

# Service Estimate

For Development by Vatika Limited

By

Vatika Ltd

8.00937 Acres

in Sector 82A Gurgaon

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# **REPORT**

**ESTIMATE for Affordable Residential Plotted Colony (Under DDJAY-2016) on land area Measuring 8.00937 Acres (License No. 19 of 2024 dated 09.02.2024), Village - Shikohpur, Sector -82A, Gurugram, - Vatika Ltd.**

## REPORT

### **1** INTRODUCTION

Gurgaon town of Haryana State is situated on Delhi - Jaipur National Highway No.8 at a distance of 30 kms from Delhi. Being in the national capital Region, the town has fast developing tendency and potential. Further, it has also started sharing the growing Industrial load of Delhi. In order to relieve the growing pressure of population in National Capital of Delhi, Haryana Urban Development Authority has already developed residential sector which are inhabited to an extent. Further to the increasing demand HUDA has planned to develop new sectors at outskirts of Gurgaon town. This report and estimate is for approval of Affordable Residential Plotted Colony (Under DDJAY-2016) on land area Measuring 8.00937 Acres (License No. 19 of 2024 dated 09.02.2024), village – Shikohpur, Sector-82A, Gurugram, Haryana by Vatika Ltd. having registered office at Vatika Limited Unit No.- A-002, INXT City Centre, Ground Floor, Block-A, Sector-83, Vatika India Next, Gurugram, -122 012

#### **1.2. Location**

Located on the south western border of Delhi, the district lies between 27 degree 39' and 28 degree 32' 25" latitude, and 76 degree 39' 30" and 77 degree 20' 45" longitude.

#### **1.3. Development Proposal by Vatika**

Vatika Ltd has been authorized to develop a Affordable Residential Plotted Colony (Under DDJAY-2016) Measuring 8.00937 Acres in Gurgaon Urban Complex, Sector-82A, Gurugram

### **2** ROADS

#### **2.1. Soil Investigation Results (CBR Value)**

- CBR Value : 6%

#### **2.2. Design of road crust**

Based on data of C.B.R. values 6% in the area the roads specifications proposed are approximately as under:-

Roads estimate is prepared as per revised specifications adopted by HUDA.

### 3. WATER SUPPLY

The source of water supply shall be HUDA water supply connection, augmented through tubewells. As the underground water is potable, provision for one number of tubewell have been made in this estimate. It has been proposed to construct underground tanks of capacity as per attached details, and at location for domestic purpose and for fire protection. The under ground tanks will be fed from the borewells and HUDA supply, from there water will be pumped to O.H tanks on the roof of the Buildings.

#### DESIGN :

The scheme has been designed for population as given in attached sheet. The rate of water supply per head / day has been taken as 172.50 litres for apartments (15% over 150 lpcd permitted under CPHEEO norms for cities having population over 1,00,000 persons) and 135 lpcd for EWS.

#### PUMPING EQUIPMENTS:

It has been proposed to install pumping set as described with standby of equal capacity. Standby electric power requirement is added to the main DG Sets in case of electricity failure and it shall be either provided separately or added to the capacity of main generator.

### 4. SEWERAGE SCHEME

Sewer line from proposed development will be connecting to a captive Sewage Treatment and Recycling Plant and the excess sewage water only shall be connected to proposed HUDA Master Sewer. The sewerage system has been marked on the respective plans.

Sewer lines have been designed for 3.0 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 (0.75 m/sec) self cleansing velocity. Sewer line up to 400 mm dia has been designed to run half full and above 400 mm dia has been designed to run three fourth full at peak flow. Necessary provision for laying S.W / RCC pipe sewer line, construction of required number of manholes etc. have been made in the estimate.

Necessary design statement for entire sewerage system has been prepared and attached with estimate.

### 5. STORM WATER DRAINAGE

It is proposed to lay under ground R.C.C pipe drains with required number of catch basins for disposal of storm water which will be connected to the Proposed HUDA Master storm drain. The intensity of rain fall has been taken as 45 mm per hour as per Haryana SEAC norms for EIA approval. Minimum dia of pipe has been taken as 150 mm dia from catch basins and 400 mm between deep manholes of depth 1.5 m and above.

#### SPECIFICATIONS

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

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**Street Lighting**

Provision for streets lighting has been included.

**Horticulture**

Estimates and details of plantation, landscaping, signage, etc., has also 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 be 538 lakhs (Rs. Five Hundred Thirty Eight Lakhs Only) including 3% contingencies @ 49% departmental charges, price escalation, unforeseen & admin charges etc.

For VATIKA LTD.

VATIKA LIMITED  
*Auth. Signatory*

Authorized signatory

***FINAL***  
***ABSTRACT***  
***OF COST***

ESTIMATE for Affordable Residential Plotted Colony ( Under DDJAY-2016) on land area Measuring 8.00937 Acres ( Licence NO.19 of 2024), Village - Shikohpur, Sector-82A, Gurugram, - Vatika Ltd.

