Persons = 180 Ltrs	-	-	-	-	21.25	13.75	41.25	100	0.75	4.80	0.29	247.52	210.10	37.42	

Note:- 1. Water supply lines should be laid as per N.B.C / Municipal Norms.
2. Water supply lines will have minimum 100mm C.I / D.I.
3. Level have been taken with referance to Road M. M.S.L = 210.10
4. Water line should be hydraulic tested & bleached brfore put in operation.

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FLUSHING WATER CAPACITY (HYDRAULIC CHART)

S. No	Ref of line	Length in mts	Self			Additional			AVWD	Flushing Water demand @ 35% of AVWD Apts +65% of commerical	Peak Demand @ 3 time of AVWD	Dia of Pipe	Velocity	Lose of Head in 1000 M (mts)	Loss of head in the line (mts)	Level in start			Remarks
			Plot @ 13.5 persons @ 172.50 LPCD	Floating Population @ 10% of Population (LPD) @ 15 LPCD	Community center+ ,Shopping Staff (LPD)	Plot @ 13.5 persons @ 172.50 LPCD	Floating Population @ 10% of Population (LPD) @ 15 LPCD	Community center+ ,Shopping Staff (LPD)	KLD							HL	GL	TH	
1	At STP	-	-	-	-	67 Plots = 905 person =156115 Ltrs	91 Persons = 1365 Ltrs	Commercial + Community = 21170 Ltrs.	178.65	69.50	208.5	-	-	-	-	249.10	210.10	39.00	Ground level = 210.10 UGT Bed level= 207.10 Mtr Add Building head S+4 = 10+5x3.2 = 27 mts Add suction head = 5 mtrs Add Delivery head= 3mtr Add positive head = 4 mtrs Add friction loses = 3 mtr Head level = 249.10 mts
2	STP-FWS1	20	-	-	-	67 Plots = 905 person =156115 Ltrs	91 Persons = 1365 Ltrs	Commercial + Community = 21170 Ltrs.	178.65	69.50	208.5	150	0.75	2.60	0.05	249.05	210.10	38.95	
3	FWS1-FWS2	55	9 Plots = 122 person =21045 Ltrs	12 Person = 180 Ltrs	-	58 Plots = 783 person =135070 Ltrs	78 Persons = 1170 Ltrs	Commercial + Community = 21170 Ltrs.	178.65	69.50	208.5	100	0.75	2.60	0.14	248.91	210.10	38.81	
4	FWS2A-FWS2	140	15 Plots = 203 person =35020 Ltrs	20 Person = 300 Ltrs	Community + Backwash = 15465 Ltrs.	43 Plots = 581 person =100225 Ltrs	58 Persons = 870 Ltrs	Commercial = 4805 Ltrs.	156.70	61.25	183.75	100	0.75	3.20	0.45	248.46	210.10	38.36	
5	FWS2-FWS3	60	9 Plots = 122 person =21045 Ltrs	12 Person = 180 Ltrs	-	34 Plots = 459 person =79180 Ltrs	46 Persons = 690 Ltrs	Commercial = 4805 Ltrs.	105.90	38.75	116.25	100	0.75	2.20	0.13	248.33	210.10	38.23	
6	FWS3A-FWS3	80	18 Plots = 243 person =41920 Ltrs	24 Person = 360 Ltrs	-	16 Plots = 216 person =37260 Ltrs	22 Persons = 330 Ltrs	Commercial = 4805 Ltrs.	84.67	31.30	93.90	100	0.75	2.20	0.18	248.15	210.10	38.05	
7	FWS3-FWS4	140	18 Plots = 216 person =37260 Ltrs	22 Person = 330 Ltrs	-	-	-	Commercial = 4805 Ltrs.	42.40	16.4	49.20	100	0.75	2.20	0.31	247.84	210.10	37.74	

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-1 — **Water Supply**

Sub Work No-05 — **Fire fighting**

Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs.)
1	Providing, laying jointing & testing M.S. pipe lines for rising main including cost of fitting, valves, connection etc., complete in all respects.			1575		0.39
	150 mm I/D for Fire Brigade	25	@	~~1750.00~~	Rs.	~~0.44~~
	150mm I/D Two way connection	25	@	~~1750.00~~ 1575	Rs.	~~0.44~~ 0.39
	100 mm I/D for Tanker Inlet	25	@	~~1650.00~~	Rs.	~~0.41~~ 0.31
2	Providing & fixing valve including cost of surface boxes and masonry chambers etc. complete in all respects			1250		
	- 150 mm dia.	2	@	15000.00	Rs.	0.30
	- 100 mm dia.	1	@	~~10000.00~~ 12500	Rs.	~~0.10~~ 0.12
	- 80 mm dia.	0	@	~~7500.00~~	Rs.	0.00
3	Providing for carriage of material (L.S.) 2 jobs	1	@	L.S ~~50000.00~~	Rs.	0.20 ~~0.50~~
4	Providing and fixing Indicating plate	3	@	1000.00	Rs.	0.03
5	Providing, fixing, testing and commissioning one set of 4 way fire brigade connection of CI body with 4 Nos. 63 mm dia Stainless Steel male instantaneous inlet couplings, complete with cap and chain as reqd., suitable for connecting to 150 mm dia pipe header conforming to IS 904 complete as required.	1	@	11500.00	Rs.	0.12
6	Providing, fixing, testing and commissioning one set of 2 way fire brigade connection of CI body with 2 Nos. 63 mm dia Stainless Steel male instantaneous inlet couplings, complete with cap and chain as reqd., suitable for connecting to 150 mm dia pipe header conforming to IS 904 complete as required.	1	@	8500.00	Rs.	0.09
7	Providing and fixing Fire Hydrant with accessories complete.	~~0~~ L.S	@	~~10000.00~~ L.S	Rs.	~~0.00~~ 0.50
	TOTAL				**Rs.**	~~2.42~~ 2.45

