

BOXACRES DEVELOPERS PRIVATE LIMITED

CIN: U70200DL2020PTC369545

06.05.2026

To,
The Executive Engineer
HSVP, Division,
Gurugram

Subject: Approval of Service plan estimate (Under Retirement Housing Policy) over an area measuring 4.5968 Acres bearing license No.22 of 2026 Dated: 30.01.2026 in Sector-79,Gurugram being developed by BOXACRES DEVELOPERS PVT.LTD in lieu of the Licence granted to BOXACRES DEVELOPERS PVT.LTD, FORSYTHIA PROPBUILD PVT.LTD IN COLLABORATION WITH BOXACRES DEVELOPERS PVT.LTD.

Respected Sir

With reference to the above--mentioned subject, we are hereby submitting five sets of services plan estimates for your consideration please.

List of Documents:-

1. Request letter
2. Service estimated drawings
3. Booklet
4. License
5. Sanctioned Layout

We request your good office to kindly do the needful

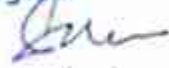
Thanking You

For Boxacres Developers Pvt. Ltd.

Boxacres Developers Pvt. Ltd.


Authorized Signatory

Received
Executive Engineer
HSVP Division No. 11,
Gurugram


6/5/2026

Regd. Office: Unit No. A/GF-03, Ground Floor, KH No. 369-379, 371/1, Village- Sultanpur,
MG Centrum, Gadaipur, South West Delhi, New Delhi, India, 110030

Corporate Office: 10th Floor, Tower 2, M3M IFC, Sector 66, Gurugram, Haryana- 122101
Email ID: reachus@aura-world.com, Landline Number: 01244617892

INTERNAL DEVELOPMENT WORKS

DESIGN AND COST ESTIMATES

FOR

**PROPOSED PLAN OF RETIREMENT HOUSING PROJECT
(UNDER RETIREMENT HOUSING POLICY) AREA
MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026
DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING
DEVELOPED BY
BOXACRES DEVELOPERS PVT. LTD. AND
FORSYTHIA PROPBUILD PVT. LTD . IN COLLABORATION
WITH BOXACRES DEVELOPERS PVT LTD.**

OWNER

**M/S BOXACRES DEVELOPERS PVT. LTD. AND
FORSYTHIA PROPBUILD PVT. LTD . IN
COLLABORATION WITH BOXACRES DEVELOPERS PVT
LTD.**

**PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA
MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING
DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN
COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.**

Report

This internal development design report and and cost estimate is developed to elaborate water supply, sewerage, storm water drainage, road work, external electrification and horticultural aspects of Proposed Retirement Housing project on Land Measuring 4.5968 Acre Land at Sector-79, Gurugram, Haryana.

WATER SUPPLY

Source of water supply in this area is HSVP water main & tube well . It has been proposed to construct underground tanks of capacity as per details given for domestic purpose. The underground tanks will be filled from the HSVP main and water will be pumped to the O.H tanks proposed on the roof of the building. Flushing & irrigation will be met from the treated effluent from sewage treatment plant located within development.

DESIGN

The scheme has been designed for population as given in attached sheets.

SEWERAGE SCHEME

This scheme is designed for sewer connecting to the sewage treatment plant (STP) of the development and excess water, if any, will be disposed off to the proposed HSVP sewer. The sewerage system has been marked on respective plans. Provision shall be made to pump out sewage from STP during the shutdown or maintenance of Sewage Treatment Plant to the HSVP sewer line.

The sewer lines have been designed for three times average D.W.F in relation to water supply demand. It has been assumed that about 80% of the total water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.48 ft/sec self-cleaning velocity.

Design statement for entire sewerage system has been prepared and attached with the estimate.

STORM WATER DRAINAGE

Rainwater precipitation of the proposed development will be collected through a series of catch basin /channels and piping and will be connected to the proposed Rainwater Harvesting System. Surplus water will be disposed off to HSVP storm water drainage system on Sector road. Intensity of rainfall has been taken as ¼" per hour.

VIMANUJAN
Architect
113, Sector 79, Gurugram

Boxacres Developers Private Limited

Authorized Signatory



SPECIFICATIONS

Development work will be carried out in accordance with the standard specifications of P.H. as laid down by the Haryana Govt./HSVP/Haryana Building Code (HBC).

ROADS

Cost of road has been taken in the estimate.

STREET LIGHTING

Provision for external lighting has been made.

HORTICULTURE

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

RATES

The estimate has been prepared based on the present market rates

COST

The total cost of the scheme, including cost of all services works out to be **Rs. 7,59,08,372.27**
 Including 3% Contingencies and 49% Departmental Charges, price escalation, unforeseen, admin.

Area of Group Housing development as per license **4.5968 Acre**

Net Cost per Acre Rs. 1,65,13,307.58

For: **BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD. IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.**

Authorized Signatory

VINAY BAJAJ
 Architect (CA/PA/197)
 938, Sector-14, Gurgaon

Boxacres Developers Private Limited

Authorized Signatory



PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5918 ACRES (LICENSE NO 22 OF 2024 DATED 30.01.2024) IN SECTION 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD. IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.														
Sl. No.	Description	Area in Sqm.	Population / Sqm.	Apartments		DAILY WATER DEMAND FOR COMMERCIAL USE			Total Population	Water Demand in LPD	Domestic Water Demand in LPD	Flushing Water Demand in LPD	Total Flushing Water Demand in LPD	Sewage 80% of Total Water Demand in LPD
				Total Nos of Dwelling units	Population n @ 3 Persons /Unit	Total Nos of S p Unit	Population on @ 1 Persons /5 p Unit							
1	Commercial-1 (First& second)	353,200	6.0					59						
	Fixed Population @ 10% of Total Population							6	45	265	25	147	20	212
	Floating Population @ 90% of Total Population							53	15	795	5	265	10	636
2	Commercial-1 (R+G)	247,570	3.0					83						
	Fixed Population @ 10% of Total Population							8	45	371	25	206	20	297
	Floating Population @ 90% of Total Population							74	15	1114	5	271	10	891
3	Maintenance Staff	L5						5	45	225	25	125	20	180
4	Rear Backwash	L5								500		500		500
									Total	3270		1615	1605	2716

Total Water Demand: 3270 LPD
 Total Domestic Water Demand: 1615 LPD
 Total Flushing Water Demand: 1655 LPD
 Flow To Sewer: 2716 LPD
 Proposed STP capacity: 5000 LPD
 Total recycled water Available per day (90% of waste water Generated): 2444 LPD

Boxacres Developers Private Limited
 15/10, Sector-79, Gurugram
 Haryana-122001

Boxacres Developers Private Limited
 Authorised Signatory



IV. UNDER GROUND WATER TANKS FOR RESIDENTIAL

a) Total Domestic water demand	=	189 KLD
b) Total Flushing water demand	=	67 KLD
c) Total Irrigation water demand	=	22 KLD

It is proposed to construct Raw & Domestic water tanks of Capacity 200 KL and Fire Water Tank of 620 KL. Flushing and Irrigation water tanks of total capacity 100 KL is proposed. Total Capacity of underground water storage tank is 920 KL.

V. UNDER GROUND WATER TANKS FOR COMMERCIAL-1

a) Total Domestic water demand	=	2 KLD
b) Total Flushing water demand	=	2 KLD

It is proposed to construct water tanks of Capacity 5 KL . Flushing and Irrigation water tanks of total capacity 5 KL is proposed. Total Capacity of underground water storage tank is 10 KL.