**FINAL ABSTRACT OF COST**

S.No.	Descriptions	Amount in Rs. Lacs
SUB WORK NO. I	WATER SUPPLY SCHEME	82.28
SUB WORK NO. II	SEWERAGE SCHEME	66.78
SUB WORK NO.III	STORM WATER DRINAGE	30.98
SUB WORK NO.IV	ROADS & FOOT PATHS	103.41
SUB WORK NO.V	STREET LIGHTING	20.02
SUB WORK NO. VI	PLANTATION & ROAD SIDE TRESS	13.45
SUB WORK NO. VII	MTC CHARGES & RESURFACING OF ROADS	120.27
<b>TOTAL</b>		<b>437.19</b>
Add 3% contingencies & PH Charges		13.12
<b>TOTAL</b>		<b>450.30</b>
Add 49% Departmental charges, price escalation, unforeseen, Admin.		220.65
<b>TOTAL - IN LAKHS</b>		<b>670.95</b>
<b>Gross Area acre</b>	<b>8.00937</b>	
<b>Cost per acre</b>	<b>83.77</b>	Lakhs Per Acre

FOR VATIKA LTD.

VATIKA LIMITED

*Wav*

Auth. Signatory

AUTHORISED SIGNATORY

*[Signature]*  
Executive Engineer  
HSVP Division No. V,  
Gurugram

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

***DESIGN  
CALCULATION  
OF COST***

## I. DESIGN CALCULATIONS

1. Total Site Area = 8.00937 Acres

Area for Migration (License no. 22 of 2011, Dt. 24.03.2011)	6.093	Acres
Additional Area Applied	1.916	Acres
<b>Total Site Area</b>	<b>8.00937</b>	<b>Acres</b>
Area Under UD	0.208	Acres
Net Planned Area	7.80137	Acres

## 2. Population Calculations

Plot Category	No. of Plots	Population per Plot	Population
DDJAY Plot	142	13.5	1917 Persons

Achieved Population Density = 245.72 Persons Per Acre (PPA)

## 3. Water Calculations :

### TOTAL WATER DEMAND

S.No.	Plot Type	Population	Water requirement per person in lpd (As/HUDA norms)	Total Water Demand in lpd
1	Plot	1917	172.5	330682.5
				330.7 KLD

Domestic Water Demand ( Litres / Day ) 65 % of Total Demand = 215 KLD

Flushing & Irrigation Water Demand ( Litres / Day ) 35 % of Total Demand = 115.7 KLD

**Total water demand = 331 KLD**

## 4. Fire Fighting demand

As per NBC of India, Required static underground fire storage = 100 KL

Fire Fighting Demand =	138.46	KL
Proposed Fire Fighting of Sector 82 A	150	KL

<b>1</b>	<b>For Sector -82A</b>				
	<b>Under ground water tank</b>			<b>Req.</b>	<b>Provided</b>
	i	Daily fresh water demand		215	220 KL
	ii	Daily flushing water demand		116	120 KL
	iii	<b>Total under ground Tank Capacity</b>		331	340 KL
<b>1A</b>	<b>Fresh Water Transfer Pumpset for Sector -88B</b>				
	a)	<b>Pump Capacity</b>			
	i	Total Domestic Demand for Main (i)		215	KLD
	ii	Daily Working Hrs for pumping		8	Hrs
	iii	Required Pumping Capacity		448	LPM
	iv	<b>Proposed pump set (2 W + 1S)</b>		<b>224</b>	<b>LPM</b>
	b)	<b>Pump Head</b>			
	i	Suction lift		4	Mtr
	ii	Elevation Height		15	Mtr
	iii	Residual Head		15	Mtr
	iv	Friction Head Loss		20	
	v	<b>Total pump head required</b>		54	Mtr
				<b>Say 56</b>	<b>Mtr</b>
	c)	<b>Pump HP</b>			
	i	Power Required each pump (Lpm*head (m)/4500*.65(effi)		4.3	HP
				<b>Say 7.5</b>	<b>HP</b>
<b>1B</b>	<b>Flushing Water Transfer Pumpset for Sector -88B</b>				
	a)	<b>Pump Capacity</b>			
	i	Total Flushing Demand for Main (i)		116	KLD
	ii	Daily Working Hrs for pumping		8	Hrs
	iii	Required Pumping Capacity		242	LPM
	iv	<b>Proposed pump set (2 W + 1S)</b>		<b>Say 121</b>	<b>LPM</b>
	b)	<b>Pump Head</b>			
	i	Suction lift		4	Mtr
	ii	Elevation Height		15	Mtr
	iii	Residual Head		15	Mtr
	iv	Friction Head Loss		20	
	v	<b>Total pump head required</b>		54	Mtr
				<b>Say 56</b>	<b>Mtr</b>
	c)	<b>Pump HP</b>			
	i	Power Required each pump, Lpm*head (m)/4500*.65 (effi)		2.3	HP
				<b>Say 5.5</b>	<b>HP</b>

## BOREWELLS

(a) Approx. discharge from each bore well	=	14.00 KL/hr
(b) Operating time of bore wells	=	16 hrs/day
(c) Total yield from each bore well	=	14.00x16 = 224.00 KLD
(d) Total water requirement	=	132 KLD
(e) Number of bore wells	=	169 / 224.00 = 0.754 Nos.
Add 10% standby	=	0.0754 Nos.
TOTAL	=	0.83 Nos.
SAY	=	1.0 No.

