

LC-5284

5.15 ACRES DDJAY A PLOTTED COLONY IN THE FARRUKNAGER (HR)

WATER IS PRECIOUS

DDJAY AFFORDABLE PLOTTED COLONY OVER AN OVER AREA 5.15 ACRES FALLING IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUL TAN PDK

HEMIS INFRASTRUCTURE & DEVELOPERS

PROJECT REPORT / SERVICE ESTIMATE AND CALCULATION OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED DDJAY AFFORDABLE PLOTTED COLONY OVER AN OVER AREA 5.15 ACRES FALLING IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUL TAN PDK

(License no. 192 of 2024

dt. 24.12.2024)

CONSERVE WATER

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SERVICE PLAN ESTIMATE FOR PROVIDING INTERNAL WATER SUPPLY, SEWERAGE, STROM WATER DRAIN SCHEME, CONNSTRUCTION OF ROADS, ELECTRICAL INSTALLTION, HOLTICULTURE WORKS, MAINTANANCE OF RAODS AND PUBLIC HEALTH SERVICES IN DDJAY AFFORDABLE PLOTTED COLONY OR AN AREA MEASURING 5.15 ACRES (41K-4M) (LICENCE NO-192 OF 2024 DATED 24.12.2024) IN THE REVENUE ESTATE OF VILLAGE & TEHSIL- FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

REPORT

The Haryana Government has prepared a master plan for development of DDJAY Affordable Plotted Colony, Faruknager being developed by **HEMIS INFRASTRUCTURE & DEVELOPERS** Has decided to develop a part of the area in this master plan and has named this part as 5.15 Acres Affordable Plotted Colony. This colony is located in the revenue estate of Village *Sultanpore* FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR). License has already been granted by D.G.T.C.P Chandigarh bearing Drawing No. 11033 DATED 24.04.2025 & (LICENCE NO-192 OF 2024 DATED 24.12.2024) The brief details of the colony are as under: -

WATER SUPPLY

SOURCES:-

The source of water supply in this area is tube wells at present as the underground water is potable and fit for human consumption. Moreover, water is available at reasonable depth. The average yield of tube well with 40-45 ft. strainers will be about 25,000 liter per hour. The recharging of underground water table in this belt is stated to be good. However still we shall resort to rain water harvesting system to keep up the recharging system. The number of tube wells required for the above area has been worked out and the tube wells will be bored in tune with growth of demand to avoid absolence of the tube wells. The ultimate requirement of tube wells includes provisions of 10% stand by. Water shall be supplied to the Project by Haryana **HEMIS INFRASTRUCTURE & DEVELOPERS**.

DESIGN: -

The scheme has been designed for approved population of 1530 persons. The rate of water supply per head per day has been taken as 155.25 liters as per NBC-2016. In addition to above necessary

provision of water for, parks, Horticulture etc. have been taken into account for calculating the maximum quantity of water requirement.

DISTRIBUTION SYSTEM:-

The distribution system for this development has been designed to supply @ 155.25 liter per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying CI/DI/HDPE pipes conforming to relevant IS standards along with valves and specials has been made in the project. The minimum terminal head at lower point will be more than 29.00 meters so that it can serve the G+2 floors stories construction envisaged in the plan. Minimum pipe dia for distribution is kept as 25 mm dia. For drinking water supply and 20 mm dia for flushing cum irrigation water supply.

PUMP CHAMBER AND PUMPING MACHINERY:-

It has been proposed to equip each borewell with an electrically driven submersible pumping set capable of delivering about 416 LPM. The Genset and pump chamber for borewell will be combined with the Genset of pump chamber and boosting station. The provision for providing installation of 1 No. Gen set of 30 KVA capacities for Boosting station and one bore wells to run the machinery in case of failure of power. It has been proposed to construct 1 Nos. pump chamber to be constructed to housing the panel board of pumping machinery and gen set.

BOOSTING STATION:

It has been proposed to construct the boosting station within the area of residential colony. The site of the UGT/ boosting station has been earmarked in the approved layout plan. The clear water will be collected from existing rising main to boosting station and also from borewell and will be pumped from boosting station.

UNDERGROUND TANK:-

It has been proposed to construct underground water tanks as per attached calculation. The total capacity of underground clear water tanks has been worked out as 250 KL.

RISING MAIN: -

The provision for rising main from borewells to UGT has been made in the estimate.

STAFF QUARTER: -

It has been proposed to construct 1 No. Staff quarter for maintenance and security and operational staff.

TERTIARY WATER SUPPLY SCHEME: -

The provision for laying of tertiary water supply lines have been made in this estimate. The boosting station, collecting tank, pump chamber, machinery and Genset for tertiary water have been taken in this estimate.

SEWERAGE SCHEME: -

The internal sewerage of this area will be connected with external sewer of HSVP as and when the STP will be installed by HSVP till then the colonizer shall make its own arrangement for disposal of treated sewerage. The provision of construction of STP has been made in this estimate. The total sewer effluent has been worked out on the basis of 45 LPCD water considering 80% sewerage effluent with a peak factor of 3 times Daily Water Flow (DWF) with a minimum velocity of 0.74 mtr. per second. The size and gradient are also considered according to the public health norm. Necessary provision for laying minimum 200mm i/d S.W./DWC/PVC pipe sewer line, Construction of required manhole chambers etc. have been made in this estimate. Necessary design statement for entire sewerage system has been prepared and attached with estimate.

STORM WATER DRAINAGE

The storm water of the area has been designed taking the rainfall intensity 1/4" per hour & run of factor as 1 no. The underground SWD pipeline will be connected to rainwater harvesting system for recharge the aquifer and surplus storm water will be allowed to flow to the existing HSVP drain. The RCC NP²/DWC pipe of minimum 400 dia size has been proposed for disposal of storm water in the industrial colony as per norms. The minimum

velocity of the pipeline is maintained 0.60 mtr. per second. The provision for construction of manhole chambers, rainwater harvesting system has been made in the estimate.

ROADS: -

The Roads in the colony have been planned in such that minimum width of roads providing are 9M wide road, parking and pavement have been provided to above area and estimate is prepared as revised specification.

- (i) 200 mm GSB
- (ii) 250 mm stone aggregate
- (iii) 50 mm thick D.B.M
- (iv) 30 mm thick BC

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

STREET LIGHTING: -

The provision has been made on lump sum basis.

HORTICULTURE: -

The usual provision of road side plantation of trees with tree guard has been made for all roads. The parks & open spaces shall also be developed. Estimates and details of plantation, landscaping, signage, etc., has been included.

MAINTENANCE CHARGES: -

The maintenance charges of water supply, sewerage, SWD, Road, Electrification & Horticulture works have been proposed up to 10 years in the estimate.

SPECIFICATIONS: -

The work shall be carried out strictly in accordance with Haryana PWD Book of specification latest addition & MORT & H specification for road work.

RATES:-

The estimate has been prepared on the basis of Haryana Schedule rates 2021 & market rates where the item does not exist in HSR rates.