Material Statement

S. No.	Location	200 mm dia pipe	150 mm dia pipe	100 mm dia pipe	80 mm dia pipe	Fire Hydrant
1	Tanker inlet connection 1 nos	-	-	25	-	-
2	Fire Brigade 4 way	-	25	-	-	-
3	Yard Hydrants	-	-	-	-	-
4	Two way connection	-	25	-	-	-
	Total	**0**	**50**	**25**	**0**	**0**

	Fire Hydrant System			
1	Valves 150mm dia	2	Nos.	
2	Valves 100mm dia	1	No.	
3	Valves 80mm dia	0	No.	
4	Fire Brigade Four way + Two Way Connections	2	No.	

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-1					Water Supply			
Sub Work No-06					Irrigation			
Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)		
1	Providing, laying, jointing and testing uPVC pipe line confirming to I.S 4985 including cost of excavation etc., complete in all respects.							
	20 mm O/D	20	@	~~230~~ 250	Rs.	0.05		
	32 mm O/D	35	@	~~290~~ 350	Rs.	~~0.10~~ 0.12		
	40 mm O/D for Ring Main	300	@	~~550~~ 400	Rs.	~~1.65~~ 1.20		
	75 mm O/D for Ring Main	15	@	~~650~~ 800	Rs.	~~0.10~~ 0.12		
	~~90~~ 110 mm O/D from ~~STP to~~ Ring Main	~~12.0~~ 120	@	~~850~~ 500	Rs.	~~0.00~~ 0.60		
2	Providing and fixing Irrigation hydrant valve complete in all respect. incl. ball valve	10	@	~~2000~~ 3500	Rs.	~~0.20~~ 0.35		
3	Provision for carriage of material & other foreseen items etc., (L.S.) 2 jobs	1	@	50000	Rs.	0.50		
4	~~Providing & fixing ball valve 20 mm~~	~~10~~	~~@~~	~~350~~	~~Rs.~~	~~0.04~~		
5	Providing & fixing sluice valvle compelte with chamber.			8000/-		0.10		
	- 40 mm dia.	2	@	~~925~~	Rs.	~~0.02~~		
	- 75 mm dia.	1	@	~~1250~~ 9000/-	Rs.	~~0.01~~ 0.09		
	~~- 90 mm dia~~		~~@~~	~~3500~~	~~Rs.~~	~~0.00~~		
6	Providing and fixing Irrigation pump ~~2.0~~ 2.5 HP, ~~85~~ 110 LPM @ 35 Mtr. Head complete with foundation & control panel etc.	2	@	~~40000~~ 50,000/-	Rs.	~~0.80~~ 1.00		
	TOTAL				Rs.	~~3.46~~ 4.13		
	Material statement of Irrigation System							
S. No.	Line Name	90 mm OD	75 mm OD	50 mm OD	40 mm OD	32 mm OD	20 mm OD	Irrigation Hydrants
1	STP - G1		15					
2	G1-G3			60				
3	G3-G1				95			
4	G3-G5			60				
5	G4-G5				95	15		
6	G5-G6				110	20		
7	Hydrant 10 No x 2 Mtr.						20	10
	Total	0	15	120	300	35	20	10