Total under ground tank capacity 930 KLD

VI. BOOSTING MACHINERYA. Domestic Water Transfer Pump to feed domestic water tank at Terrace Floor of Residential Towers:

Daily Domestic demand	=	184 KLD
Discharge per hour @ 8 hr. pumping / day	=	23.0 KLH
	=	382.8 LPM
Number of pumps proposed	=	2 W+1 S
Capacity of each pump	=	191.4 LPM
SAY	=	200 LPM

Gross Working Head	=	
- Suction lift – positive suction	=	0 Mtr.
- Friction Loss In Mains & Specials	=	15 Mtr.
-Clear Head required (Pump Room to OHT)	=	94.05 Mtr.
TOTAL		109.05 Mtr.
SAY		115 Mtr.

$$\text{Pump – HP} = \frac{200 \times 115}{60 \times 75 \times 0.6} = 8.52 \text{ HP}$$

SAY 9 EACH PUMP HP

It is proposed to provide 3 Nos. of pumps of 200 lpm discharge at 115mtr. Head, (Two pumps working and one standby) for Domestic Water purpose.

VIMAL B. SINGH
Architect
938 Sector-79, Gurgram

Boxacres Developers Private Limited

Authorised Signatory



B. Domestic Water Transfer Pump to feed domestic water tank at Terrace Floor of Commercial Towers:

Daily Domestic demand	=	2 KLD
Discharge per hour @ 1 hr. pumping / day	=	2.0 KLH
	=	33.3 LPM
Number of pumps proposed	=	1 W+1 S
Capacity of each pump	=	16.7 LPM
SAY	=	50 LPM

Gross Working Head	=	
- Suction lift – positive suction	=	0 Mtr.
- Friction Loss in Mains & Specials	=	5 Mtr.
- Clear Head required (Pump Room to OHT)	=	17.6 Mtr.
TOTAL	=	22.6 Mtr.
SAY	=	25 Mtr.

$$\text{Pump – HP} = \frac{50 \times 25}{60 \times 75 \times 0.6} = 0.46 \text{ HP}$$

SAY 1 EACH PUMP HP

It is proposed to provide 2 Nos. of pumps of 50 lpm discharge at 25 mtr. Head, (One pumps working and one standby) for Domestic Water purpose.

C. Flushing Water Transfer Pump to feed flushing water tank at Terrace Floor of residential Towers:

- Daily Flushing demand	=	67 KLD
Discharge per hour @ 8 hr. pumping / day	=	8.4 KLH
	=	139.6 LPM
Number of pumps proposed	=	1W+1 S
Capacity of each pump	=	139.6 LPM
SAY	=	140 LPM

- Gross Working Head	=	
- Suction lift – positive suction	=	0 Mtr.
- Friction Loss in Mains & Specials	=	15 Mtr.
- Clear Head required (Pump Room to OHT)	=	94.05 Mtr.
TOTAL	=	109.05 Mtr.
SAY	=	115 Mtr.

$$\text{Pump – HP} = \frac{140 \times 115}{60 \times 75 \times 0.6} = 5.96 \text{ HP}$$

SAY 6 EACH PUMP HP

It is proposed to provide 2 Nos. of pumps of 140 lpm discharge at 115mtr. Head, (One pumps working and one standby) for Flushing Water purpose.

D. Flushing Water Transfer Pump to feed flushing water tank at Terrace Floor of residential Towers:

- Daily Flushing demand	=	2 KLD
Discharge per hour @ 1 hr. pumping / day	=	2.0 KLH
	=	33.3 LPM
Number of pumps proposed	=	1W+1 S



Capacity of each pump			33.3 LPM
	SAY	=	50 LPM
-Gross Working Head		=	
- Suction lift – positive suction		=	0 Mtr.
- Friction Loss in Mains & Specials		=	5 Mtr.
-Clear Head required (Pump Room to OHT)		=	17.6 Mtr.
TOTAL		=	22.6 Mtr.
	SAY		25 Mtr.
Pump – HP =	$\frac{50 \times 25}{60 \times 75 \times 6}$	=	0.46 HP
	SAY		1 EACH PUMP HP

It is proposed to provide 2 Nos. of pumps of 50 lpm discharge at 25 mtr. Head, (One pumps working and one standby) for Flushing Water purpose.

E. Irrigation Water Supply

Capacity of each pump proposed			300.0 LPM
	SAY	=	300 LPM
Pump Head Proposed		=	45 Mtr.
Pump – HP =	$\frac{300 \times 45}{60 \times 75 \times 6}$	=	5.00 HP
	SAY		5 HP

VII. Tube well

i)	Approx. discharge of tube well		25	KL/hour
ii)	Working hour of the tube well		10	KL/day
iii)	Total domestic water demand		191	KL/day
iv)	Number of tube well required (191/(25X12)		0.8	Nos
v)	Add 10% as stand by		0.1	Nos
vi)	Total number of tube well required		0.8	Nos
vii)	Number of tube well proposed	Say	1	Nos

a. Pumping Machinery for tube well

i)	Gross working head	80	mtr.
ii)	Average fall in S.L.	5	mtr.
iii)	Dipression head	5	mtr.
iv)	Friction loss in main	10	mtr.
v)	Total Head	100	mtr.

b. Tube well pump HP

i	Power Required each pump (Lpm*head (m)/75*60*.70(effi)	13.2	
	Say	14	HP each

VIII. PUMPS FOR FIRE PROTECTION

SL.No	Parameters	Pump Sets		
		Electrical Motor Driven Jockey Pump	Electrical Motor Main Pump (Hydrant & Sprinkler Pump)	Diesel driven pump
1	Discharge in LPM	180 LPM	2850 LPM	2850 LPM
2	Head in meters	145	145	145
3	HP	14	200	200
4	Quantity in Nos.	2	2	2

IX. GENERATING SETS:

HP of Domestic water transfer pump for Residential Towers	=	18 HP	(2 Working)
HP of Domestic water transfer pump for Commercial-1 Building	=	1 HP	(1 Working)
HP of Flushing water transfer Pump for Residential Towers	=	6 HP	(1 Working)
HP of Flushing water transfer Pump for EWS Building	=	1 HP	(1 Working)
HP of Irrigation Water Supply Pump	=	5 HP	(1 Working)
HP of Jockey pump	=	14 HP	(1 Working)
For Lighting	=	20 HP	
For tubewell	=	14 HP	(1 Working)
TOTAL	=	79 HP	

58.91 KW.

73.64 KVA

SAY

75 KVA

It is proposed to provide 75KVA generating set separately or capacity will be added to the capacity of main generating set.

VIMAR
ALMIST
Sector-79, Gurgram

Boxacres Developers Private Limited

Authorised Signatory



PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES
(LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD.
AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.

FINAL ABSTRACT OF COST

Description	Total of sub work	3% Contingencies and PE charges	TOTAL	49% departmental charges price circulation & unforeseen admin charges	Grand Total
Sub Work-1					
Water Supply	1,91,91,625	5,75,748	1,97,67,374	96,85,013	2,94,53,387
Sub Work-2					
Sewerage	71,01,375	2,13,041	73,14,416	35,84,064	1,08,98,480
Sub Work-3					
Drainage	31,38,000	94,140	32,32,140	15,83,749	48,15,889
Sub Work-4					
Road Works	78,97,020	2,36,911	81,33,931	39,85,626	1,21,19,557
Sub Work-5					
Street Lighting	11,49,200	34,476	11,83,676	5,80,001	17,63,677
Sub Work-6					
Plantation & Road side Trees/Horticulture	2,77,555	8,327	2,85,882	1,40,082	4,25,964
Sub Work-7					
MTC Charge and Resurfacing of Road	1,07,08,600	3,21,168	1,10,27,798	54,03,621	1,64,31,419
TOTAL					Rs. 7,59,08,372.27

Amount Rs. 7,59,08,372.27

Area of Group Housing development as per License 4.5968 Acre

Net Cost per Acre Rs. 1,65,13,307.58

For: BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.