COST:

The total cost of the development in this Project works out to ~~Rs. 629~~ ^{596.0} **Lacs** which include 3 % contingency and P.E charges and 49% departmental charges, administrative charges etc also has been made. The cost per gross acre (Net planned area of 5.15 Acre) works out to ~~Rs. 122.13~~ ^{115.33} **Lacs** which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantations including maintenance thereof as well as future expenses.

FOR HEMIS INFRASTRUCTURE & DEVELOPERS

For Hemis Inf



Authorized Signatory

Authorized Signatory



AL. VIKRAM AWAT
CA 1255029

5.15 ACRES DOJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

DESIGN CALCULATIONS

1	TOTAL PLOTS:	85 NOS:	
	TOTAL Population @18 persons/Plot		
	TOTAL PERSONS	1530	Persons
	water requirement @ 155.25 Lts./Person	237532.5	LPD
2	Commercial Area @0.203 Acre (including site on milk & vegetable booth 5x5m)	0.203	Acre
	water requirement @ 32000 Ltr/Acre	6496	LPD
3	Community Centre @ 0.54 Acre	0.54	Acre
	water requirement @ 25000 Ltr/Acre	13500	LPD
	Total populations of the projects	1530	Persons
4	For horticulture purpose		
	Area under green		
	In Acres	0.416	Acres
	water requirement @25 KL/ACRE per day	10400	LPD
5	For sweeping of roads		
	Total road area		
	In Acres	1.67	Acres
	water requirement for horticulture @5000 Ltr/ACRE per day	8350	LPD
	TOTAL WATER REQUIREMENT(1+2+3+4+5)	276278	LPD
	SAY	277	KLD
6	FIRE Demand		
	Total Population(P)	1530	Persons
	Firefighting 100VP = 100V1.53 X1/3	41.23	KLD
	SAY	90	KLD
	Garden irrigation requirement	10.4	KLD
	For sweeping of roads Requirement	8.35	KLD
		<u>18.75</u>	<i>say 19 KL</i>
7	Total Water Requirement for UGT (Excluding Fire demand)		
	Hence Domestic water requirement (67%)	172.86	KLD
	Add 30% Margin	224.30	KLD
	SAY	225	KLD
		<u>175</u>	

Hence Flushing water requirement (33%)
~~Add 30% Margin~~ **258 KL**
 SAY **85.14**
~~84.89~~ KLD
~~110.35~~ KLD
~~110~~ KLD
85

Domestic storage requirement daily demand
 domestic use Including Institutional demand
 Capacity of underground tank
 Taking storage (25+33=58%) **say 60%**
~~We Considering one day Storage.~~
 SAY **175 ± 47** KL
~~105~~ **105** 250 KL + 50 KL fire = 155 KLD
~~225~~ KLD
~~110~~ KLD

Flushing storage requirement daily demand
 Capacity of underground tank
 Taking storage (25+33=58%) **say 60%**
~~We Considering one day Storage.~~
 SAY **104.0**
~~105~~ 250 KL
~~110~~ KLD
~~100~~ KLD
75.0

Firefighting 100VP
 100VP = 100v/1.53 X 1/3
 SAY **41.23** KL
~~50~~ KL

It is Proposed to construct an UGT i.e. **155** 225 KLD in two compartment for domestic use and **100** KL for Non potable water in Two compartment in STP and **100** KL for Firefighting purposes
75 KL *incl. 50 KL for fire design*

~~Total Capacity of UGT~~ ~~250~~ KL
~~SAY~~ ~~250~~ KL

ALVIN SHELAWAT
 CA 39929



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

Sr. Description

No.

1. BOREWELLS/ TUBEWELL

Assuming working hours of tube well	= 12
Assuming discharge/hour of each tube well	= 25,000 lit/hour
Total Domestic Water demand	$1.55 = 250 \text{ KL}$
No. of tube wells required for water supply	$1.55 = \frac{250}{25 \times 12} = 0.83 \approx 0.516$
Add 10% stand by	$= 0.916$
Total no of tube wells required	$\approx 1 \text{ nos.}$

So it is proposed to provide 1 Nos of tube wells at present. Moreover the requirement of flushing water supply is to met from treated water from S.T.P. and ultimately water is to be supplied by HSVP

2. PUMPING MACHINERY FOR BOREWELL

Gross working load	= 35.00 m
Average fall in is S.L.	= 3.00 m
Depression head	= 9.00 m
Friction Loss	= 3.00m
Total	= 50.00 m

$$\text{B.H.P.} = \frac{25000 \times 60}{60 \times 60 \times 75 \times 0.6} \quad \text{With 60\% efficiency}$$

$$= 7.72 = 5.0 \text{ H.P.}$$

Say $= 5.0 \text{ H.P.}$

10.0

3. RISING MAIN FROM BOREWELL TO UGT

Rising main network for 1 no. borewells is having dia 100 mm. Provision for same has been considered in estimate. Material statement is also attached.

4. Boosting Machinery (Drinking water)

Daily requirement for domestic use (Drinking)

175
= 250 KLD

Assuming 6 hours running 1 pump (with one stand by) discharge/hour.

175
= $\frac{250}{6}$

29.17
= 41.66 cum/hour
= 694 ltr/m
486.11

Say = 700 ltr/m
500

Head of Pump

i) Suction Lift	4m	
ii) Friction Loss in main & specials	4.0m	
iii) Elevation Head	15m	
Clear & Residual Head	29m	
Say	40m	37M

B.H.P. of Motor

$\frac{500 \times 40}{60 \times 75 \times 0.6}$
Say

7.40
= 10.37
10.0
11 H.P.

5. BOOSTING MACHINERY (Flushing water supply)

Daily requirement for domestic use (flushing)

104.0
= 140 KL
= 18.75 KL
= 128.75 KL

Add for horticulture and roads

(85+19)

TOTAL

Assuming 6 hours running 1 pumps (with one stand by)

Discharge/hour

=

17.33
= 16.09 KL/hour

Discharge/minute

say

288.88
= 268.22 liter/m
= 270 liter/m

HEAD OF PUMP

i) Suction lift	= 4 M
ii) Friction Loss in main & specials	= 2 M
iii) Clear & Residual head	= 27 M

TOTAL

= 33 M

SAY = 40 M
 B.H.P. of Motor $\frac{360}{220} \times 40$ = 4.4
 $60 \times 75 \times 0.6$
 say = 4.0 HP

6. GENSET FOR BOOSTING STATION

Pumping sets 1 Nos. 10.0 H.P. (Domestic) = 11.0 H.P.

Pumping sets 1 Nos. 9.0 H.P. (Flushing) = 9.0 H.P.

Lightening etc = 5.0 H.P.

Tubewell = 10.0 HP

= 25.0 H.P.

30.0

Capacity of gen set required

30.0 $25.0 \times 0.746 \times 1.5$

Add 10% extra

33.57

= 27.97 KVA

= 2.79

= 30.76 33.57

SAY

Say-35 KVA

7. PUMP ROOM

It is proposed to construct combined pump room for housing the panel of machinery of boosting station and borewells.

8. STAFF QUARTER

Construction of staff quarter for operation of Boosting station including public health services.