### PUMPING MACHINERY FOR BOREWELLS

Gross working head	=	40.00 mts.
Average fall in S.L	=	3.05 mts.
Depression Head	=	6.10 mts.
Friction loss in main	=	3.05 mts
TOTAL	=	52.20 mts.
SAY	=	60.00 mts.

$$\text{HP} = \frac{14000 \times 60 \times 1}{60 \times 60 \times 75 \times 0.6} = 5.185 \text{ HP, SAY} = 7.50 \text{ HP}$$

Total Capacity of Potable UGT provided = 200 KL

### **Sewerage Calculation**

80 % of domestic water	=	215 x 80/100 =	172 KLD
100 % of Flushing water	=		116 KLD
0% of Horticulture water			

Expected daily influent Sewer load = 288 KLD

Add for 20% extra emergency loading

Expected maximum daily influent Sewer load = 288 KLD x 1.2 =  
345.6KLD

Proposed STP Capacity = 350 KLD

Initial arrangement for treatment of 100 % sewer water up to tertiary level. Excess quantity of sewer is to be disposed off in master sewer.

Design Statement of Sewer Line Network

St. No.	Line No.	Length of Sewer Line (M)	Popn. served by segment (Persons)	Cumulative Population.	Waste water Generation Factor (as per NCR Plan) (lpcd)	Average Flow (MLD)	Peaking Factor	Peak Sewage Flow, PF-3 (MLD)	Infiltration @ 10% of Avg. Flow (MLD)	Design Flow (q) in LPS	Sewer Diameter (D) (MM)	Ground level in M (U.S.MH)	Invert level in M (U.S.MH)	DIS.M.H	Depth of IL from GL		Slopes - 1 in "L"	Avg. Depth (M)
															US (M)	D/S (M)		
<b>PROPOSED SEWER NETWORK</b>																		
1	SW-101 TO SW-102	72	243	243	37725.75	0.038	3.00	0.1132	0	1.30	200	220.000	219.100	218.740	0.900	1.260	200.00	1.1
2	SW-102 TO SW-104	40	0	243	37725.75	0.038	3.00	0.1132	0	1.30	200	220.000	218.650	218.490	1.310	1.510	200.00	1.4
3	SW-103 TO SW-104	98	378	378	58684.5	0.059	3.00	0.1761	0.01	2.20	200	220.000	219.100	218.610	0.900	1.390	200.00	1.1
4	SW-104 TO SW-106	39	243	864	134138	0.134	3.00	0.4024	0.01	4.80	200	220.000	218.440	218.245	1.560	1.755	200.00	1.7
5	SW-105 TO SW-106	125	243	1107	171861.75	0.172	3.00	0.5156	0.02	6.20	250	220.000	219.100	218.544	0.900	1.456	225.00	1.2
6	SW-106 TO SW-107	18	54	1161	180245.25	0.180	3.00	0.5407	0.02	6.50	250	220.000	218.195	218.115	1.805	1.885	225.00	1.8
7	SW-107 TO SW-108	129	405	1566	243121.5	0.243	3.00	0.7294	0.02	8.70	250	220.000	218.065	217.492	1.935	2.508	225.00	2.2
8	SW-108 TO STP	15	0	1566	243121.5	0.243	3.00	0.7294	0.02	8.70	250	220.000	217.442	217.375	2.558	2.625	225.00	2.6
9	SW-109 TO SW-112	105	189	189	29342.25	0.029	3.00	0.0880	0	1.00	200	220.000	219.100	218.575	0.900	1.425	200.00	1.2
10	SW-110 TO SW-111	42	81	81	12575.25	0.013	3.00	0.0377	0	0.40	200	220.000	219.100	218.890	0.900	1.110	200.00	1.0
11	SW-111 TO SW-112	25	0	81	12575.25	0.013	3.00	0.0377	0	0.40	200	220.000	218.525	218.400	1.475	1.600	200.00	1.5
12	SW-112 TO SW-113	44	81	270	41917.5	0.042	3.00	0.1258	0	1.50	250	220.000	218.350	218.174	1.650	1.826	250.00	1.7
13	SW-113 TO SW-114	30	81	351	42646.5	0.043	3.00	0.1279	0	1.50	250	220.000	218.124	217.991	1.876	2.009	225.00	1.9
14	SW-114 TO STP	10	0	351	42646.5	0.043	3.00	0.1279	0	1.50	250	220.000	217.941	217.896	2.059	2.104	225.00	2.1
STP TO GMDA SEWER CONNECTION		90	1917	1917	232915.5	0.233	3.00	0.6987	0.02	8.30	250	220.000	219.100	218.700	0.900	1.300	225.00	1.1