Authorized Signatory

Executive Engineer
HSVP Division No. V
Gurugram

Superintending Engineer,
HSVP, Circle-I, Gurugram

Boxacres Developers Private Limited
Authorized Signatory



SUB WORK No. 1**WATER SUPPLY**

PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.

S No.	Heads	Description	Amount
1	Sub Head 1	Underground tank & Tube well works	Rs. 1,31,52,600.00
2	Sub Head 2	Pumping and machinery	Rs. 42,10,000.00
3	Sub Head 3	Rising Main	Rs. 2,33,500.00
4	Sub Head 4	Distribution System	Rs. 3,62,750.00
5	Sub Head 5	Fire Fighting Main	Rs. 7,88,125.00
6	Sub Head 6	Irrigation System	Rs. 4,44,650.00
TOTAL			Rs. 1,91,91,625.00


 V. M. A. S.
 Architect
 401, Sector-14, Gurgaon


 Boxacres Developers Private Limited
 Authorized Signatory



SUB WORK No. 1		WATER SUPPLY	
Sub Head 1		Underground tank & Tube well works	
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.			
S No.	Description	Amount in Rs.	
1)	Construction of U.G. tanks (Domestic+Flushing+Fire) 930 KL @ 5500 Rs. /KL	Rs	51,15,000.00
2)	Provision for unforeseen items / carriage of materials	Rs	50,000.00
3)	Provision for boosting structure (L5)	Rs	1,00,000.00
4)	Boring and installing 510 mm l/d tube wells with reverse rotary rig complete with pipe and strainer to depth of about 100 m. Complete with cost of pumping set		
a)	1 Nos. @ 7500000 Rs. /Each	Rs	75,00,000.00
5)	Provision for rising mains, connection borewells with water main and Bye-pass arrangements.		
a)	90 OD 60 M @ Rs. 1,480	Rs	87,600.00
6)	Providing Tubewell submersible Pumps Capacity 25000 lph @100M head		
a)	1 Nos. @ 200000 Rs. /Each	Rs	2,00,000.00
7)	Provision for construction of Tube well chambers of Size 1.5x1.5x1.5 m for tubewell		
a)	1 Nos. @ 50000 Rs. /Each	Rs	50,000.00
8)	Provision for carriage for materials and other unforeseen items (L/5)	Rs	50,000.00
Total of Sub Head 1 Carried over to summary of Sub work - 1		Rs	1,31,52,600.00

Material statement For TUBE WELL Line

S.No.	Node	Dia(mm)	Length (M)
1	TW1-Tank	90	60

VTM
Signature
3
Date: 11/08/2026

Boxacres Developers Private Limited
Authorized Signatory



SUB WORK No. 2					WATER SUPPLY		
Sub Head 2					Pumping and machinery		
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.							
S No.	Description					Amount	
	Provision for diesel engine genset for standby arrangements Water Transfer Pumps complete. of following capacities.						
1							
a)	1 No.	65 KVA	KVA	@	Rs 6,000.00 /KVA	Rs. 3,90,000.00	
2	Providing Domestic Water Transfer Pumps for feeding Terrace OHT of Residential Towers						
	200 LPM Capacity	@	115 Mtr. Head, 3Nos	@	250000 /-Rs each	Rs. 7,50,000.00	
3	Providing Flushing Water Transfer Pumps for feeding Terrace OHT of Residential Towers						
	140 LPM Capacity	@	115 Mtr. Head, 2 Nos	@	200000 /-Rs each	Rs. 4,00,000.00	
4	Providing Domestic Water Transfer Pumps for feeding Terrace OHT of Commercial-1 Building						
	50 LPM Capacity	@	25 Mtr. Head, 2 Nos	@	50000 /-Rs each	Rs. 1,00,000.00	
5	Providing Flushing Water Transfer Pumps for feeding Terrace OHT of Commercial-1 Building						
	50 LPM Capacity	@	25 Mtr. Head, 2 Nos	@	50000 /-Rs each	Rs. 1,00,000.00	
6	Irrigation Water Transfer Pumps						
	300 LPM Capacity	@	45 Mtr. Head, 2 Nos	@	135000 /-Rs each	Rs. 2,70,000.00	
4	Providing and installing pumping set of following capacities for Fire protection:						
a)	2 Nos. 180 lpm at 145 M head		14 HP	@	Rs 1,00,000.00 each	Rs. 2,00,000.00	
b)	2 Nos. 2850 lpm at 240 M head		200 HP	@	Rs 3,00,000.00 each	Rs. 6,00,000.00	
c)	2 Nos. 2850 lpm at 240 M head DG pump		200 BHP	@	Rs 5,00,000.00 each	Rs. 10,00,000.00	
5	Provisions for chlorination plant complete			2	Nos @	Rs. 50,000.0 each	Rs. 1,00,000.00
	Provision for making foundations and erection of pumping machinery						
6	2 Set @	Rs. 25,000.00				Rs. 50,000.00	
	Provision for pipes, valves and specials inside the boosting chamber						
7	2 Set @	Rs. 25,000.00				Rs. 50,000.00	
	Provision for carriage of material and other unforeseen items etc.						Rs. 1,00,000.00
9	Provision for electric service connection including electric fitting for boosting chamber and pump chamber.					(L-5)	Rs. 1,00,000.00
Total of Sub Head 2		Carried over to summary of Sub work - 1				Rs. 42,10,000.00	

VIMAL Bhatnagar
Architect, CA/MP/UP
5/2, Sector-10, Gurugram

Boxacres Developers Private Limited
Authorized Signatory



SUB WORK No. 1				WATER SUPPLY			
Sub Head 3				Rising Main			
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.							
S No.	Description				Amount		
A	HSVP Rising Main						
1	Providing, laying, jointing and testing DI/Upvc pipe lines including cost of excavation etc. complete in all respects.						
a)	32 mm dia pipe	25 Mtr.	@	Rs. 250	Rs	6,250.00	
b)	60 mm dia pipe	65 Mtr.	@	Rs. 1,250	Rs	81,250.00	
2	Providing and fixing valve including cost of surface box and masonry chamber etc. complete in						
a)	32 mm dia	1 Nos.	@	Rs. 2,000	Rs	2,000.00	
b)	60 mm dia	1 Nos.	@	Rs. 10,000	Rs	10,000.00	
3	Providing and fixing indicating plates for valve and air Valves.						
a)	2 Nos.	@	Rs. 2,000	each	Rs	4,000.00	
4	Providing and fixing air release valve and scour valve.@ Rs. 10000/- each				Rs	20,000.00	
5	Providing and fixing water meter on service main				(L S)	Rs	50,000.00
6	Provision for carriage for materials and other unforeseen items				Rs	50,000.00	
7	Provision for cutting of roads and making good to its original Conditions.				Rs	10,000.00	
Total of Sub Head 3 Carried over to summary of Sub work - 1					Rs	2,33,500.00	

Friction Loss calculation for HSVPN Rising main for residential:

SL.N O	LINE	Daily Demand (KL)	1 ½ Times Daily Demand (KL)	Length (Mtr.)	Pipe Dia (MM)	Head Loss in Mtr./ Mtr.	Total Friction Loss in line in Mtr.	Velocity Mtr./se c.
1	HSVP-UGT	189	283.5	65	80	0.030975	2.013	1.1196

Friction Loss calculation for HSVPN Rising main for commercial:

SL.N O	LINE	Daily Demand (KL)	1 ½ Times Daily Demand (KL)	Length (Mtr.)	Pipe Dia (MM)	Head Loss in Mtr./ Mtr.	Total Friction Loss in line in Mtr.	Velocity Mtr./se c.
1	HSVP-UGT	2	3	25	32	0.078482	1.962	1.0367