9. SEWAGE TREATMENT PLANT

STP required capacity @ 80% of total demand excluding the horticultural and for sweeping of road

STP requirement (277-8 35-10.4)@80% = 206 KLD
 Add 30% Marginal Factor = 61.8 KLD
 PROPOSED STP CAPACITY = 267.8 KLD 21672
 Or Say = 270 KLD

For Hemis Infrastructure And Developers



[Handwritten Signature]

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**5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN
THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER
(HR)**

FINAL ABSTRACT OF COST

		Amount (Rs. In Lacs)	
Sub Work No. I	Water Supply	Rs.	161.58
Sub Work No. II	Sewerage	Rs.	83.98
Sub Work No. III	Storm Water Drainage	Rs.	70.00
Sub Work No. IV	Road and Footpath	Rs.	125.88
Sub Work No. V	Street Lighting	Rs.	20.00
Sub Work No. VI	Horticulture Work	Rs.	4.11
Sub Work No. VII	Maintenance Charges for 10 years or resurfacing of roads after 1 st 5 years and 2 nd 5 years	Rs.	130.38
Total		Rs.	595.93
		Say	596 Lacs

Cost per Acres (Net planned area of 5.15 Acres) = Rs. 596.00/5.15 = 115.73 Lack per Acre

Checked subject to Comments
in forwarding letter No. 206696
dt. 25/06/2025, and notes
attached with the estimate

[Signature]
A. K. SHARMA
2013/55029

[Signature]
Executive Engineer
HSVP Division No. VI
Gurugram

[Signature]
Executive Engineer (M)
City Engineer-I
P. Panchola

For Hemis Infrastructure And Developers
[Signature]
Partner

[Signature]
Superintending Engineer,
HSVP Circle-I, Gurugram

City
Town & Country Planning
Nagpur

5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

FINAL ABSTRACT OF COST

		Amount (Rs. In Lacs)	
Sub Work No. I	Water Supply	Rs.	161.58 169.00
Sub Work No. II	Sewerage	Rs.	83.98 +12.00
Sub Work No. III	Storm Water Drainage	Rs.	70.00
Sub Work No. IV	Road and Footpath	Rs.	125.88 115.00
Sub Work No. V	Street Lighting	Rs.	20.00
Sub Work No. VI	Horticulture Work	Rs.	3.00 4.11
Sub Work No. VII	Maintenance Charges for 10 years i/c resurfacing of roads after 1 st 5 years and 2 nd 5 years	Rs.	130.38 140.00
Total		Rs.	595.93 629.00

Cost per Acres (Net planned area of 5.15 Acre) = Rs. ~~629.00~~ / 5.15 = 122.14 Lack per Acre
 596.00 lacs
 ACS. 115.73
 597.5 596.00 lacs

Checked subject to Comments
 In forwarding letter No. 206696
 Dt. 25/06/2025... and notes
 Attached with the estimate

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

[Signature]
 Executive Engineer
 HSVP Division No. VI
 Gurugram



For Hemis Infrastructure And Developers

[Signature]
 Authorized Signatory

AD
 Superintending Engineer,
 HSVP Circle-I, Gurugram



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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Panchkula

C.E.I-No. 206696
Dated: 25/06/2025
Annexure-A

SUB:-

Approval of service plan estimates for Affordable Residential Plotted Colony under DDJAY over an area measuring 5.15 acres bearing license no. 192 of 2024 dated 24.11.2024 in the revenue estate of Village-Sultanpur in Sector-1, Farukhnagar, District, Gurugram, Haryana being developed by M/s Hemis Infrastructure & Developers.

Technical note and comments:-

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




हरियाणा शहरी विकास प्राधिकरण

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

8. Only D.I pipes will be used in water supply and flushing system, UPVC/ HDPE pipe for irrigation purposes.
9. A minimum 100 & 150mm I/d/D.I (K-7), 200mm I/d SW and 400mm Id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
11. The developer may be directed to get the Sewage Treatment Plant (STP) got designed from a Govt. Institute like IIT, NIT etc. so as to ensure that the technology adopted by him is appropriate. He must take this action before construction of STP and submit documentary proof for the same at the time of grant of occupation certificate. The efficacy of such STP shall be checked randomly by the concerned Regional Officer of HSPCB.
12. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
13. The specifications for various roads will be followed as per IRC/MORTH specifications.
14. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
15. This shall conform to such other conditions as are incorporated in the approved estimate and the letter of approval.


Executive Engineer (M),
For Chief Administrator, HSVP,
Panchkula.

FINAL ABSTRACT OF COST (WATER SUPPLY)

Amount (Rs in
Lacs)

Sub Head No. 1 Head Works

79.30

Sub Head No. 2 Pumping Machinery

38.75
~~35.00~~

Sub Head No. 3 Distribution System(Drinking)

26.55
~~30.00~~

rising main

Sub Head No. 4 Distribution System(Flushing)/

16.98
~~25.00~~

Irrigation

Total

161.58 lacs
~~169.00~~

C.O. to final abstract of cost

Ar. VIKAS
CH/19529



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

Sub Work-I Sub Head No. 1	Water Supply Head Works Amount (Rs.) (in Laacs)
1 Boring and installing 510 i/d tube wells with reserve/ direct rotary rig complete with pipe strainer to a depth of about 150m complete. 1 Nos. @ 15.00 Laacs each	15.00
2 Constructing pump chambers as per standard design of PWD PH/HSVP of size 4.90x4.25 m 1 Nos. @ 4.00 Laacs each	4.00
3 Construction of boundary wall around the Tube well site Water Works 1 No. @ Rs 3.00 lac Tube wells 1 Nos. @ Rs 1.50	3.00 1.50
4 Provision for Electrical connection for tube well 1 No @ Rs. 1.00 Lac each	1.00
5 Provision of footpath hedges and lawns at tube well 1 Nos.	1.00
6 Construction of boosting chambers of suitable size along with underground tank of capacity 200KL, pumping machinery and generating set etc. complete in all respects. Details of boosting station i) Construction of boosting chamber 5.00 ii) U.G. tank 200KL capacity <i>incl. safe for fire room</i> 8.57 laa RS 5500/KL, 5500x250 <i>1.55 kl</i> 13.75 <i>75.140 Flushing water Tank = 75 x 5500L</i> 4.13 laa	5.00 8.57 laa 13.75 4.13 laa
7 Provision for staff quarters for Maintenance i) 1 No 350 sq.ft @ Rs 6.00 Lac <i>7.50</i> 7.50 <i>7.50</i>	6.00 7.50
8 Provision for carriage of material and other unforeseen items L.S	2.00
P.E. & contingency charges @ 3%	51.86 1.54
Department escalation unforeseen and administrator charges @ 49%	53.20 26.07 25.86
Total	79.27
Say	79.30