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-II — Sewerage Scheme

Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)
1	Providing, laying and jointing glazed stoneware pipes class SP-1 with stiff mixture of cement mortar in the proportion of 1:1 (1 cement : 1 fine sand) including testing of joints etc. complete : including excavation bed conc. & cost of manhole.			1250/-		8.19
	200 mm dia (up to 2.00 m depth)	655	@	~~794.25~~	Rs.	~~5.20~~
	250 mm dia (up to 4.5 m depth)	15	@	~~1178.70~~ 1800/-	Rs.	~~0.18~~ 0.27
2	~~Providing and laying cement concrete 1:5:10 (1 cement : 5 coarse sand : 10 graded stone aggregate 40 mm nominal size) all-round S.W. pipes including bed concrete as per standard design :~~					
2.1	~~200 mm diameter S.W. pipe~~	~~655~~	~~@~~	~~1164.80~~	~~Rs.~~	~~7.60~~
2.2	~~250 mm diameter S.W. pipe~~	~~15~~	~~@~~	~~1346.95~~	~~Rs.~~	~~0.20~~
3	Provision for lighting and watching L.S	1	@	~~50000.00~~ L.S	Rs.	0.50
4	Provision for timbering and shuttering L.S.	1	@	~~100000.00~~ L.S	Rs.	~~1.00~~ 0.50
5	Provision form STP to HUDA main by pumping. including connection.	1	@	~~175000.00~~ L.S	Rs.	1.75
6	Providing boosting arrangement by 1+1 nos. pump for flushing water supply 10 HP capacity 200 L.P.M., 45 Meter Head, Complete with foundation and panels.	2	@	85000.00	Rs.	1.70
7	Provision for making STP (KLD) ~~150~~ including cost of electric panel	~~150~~	@	~~10000.00~~ 16000/-	Rs.	~~16.00~~ 24.00
8	Provision for damage of maternal (L.S.)	1	@	~~100000.00~~ L.S	Rs.	~~1.00~~ 0.50
9	Provision of cutting road & making it good as same in original condition - 1 job	1	@	~~100000.00~~ L.S	Rs.	~~1.00~~ 0.50
	TOTAL				Rs.	~~36.16~~ 37.91
	Add 3% contingencies				Rs.	~~1.08~~ 1.14
	TOTAL				Rs.	~~37.24~~ 39.05
	Add 49% Department charges, price esclation, other for unforseen charges.				Rs.	~~18.25~~ 19.13
	TOTAL COST				Rs.	~~55.49~~ 58.18

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Material statement of Sewerage System – As per drawing sheet

S. No.	Name of Pipe Line	Length of Pipe in M						
		200 mm	200 mm branch	250 mm	300 mm	450 mm	Remarks	
1	S1-S2	165	50	-	-	-		
2	S2A-S2	75	55	-	-	-		
3	S2-S3	55	30	-	-	-		
4	S3A-S3	135	20	-	-	-		
5	S3-S4	50	20	-	-	-		
6	S4-STP	-	-	15				
	TOTAL	**480**	**175**	**15**	**0**	**0**		

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Calculations are based on Manning Formula V = (1.486/n) x m2/3 x s1/2 in F.P.S System

(Hydraulic Design Sewerage Scheme)

Sl. No.	Name of Line	Length in Meter	Self				Additional				Average Daily Water Demand	Average Discharge 80% of Domestic + 90% of flushing	Sub Soil Infiltration @ 10% Of AV/ W.D	Peak Discharge @ 3.0 Times of AV Discharge including Sub Soil infiltration	Design of Pipe			Gradient	Drop	Level at Start		Level at End	
			Plots @ 13.5 persons/ plot @ 172.50 LPCD	Floating population 10% of Population @ 15 LPCD	Commercial + community center, Backwash (LPD)	Staff @ 45 LPCD / Person	Plots @ 13.5 persons/ plot @ 172.50 LPCD	Floating population 10% of Population @ 15 LPCD	Commercial + community center, Backwash (LPD)	Staff @ 45 LPCD / Person					Size of pipe (dia)	Capacity in cusec	Velocity			G.L	I.L		
		m	LPD	LPD	LPD	LPD	LPD	LPD	LPD	LPD	KLD	KLD	LPD	Cusecs	mm	m	ft/sec		Mtr.	Mtr.	Mtr.	G.L (Mtr)	I.L (Mtr)
1	S1-S2	165	16 plots =216 persons =37260 Ltrs	21 person =315 Ltrs	Commercial = 3590 Ltrs.	27 person =1215 Lts	-	-	-	-	42.40	35.40	4.24	0.05	200	0.458	0.75	1:145	1.14	210.10	209.20	210.10	208.06
2	S2A-S2	75	18 plot =243 persons =41920 Ltrs	24 person =360 Ltrs	-	-	-	-	-	-	42.30	35.30	4.23	0.05	200	0.458	0.75	1:145	0.52	210.10	209.20	210.10	208.68 / 208.06
3	S2-S3	55	9 plot =122 persons =21045 Ltrs	12 person =180 Ltrs	-	-	34 plots =459 person =79180 Ltrs	46 person =690 Lts	Commercial = 3590 Ltrs.	27 person =1215 Lts	105.92	88.35	10.59	0.11	200	0.458	0.75	1:145	0.38	210.10	208.06	210.10	207.68
4	S3A-S3	135	15 plot =203 persons =35020 Ltrs	20 person =300 Ltrs	Community Center + Backwash = 20888 Ltrs	102 person =4590 Lts	-	-	-	-	60.79	52.35	6.08	0.07	200	0.458	0.75	1:145	0.93	210.10	209.20	210.10	209.27 / 207.68
5	S3-S4	50	9 plot =122 persons =21045 Ltrs	12 person =180 Ltrs	-	-	58 plots =783 person =135070 Ltrs	78 person =1170 Lts	Commercial + Community + Backwash = 24480 Ltrs.	129 person =5805 Lts	187.75	158.35	18.78	0.20	200	0.458	0.75	1:145	0.34	210.10	207.68	210.10	207.34
6	S4-STP	15	67 plots =905 person =156115 Ltrs	91 person =1365 Ltrs	Commercial + Community + Backwash = 24480 Ltrs.	129 person =5805 Lts	-	-	-	-	187.75	158.35	18.78	0.20	250	0.659	0.75	1:190	0.10	210.10	207.34	210.10	207.24