# ***COST ESTIMATES***

<b>FINAL COST OF SUB WORKS</b>			
<b>S.No.</b>	<b>Descriptions</b>	<b>Amount in Rs.</b>	<b>Amount in Rs. Lacs</b>
SUB WORK NO. - 1	WATER SUPPLY SCHEME	8227990.00	82.28
SUB WORK NO. - 2	SEWERAGE SCHEME	6678000.00	66.78
SUB WORK NO. - 3	STORM WATER DRINAGE	3097500.00	30.98
SUB WORK NO. - 4	ROADS & FOOT PATHS	10,340,937.00	103.41
SUB WORK NO. - 5	STREET LIGHTING	2002342.50	20.02
SUB WORK NO. - 6	PLANTATION & ROAD SIDE TRESS	1344625.50	13.45
SUB WORK NO. - 7	MTC CHARGES & RESURFACING OF ROADS	12027435.00	120.27
<b>TOTAL</b>		<b>43718830.00</b>	<b>437.19</b>
Add 3% contingencies & PH Charges		<b>1311564.90</b>	<b>13.12</b>
<b>TOTAL</b>		<b>45030394.90</b>	<b>450.30</b>
Add 49% Departmental charges, price		<b>22064893.50</b>	<b>220.65</b>
<b>TOTAL</b>		<b>67095288.40</b>	<b>670.95</b>
SAY IN LAKHS			<b>670.95</b>
<b>Gross Area acre</b>		<b>8.00937</b>	
<b>Cost per acre</b>		<b>83.77</b>	<b>Lakhs Per Acre</b>

**DATKA LIMITED**

*W. L. V.*

*Auth. Signatory*

<b>SUB WORK NO - 1 WATER SUPPLY SCHEME</b>		
<b>SUB WORK No. 1</b>	<b>Descriptions</b>	<b>Water Supply and Fire Fighting</b>
Sub Head No. 01	Bore well Arrangement (Temporary arrangement)	2,509,000.00
Sub Head No. 02	Water Supply & Fire Fighting Pumping Machinery	1,600,000.00
Sub Head No. 03	Rising Main From HUDA, Tubewell and water supply distribution lines (Domestic & Flushing)	2,242,010.00
Sub Head No. 04	Fire fighting Fire Rising Main	568,400.00
Sub Head No. 05	Water supply Irrigation System	1,308,580.00
<b>TOTAL</b>		<b>8,227,990.00</b>
<b>SAY IN LAKHS</b>		<b>82.2799</b>

SUB -WORK NO. - I WATER SUPPLY SCHEME

Sub -Head No. 01 (Cost of Bore well)

SL.NO	Description	Unit	Qty	Rate	Amount
1	Boring and installing 510 mm i/d borewell with reverse rotary rig complete with pipe and strainer to a depth of about 120 metre including cost of Valve chamber complete in all respect .				
(a)	Block	Each	1	150000.00	150,000.00
2	Providing and fixing valve.				
(a)	80 dia	Each	1	4000.00	4,000.00
3	Provision for carriage of material and other unforeseen items.			LS	50,000.00
4	Construction of U.G tanks				
(a)	Block	KL	410	5500.00	2,255,000.00
5	Provision for construction of Tubewell chambers of Size 1.5x1.5x1.5 m for Housing tubewell.				
		Each	1	50000.00	50,000.00
	<b>TOTAL</b>				<b>2,509,000.00</b>

SUB -WORK NO. - I WATER SUPPLY SCHEME

Sub -Head No. 02 Water Supply and Fire Fighting Pumping Machinery

SL . NO	Description	Unit	Qty	Rate	Amount
1	Providing and installing Fire electricity driven pumping set capable of delivering 900 LPM at 45 m head of water complete in all respect and other complete accessories.				
	900 lpm at 45 Head,	Each	1	150000.00	150,000.00
2	Provision for diesel engine generator set each for standby arrangements for T.W & Booster pump complete in all respects with following capacities.				
(a)	40 KVA	Each	1	450,000.00	450,000.00
3	Providing and installing pumping set for domestic water supply with motor and other accessories. Complete in all respect				
	Domestic water Supply, 250 lpm @ 56 mtr (Hydro pneumatic pump set)		3	110000.00	330,000.00
4	Providing and installing electricity driven pumping set for flushing supply and horticulture water supply with motor and other accessories, Complete in all respect.				
	Flushing Supply, 125 lpm @ 56 mtr, (Hydro pneumatic pump set)		3	90000.00	270,000.00
5	Provision for chlorination plant complete.				
(a)		Each	1	25000.00	25,000.00
6	Provision for making foundation and erection of pumping Machinery.			LS	25,000.00
7	Provision for pipes, valves and specials inside the pump chamber and boosting chamber.			LS	50,000.00
8	Provision for electric service connection including electrical fitting for tube-well and boosting chamber etc. (lumpsum) including cost of transformor.			LS	250,000.00
9	Provision for carriage of material and other unforeseen items.			LS	50,000.00
	<b>TOTAL</b>				<b>1,600,000.00</b>

**SUB -WORK NO. - I WATER SUPPLY SCHEME**

**Sub -Head No. 03 Rising Main From Vatika INX township, Tubewell and water supply distribution lines (Domestic & Flushing)**