Sub Work I

Sub Head No. 2

**Water Supply
Pumping
Machinery
Amount (Rs.)
(in Lacs)**

1	Providing and installing electricity driven electro or submersible pumping sets capable of delivering about 25.00KL water per hour against a total head of 40 M complete with motor and other accessories (10 B.H.P.) 1 Nos. @ Rs 2.50 lac each		2.50
2	Provision for diesel engine gen set stand by arrangement for tube wells (L.S.)		2.00
3	Provision for cheap pressure type chlorination plant complete 1 Nos. @ Rs 1,00,000/-		1.00
4	Provision for making foundations and erection of pumping machinery	L.S	2.00
5	Provision for pipes, valves, and specials inside the pump chamber	L.S	2.00
6	Provision for electric services connection including electric transformer and fittings for tube wells chambers complete including transformers	L.S	2.50
7	Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects domestic 2 Sets @ Rs 3.00 lac each <i>Dom. Pump System, 40m head with 10-04K (1+1) set F. water Pump System, 40m head with 5-03K (1+1)</i>		6.00 / <i>6.00</i> / <i>4.50</i>
8	Provision of Diesel Gen set for Boosting Pumps for drinking water supply 35 00KVA for flushing	L.S	5.25 / <i>5.25</i> / <i>4.00</i>
9	Provision for carriage for materials and other unforeseen items	L.S	2.00
		Total	25.25 / <i>25.25</i> / <i>22.50</i>
	P.E. & contingency charges @ 3%		0.675 / <i>0.76</i> / <i>0.675</i>
	Department escalation unforeseen and administrator charges @ 49%		23.175 / <i>26.01</i> / <i>12.74</i>
		Total	34.53 / <i>38.75</i> / <i>34.53</i>
		say	35.00 / <i>38.75</i> / <i>35.00</i>

C/O to final abstract of cost

Vikas
A. VIKAS ANANT
C/O TO FINAL ABSTRACT



Sub Work I

Sub Head No. 3

**Water Supply
Distribution
System(Drinking)
Rising main
Amount (Rs.)
(in Lacs)**

1	Providing, laying, jointing and testing C.I/D.I K7/ HDPE Pipes including cost of excavation complete as per specifications. 100 mm dia i/d 775 ⁵²⁰ mtrs @ Rs. 1400 ^{1475/-} /mtr	7.67 41.31
2	Providing and fixing sluice valve including cost brick masonry chambers complete in all respect. 100 mm dia i/d 6Nos. @ Rs. 12000/- each	0.72
3	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber 3Nos. @ Rs. 15,000/- each	0.45
4	Providing and fixing fire hydrants complete with masonry chambers 6 Nos. @ Rs. 15,000/- each	0.90
5	Providing and fixing indicator plates for sluice valve, air valve etc. 16Nos. @ Rs. 2000/- each	0.32
6	Provision for rising main D.N. 100mm from main HSVP water line to U.G.S.T. 200 mtrs @ Rs. 1475 ⁷⁵ /mtr	2.95
7	Provision for D.N. 100mm D.I. rising main from tube well to U.G.S.T. 20 mtrs @ Rs. 1475 ³⁰ /mtr	0.30
8	<i>Prov. for W/S Connection with dist. main</i>	2.00
9	Provision for carriage of material & other un-foreseen items L.S	2.00
		<hr/>
	Add P.E. & Contingency charges @ 3%	18.91 ^{17.31} / 0.567 ^{0.52} / 14
		<hr/>
	Department escalation unforeseen and administrator charges @ 49%	19.47 ^{17.82} / 0.54 ^{8.73} /
		<hr/>
	Total	29.04 ^{26.55} /
	Say:	30.00

C/O to final abstract of cost

Ar. VIKAS KUMAR
C.A. No. 100/2020



Sub Work I

Sub Head No. 4

**Water Supply
Distribution
System(Flushing)
Amount (Rs.)
(in Lacs)**

1	Providing, laying, jointing and testing HDPE Pipes including cost of excavation complete as per specifications. 100 mm dia i/d 750 ¹⁴⁷⁵ mtrs @ Rs. 1460 ⁵⁰⁰ /mtr	7.38 10.95
2	Providing and fixing sluice valve including cost brick masonry chambers complete in all respect. 100 mm dia i/d 6Nos. @ Rs. 15000 ² /- each	0.72 1.50
3	Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber 3Nos. @ Rs. 15,000 ² /- each	0.45 0.75
4	Providing and fixing 25mm and irrigation hydrants 4 Nos. @ Rs. 5000/- each	0.20
5	Providing and fixing indicator plates for sluice valve, air valve etc. 16Nos. @ Rs. 2000/- each	0.32
6	Provision for carriage of material and other unforeseen items	2.00
		16.72 11.07
	Add P.E. & Contingency charges @ 3%	0.4716 0.33 11.40
	Department escalation unforeseen and administrator charges @ 49%	16.19 5.58 7.93 16.98 la.
	Total	24.42
	Say:	25.00

C/O to final abstract of cost

Ar. Vikram Awasthi
CA No. 12345



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUB WORK II**SEWERAGE SCHEME****Amount (Rs.)
(in Lacs)**

1	Providing, lowering, jointing, cutting, salt glazed stone ware /SW/PVC/DWC pipes and specials into trenches including cost of excavation, bed concrete, cost of manholes complete in all respect.	
	i) 200 mm i/d	
	Av. Depth up to 3M – 360M @ Rs. 1700- per M	6.12
	ii) 250 mm i/d	
	Av. Depth up to 3M – 120M @ Rs. 2000- per M	2.40
	iii) 300 mm i/d	
	Av. Depth up to 3M – 0M @ Rs. 2500- per M	0.00
2	Provision for providing oblique junctions (L.S.)	2.00
3	Provision for providing and fixing vent shafts at suitable places as per PH requirement (L.S.)	2.00
4	Provision of Electro Mechanical Cost of STP (240 KL) @ Rs. 20000/- ^{16000/-} KLD	54.00 35.20
5	Provision of temporary timbering etc.	2.00
6	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges (L.S.)	3.00
7	Provision for connection with HSVP main (L.S.)	2.00
	Total	72.52 54.72 lac
	P.E. & Contingency charges @ 3%	2.17 1.64 lac
	Department escalation unforeseen and administrator charges @ 49%	74.69 56.36 lac
	Total	111.29 83.98 lac
	Say:	112.00

C/O to final abstract of cost



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUB WORK III

**STORM WATER DRAINAGE
Amount (Rs.)
(in Laacs)**

1	Providing, laying RCC pipes drain class NP -3/DWC with cement joint, manholes, excavation etc. complete in all respect 400 mm i/d Av. Depth up to 2 m -400 M @ Rs. 2500/-per M	10.0
	600 mm i/d Av. Depth up to 4 m -0 M @ Rs. 4500/-per M	0.00
2	Provision for road gullies with 300 mm dia pipe connection L.S.	2.50
3	Provision for Construction pit at selected place. (as applicable) <i>g. RWH. and RWH.</i>	15.0
4	Provision for temporary disposal arrangement till HSVP services are provide L.S.	5.00
5	Provision for lighting, watching and temporary diversion of traffic L.S.	3.00
6	Provision for cutting of roads and carriage of materials etc. and other unforeseen items L.S.	5.00
7	Provision for connection with HSVP on master line L.S.	2.00
8	Provision for timbering and shoring. L.S.	2.00
	Total	44.50
	P.E. & contingency charges @ 3%	1.33
	Total	45.83
	Department escalation unforeseen and administrator charges @ 49%	22.45
	Total	68.28
	say	70.00