SYTHIA PROPBUILD PVT. LTD.
WATER SUPPLY
115, Sector-79, Gurugram

Boxacres Developers Private Limited
Authorized Signatory



SUB WORK No. 1					WATER SUPPLY
Sub Head 4					Distribution System (Domestic+Flushing)
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.					
S No.	Description				Amount
1	Providing , Laying , jointing and testing G.I pipe line including Fittings, cost of excavation etc. complete in all respect. (For Domestic Water Supply)				
1.1	80 mm Pipe	95 Mtr @	Rs. 850	per Mtr	Rs. 80,750
1.2	65 mm Pipe	15 Mtr @	Rs. 750	per Mtr	Rs. 11,250
1.3	50 mm Pipe	5 Mtr @	Rs. 600	per Mtr	Rs. 3,000
1.4	40 mm Pipe	140 Mtr @	Rs. 450	per Mtr	Rs. 63,000
1.5	25 mm Pipe	20 Mtr @	Rs. 250	per Mtr	Rs. 5,000
2	Providing , Laying , jointing and testing G.I pipe line including Fittings, cost of excavation etc. complete in all respect. (For Flushing Water Supply)				
2.1	65 mm Pipe	45 Mtr @	Rs. 750	per Mtr	Rs. 33,750
2.2	50 mm Pipe	30 Mtr @	Rs. 600	per Mtr	Rs. 18,000
2.3	40 mm Pipe	10 Mtr @	Rs. 450	per Mtr	Rs. 4,500
2.4	32 mm Pipe	105 Mtr @	Rs. 350	per Mtr	Rs. 36,750
2.5	25 mm Pipe	15 Mtr @	Rs. 250	per Mtr	Rs. 3,750
3	Providing and fixing valve:				
3.1	25 mm Pipe	2 No. @	Rs. 2,000	each	Rs. 4,000
3.2	32 mm Pipe	4 No. @	Rs. 2,500	each	Rs. 10,000
3.3	40 mm Pipe	4 No. @	Rs. 3,500	each	Rs. 14,000
4	Provision for carriage of materials and other unforeseen items				Rs. 50,000
5	Provision for indication plates for S.Valves & Air release valve (L.S)				Rs. 25,000
Total of Sub Head 4 Carried over to summary of Sub work - 1					Rs. 3,62,750.00

Boxacres Developers Private Limited
 Authorized Signatory



Material Statement – Domestic Water Supply system														
Sl. No.	Node		Pipe Length(In Mtr.)						Valves (Nos.)					
	FROM	TO	25 mm Dia	32 mm Dia	40 mm Dia	50 mm Dia	65 mm Dia	80 mm Dia	25 mm Dia	32 mm Dia	40 mm Dia	50 mm Dia	65 mm Dia	80 mm Dia
1	D1	D2						15						
2	D2	D3			27						1			
3	D2	D4					12							
4	D4	D5			52						1			
5	D4	D6				1								
6	D6	D7			11						1			
7	D6	D8			46			78			1			
8	D8	D10	20						1					
	TOTAL		20	0	136	1	12	93	1	0	4	0	0	0
	SAY		20	0	140	5	15	95						

Material Statement – Flushing Water Supply system														
Sl. No.	Node		Pipe Length(In Mtr.)						Valves (Nos.)					
	FROM	TO	25 mm Dia	32 mm Dia	40 mm Dia	50 mm Dia	65 mm Dia	80 mm Dia	25 mm Dia	32 mm Dia	40 mm Dia	50 mm Dia	65 mm Dia	80 mm Dia
1	F1	F2					45							
2	F2	F3		11						1				
3	F2	F4				27								
4	F4	F5		30						1				
5	F4	F6			9									
6	F6	F7		11						1				
7	F6	F8		52						1				
8	F9	F10	12						1					
	TOTAL		12	104	9	27	45	0	1	4	0	0	0	0
	SAY		15	105	10	30	45	0						

CP VIDYA & ASSOCIATES
 10/10, 1st Floor, 10/10, 1st Floor,
 10/10, 1st Floor, 10/10, 1st Floor,
 10/10, 1st Floor, 10/10, 1st Floor,

CP VIDYA & ASSOCIATES
 10/10, 1st Floor, 10/10, 1st Floor,
 10/10, 1st Floor, 10/10, 1st Floor,
 10/10, 1st Floor, 10/10, 1st Floor,



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Authorised Signatory



SUB WORK No. 1					WATER SUPPLY	
Sub Head 5					Fire Rising Main	
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.						
S No.	Description					Amount
1	Providing , Laying , jointing and testing M.S. pipes lines for fire rising main including cost of fittings, valves, connection etc. complete in all respect .					
1.1	150 mm Pipe	355 Mtr @	Rs. 1,575	per Mtr	Rs. 5,59,125	
1.2	80 mm Pipe	110 Mtr @	Rs. 1,000	per Mtr	Rs. 1,10,000	
2	Providing & fixing valve					
2.1	150 mm dia	1 No. @	Rs. 6,000	each	Rs. 6,000	
3	Providing and fixing fire Hydrant					
3.1		9 No. @	Rs. 7,000	each	Rs. 63,000	
4	Provision for carriage of materials and other unforeseen items					Rs. 50,000
	Total of Sub Head 5		Carried over to summary of Sub work - 1			Rs. 7,88,125.00


 V. D. Choudhary
 Architect
 110, Kirti-14, Gurgaon


 Boxacres Developers Private Limited
 A/C-10, Sector-14, Gurgaon



Material Statement - Fire Hydrant and Piping							
S.NO.	NODE		LENGTH OF PIPE			VALVE	FIRE HYDRANT
	FROM	TO	IN METRE				
			150 Dia.	100 Dia.	80 Dia.	150 DIA	
1	H1	H2	13			1	
2	H2	H3	13				
3	H3	H4			6		1
4	H3	H5	37				
5	H5	H6			15		1
6	H5	H7	41				
7	H7	H8			8		1
8	H7	H9	51				
9	H9	H10			10		1
10	H9	H11	49				
11	H11	H12			8		1
12	H11	H13	34				
13	H13	H14			44		1
14	H13	H15	4				
15	H15	H16	14				1
16	H15	H17	28				
17	H17	H18			14		1
18	H17	H19	32				
19	H19	H20			2		1
20	H19	H2	37				
	TOTAL		355	0	107	1	9
	SAY		355	0	110		

VIDYA & ASSOCIATES
408/10/1, Sector-79, Gurgram
Kolkata-700029

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Project Signatory



SUB WORK No. 1					WATER SUPPLY	
Sub Head 6					Irrigation	
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.						
S No.	Description					Amount
1	Providing , Laying, Jointing and testing u PVC pipe 10 Kg/Sq.cm pipe line conforming to IS 4985 including cost of excavation etc. complete in all respect.					
1.1	75 OD	460 Mtr @	Rs. 750	per Mtr	Rs. 3,45,000	
1.2	32 OD	100 Mtr @	Rs. 250	per Mtr	Rs. 25,000	
1.3	25 OD	17 Mtr @	Rs. 200	per Mtr	Rs. 3,400	
2	Providing and fixing 20 mm dia. irrigation hydrant Valve complete in all respect.					
a)		17 Nos. @	Rs. 1,250	each	Rs. 21,250	
3	Provision for carriage of materials and other unforeseen items					Rs. 50,000
Total of Sub Head 6					Carried over to summary of Sub work - 1	Rs. 4,44,650.00

Material Statement – Irrigation system

75 mm OD - 460 mtr.
 32 mm OD 100 mtr.
 25 mm OD 17 mtr.
 Irrigation Hydrant - 17 Nos.