SL.NO	Description	Unit	Qty	Rate	Amount
1	Providing , laying, jointing and testing of pipe lines including cost of excavation etc. complete in all respects.				
(a)	65 mm dia (Tw to tank)	Metre	50	975.00	48,750.00
2	Provision of water supply domestic water pipe line from pump room to house connection complete in all respect.				
(a)	100 mm dia	Metre	1291	1460.00	1,884,860.00
(b)	20 mm dia connection	Nos	142	1200.00	170,400.00
3	Providing and fixing valves including cost of surface boxes and masonry chamber etc. completed in all respects.				
	100 mm dia	Each	6	4500.00	27,000.00
4	Providing and fixing indicating plates for valve and air Valves.				
(a)	100 mm dia	Each	6	1000.00	6,000.00
5	Providing and fixing air release valve and scour valve.				
		Each	2	10000.00	20,000.00
6	Provision for carriage for materials and other unforeseen items .			LS	20,000.00
7	Provision for cutting of roads and making good to its original conditions.			LS	50,000.00
8	Provision for making connection from HUDA Master line.				
(a)	100 mm dia	Each	1		15,000.00
	<b>TOTAL</b>				<b>2,242,010.00</b>

SUB -WORK NO. - I      WATER SUPPLY SCHEME  
Sub -Head No. 04      Fire fighting Fire Rising Main

SL. NO	Description	Unit	Qty	Rate	Amount
1	Providing , Laying , jointing and testing M.S pipes lines including cost of excavation etc. complete in all respect.				
(a)	100 mm	Metre	215	1460.00	313,900.00
					-
(c)	80 mm (Asssumed @ 5 m per EFH)	Metre	30	1150.00	34,500.00
2	Providing & fixing valves including cost of surface boxes and masonry chambers etc. complete in all respects.				
(a)	100 mm	Each	4	14000.00	56,000.00
3	Providing and fixing indicating plates for valve and air valves.				
(a)	Each		4	1000.00	4,000.00
4	Providing and fixing external fire hydrants etc.				
(a)	Each		6	10000.00	60,000.00
5	Provision for carriage for materials and other unforeseen items.			LS	50,000.00
6	Provision for cutting of roads and making good to its original conditions.			LS	50,000.00
	<b>TOTAL</b>				<b>568,400.00</b>

## SUB -WORK NO. - I

## WATER SUPPLY SCHEME

## Sub -Head No. 05

## Water supply Irrigation System

SL. NO	Description	Unit	Qty	Rate	Amount
1	Providing, Laying, Jointing and testing uPVC pipe line Confirming to IS : 4985 including cost of excavation etc. complete in all respect. (Garden Hydrant Line)				
(a)	90 mm OD (80 mm dia)	Meter	1312	840	1,102,080.00
(a)	25 mm dia Garden hydrant connection pipe	Meter	30	150	4,500.00
2	Providing and fixing ball valves including cost of surface boxes and masonry chambers etc. complete in all respect.				
(a)	80 mm dia	Each	4	4750	19,000.00
(b)	25 mm dia	Each	18	3500	63,000.00
3	Providing and fixing air release valve.				
(a)		Each	2	10000	20,000.00
4	Provision for carriage of Material and other unforeseen Items.			LS	50,000.00
5	Provision for cutting of roads and making good to its original conditions.			LS	50,000.00
	<b>TOTAL</b>				<b>1,308,580.00</b>

SUB -WORK NO. II		Sewerage System			
SL . NO	Description	Unit	Qty	Rate	Amount
1	Providing, jointing, cutting and testing "SW" pipe class "A" and lowering into trenches including cost of Excavation, bed concrete, cost of manholes etc. complete in all respects.				
(a)	250 mm dia	Meter	246	2000	492,000.00
(b)	200 mm dia	Meter	630	1700	1,071,000.00
(c)	150 mm dia	Meter	300	1050	315,000.00
2	Provision for sewer manholes & connecting pipe.				
(a)	Circular manholes	Each	56	18000	1,008,000.00
3	Provision for carriage of Material and other unforeseen Items.			LS	20,000.00
4	Provision for making connection with IIUDA Master sewer.			LS	50,000.00
5	Capacity of STP (350 KLD)				
		KL	350	16000	5,600,000.00
	<b>TOTAL</b>				<b>6,678,000.00</b>
	<b>SAY IN LAKHS</b>				<b>66.78</b>

SUB -WORK No. III		Storm Water System			
SL.NO	Description	Unit	Qty	Rate	Amount
1	Providing lowering, and laying jointing R.C.C pipe class NP-3 cutting specials manholes etc. complete in all respect.				
(a)	400 mm dia.	Metre	639	2500	1,597,500.00
2	Provision for Road gully chambers & connecting pipe.			LS	100,000.00
3	Provision for rainwater harvesting arrangements @ Rs. 1.25 lacs per acre for approx 11.218 acres by providing recharging well.				
		Nos	6	200000	1,200,000.00
4	Provision for lighting watering and timbering drains & other unforeseen charges & carriage of materials.			LS	100,000.00
5	Provision for connection with HUDA stormwater drain			LS	100,000.00
	<b>TOTAL</b>				<b>3,097,500.00</b>
	<b>SAY IN LAKHS</b>				<b>30.98</b>

SUB -WORK NO. - IV		Roads and Footpaths			
Sl.No.	Road No.	6.0 M Wide		9.0 M Wide	24.0 M Wide
1	Total Length			605	125

(Area in sqmt.)