C/O to final abstract of cost

Ar. V. K. ANILAWAT
Lipus



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUB WORK - IV

Road Work

Item No.	Description of Item	Unit	Qty.	Rate (Rs)	Amount (Rs in lacs)
1	Earth Works				
1.1	Provision for leveling + earth filling as per site condition approximate	Acre	5.15	2,50,000 1,75,000	12.87 9.01
2	Providing and laying ii) Providing and laying Bituminous road (200mm GSB, 250mm WMM, 50mm DBM, 40mm BC)	Sq.m	2765.44 2535	1750/- 1500	44.36 41.46
3	Miscellaneous Items				
3.1	Construction of cement concrete Kerb and Channels as per specifications	Meter	920	700/-	6.44 5.52
3.2	Construction of footpaths as per specification on 9m wide road 1x1.50x460 =690 say=700sqm.	Sq.m	700	1000	7.0
3.3	Providing and fixing guide maps at selected locations (L.S.)				2.00
3.4	Provision for plot indicators (L.S.)				1.00
3.5	Provision for demarcating burgies (L.S.)				1.00
3.6	Provision for traffic arrangement				2.00
3.7	Provision for carriage of material (L.S.)				2.00
3.8	Construction of pavement in shopping area <i>is 50% of the area 823.994/2</i>	Sq.m	NA 412 sqm @ 1750/-		7.21
Add 3% contingency & P.E. charges					74.85 82.02 2.24 2.46 77.09 84.48 lacs
Department escalation unforeseen and administrative charges @ 49%					37.77 41.40 lacs
Total Say					114.86 125.88 lacs

C/O to final abstract of cost

At. VIKAS LAYAT
C.A. 15/08/23



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUB WORK - V

Street Lighting

Providing street lighting on internal Roads as per standard specification of HVPNL & CFL complete in all respect of area 5.15 acre @ Rs. 2,50,000/- per acre
5.15X 2,50,000/-

Amount
(Rs. in lacs)

= 12.87

Add 3% contingencies & P.E. charges

= 0.38

Total

= 13.25

Add Department escalation unforeseen and administrative charges @ 49%

= 6.49

Total
Say

= 19.74

= 20.00

C/O to final abstract of cost

AL. W. CARLAWAT
CA 11759029



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUB WORK – VI

HORTICULTURE

AMOUNT
(RS. IN
LACS)

1 Development of Lawn area

- a) Trenching the ordinary soil up to depth of 60 cm. Including removal and packing of serviceable material and disposing at a lead of 50 m/ and making up the trenched area to proper level by filling with earth mixed with manure including cost of imported earth and manure.
- b) Rough dressing of trenched area.
- c) Grassing with "Doob grass" including watering and maintenance of lawns free from weeds and fit for moving rows 7.50 cm in either direction including for hedges and grill and barbed wire fencing around park and green belts (as per HSVP Norms) Area 0.416 Acres @ Rs. ~~1,50,000/-~~ per acre

0.62
0.83

2 Planting of trees with tree guards on Roads at 40' intervals

Total length of roads= 460 mtr

No. of trees @ 12 m o/c = $460 \times 2 / 12 = 76.66$ Nos.

Say = 80 NOS

Cost of the tree

Excavation Rs. 60/-

Manure Rs. 100/-

Tree plants Rs. 150/-

Tree guards Rs. 2000/-

Total = 2300/-

80 Nos: @ Rs. 2300

TOTAL

Add 3 % contingencies and P.E charges

Add 49% departmental charges, price escalation , unforeseen and Adm charges

TOTAL

SAY

1.85
0.055
1.89 2.68
0.02 0.08
2.81 2.76
3.00 1.35
4.11

0

C/O to final abstract of cost

At. V. SHARMA
GATE NO. 29



5.15 ACRES DDJAY AFFORDABLE PLOTTED COLONY IN THE VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR)

SUB WORK – VII

MAINTENANCE CHARGES AND RESURFACING OF ROADS

Amount (Rs. in lacs)

2nd phase after 5 yrs of 1st phase

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

5.15 acres @ Rs. 8.00 lacs per acre = 41.20

2. Provision for resurfacing of roads after 1st 5 years of maintenance i.e. 100mm thick B.M. and 25mm premix carpet with mechanical paver

= 22.12

+ Comm $\frac{2535}{2765}$ sqm @ Rs 800/- Per Sqm

19.45

3. Resurfacing of road after 10 years of maintenance by providing 25 mm thick premix carpet with seal coat with mechanical paver

+ (Comm) $\frac{2535}{2765}$ sqm @ Rs 800/- Per Sqm

24.31
= 27.65

TOTAL

= 90.97 84.96

Add 3% PE and contingency charges

= 2.72 2.54

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

= 43.69 87.50

Total

= 45.91 42.88

Say

130.38
= 136.88

= 140.00

C/O to final abstract of cost

Dr. VINAY K. SHAWAT
CA No. 10029



REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M)
 LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER
 (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

DESIGN CALCULATION FOR DOMESTIC WATER SYSTEM

S. NO.	Reference line		NO OF UNIT		Popul. (Total No of Persons)	Total Requirement (In LPD)	Total Water Requirement (In LPM)	DIA. (In MM)	Velocity (m/sec)	Length of Line (In Mtr)	(S) Slope (In m/m)	Head Loss for line (In Mtr)	Fitting Loss @ 10% of pipe length (In Mtr)	Total Head Loss (In Mtr)	CUMULATIVE	Ground Level (In Mtr)	Air Release Valve Nos.
	FROM	TO	SELF	PREVIOUS													
1	UGT	C1	0	85	1530	159135	332	100	1.2	4	0.028	0.11	0.011	0.12	0.116	0.000	0
3	C1	C2	0	85	1530	159135	332	100	1.2	25	0.028	0.69	0.069	0.76	0.761	0.000	0
2	C2	C4	0	71	1278	132925	277	100	1.2	131	0.028	3.63	0.363	4.00	3.996	0.000	0
2	C2	C3	14	85	1782	185346	386	100	1.2	131	0.028	3.63	0.363	4.00	3.996	0.000	0
4	C4	C5	10	16	468	48677	101	100	1.2	76	0.028	2.12	0.212	2.33	2.331	0.000	0
5	C5	C6	10	0	180	18722	39	100	1.2	73	0.028	2.03	0.203	2.23	2.233	0.000	0
6	C5	C7	6	0	108	11233	23	100	1.2	37	0.028	1.02	0.102	1.12	1.124	0.000	1
7	C4	C8	7	38	810	84248	176	100	1.2	41	0.028	1.14	0.114	1.25	1.253	0.000	1
8	C8	C9	0	20	360	37444	78	100	1.2	9	0.028	0.26	0.026	0.29	0.287	0.000	1
9	C9	C10	10	0	180	18722	39	100	1.2	141	0.028	3.92	0.392	4.31	4.311	0.000	1
10	C9	C11	10	0	180	18722	39	100	1.2	66	0.028	1.84	0.184	2.02	2.022	0.000	1
11	C8	C12	0	18	324	33699	70	100	1.2	37	0.028	1.03	0.103	1.13	1.133	0.000	1
12	C12	C13	8	0	144	14977	31	100	1.2	68	0.028	1.89	0.189	2.08	2.080	0.000	1
12	C12	C14	10	0	180	18722	39	100	1.2	66	0.028	1.84	0.184	2.02	2.019	0.000	1