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SUB WORK No. 2			SEWERAGE SCHEME
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.			
S No.	Description	Amount (RS)	
1	1. Providing , jointing , cutting and testing spun cast iron pipe including cost of jointing, cleanouts, Structural Support, cost of fittings etc. Complete. (Pipe running along basement ceiling)		
1.1	200 mm dia 325 Mtr. @ Rs. 1,400	Rs. 4,55,000.00	
2	2 Providing & laying PVC pipes conforming to IS : 4985, 8 kg, jointed with elastomeric sealing ring or solvent cement complete in all respects including testing of joints and lowering into trenches including cost of Excavation, bed concrete, cost of manholes etc. Complete. (STP by-pass)		
2.1	50 mm OD 30 Mtr. @ Rs. 600	Rs. 18,000.00	
2.2	110 mm OD 145 Mtr. @ Rs. 1,575	Rs. 2,28,375.00	
3	Sewage Treatment Plant up to tertiary treatment complete in all respect. 205 KLD @ Rs. 30,000 per KLD	Rs. 61,50,000.00	
4	Provision for carriage of material & other unforeseen items.	Rs. 1,00,000.00	
5	Provision for lighting and watching and cutting of roads and making good to its original condition.	Rs. 75,000.00	
6	Provision for making connection with HSVP Sewer Main	Rs. 75,000.00	
(Total C/F to Summary of Sub Work 2)			Rs. 71,01,375.00

Boxacres Developers Private Limited

CP VIDYA & ASSOCIATES

MEP Consultants

Material statement of pipe

Sl. No.	Node No.		Length of Line (in Mtr.)		
			200 mm dia Pipe	250 mm dia Pipe	300 mm dia Pipe
	FROM	TO			
1	S1	S4	125		
2	S2	S3	53		
3	S3	S4	117		
4	S4	STP-1	5		
5	S5	S6	18		
6	S6	STP-2	5		
		TOTAL	323	0	0
		SAY	325	0	0

STP By Pass Line

Sl. No.	Node	Node		110 mm OD pipe	50 mm OD pipe
1	STP-1	HSVPN SEWER LINE		145	
2	STP-2	HSVPN SEWER LINE			30
		Total		145	30

VINAY B. S.

Architect/Engineer

935, Sector-79, Gurgram

Boracres Developers Private Limited

Secretary



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Boxentech Overseas Private Limited
Authorized Signatory

Unsurpassed Signatory



SUB WORK No. 3				STORM WATER DRAINAGE	
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.					
S No.	Description	Amount			
1	Providing and laying R.C.C. pipe drain With required number of manholes, Excavation, etc complete				
1.1	250 mm dia Average Depth upto 2.5 Mtr.	90.00 Mtr.	@	Rs. 700	Rs. 63,000.00
1.1	400 mm dia Average Depth upto 2.5 Mtr.	430.00 Mtr.	@	Rs. 2,500	Rs. 10,75,000.00
2	Provision for road gullies & 250 mm dia connecting pipe	L.S.			Rs. 3,00,000.00
3	Provision for rainwater harvesting arrangements				
	4 Nos.	@	Rs. 3,50,000	/Each	Rs. 14,00,000.00
4	Provision of carriage of materials and other unforeseen items (L.S.)	Rs. 50,000.00			
5	Provision for lighting, watching and temporary diversion of traffic	(L.S)			Rs. 50,000.00
6	Provision for making storm water drain connection with HSVP main.	(L.S)			Rs. 1,00,000.00
7	Provision for cutting of roads and making good to its original condition.	(L.S)			Rs. 50,000.00
8	Provision for temporary disposal arrangement till HSVP service are provided.	(L.S)			Rs. 50,000.00
(Total C/F to Summary of Sub Work 3)					Rs. 31,38,000.00

VINAY K. S.
Architect CA/104/11/11
938/ Sector-79, Gurugram

Boxacres Developers Private Limited
Authorized Signatory

CP VIDYA & ASSOCIATES
Consultants

Material statement of pipe

SL NO	NODE NO.										
	FROM	TO	Depth upto 2.5 Mtr.				500 MM Dia	Depth Above 2.5 Mtr.			
			250MM Dia	300 MM Dia	350 MM Dia	400 MM Dia		300 MM Dia	350 MM Dia	400 MM Dia	500 MM Dia
1	P1	P2				150					
2	P2	P6				38					
3	P3	P4				113					
4	P4	P5				100					
5	P5	P6				18					
6	P6	OUTFALL-1				10					
7	P7	P8	22								
8	P8	OUTFALL-2	66								
		TOTAL	88.0	0.0	0.0	429.0	0.0	0.0	0.0	0.0	0.0
		SAY	90	0	0	430	0	0	0	0	0

Signature of
 [Signature]
 [Name]
 [Designation]

Signature of
 [Signature]
 [Name]
 [Designation]



PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA NEARBY NO 22 CP 2018 DATED 21.01.2024 IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOYACRES DEVELOPERS PVT. LTD. AND FOR 57THA PREPARED PVT. LTD. IN COLLABORATION WITH BOYACRES DEVELOPERS PVT. LTD.

DESIGN OF STORM WATER DRAINAGE SYSTEM

SL NO	MODE NO.		LENGTH	SELF AREA TO BE DRAINED IN	AREA IN HACTARES			DISCHARGE IN CUMM/ HOUR INTENSITY =4.25mm	DISCHARGE IN M3/SEC	Pipe Dia	SLOPE	VELOCITY M/SEC	DISCHARGE CAPACITY	Check	GROUND LEVEL AT START	GROUND LEVEL AT END	FALL	INVERT LEVEL AT START	INVERT LEVEL AT END	DEPTH AT	
	FROM	TO			SELF	BRANCH	TOTAL													mm	%
1	P1	P2	150	4306.0	0.43	0	0.43	30.021	0.0075	400	470	0.66	0.0832	OK	0.0	0.0	0.3	-1.30	-1.32	1.3	1.3
2	P2	P6	38	550.0	0.05	0.43	0.48	30.406	0.0084	400	470	0.66	0.0832	OK	0.0	0.0	0.3	-1.32	-1.40	1.3	1.4
3	P3	P4	113	6245.0	0.62	0	0.62	39.031	0.0118	400	470	0.66	0.11832	OK	0.0	0.0	0.2	-1.30	-1.24	1.0	1.2
4	P4	P5	100	8346.0	0.83	0.62	1.28	78.063	0.0217	400	470	0.66	0.11832	OK	0.0	0.0	0.2	-1.34	-1.45	1.2	1.5
5	P5	P6	18	550.0	0.05	1.28	1.30	81.538	0.0225	400	470	0.66	0.0832	OK	0.0	0.0	0.0	-1.45	-1.49	1.5	1.8
6	P6	OUTFALL-1	10	0.0	0.00	1.39	1.78	111.944	0.0311	400	470	0.66	0.0832	OK	0.0	0.0	0.0	-1.49	-1.51	1.3	1.3
7	P7	P8	22	345.0	0.0345	0	0.03	2.154	0.0005	250	250	0.66	0.0326	OK	0.0	0.0	0.1	-1.0	-1.1	1.0	1.1
8	P8	OUTFALL-2	60	245.0	0.0245	0.03	0.07	4.513	0.0012	250	300	0.66	0.0316	OK	0.0	0.0	0.3	-1.1	-1.4	1.1	1.4

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SUB WORK No. 4

ROAD WORK

PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.