1	Area of 6.0 M wide road =	0.0
2	Area of 9.0 M wide road =	5445.0
3	Area of 12.0 M wide road =	3000.0
	<b>Total Road Area =</b>	<b>8445.0</b>

	Total Road Length (Metre)	730.00	(Refer Material statement)		
	Total Road Area	8445.00	Sq.m		
	Add 5% for curves	36.50			
	Total for Kerb & Channel	766.50	Mtr		
	Say	975.00	Mtr		
	Parking =(142x5x2.5)	1775.00			
	Grand total	10220.00	Sq.m		
	Say	9200.00	Sq.m		
SL.NO	Description	Unit	Qty	Rate	Amount
1	Provision for leveling and earth filling as Per site condition,				
a)	Block	Acre	8.00937	100000	800,937.00
2	The necessary provision for construction of roads parking etc has been made in the estimate according to the HUDA norms the following specification has been proposed.				
(I)	Constriction of roads by providing granular sub base 300 mm as per MORT & H specifications conforming to clause 401 grading -II 400.1				
(II)	Providing, laying, spreading and compacting hand broken/crushed stone aggregate to wet mix conforming to physical requirement laid in 400 of MORT & H specification in two layers (Compacting to 250mm (125+125mm) by taking material 1:32 times of the (thickness of the layer) including premixing of material with water in mechanical mixer.				
(III)	50mm thick B.M				
(IV)	20mm thick mix seal surfacing				
(a)	Sqm		9200.00	850	7,820,000.00
3	Provision for kerbs and channels				
(a)	Metre		1950.00	600	1,170,000.00
4	Provision for making approach and pavement to building.			LS	500,000.00
5	Provision for carriage of materials & other unforeseen Itmes.			LS	50,000.00
	<b>TOTAL</b>				<b>10,340,937.00</b>
	<b>SAY IN LAKHS</b>				<b>103.41</b>

## SUB -WORK NO. - V

## Street Lighting

SL.NO	Description	Unit	Qty	Rate	Amount
1	Providing Street lighting on roads as per standard specification of HVPN.				
(a)	Acre		8.00937	250000	2,002,342.50
	TOTAL				2,002,342.50
	SAY IN LAKHS				20.02

## Sub -Work No.VI

## Plantation and road side trees

SL.NO	Description	Unit	Qty	Rate	Amount
1	Development of lawn areas				
(i)	Acres		8.00937	150000	1,201,405.50
(a)	Trenching the ordinary soil up to dept of 60cm including removal and stacking serviceable material and disposing of by spreading and leveling within a lead of 50m and making up the trenches area to proper leads 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 turfed area				
(c)	Grassing with "Doob Grass" including watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in rows 7.5 m Apart in either direction including provision for hedges and barbed wire fencing around park 3.00 Acres @ 70000 per acre.				
2	Providing tress, guards and planting tress along road at 6.0 m internals for 6.0m wide road Total road length = 730M No of Tress = $730/12 = 60.83$ no. Proposed = 62  <u>Cost Analysis of Planting Trees</u> Excavation = 60.00 Manure = 60.00 Tree plants = 90.00 Tree guards = 210.00 = Rs. 900 per tree				
(a)	Each		62	2310	143,220.00
	TOTAL				1,344,625.50
	SAY IN LAKHS				13.45

Sub -Work No. VII		MTC. Charges for Services & Resurfacing of Roads			
SL.NO	Description	Unit	Qty	Rate	Amount
1	Provision for MTC charges for water supply, sewerage storm water drainage, roads, street light and horticulture complete in all respect.				
(a)	Acres		8.00937	500000.00	4,004,685.00
2	Resurfacing of roads after Ist 5 Yrs, 50mm thick B.M & 25 mm thick premier carpet.				
(a)	Sqm		8445.00	350.00	2,955,750.00
3	Provision for resurfacing of roads after 10 yrs. by providing 25mm thick premier carpet.				
(a)	Sqm		8445.00	600.00	5,067,000.00
<b>TOTAL</b>					<b>12,027,435.00</b>
<b>SAY IN LAKHS</b>					<b>120.27</b>

Vatika 8.00937 ACRES SEC-82A

Measurement Sheet for WATER SUUPLY

	Line reference	Length of Pipe (m)	Dia of pipe In mm
	PUMP ROOM TO WS-101	7	100
	WS-101 TO WS-102	12	100
	WS-102 TO WS-103	62	100
	WS-102 TO WS-104	62	100
	WS-102 TO WS-105	32	100
	WS-105 TO WS-106	88	100
	WS-107 TO WS-108	93	100
	WS-108 TO WS-112	39	100
	WS-109 TO WS-110	126	100
	WS-112 TO WS-111	121	100
	WS-112 TO WS-113	26	100
	WS-113 TO WS-114	125	100
	PUMP TO WS-115	92	100
	WS-115 TO WS-116	50	100
	WS-116 TO WS-117	81	100
	WS-116 TO WS-118	45	100
	WS-118 TO WS-119	68	100
	WS-118 TO WS-120	22	100
	WS-120 TO WS-121	31	100
	WS-120 TO WS-122	29	100
	WS-118 TO WS-121	80	100
		1291	
	<b>Summary</b>		
	<b>100 mm dia distribution pipe</b>	<b>1291</b>	<b>MTR</b>