A. V. SHILAWAT
 550020

REVISED LAYOUT CUM DEMARCATION PLAN FOR
D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN
OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192
OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE
ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER,
SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY
HEMIS INFRASTRUCTURE AND DEVELOPERS

MATERIAL OF DOMESTIC PIPE

SL NO	LINE NO		LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia
1	UGT	C1	4	100
2	C1	C2	25	100
3	C2	C3	131	100
4	C4	C5	26 67	100
5	C5	C6	73	100
6	C5	C7	37 45	100
7	C4	C8	41 56	100
8	C8	C9	9	100
9	C9	C10	141 87	100
10	C9	C11	66	100
11	C8	C12	37 ✓	100
12	C12	C13	68	100
13	C12	C14	66 ✓	100
TOTAL			775	
SAY			775 578	

Say 520 m

Ar. VIKAS AHLAWAT
GATEWAY 5929



REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL- FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

MATERIAL OF DOMESTIC

SL NO	LINE NO	LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia
1	MAIN LINE FROM HSVP/ GMDA	200	100

Ar. VIKAS KUMAR
CA/192/2024



REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.A. 7, AFFORDABLE HOUSING COLONY OVER AN OVER AREA OF 1.14 ACRES (HK-46) LICENSE NO. 192 OF 2024 DATED 04.12.2024 FALLING IN THE REVENUE ESTATE OF VILLAGE ATERSI, FARRUNNAGER, SECTOR-I, FARRUNNAGER (B) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

TITLE - FLUSHING WATER SUPPLY HYDRAULIC CHART

S.NO	Ltr. No	NO OF UNIT			Total Water Requirement (as LPD)	Average Demand (liters)	Peak Demand @ 1.5 Times	Flow Rate	Length of Pipe	Head Loss (Mtr/Min)	Total Head Loss	Velocity	Dia of Pipe Required	Dia of Pipe	Ground LVL at start	Hydraulic LVL at start	Head at start	Ground LVL at End	Hydraulic LVL at End	MTR.
		Frsm	To	SELF																
1	F1	0	83	83	7832	78	176	2	0.0011	0.08	0.285	48.08	100	0.000	45.000	45.00	221.937	41.908	-180.94	
2	F1	0	83	83	7832	78	176	12	0.0011	0.08	0.285	48.08	100	0.000	45.000	45.00	221.937	41.908	-180.94	
3	F1	0	0	0	0	0	0	22	0.0003	0.00	0.000	0.00	100	0.000	45.000	45.00	221.937	41.908	-180.94	
4	F1	0	83	83	7832	78	176	22	0.0011	0.08	0.285	48.08	100	0.000	45.000	44.95	221.937	41.908	-180.94	
5	F1	0	71	71	6472	65	144	7	0.0008	0.06	0.241	43.84	100	0.000	44.95	44.96	221.937	41.908	-180.94	
6	F1	0	0	0	0	0	0	45	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
7	F1	0	0	0	0	0	0	55	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
8	F1	0	0	0	0	0	0	55	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
9	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
10	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
11	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
12	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
13	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
14	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
15	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
16	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
17	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
18	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
19	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
20	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
21	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
22	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
23	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
24	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
25	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
26	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
27	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
28	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
29	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
30	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
31	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
32	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
33	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
34	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
35	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
36	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
37	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
38	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
39	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
40	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
41	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
42	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
43	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
44	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
45	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
46	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
47	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
48	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
49	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
50	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
51	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
52	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
53	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
54	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
55	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
56	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
57	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
58	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
59	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
60	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
61	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
62	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
63	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
64	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
65	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
66	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
67	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
68	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100	0.000	44.95	44.96	221.937	41.908	-180.94	
69	F1	0	0	0	0	0	0	14	0.0000	0.00	0.000	0.00	100							

**REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y.
AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES
(41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE
REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1,
FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS
INFRASTRUCTURE AND DEVELOPERS**

MATERIAL OF FLUSHING PIPE

SL NO	LINE NO		LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia
1	STP	F1	2	100
2	F1	F2	12	100
3	F2	F4	22	100
4	F4	F7	7	100
5	F7	F8	45	100
6	F4	F5	55	100
7	F4	F6	65	100
8	F7	F9	24	100
9	F9	F10	27 26	100
10	F9	F11	35	100
11	F11	F12	77	100
12	F11	F13	90 95	100
13	F13	F14	51	100
14	F13	F15	38	100
15	F15	F16	68	100
16	F15	F17	65 74	100
TOTAL			742 498	
Say			750	

say 500 mtr

AL. V. S. ANILAWAT
CALL 931599329



REVERSE LAYOUT CUM DEMARCATION PLAN FOR B.D.L.A.T. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.47 ACRES (H/2-46) LICENCE NO. 192 OF 2024 DATED 24-12-2014 FALLING IN THE REVENUE ETATE OF VILLAGE & TERSE-PARIKUNAGER, SECTOR-L, PARIKUNAGER (H/2) BEING DEVELOPED BY - HEMEL INFRASTRUCTURE AND DEVELOPERS

DESIGN OF SEWERAGE SYSTEM

S. No.	Sewerage Line No.	Length (m)	Diameter of Sewerage Lines			Population	Sewer Discharge (m ³ /D)	Peak Flow (lps)	Peak Flow (cum)	Inflow at 25% Discharge	Total Discharge (lps)	Pipe Dia (mm)	Slope (mm)	% Velocity	Velocity (m/s)	Capacity of Pipe (lps)	Check	Fall (m)	Original Location		Revised Location		g/c	Accum. effluents (l/s)	d/D	Depth (m)		Avg. Depth of Manhole
			Start	End	Start														End	Start	End							
1	S-1	85.6	Ø 150	Ø 150	782	0.044	171000.1	0.1407	0.0705	0.178	300	225	0.011	0.42	12.016	OK	0.001	0.000	0.000	-1.000	-1.000	0.000	0.340	0.076	1.000	1.000	1.000	
2	S-2	61.5	Ø 150	Ø 150	835	0.046	149721.1	0.1521	0.0640	0.202	300	225	0.011	0.42	10.356	OK	0.118	0.000	0.000	-1.062	-2.000	0.000	0.200	0.082	1.000	1.000	1.000	
3	S-3	113.3	Ø 150	Ø 150	488	0.024	8162.3	0.0777	0.0284	0.122	300	225	0.011	0.42	12.203	OK	0.112	0.000	0.000	-1.000	-1.000	0.000	0.200	0.080	1.000	1.000	1.000	
4	S-4	19.0	Ø 150	Ø 150	1252	0.101	20777.7	0.2500	0.0665	0.322	300	225	0.011	0.42	20.356	OK	0.127	0.000	0.000	-2.000	-2.125	0.000	0.200	0.078	2.000	2.000	2.127	
5	S-5	47.5	Ø 150	Ø 150	198	0.006	39152.3	0.0461	0.0110	0.045	300	225	0.011	0.42	12.016	OK	0.105	0.000	0.000	-1.000	-1.125	0.000	0.200	0.078	1.000	1.000	1.000	
6	S-6	15.3	Ø 150	Ø 150	1512	0.077	28250.1	0.2319	0.0726	0.184	300	225	0.011	0.42	20.356	OK	0.132	0.000	0.000	-2.127	-2.250	0.000	0.200	0.078	1.000	1.000	1.000	
7	S-7	100	Ø 150	Ø 150	1810	0.076	18457.7	0.2319	0.076	0.182	300	225	0.011	0.42	11.011	OK	0.102	0.000	0.000	-2.250	-2.375	0.000	0.200	0.078	1.000	1.000	1.000	