Width in meter	length in meter	Metalled Portion	Area in Sqm.
7.5	540	6	3240
24	65	18	1170
Total	605		4410
		Add 10% for curves Surface Parking	441
			331.2
Total Area			5182.2

SAY

5185

S No.	Description	Amount
1	Provision for leveling & earth filling as per site condition	
	Area of Plot 4.5968 Acre @ Rs. 1,50,000 per acre	Rs. 6,89,520.00
2	i. 200 mm GSB ii) 250 MM Stone Aggregate iii) 50 mm DBM iv) 30 MM BC	
	5185 Sqm @ Rs. 1,200 per sqm	Rs. 62,22,000.00
3	Provision for kerbs & channels of CC 1:2.5:5, (One side for 7.5 & both side for 24mtr.)	
	670 m @ Rs. 650 per m	Rs. 4,35,500.00
4	Provision for making approach and pavement to building	Rs. 3,00,000.00
5	Provision for carriage of material and other unforeseen items (L.S.)	Rs. 1,00,000.00
6	Provision for traffic light control (L.S.)	Rs. 1,00,000.00
7	Provision for guide map & indication board, etc. (L.S.)	Rs. 50,000.00
	(Total C/F to Summary of Sub Work 4)	Rs. 78,97,020.00

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Boxacres Developers Private Limited
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SUB WORK No. 4				ROAD WORK		
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.						
Sl. No.	Node	Road Width in Mtr.				
		6 Mtr. Wide	7.5 Mtr. Wide	10 Mtr. Wide	24 Mtr. Wide	12 Mtr. Wide
1	R1		95			
2	R2		7.5			
3	R3		22.5			
4	R4		114.5			
5	R5		60.5			
6	R6		44.5			
7	R7		91			
8	R8		63.5			
9	R9		37.5			
10	R10				60.5	
	Total	0	536.5	0	60.5	0
	SAY	0	540	0	65	0

Surface Parking Area:

No. of Cars on surface = 23 Nos.

Area = 23x2.4x6

= 331.2 Sq.M

VTC No. 8.
At Sector 79 Gurugram
23/01/2026

Boxacres Developers Private Limited
Authorized Signatory



SUB WORK No. 5		Street Lighting
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.		
S No.	Description	Amount
1	Providing external lighting as per standard specifications of GMDA	
	Area 4.59680 Acre @ Rs. 2,50,000 per acre	Rs. 11,49,200.00
	(Total C/F to Summery of Sub Work 5)	Rs. 11,49,200.00


 M. P. S. B. S. S. S.
 Street CA 96/11/11
 Sector 79, Gurugram


 Boxacres Developers Private Limited
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SUB WORK No. 6		Plantation & Road side Trees/Horticulture
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.		
S No.	Description	Amount
1	Development of Green areas	
a.	a) Trenching of ordinary soil upto depth of 80 cm i/c removal & stacking of serviceable material & disposing by spreading and levelling within a lead of 50 M and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water i/c cost of imported earth and manure	
b.	Rough dressing of roof area	
c.	Grassing with "DOOB GRASS" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn , free from weeds and fit for mowing in row 7.5 cm part in either direction.	
	0.89120 Acres @ Rs. 1,50,000 per Acre (L.S)	Rs. 1,33,680.04
2	Planting Tree	
a	Providing and planting trees along one side of 7.5m & two side of 24 m wide road @ 12m interval	
	56 @ Rs. 750 per tree	Rs. 41,875.00
	(Total C/F to Summery of Sub Work 6)	Rs. 2,77,555.04