Note:- 1 The Man hole shall be constructed as per HUDA/ N.B.C Norms

2 All the level have been taken with Reference to road level = 210.10

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-III — **Storm water drain**

S. No.	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)
1	Providing, lowering, laying and jointing R.C.C NP-3 pipes and specials into trenches including manholes, chambers etc., excavation, back filling and disposal of surplus earth complete in all respects.					
1.1	400 mm I/D Avg. depth upto 2.0 M.	580	@	2500	Rs.	14.50
2	Provision for Road Gullies L.S.	1	@	~~150000~~ L.S	Rs.	1.50
3	Provision for lighting and watching	1	@	~~55000~~ L.S	Rs.	~~0.55~~ 0.50
4	Provision for timbering and shoring L.S.	1	@	~~150000~~ L.S	Rs.	~~1.50~~ 1.00
5	Provision for carriage of material & other foreseen items etc., L.S.	1	@	~~55000~~ L.S	Rs.	~~0.55~~ 0.50
6	Provision for Rain water harvesting arrangemte for (5.0 acre) @ ~~1.5~~ 2.50 lakh / acre	5.000	@	~~150000~~ 2,50,000/- L.S	Rs.	~~7.50~~ 12.50
7	Provision for temporary connection with HUDA	1	@	~~175000~~ L.S	Rs.	~~1.75~~ 1.00
	TOTAL				**Rs.**	~~27.85~~ 31.50
	Add 3% contingencies				**Rs.**	~~0.84~~ 0.95
	TOTAL				**Rs.**	~~28.69~~ 32.45
	Add 49% Department charges, price esclation, other for unforseen charges.				**Rs.**	~~14.06~~ 15.90
	TOTAL				**Rs.**	~~42.74~~ 48.35

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.			
STORM WATER DRAIN			
S. No	Name of Drain		400mm dia RCC pipe
	Rain Water Harvesting - 1		
1	D1-D2		50
2	D2-RWH-1		10
3	Over Flow pipe		10
	Total		**70**
	Rain Water Harvesting - 2		
1	D3-D5		80
2	D4-D5		60
3	D5-RWH-2		10
4	RWH - 2- Over Flow pipe		10
	Total		**160**
	Rain Water Harvesting - 3		
1	D6-D7		45
2	D8-D7		80
3	D7-RWH-3		10
4	RWH - 3- Over Flow pipe		10
	Total		**145**
	Rain Water Harvesting - 4		
1	D8-D9		75
2	D9-RWH-4		10
3	RWH - 4- Over Flow pipe		10
	Total		**95**
	Rain Water Harvesting - 5		
1	D10-D11		90
2	D11-RWH-5		10
3	RWH - 5- Over Flow pipe		10
	Total		**110**
	GRAND TOTAL RWH (1-5)		**580**

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Hydraulic Design Chart

Storm Water Drain

Calculations are based on Manning Formula $V = (1.486/n) \times m^{2/3} \times s^{1/2}$ in F.P.S System

Sl. No.	Name of Line	Length in Meter	Catchment Area in sqmt		Total Area (Sqmt)	Discharge in Cusec (1 Acre = 1 Cusec)	Proposed dia of pipe (mm)	Velocity (mt/sec)	Design Capacity of Pipe (Cusecs)	Gradient	Drop (Mtr.)	Level at Start			Level at End		
			Self	Additional								G.L (Mtr.)	I.L (Mtr.)	Depth (Mtr.)	G.L (Mtr.)	I.L (Mtr.)	Depth (Mtr.)
Rain Water Harvesting - 1																	
1	D1-D2	50	2600	-	2600	0.642	400	0.75	3.328	1:500	0.10	210.10	208.90	1.20	210.10	208.80	1.30
2	D2-RWH-1	10	210	2600	2810	0.694	400	0.75	3.328	1:500	0.02	210.10	208.80	1.30	210.10	208.78	1.32
Rain Water Harvesting - 2																	
1	D3-D5	80	5575	-	5575	1.378	400	0.75	3.328	1:500	0.16	210.10	208.90	1.20	210.10	208.74	1.36
2	D4-D5	60	1565	-	1565	0.387	400	0.75	3.328	1:500	0.12	210.10	208.90	1.20	210.10	208.78	1.32
3	D5-RWH-2	10	150	7140	7290	1.801	400	0.75	3.328	1:500	0.02	210.10	208.78	1.32	210.10	208.76	1.34

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Hydraulic Design Chart

Storm Water Drain

Calculations are based on Manning Formula $V = (1.486/n) \times m^{2/3} \times s^{1/2}$ in F.P.S System