Handwritten signature and date: 24/12/2024

**REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y.
AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES
(41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE
REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1,
FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS
INFRASTRUCTURE AND DEVELOPERS**

MATERIAL STATEMENT FOR SEWER WATER LINE

SL	Lines		200 MM DIA LENGTH	250 MM DIA LENGTH
			METER	METER
1	S-1	S-2	193.9	
2	S-2	S-4		41.5
3	S-3	S-4	115.1	
3	S-4	S-6		38.0
4	S-5	S-6	43.5	
5	S-6	S-7		36.9
6	S-7	STP	3.0	
		TOTAL	355.50	116.40
			360.00	120.00

Ar. V. S. AHLAWAT
CA 253029



REVISED LAYOUT/CUM DEMARCATION PLAN FOR D.D.JAY. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-0M) LICENCE NO. 192 OF 2014 DATED 24-12-2014 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL FARRUKHNER, SECTOR-4, FARRUKHNER (00) BEING DEVELOPED BY - BEMIS INFRASTRUCTURE AND DEVELOPERS

DESIGN CALCULATION FOR STORM WATER

S. NO.	NAME OF THE LINE	AREA TO BE SERVED IN ACRES		DISCHARGE @ 1% RAIN FALL (L/SEC)	FINAL DISCHARGE (L/SEC)	SIZE OF PIPE DRAIN (DU MM)	"C" VALUE	VELOCITY (M/SEC)	DISCHARGE CAPACITY OF PIPE (L/SEC)	LENGTH OF PIPE (M)	SLOPE	FALL IN METERS PER PIPE SLOPE	GROUND LEVEL		REPORT LEVEL		DEPTH OF PIPELAY		AVERAGE DEPTH OF PIPE (IN MET)
		PREVIO US	SELF										U/End	L/End	U/End	L/End	U/End	L/End	
1	D1	0.14	0.00	0.84	0.0009	2.89	0.015	0.74	88.83	07.2	550	0.139	0.000	0.000	-1.100	-1.250	1.10	1.26	1.18
2	D2	0.11	0.04	0.95	0.0067	0.66	0.013	0.71	88.83	2.6	550	0.139	0.000	0.000	-1.250	-1.264	1.26	1.26	1.26
3	RWH1	0.15	0.00	0.15	0.0011	1.07	0.013	0.71	88.83	7.4	550	0.139	0.000	0.000	-1.000	-1.013	1.00	1.01	1.01
4	D3	0.56	0.15	0.71	0.0210	4.98	0.013	0.71	88.83	53.2	550	0.139	0.000	0.000	-1.100	-1.200	1.10	1.20	1.15
5	RWH2	0.07	0.71	0.80	0.0076	3.59	0.013	0.71	88.83	1.9	550	0.139	0.000	0.000	-1.200	-1.204	1.20	1.20	1.20
6	D4	0.08	0.00	0.08	0.0066	0.59	0.013	0.71	88.83	6.7	550	0.139	0.000	0.000	-1.000	-1.012	1.00	1.01	1.01
7	D5	0.13	0.08	0.22	0.0035	1.53	0.013	0.71	88.83	11.6	550	0.139	0.000	0.000	-1.000	-1.125	1.12	1.12	1.11
8	D6	0.03	0.00	0.03	0.0014	4.40	0.013	0.71	88.83	51.6	550	0.139	0.000	0.000	-1.100	-1.194	1.18	1.18	1.18
9	D7	0.15	0.63	0.78	0.0075	5.49	0.013	0.71	88.83	2.7	550	0.139	0.000	0.000	-1.194	-1.194	1.18	1.18	1.18
10	RWH3	0.16	0.00	0.16	0.0013	1.30	0.013	0.71	88.83	7.2	550	0.139	0.000	0.000	-1.194	-1.194	1.18	1.18	1.18
11	D8	0.44	0.10	0.60	0.0042	4.23	0.013	0.71	88.83	37.9	550	0.139	0.000	0.000	-1.100	-1.160	1.18	1.17	1.17
12	D9	0.13	0.82	0.93	0.0065	6.64	0.013	0.71	88.83	5.5	550	0.139	0.000	0.000	-1.100	-1.160	1.18	1.17	1.17
13	D10	0.18	0.65	0.83	0.0079	7.93	0.013	0.71	88.83	1.9	550	0.139	0.000	0.000	-1.100	-1.179	1.17	1.18	1.17
14	D11	0.60	0.10	0.60	0.0042	4.19	0.013	0.71	88.83	48.4	550	0.139	0.000	0.000	-1.100	-1.173	1.18	1.18	1.18
15	D12	0.17	0.60	0.77	0.0054	5.43	0.013	0.71	88.83	2.8	550	0.139	0.000	0.000	-1.173	-1.179	1.17	1.18	1.18
16	RWH4	0.30	0.00	0.30	0.0021	2.13	0.013	0.71	88.83	6.3	550	0.139	0.000	0.000	-1.000	-1.012	1.00	1.01	1.01
17	D13	0.25	0.58	0.58	0.0079	7.89	0.013	0.71	88.83	54.7	550	0.139	0.000	0.000	-1.100	-1.163	1.18	1.18	1.18
18	D14	0.08	0.55	0.61	0.0043	4.30	0.013	0.71	88.83	5.3	550	0.139	0.000	0.000	-1.162	-1.162	1.18	1.18	1.18



Dr. Vinod Kumar
CA/10/20020

REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1, FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

MATERIAL STATEMENT OF STROM

SL NO.	SW LINE		DIA OF PIPE IN MM	LENGTH OF LINE METER
	From	To		
1	D1	D-2	400	87.5
2	D-2	RWH1	400	2.9
3	RWH1	D3	400	7.4
4	D3	D-4	400	55.2
5	D-4	RWH2	400	1.9
6	RWH2	D5	400	6.7
7	D5	D9	400	13.6
8	D9	D10	400	24.9
9	D6	D7	400	51.6
10	D7	RWH3	400	2.7
11	RWH3	D8	400	7.2
12	D8	D9	400	37.9
13	D9	D10	400	5.5
14	D10	D14	400	1.6
15	D11	D12	400	40.4
16	D12	RWH4	400	2.8
17	RWH4	D13	400	6.8
18	D13	D14	400	34.7
19	D14	RWH-5	400	5.5
TOTAL				396.8
Say 400				