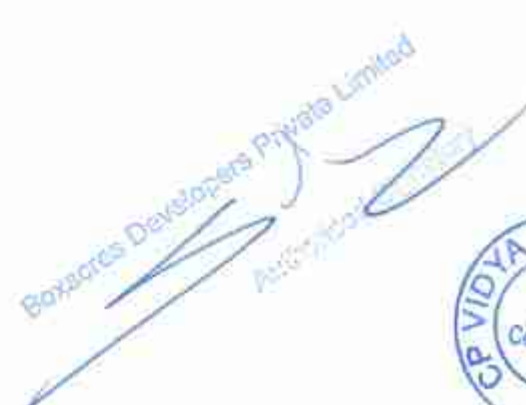

 T. K. Bhatia
 Managing Director
 Boxacres Developers Pvt. Ltd.

Boxacres Developers Private Limited
 Authorized Signatory

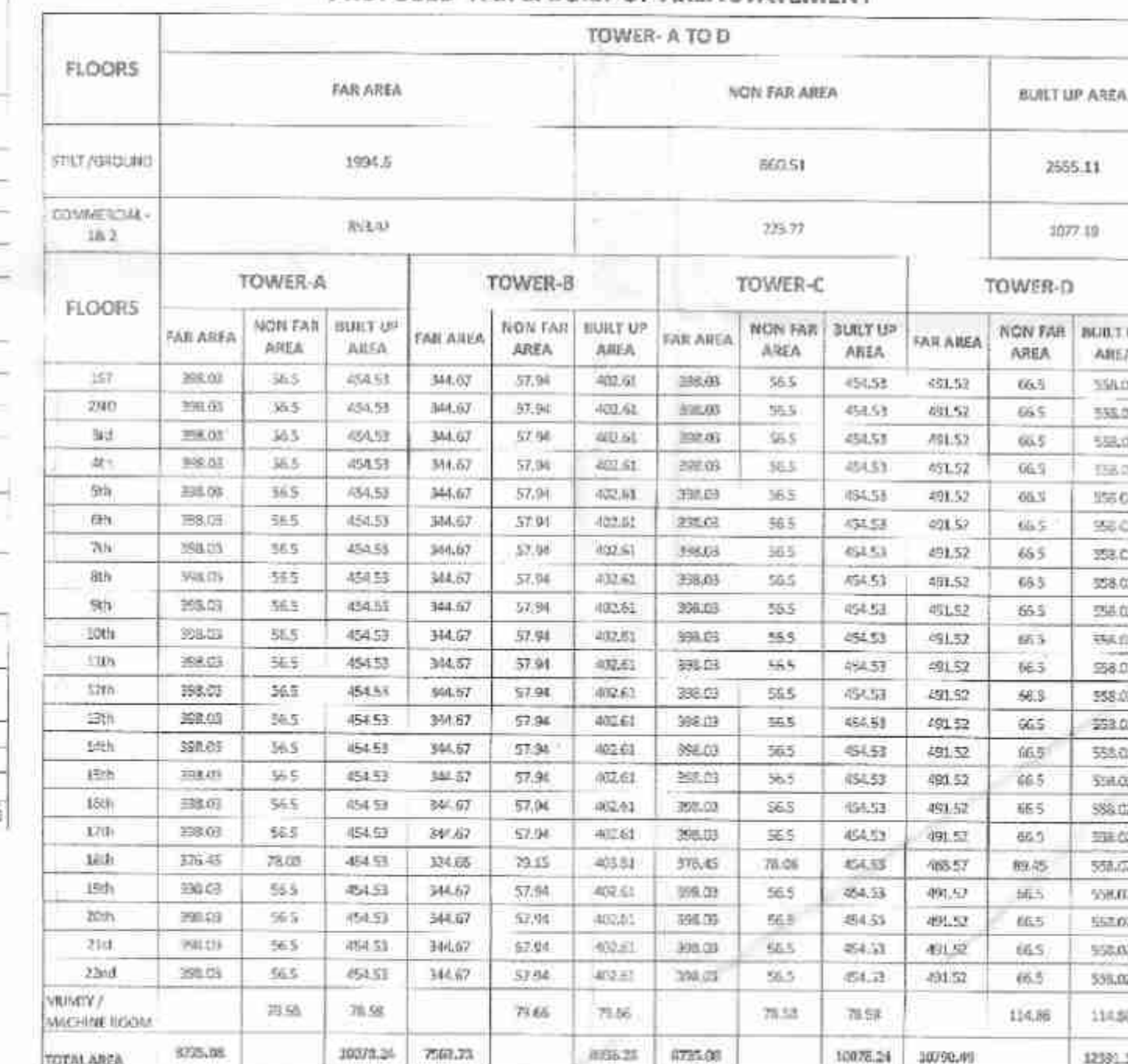
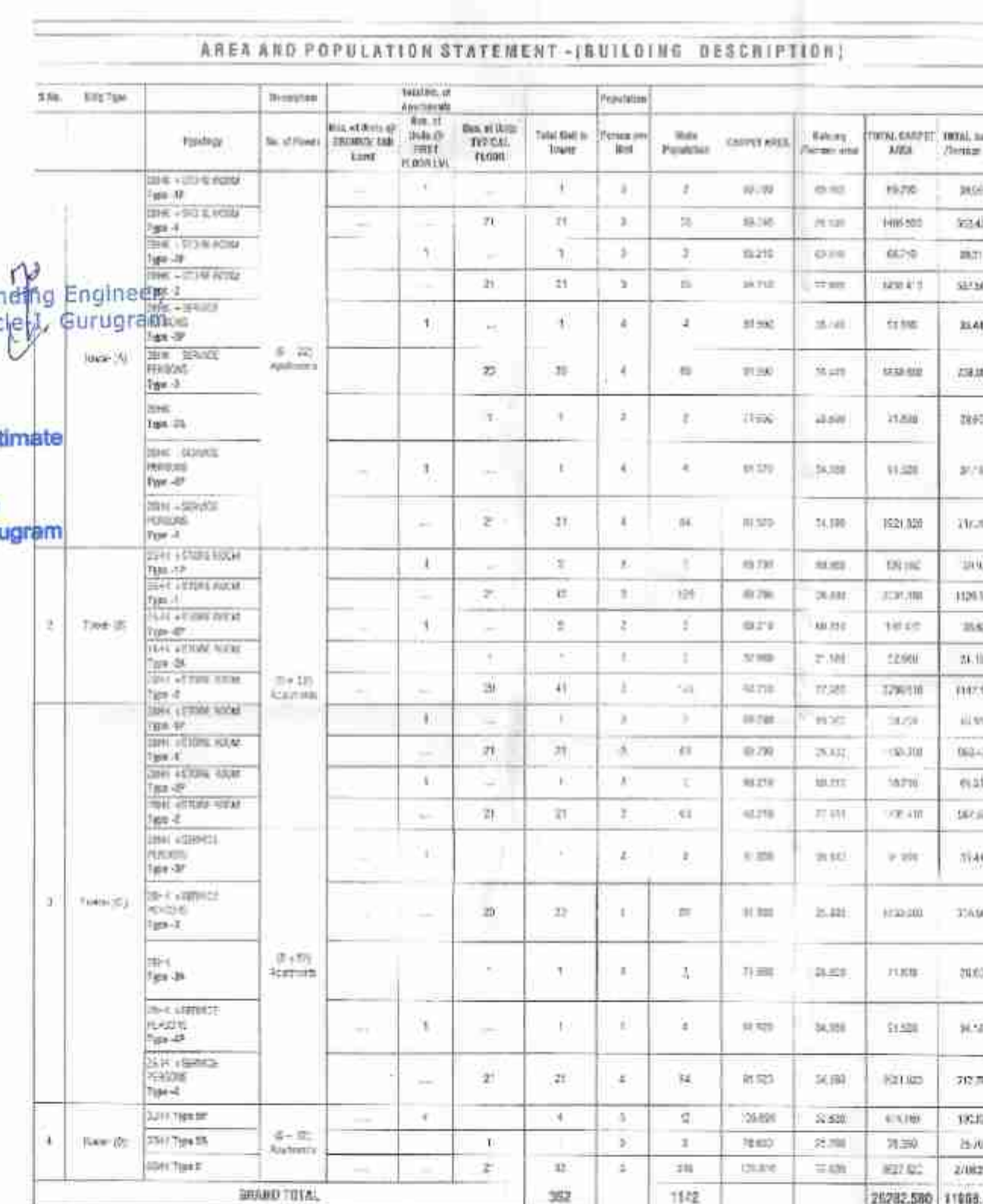



SUB WORK No. 7		MTC Charge and Resurfacing of Road
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT (UNDER RETIREMENT HOUSING POLICY) AREA MEASURING 4.5968 ACRES (LICENSE NO 22 OF 2026 DATED 30.01.2026) IN SECTOR 79 GURUGRAM BEING DEVELOPED BY BOXACRES DEVELOPERS PVT. LTD. AND FOR SYTHIA PROPBUILD PVT. LTD . IN COLLABORATION WITH BOXACRES DEVELOPERS PVT LTD.		
S No.	Description	Amount
1	Provision for maintenance charge for Water supply, sewerage, storm water, Drainage, roads, street light, Hort. Etc. Complete including operation & Establishment charges as per HSVP Norms after completion.	
	Area 4.5968 Acre @ Rs. 7,50,000 per acre	Rs. 34,47,600.00
2	Provision for resurfacing of roads after First five year of maintenance.	
	Total Road area 5185.00 Sqmt @ Rs. 600 per Sqmt	Rs. 31,11,000.00
3	Provision for resurfacing of roads after 10 Years of MTC.	
	Total Road area 5185.00 Sqmt @ Rs. 800 per Sqmt	Rs. 41,48,000.00
	(Total C/F to Summary of Sub Work 7)	Rs. 1,07,06,600.00

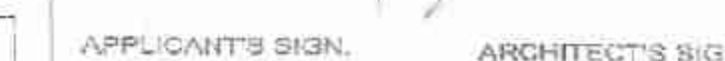

 Sythia Propbuild Pvt. Ltd.
 5, Sector-79, Gurugram


 Boxacres Developers Private Limited
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S/NO	PARTICULAR	PERMISSIBLE (IN SQMT)	PROPOSED (IN SQMT)	PROPOSED (IN SQMT)
1	TOTAL LAND AREA = 4.5968 ACRES	18602.588		
2	NET PLANNED AREA = 3.9863 ACRES	16131.95		
3	GROUND COVERAGE @40% OF NET PLANNED AREA	6452.78	3107.670	19.264%
4	P&R AREA @ 2.25 OF NET PLANNED AREA	36295.91		
5	ADDITIONAL P&R AREA @15% FOR IGBC PLATINUM GREEN RATING]	2418.796		
6	TOTAL P&R AREA @2.40	38715.707	38683.380	238.799%
7	MINIMUM AREA UNDER RETIREMENT HOMES MIN 75%	29037.546	36897.00	93.300%
8	MINIMUM CARET AREA OF 1 RD	30.200	69.91 to 103.83	
9	DORM / HOSTEL STAFF/ SERVICE PERSONNEL MAXIMUM 10% OF PERMITTED P&R	3871.67	1624.840	4.157%
10	MAXIMUM AREA UNDER COMMERCIAL@4% OF P&R AREA	1548.670	853.420	2.204%
11	AREA UNDER MASS / COMMON DINING MIN 100 SQMT	100 SQMT	296.250	
12	MEDICAL ROOM MIN 100 SQMT	100.000	177.510	
13	COMMON ROOM / RECREATION GAMES / GYMNASIUM	500.000	516.200	
14	OTHER MISCELLANEOUS FACILITIES VIZ LAUNDRY ETC. MIN 100 SQMT	100.000	103.550	
	TOTAL AMENITIES AREA		1786.380	
15	MANHOLE AREA UNDER ORGANIZED PARKING 20% OF NET PLANNED AREA	3724.396	3227.210	70.005%
16	OCCUPANCY DORM / DORM ROOM	3 PERSON / BED		
17	ACCOMMODATION FOR SERVICE PERSONNEL/DORMITORY @ 3-10%	1 PERSON / BED		
18	MINIMUM DESIGN @250-800 PPA	950-3500 PERSONS	1400 PERSON	
	ACHIEVED DENSITY	2500 UNITS -----887 UNITS	252	286,881 PP

[illegible]

POLYMERASE CHAIN REACTION (PCR) ANALYSIS					
ANALYST	ANALYST SIGNATURE	RECEIVED DATE	RECEIVED TIME	RECEIVED BY	RECEIVED BY SIGNATURE
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The image displays a set of architectural drawings for a project by Vimal Bhai Architects. The drawings include:

- Site Plan:** A plan view showing the building's footprint and surrounding context. Dimensions include 1500, 1800, 2000, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000.
- Floor Plan:** A plan view showing the building's footprint and surrounding context. Dimensions include 1500, 1800, 2000, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000.
- Section Views:** Two vertical sections showing the building's height and internal structure. Dimensions include 1500, 1800, 2000, 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000.