Rain Water Harvesting - 3																	
1	D6-D7	45	1310	-	1310	0.324	400	0.75	3.328	1:500	0.09	210.10	208.90	1.20	210.10	208.81	1.29
2	D8-D7	80	3545	-	3545	0.876	400	0.75	3.328	1:500	0.16	210.10	208.90	1.20	210.10	208.74	1.36
3	D7-RWH-3	10	100	4855	4955	1.224	400	0.75	3.328	1:500	0.02	210.10	208.74	1.36	210.10	208.72	1.38
Rain Water Harvesting - 4																	
1	D8-D9	75	2000	-	2000	0.494	400	0.75	3.328	1:500	0.15	210.10	208.90	1.20	210.10	208.75	1.35
2	D9-RWH-4	10	150	2000	2150	0.531	400	0.75	3.328	1:500	0.02	210.10	208.75	1.35	210.10	208.73	1.37
Rain Water Harvesting - 5																	
1	D10-D11	90	2910	-	2910	0.719	400	0.75	3.328	1:500	0.18	210.10	208.90	1.20	210.10	208.72	1.38
2	D11-RWH-5	10	10	-	2920	0.722	400	0.75	3.328	1:500	0.02	210.10	208.72	1.38	210.10	208.70	1.33

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

SUB WORK NO. - IV						Road Work
Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)
1	Provision for leveling - earth filling / cutting as per site conditions. (In Acres)			150000/-		7.50
	Area = 5.0 Acre	5.000	@	~~100000~~	Rs.	~~5.00~~
2	Provision for Granular sub base ~~100~~mm, ~~150~~mm thick stone aggragate, 50mm thick B.M., ~~20mm thick pre mix carpet with seal coat~~	~~4260~~ 3795	@	1200/- ~~800~~	Rs.	45.54 ~~34.08~~
3	Provison of Paved path of C.C. 1:2:4	~~1140~~ 1635	@	750/- ~~550~~	Rs.	~~6.27~~ 12.26
4	Provision for Kerbs & channels of CC 1:2:4	1140 1090	@	600/- ~~700~~	Rs.	~~7.98~~ 6.54
5	Provision for making approach to each block for C.C. pavements L.S.	1	@	~~50000~~ L.S	Rs.	~~0.50~~ 1.00
6	Provision of guide maps & ~~other unforseane~~ & indicater boards (L.S.)	1	@	L.S 50000	Rs.	~~0.50~~ 1.00
7	Provision for traffic light arrangement - L.S.	1	@	L.S ~~50000~~	Rs.	0.50 L
8	Provision of carriage of material and unforseen items - L.S.	1	@	~~100000~~ L.S	Rs.	~~1.00~~ 0.50
	TOTAL				**Rs.**	~~55.83~~ 71.84
	Add 3% contingencies				**Rs.**	~~1.67~~ 2.25
	TOTAL				**Rs.**	~~57.50~~ 74.09
	Add 49% Department charges, price esclation, other for unforseen charges.				**Rs.**	~~28.18~~ 37.77
	TOTAL				**Rs.**	~~85.68~~ 114.86

Say Rs 114.86 Lakh

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Road Work

S. No.	Name of Road	Length of Road (in Mtrs.)	Width Of the Road (Mtrs.)	CC Width (Mtrs.)	Area in Sqm.
	A	B	C	C	B x C
1	Road (A)	135	9 M	6	810.00
2	Road (B)	85	9 M	6	510.00
3	Road (C)	75	9 M	6	450.00
4	Road (D)	155	9 M	6	930.00
5	Road (E)	65	24 M	~~18~~ 19	~~1170.00~~ 910
	Total	**515**			~~3870.00~~ 3610
					361
	Area 5 A.	**515**			~~3870.00~~
	Add ~~10~~ % for curves				181 ~~387.00~~
	Total				3791 ~~4,257.00~~
	~~Total~~				3795 ~~4,257.00~~
	Say				~~4,260.00~~

Total Length of road	515	536	
Add ~~10%~~ curves	~~51.5~~		
Total Length	~~567~~	541	
Say	~~570~~	545 **Mtrs.**	

CC foot paths on both side 9 mtr & 24 mtr road			1635	1635
CC foot paths on both side =~~2m x length of road~~	2x545	=545 X 1.5	~~1140~~	=~~1140~~ sqm

1 Kerb & channel on both side of roads = 2x 545 = 1090 Mtr

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-V — **Street Lighting**

Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)
1	Providing street lighting on roads as per standard specifications on HVPN			2,50,000/-		12.50
	Area = 5.0 Acre	5.000	@	~~150000~~	Rs.	~~7.50~~
	TOTAL				**Rs.**	~~7.50~~ 12.50
	Add 3% contingencies				**Rs.**	~~0.23~~ 6.38
	TOTAL				**Rs.**	~~7.73~~ 12.88
	Add 49% Department charges, price esclation, other for unforseen charges.				**Rs.**	~~3.79~~ 6.31
	TOTAL				**Rs.**	~~11.51~~ 19.19

Say Rs 19.19 Lakh

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.