Ar. Vikram K. SHARMA
C.A. No. 50029



REVISED LAYOUT CUM DEMARCATION PLAN FOR D.D.J.A.Y. AFFORDABLE PLOTTED COLONY
 OVER AN OVER AREA OF 5.15 ACRES (41K-4M) LICENCE NO. 192 OF 2024 DATED 24-12-2024
 FALLING IN THE REVENUE ESTATE OF VILLAGE & TEHSIL-FARRUKNAGER, SECTOR-1,
 FARRUKNAGER (HR) BEING DEVELOPED BY - HEMIS INFRASTRUCTURE AND DEVELOPERS

MATERIAL STATEMENT OF ROAD

6 METER WIDE ROAD

S.NO	NODE		WIDE(m)	LENGTH(m)	9 M	WIDTH Metalled	AREA in SQM
1	R1	R2	9 M	70.46	70.46	-6.550	422.76 387.53
2	R2	R3	9 M	41.6	41.6	-6.550	249.6 288.80
3	R2	R4	9 M	82.8	82.8	-6.550	496.8 455.40
4	R4	R5	9 M	41.6	41.6	-6.550	249.6 288.80
4	R3	R5	9 M	82.8	82.8	-6.550	496.8 455.40
5	R5	R6	9 M	44.4	44.4	-6.550	266.4 244.10
6	R6	R7	9 M	75.30	75.3	-6.550	461.8 434.15
Total 6 M Wide Road Length =				438.96	Total Road Area =		-2633.760
				21.95			431.688 120.71
Add 5%				460.91			2765.448 2534.99 sqm
TOTAL							2535.0 sqm

AL. VIKAS ANWAT
 08/09/2024



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

Licence No. 192 of 2024

This Licence has been granted under The Haryana Development and Regulation of Urban Areas Act, 1975 & Rules 1976 to Sh. Bal Kishan-Shri Krishan-Ss/o Sh. Jagdish in collaboration with Hemis Infrastructure and Developers, 723-B, Sushant Lok-1, Gurugram-122009 for setting up of Affordable Residential Plotted Colony under DDJAY Policy-2016 over an area measuring 5.15 acres in the revenue estate of village Sultanpur, Sector-1, Farukhnagar, Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony under DDJAY Policy-2016 is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - (i) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of The Haryana Development and Regulation of Urban Areas Act, 1975.
 - (ii) That you shall construct 18/24/30 mtr. wide internal circulation road forming part of licenced area at your own cost and transfer the same to the Government within a period of 30 days from approval of zoning plan.
 - (iii) That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred to the Government within a period of 30 days from approval of zoning plan.
 - (iv) That you shall integrate the services with Haryana ShehriVikasPradhikaran services as and when made available.
 - (v) That you have not submitted any other application for grant of licence 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 Haryana Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
 - (vi) That you understood that the development/ construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you 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.
 - (vii) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.

D.T.C.P.(Hr)

- (viii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana ShehriVikasPradhikaran.
- (ix) That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) That the provisions of solar photovoltaic power plant shall be as per guidelines of Haryana Renewable Energy Development Agency and shall be made operational where applicable before applying for Completion Certificate.
- (xii) That you shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) That you shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of site in licenced land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xiv) 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 non-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. applicant firm shall also provide detail of calculation of EDC per sqm/per sqft to the allottees while raising such demand from the plot owners.
- (xv) That you shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- (xvi) That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL and complete the same before obtaining completion certificate for the colony.
- (xvii) That you shall complete the project within seven years (5+2 years) from date of grant of licence as per clause 1(ii) of the policy notified on 01.04.2016.
- (xviii) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- (xix) That you will pay the labour-cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010, as amended from time to time.
- (xx) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.

(11) P.C.T.O

- (xi) That no further sale has taken place after submitting application for grant of licence.
- (xii) That you shall not give any advertisement for sale of plots/ commercial area before the approval of layout plan.
- (xiii) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- (xiv) That you shall abide by the terms and conditions of the policy notified on 08.02.2016, as amended from time to time.
- (xv) 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) Act, 1981 and Water (Prevention and Control of Pollution) Act, 1974. In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- (xvi) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xvii) That you shall maintain the landscape/green cover over the underground STP&UGT.
- (xviii) That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development 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 licence granted.
- (xix) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(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.
- (xx) 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.
- (xxi) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- (xxii) The implementation of such mechanism shall, however, have no bearing on EDC instalment 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 instalments that are due for payment get paid as per the prescribed schedule.
- (xxiii) That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Affordable Residential Plotted Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government.

- Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- (xxiv) That the aforesaid licence is being granted by considering the commercial component with FAR of 1.5. In case, you want to avail additional FAR of 1.75 for commercial component, you shall deposit the additional amount of fee and charges.
- (xxv) That you shall abide with all the directions/restrictions imposed by the Department from time to time.
- (xxvi) That you shall transfer 10% area of the licenced colony free of cost to the Government for provisions of community facilities within 30 days from the approval of zoning plan. Alternately, you shall have an option to develop such area on your own or through third party subject to the conditions mentioned at clause 4(j) in policy dated 25.08.2022.
- (xxvii) That you shall either maintain the ROW beneath LT Line passing through the site or get the same shifted out of applied site.
- (xxviii) That you shall abide with all the terms and conditions of NOC dated 26.11.2024 Issued by Principal Chief Conservator of Forests and Chief Wildlife Warden, Haryana Panchkula.
3. The licence is valid up to 23-12-2029.

Dated: 24-12-2024
Place:

Endst. No. LC-5284/DS(AK)/2024/ 41423

(Amit Khatri, IAS)
Director,
Town & Country Planning
Haryana, Chandigarh

Dated: 26-12-2024

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


1. Sh. Bal Kishan-Shri Krishan-Ss/o Sh. Jagdish in collaboration with Hemis Infrastructure and Developers, 723-B, Sushant Lok-1, Gurugram-122009 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, ParyavaranBhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith layout plan.
13. District Town Planner, Gurugram alongwith a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.


(Sanjay Narang)
District Town Planner (HQ)
For: Director, Town & Country Planning
Haryana Chandigarh

To be read with Licence No. 192 Dated 24/12 of 2024

Land owned by Sh. Balkishan- Sri Krishan Ss/o Sh. Jagdish equal share.

VILLAGE	RECT. NO.	KILLA NO.	AREA (K-M)		
			TOTAL	APPLIED	
Sultanpur	168	10/2 min	3-14	0-7	
		11 min	6-13	4-1	
		20	8-0	8-0	
	169	6/2 min	3-1	1-16	
		15	7-12	7-12	
		16	8-0	8-0	
		17	4-0	4-0	
		24/1	3-8	3-8	
		25/1	4-0	4-0	
		GRAND TOTAL		48 Kanal 8 Marla	41 Kanal 4 Marla Or 5.15 Acres


Director
Town & Country Planning
Haryana, Chandigarh


ALIST KUMAR, CE

ARUKH NAGAR

Director
Town & County Planning
Harare, Zimbabwe