Vatika 8.00937 ACRES SEC-82A

Measurement Sheet for RECYCLE WATER

	Line reference	Length of Pipe (m)	Dia of pipe In mm
	TANK TO RW-101	18	90
	RW-101 TO RW-110	137	90
	RW-101 TO RW-102	81	90
	RW-102 TO RW-103	45	90
	RW-103 TO RW-104	80	90
	RW-103 TO RW-105	22	90
	RW-103 TO RW-108	68	90
	RW-105 TO RW-106	28	90
	RW-105 TO RW-107	31	90
	RW-102 TO RW-109	50	90
	RW-109 TO RW-119	103	90
	RW-119 TO RW-120	62	90
	RW-119 TO RW-121	62	90
	RW-119 TO RW-118	32	90
	RW-118 TO RW-117	88	90
	RW-115 TO RW-116	93	90
	RW-115 TO RW-111	39	90
	RW-114 TO RW-113	126	90
	RW-111 TO RW-112	121	90
	RW-110 TO RW-111	26	90
		1312	
	<b>Summary</b>		
	<b>90 mm dia distribution pipe</b>	<b>1312</b>	<b>MTR</b>

Vatika 8.00937 ACRES SEC-82A

Measurement Sheet for SEWER

	Line reference	Length of Pipe (m)	Dia of pipe In mm
	SW-101 TO SW-102	72	200
	SW-102 TO SW-104	40	200
	SW-103 TO SW-104	98	200
	SW-104 TO SW-106	39	200
	SW-105 TO SW-106	125	200
	SW-106 TO SW-107	18	250
	SW-107 TO SW-108	129	250
	SW-108 TO STP	15	250
	SW-109 TO SW-112	105	200
	SW-110 TO SW-111	42	200
	SW-115 TO SW-117	84	200
	SW-111 TO SW-112	25	200
	SW-112 TO SW-113	44	250
	SW-113 TO SW-114	30	250
	SW-114 TO STP	10	250
		876	
	<b>Summary</b>		
	<b>250 mm dia distribution pipe</b>	<b>246</b>	<b>MTR</b>
	<b>200 mm dia distribution pipe</b>	<b>630</b>	

Vatika 8.00937 ACRES SEC-82A

Measurement Sheet for STORM

	Line reference	Length of Pipe (m)	Dia of pipe In mm
	RW-101 TO RW-102	50	400
	RW-102 TO <b>RWH-01</b>	7	400
	RW-201 TO RW-203	87	400
	RW-202 TO RW-203	18	400
	RW-203 TO RW-204	21	400
	RW-204 TO <b>RWH-02</b>	5	400
	RW-301 TO RW-302	16	400
	RW-302 TO RW-303	128	400
	RW-303 TO <b>RWH-03</b>	5	400
	RW-401 TO RW-402	50	400
	RW-402 TO RW-403	40	400
	RW-403 TO <b>RWH-04</b>	7	400
	RW-501 TO RW-502	60	400
	RW-502 TO <b>RWH-05</b>	7	400
	RW-601 TO RW-603	96	400
	RW-602 TO RW-603	37	400
	RW-603 TO <b>RWH-06</b>	5	400
		639	
	<b>Summary</b>		
	<b>400 mm dia distribution pipe</b>	<b>639</b>	<b>MTR</b>

Vatika 8.00937 ACRES Sec-82A

Material Statement of Road

Sr. No.	Street/Road Name	09 Mtr. ROAD		24 Mtr. ROAD	
		LENGTH	AREA (Sqm.)	LENGTH	AREA (Sqm.)
<b>Sector 88B</b>					
1	R01 TO R02	69.00	621.00		
2	R02 TO R04	39.00	351.00		
3	R03 TO R04	98.00	882.00		
4	R04 TO R11	39.00	351.00		
5	R11 TO R12	136.00	1224.00		
6	R05 TO R09	88.00	792.00		
7	R07 TO R08			57.00	1368.00
8	R08 TO R09	59.00	531.00		
9	R06 TO R08			68.00	1632.00
10	R009 TO R10	56.00	504.00		
11	R010 TO R011	21.00	189		
		605.00	5445.00	125.00	3000.00
<b>GRAND TOTAL (09m. + 24m.wide )</b>		<b>LENGTH</b>		<b>AREA (Sqm.)</b>	
		<b>730.00</b>		<b>8445.00</b>	

FORM LC -V  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 19 of 2024

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to Crazy Properties Pvt. Ltd., Mendell Developers Pvt. Ltd., Vatika One India Next Pvt. Ltd., Sahar Land and Housing Pvt. Ltd. in collaboration with Vatika Ltd, Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector 83, Vatika India Next, Gurugram-122012 for setting up of Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 8.00937 acres (after migration of part area measuring 6.093 acres from Licence No. 22 of 2011 dated 24.03.2011 granted for setting up of Group Housing Colony for area measuring 11.218 acres and additional fresh applied area 1.91637 acres) in the revenue estate of village Shikohpur, Sector-82A, Gurugram.