Sub Work No-VI — **Plantation & Road side trees**

Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)
1	Development of Lawn Area :-					
	a) Trenching the ordinary soil upto depth of 60 cm. including removal and packing of serviceable material and disposing at a lead of 50 M. and making up the trenched area to proper level by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth and manure.					
	b) Rough dressing of trenched area.					
	c) Grassing with "doob grass" including watering and maintenance of lawns free from weeds and fit for moving in rows 7.50 cm. in either direction including for hedges and grill and barred wire fencing around park and green belts (As per HUDA norms) 1668.31 Sqm	0.42		150,000/-		0.63
	Area = ~~5.0 Acre~~ 0.42 Acre	~~5.000~~	@	~~75000~~	Rs.	~~3.75~~
2	Providing & Planting of trees with tree guards on roads at 12 m intervals	545				
	Total Road Length (M.)	~~570~~				
	Trees @ 12 M. c/c	~~48~~ 46				
	Say (2 x ~~48~~) = ~~96~~ 92 ~~Or Say~~	~~100~~				
	Cost of One Tree :-					
	Excavation (Rs.) ~~50/-~~ 60					
	Manure (Rs.) ~~50/-~~ 90					
	Tree Plants (Rs.) ~~50/-~~ 150					
	Tree Guards (Rs.) ~~600/-~~ 1000					
	Total Cost (each) 1800	92		1300/-		1.20
	Cost of Total trees	~~100~~	@	~~850~~	Rs.	~~0.85~~
	TOTAL				**Rs.**	~~4.60~~ 1.83
	Add 3% contingencies				**Rs.**	~~0.14~~ 0.05
	TOTAL				**Rs.**	~~4.74~~ 1.88
	Add 49% Department charges, price esclation, other for unforseen charges.				**Rs.**	~~2.32~~ 0.92
	TOTAL				**Rs.**	~~7.06~~ 2.80

Say Rs 2.80 Lakh.

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PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA IN SECTOR - 36 SOHNA,OVER AN AREA OF (5.0 ACRES) BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT.LTD.							
SUB WORK NO. VII:				MTC. CHARGES AND RESURFACING OF ROADS.			
Sl No	DESCRIPTION	Qty		Rate		AMOUNT (In Lacs)	
1	Provision for maintenance charges for water supply, Area = 5.0 Acre	5.000	@	300000	Rs.	15.00	
2	Provision for resurfacing of roads after first five years	4,260	@	400	Rs.	17.04	
3	Provision for resurfacing of roads after 10 years of Mtc. i.e. 20mm thick premix carpet with seal coat with mechanical paver. (Sqm)	4,260	@	350	Rs.	14.91	
	TOTAL				Rs.	46.95	
	Add 3% contingencies				Rs.	1.41	
	TOTAL				Rs.	48.36	
	Add 49% Department charges, price esclation, other for unforseen charges.				Rs.	23.70	
	TOTAL				Rs.	72.05	

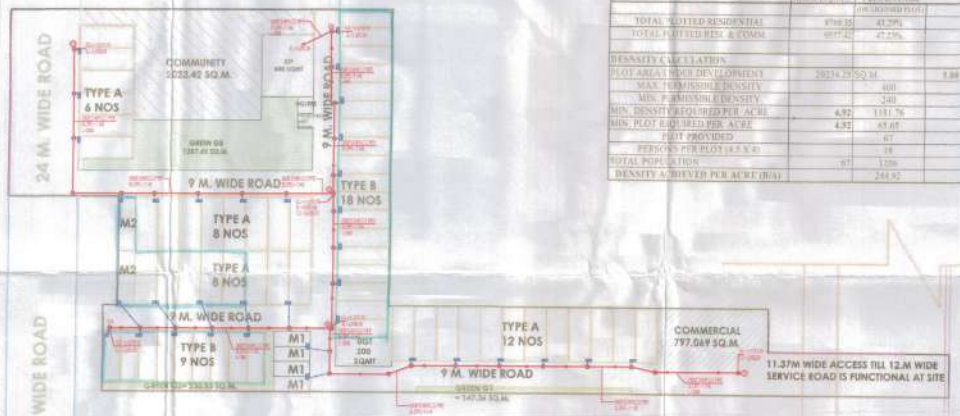
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Sewerage

PLOT AREA	20234.28	SQ.M.	5.00	ACRES
AREA UNDER SECTOR ROAD & 30MT WIDE GREEN BELT WITH SERVICE ROAD	669.333	SQ.M.	0.165	ACRES
BALANCE AREA	19619.357	SQ.M.	4.848	ACRES
50% OF THE AREA UNDER ROAD & GREEN BELT	307.501	SQ.M.	0.076	ACRES
NET PLOT AREA	19916.719	SQ.M.	4.924	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ.M.	SQ.M.
TOTAL GREEN AREA	9.50%	9.24%	1917.771	1866.71
TOTAL O.T.S. AREA	10%	10.08%	2021.428	2021.428
TOTAL COMMERCIAL AREA	4.00%	3.94%	797.669	797.669

PLOT EFFICIENCY CALCULATION ON PLOT AREA

	AREA (SQ.M.)	PERCENTAGE (ON GROSS PLOT)		PERCENTAGE (ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	8768.35	43.29%		43.96%
TOTAL PLOTTED RES. & COMM.	9577.42	47.29%		47.96%
DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	20234.28 SQ.M.		5.00	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	4.92	1181.76		PERSON
MIN. PLOT REQUIRED PER ACRE	4.92	65.65		PLOTS
PLOT PROVIDED		67		PLOTS
PERSONS PER PLOT (4.5 X 4)		18		
TOTAL POPULATION	67	1206		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		244.92		PPA



GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	147.36	0.036
G2	233.53	0.058
G3	1287.42	0.318
TOTAL	1668.31	0.412

CLASSIFICATION OF PLOTS

	SIZES	AREA	NOS.	AREA
TYPE-A	6.8,8.1,8.23	170.00	30	5100.00
TYPE-B	6.8,8.10,9.52	175.20	31	5431.20
M1		87.46	4	349.78
M2		133.44	2	266.88
			TOTAL	67

PROPOSED PLOT DETAILS

	SIZES	AREA	NOS.	AREA
TYPE-A	6.8,8.1,8.23	170.00	30	5100.00
TYPE-B	6.8,8.10,9.52	175.20	31	5431.20
M1		87.46	4	349.78
M2		133.44	2	266.88
			TOTAL	67

To be read with Licence No. 18 of 2021 Dated 16/04/2021 LC-3855

That this Layout plan for an area measuring 5.00 acres (Drawing No. 7798 Dated 22-6-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Signature Global Pvt. Ltd., Sector-36, Sohna, District Gurugram is hereby approved subject to the following conditions:

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the saleable 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 planted for calculation of the area under plots.
3. That the commercial sites as per size of all the Residential Plots and Commercial site shall be got approved from this Directorate and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the service 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 DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no plot/pocket shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/agency on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive access from less than 9 metres wide road width would mean a minimum clear width of 9 metres between the pavements.
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 level cement 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 or the Lives or Section 3(3)(a)(ii) of the Act No. 1 of 1975.
13. That the end side plots are being approved subject to the conditions that these plots should not have a frontage of less than 17.4 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 HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the sale water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. specification as applicable.
16. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus Lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22-12/2015-5HG-II dated 31.05.2016 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(RAJEEV) ATP (HQ) | (SHWETA GUPTA) DTP (HQ) | (DR. SINGH) STP (HQ) | (JITENDER SHAH) CTP(HQ) | (E.MAHAMAD PARVAIANG, IAS) DTCP (HR)

(MUKESH SHAH) TP (HQ) | (GANESH KUMAR) TP (HQ)

12 MT SERVICE ROAD

30 MT GREEN BELT

30 MT ROAD AS PER APPROVED LOP

50.34 % PLOT FROZEN BY DEPARTMENT
4410.35 SQMT

LEGEND

COMMERCIAL

COMMUNITY FACILITY

SERVICES

GREEN

PROJECT NAME AND ADDRESS
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR-36, SOHNA OVER AN AREA OF 5.00 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNERS NAME
M/S SIGNATURE GLOBAL HOMES PVT. LTD

TITLE
SITE LAYOUT PLAN

Checked subject to comments in forwarding letter No. 15273 Dt. 27/08/2021 and notes attached with the estimate

25.8.2021

Superintending Engineer
HSVP Circle No. II
Gurugram

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. IV
Gurugram

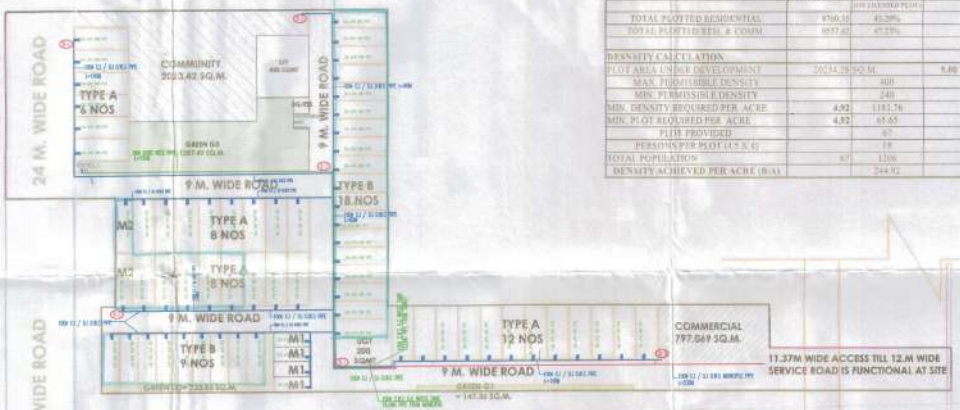
Director General
Town & Country Planning
Haryana, Chandigarh

SEWERAGE LAYOUT

W/S (Domestic)