- 1 The particulars of the land, wherein the aforesaid Affordable Residential Plotted Colony 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 licensee will pay the Infrastructure Development Charges amounting to Rs. 40,33,584/- in two equal installments. First installment will be due within 60 days of grant of license and second installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
  - iii) That the licensee shall construct 18/24/30 m wide internal circulation road forming part of licensed area at your own costs and transfer the same free of cost to the Government within a period of 30 days from the date of approval of zoning plan.
  - iv) That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt. within a period of 30 days from the date of approval of zoning plan.
  - v) That the licensee shall integrate the services with Haryana Shahari Vikas Pradhikaran services as and when made available.
  - vi) That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restriction of Unregulated Development Act, 1963.

Director  
Town & Country Planning  
& Haryana, Chandigarh

- vii) That the licensee 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.
- viii) That the licensee 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.
- ix) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- x) That the licensee shall make your own arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available and the same is made functional from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran or any other execution agency.
- xi) That the licensee shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- xii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv) That the licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xv) 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.
- xvi) That the licensee shall keep pace of development atleast in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.
- xvii) That the licensee shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xviii) That the licensee 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.
- xix) That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.

- xx) That the licensee will pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxi) That the licensee shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit seventy percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxii) That no further sale has taken place after submitting application for grant of license.
- xxiii) That the licensee shall not give any advertisement for sale of plots/commercial area before the approval of layout plan.
- xxiv) That the licensee shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxv) That the owner/developer shall integrate the bank account in which 70% allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxvi) 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.
- xxvii) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxviii) 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 installment that are due for payment get paid as per the prescribed schedule.
- xxix) That no provision of the Haryana Ceiling on Land Holding Act, 1972 has been violated due to purchase of applied land.
- xxx) That the licensee shall abide by the terms and conditions of policy of DDJAY and other direction given by the Director time to time to execute the project.
- xxxi) That execution of External Development Works involves long gestation period as the same are town level facilities and you shall not, at any point of time, claim any damages against the Department for non completion of the external development works.
- xxxii) That the licensee 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, applicant shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Act.
- xxxiii) That the licensee shall not encroach the revenue rasta passing through the site, if any and shall not object for free movement on the said rasta.
- xxxiv) That the licensee shall clear all the dues outstanding on account of EDC and SIDC in various licenses granted in favour of Vatika Ltd. and its Directors.

xxxv) That licensee shall indemnify State Govt. / Department for loss occurred or legal complication arising due to pending litigation before any court/authority and the land owning / developer company will be responsible for the same in respect of applied land.

xxxvi) That licensee shall obey all the directions/restrictions imposed by the Department from time to time.

3. The licence is valid up to 08/02/2029

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

Dated: 09/02/2024,  
Place:

Endst. No. LC-4774/JE (SK)/2024/ 4925

Dated: 09-02-2024

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

1. Crazy Properties Pvt. Ltd., Mendell Developers Pvt. Ltd., Vatika One India Next Pvt. Ltd. Sahar Land and Housing Pvt. Ltd. In collaboration with Vatika Ltd, Unit No. A-002, INXT City Centre, Ground Floor, Block-A, Sector 83, Vatika India Next, Gurugram-122012 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, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Panchkula.
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, 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 along with a copy of agreement and Layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

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

To be read with License No. ....19-.....Dated 09/02 of 2024.

**Detail of land owned by Crazy properties Pvt. Ltd.**

Village	Khasra no.	Area (B-B-B)
Shikohpur	161/2	1-11-0
	163/1min	1-5-10
	165/1/1	0-1-0
	166/1min	0-3-16
	Total	3-1-6

**Detail of land owned by Mendell Developers Pvt. Ltd. 75/2420 share, Vatika One India Next Pvt.Ltd. (earlier known as Stanway Developers Pvt. Ltd.)2241/2420 share, Sahar land & Housing Pvt/ Ltd. 104/2420 share**

Village	Khasra no.	Area (B-B-B)
Shikohpur	57	0-18-0
	58/1	0-13-0
	59/2	0-11-0
	60	2-5-0
	61	1-14-0
	Total	6-1-0

**Detail of land owned by Sahar land & Housing Pvt/ Ltd. 172/4145 share, Mendell Developers Pvt. Ltd. 131/4145 share, Vatika One India Next Pvt. Ltd. 3842/4145 share,**

Village	Khasra no.	Area (B-B-B)
Shikohpur	152	0-8-0
	153	0-8-0
	154	0-8-0
	155	0-13-0
	156	1-9-0
	157/1	0-8-0
	Total	3-14-0
	Grand Total	12K-16M-6S Or 8.00937 Acres

Director General  
Town & Country Planning  
Baryana, Chandigarh

*[Handwritten Signature]*