PLOT AREA	20234.28	SQ.M.	5.00	ACRES
AREA UNDER SECTOR ROAD & 30MT WIDE GREEN BELT WITH SERVICE ROAD	619.323	SQ.M.	0.153	ACRES
BALANCE AREA	19614.957	SQ.M.	4.848	ACRES
30% OF THE AREA UNDER ROAD & GREEN BELT	107.561	SQ.M.	0.026	ACRES
NET PLOT AREA	19926.719	SQ.M.	4.924	ACRES
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	PERCENTAGE	PERCENTAGE	SQ.M.	SQ.M.
TOTAL GREEN AREA	7.50%	8.24%	1517.83	1668.31
TOTAL O.C.F. AREA	10%	10.09%	2023.428	2053.428
TOTAL COMMERCIAL AREA	4.00%	3.94%	797.069	797.069

PLOT EFFECIENCY CALCULATED ON PLOT AREA				
	AREA (SQ.M.)	PERCENTAGE		
		(ON LICENSED PLOT)		(ON NET PLOT)
TOTAL PLOTTED RESIDENTIAL	8760.31	45.29%		43.96%
TOTAL PLOTTED RESI. & COMM.	9557.42	47.23%		47.96%
DENSITY CALCULATION				
PLOT AREA UNDER DEVELOPMENT	20234.28	SQ.M.	5.00	ACRES
MAX. PERMISSIBLE DENSITY		400		PPA
MIN. PERMISSIBLE DENSITY		240		PPA
MIN. DENSITY REQUIRED PER ACRE	4.92	1181.76		PERSON
MIN. PLOT REQUIRED PER ACRE	4.92	65.65		PLOTS
PLOT PROVIDED		67		PLOTS
PERSONS PER PLOT (4.5 X 4)		18		
TOTAL POPULATION		1206		PERSON
DENSITY ACHIEVED PER ACRE (B/A)		244.92		PPA



GREEN AREA CALCULATION		
	SQ.M.	ACRES
G1	147.36	0.036
G2	233.53	0.058
G3	1297.42	0.318
TOTAL	1668.31	0.412

CLASSIFICATION OF PLOT					
	SIZES	AREA		NOS	AREA
TYPE - A	9.0 X 18.75	170.00		28	4760.00
TYPE - B	9.0 X 18.75	117.25		23	2697.75
M1		67.44		4	269.76
M2		112.44		2	224.88
			TOTAL	67	7952.39

PROJECT PLOT DETAILS					
	SIZES	AREA		NOS	AREA
TYPE - A	9.0 X 18.75	170.00		28	4760.00
TYPE - B	9.0 X 18.75	117.25		23	2697.75
M1		67.44		4	269.76
M2		112.44		2	224.88
			TOTAL	67	7952.39

50.34 % PLOT FROZEN BY DEPARTMENT
4410.35 SQMT

12 MT SERVICE ROAD
38 MT GREEN BELT
30 MT ROAD AS PER APPROVED LOP

LEGEND
COMMERCIAL
COMMUNITY FACILITY
SERVICES
GREEN

Checked subject to comments in forwarding letter No. 15077 Dt. 27/08/2021 and notes attached with the estimate

25-8-2021

To be read with Licence No. 18 of 2021 Dated 16/04/2021 LC-3855

That this Layout plan for an area measuring 5.00 acres (Drawing No. 7794 Dated 24-6-21) comprised of licence which is issued in respect of Affordable Plotted Colony (Under Deen Dayal Jan Awas Yojna-2016) being developed by Signature Global Pvt. Ltd., Sector-36, Sohna, District Gurugram is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as planted for calculation of the area under plots.
3. That the demarcation plans as per size of all the Residential Plots and Commercial site shall be got approved from this Directorate & 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 roads shall abide by the provisions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the licensee shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer as the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreement 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 licensee in the licenced area.
10. No plot will derive an access from less than 9 metres wide road/ would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the internal/peripheral green roads /green belts as provided in the Development Plan if applicable, which have part of the licensed area shall be transferred free of cost to the government as the lines of Section 3(3)(e)(ii) of the Act no. 8 of 1975.
13. That the said site plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That one rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/13/2005-5Power dated 21.01.2015 issued by Haryana Government Renewable Energy Department.
18. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 15/6/2016-5P dated 31.01.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

(DEEPAK GUPTA) ATP (HQ) | (SUNITA GUPTA) STP (HQ) | (VIJAY SINGH) JD (HQ) | (JITENDER SINGH) CTP(HQ) | (KANWARJEET SINGH TANWAR, IAS) DTCP (HR)

(RAKESH GUPTA) JD (HQ) | (DINESH KUMAR) JD (HQ)

PROJECT NAME AND ADDRESS
LAYOUT PLAN OF PROPOSED RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR 36, SOHNA OVER AN AREA OF 5.00 ACRES BEING DEVELOPED BY SIGNATURE GLOBAL HOMES PVT. LTD

OWNER'S NAME
M/S SIGNATURE GLOBAL HOMES PVT. LTD

TITLE
SITE LAYOUT PLAN

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

SCALE

SHEET NO.

DATE

R.K.ARYA
Superintending Engineer
HSVP Circle No. II
Gurugram

For Service Plan Estimate Only

Executive Engineer
HSVP Divn. No. VI
Gurugram

Deputy Director
Town & Country Planning
Haryana, Chandigarh

DOMESTIC WATER SUPPLY LAYOUT