The drawings are labeled with dimensions and a scale of 1:100. The text "VIMAL BHAIR ARCHITECTS" is visible in the top right corner.

ACHIEVED DENSITY	
SYMBOL	DRAINAGE LEGEND FOR EXTERNAL:
	800 DIA STORM MANHOLE DEPTH (1.00M TO 1.40M)
	1200 DIA STORM MANHOLE DEPTH (1.50M TO 2.25M)
	MANHOLE STORM (600X500mm)
	CAST IRON CHAMBER 600X450MM
	STORM LINE
	RUN WATER HARVESTING (RTRMP)
	500mm WIDE DRAIN CHANNEL
SYMBOL	SEWER LEGEND FOR EXTERNAL:
	800 DIA SEWER MANHOLE DEPTH (1.00M TO 1.40M)
	1200 DIA SEWER MANHOLE DEPTH (1.50M TO 2.25M)
	MANHOLE SEWER (600X500mm)
	SEWER LINE
SYMBOL	WATER SUPPLY LEGEND FOR EXTERNAL:
	IRRIGATION WATER LINE
	WATER TANKER FEEDER / BOREWELL WATER LINE
	MUNICIPAL WATER LINE
	STP BYPASS LINE FROM STP PLANT ROOM

250 UNITS --- 567 UNITS	352	786,691 PPA
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CLIENT:	BOVACHRES DEVELOPERS PVT. LTD
PROJECT:	PROJECT "P" AND "B" - REHABILITATION PROJECT, AND RETIREMENT HOUSING POLICY AREA MANGALURU, KARNATAKA, INDIA. 22/03/2019 TO 22/03/2020. DATED 26.09.2020 IN SECTION 19 OF THE R.O. IN 30.09.2020 DEVELOPED BY BOVACHRES DEVELOPERS PVT. LTD. AND CONTRACTED TO PROJECT "P" AND "B" BY KARNATAKA R.O. IN 30.09.2020 IN 30.09.2020.
SCALE:	1:300
DRAWING NAME:	NORTH
SITE PLAN SEWERAGE SCHEME	
DRAWING NO.	SWR-SRE-02

APPROVED BY:

[Signature]

DATE: 22/03/2020

APPROVED BY:

[Signature]

DATE: 22/03/2020

ME
REB

0

Bomares Developments Limited

Authorized Signatory

SYMBOL	DRAINAGE LEGEND FOR EXTERNAL:-
	MANHOLE STORM
	MANHOLE STORM
	STORM LINE
	RAIN WATER HARVESTING PIT (RWHP)

AREA AND POPULATION STATEMENT - BUILDING DESCRIPTION:-

Sl. No.	Room No.	Room Name	Area (sq. m)	Volume (cu. m)	Population	Remarks
1	101	Ground Floor	1000	1000	100	
2	102	First Floor	1000	1000	100	
3	103	Second Floor	1000	1000	100	
4	104	Third Floor	1000	1000	100	
5	105	Fourth Floor	1000	1000	100	
6	106	Fifth Floor	1000	1000	100	
7	107	Sixth Floor	1000	1000	100	
8	108	Seventh Floor	1000	1000	100	
9	109	Eighth Floor	1000	1000	100	
10	110	Ninth Floor	1000	1000	100	
11	111	Tenth Floor	1000	1000	100	
12	112	Eleventh Floor	1000	1000	100	
13	113	Twelfth Floor	1000	1000	100	
14	114	Thirteenth Floor	1000	1000	100	
15	115	Fourteenth Floor	1000	1000	100	
16	116	Fifteenth Floor	1000	1000	100	
17	117	Sixteenth Floor	1000	1000	100	
18	118	Seventeenth Floor	1000	1000	100	
19	119	Eighteenth Floor	1000	1000	100	
20	120	Nineteenth Floor	1000	1000	100	
21	121	Twentieth Floor	1000	1000	100	
22	122	Twenty-first Floor	1000	1000	100	
23	123	Twenty-second Floor	1000	1000	100	
24	124	Twenty-third Floor	1000	1000	100	
25	125	Twenty-fourth Floor	1000	1000	100	
26	126	Twenty-fifth Floor	1000	1000	100	
27	127	Twenty-sixth Floor	1000	1000	100	
28	128	Twenty-seventh Floor	1000	1000	100	
29	129	Twenty-eighth Floor	1000	1000	100	
30	130	Twenty-ninth Floor	1000	1000	100	
31	131	Thirtieth Floor	1000	1000	100	
32	132	Thirty-first Floor	1000	1000	100	
33	133	Thirty-second Floor	1000	1000	100	
34	134	Thirty-third Floor	1000	1000	100	
35	135	Thirty-fourth Floor	1000	1000	100	
36	136	Thirty-fifth Floor	1000	1000	100	
37	137	Thirty-sixth Floor	1000	1000	100	
38	138	Thirty-seventh Floor	1000	1000	100	
39	139	Thirty-eighth Floor	1000	1000	100	
40	140	Thirty-ninth Floor	1000	1000	100	
41	141	Fortieth Floor	1000	1000	100	
42	142	Forty-first Floor	1000	1000	100	
43	143	Forty-second Floor	1000	1000	100	
44	144	Forty-third Floor	1000	1000	100	
45	145	Forty-fourth Floor	1000	1000	100	
46	146	Forty-fifth Floor	1000	1000	100	
47	147	Forty-sixth Floor	1000	1000	100	
48	148	Forty-seventh Floor	1000	1000	100	
49	149	Forty-eighth Floor	1000	1000	100	
50	150	Forty-ninth Floor	1000	1000	100	
51	151	Fiftieth Floor	1000	1000	100	
52	152	Fifty-first Floor	1000	1000	100	
53	153	Fifty-second Floor	1000	1000	100	
54	154	Fifty-third Floor	1000	1000	100	
55	155	Fifty-fourth Floor	1000	1000	100	
56	156	Fifty-fifth Floor	1000	1000	100	
57	157	Fifty-sixth Floor	1000	1000	100	
58	158	Fifty-seventh Floor	1000	1000	100	
59	159	Fifty-eighth Floor	1000	1000	100	
60	160	Fifty-ninth Floor	1000	1000	100	
61	161	Sixtieth Floor	1000	1000	100	
62	162	Sixty-first Floor	1000	1000	100	
63	163	Sixty-second Floor	1000	1000	100	
64	164	Sixty-third Floor	1000	1000	100	
65	165	Sixty-fourth Floor	1000	1000	100	
66	166	Sixty-fifth Floor	1000	1000	100	
67	167	Sixty-sixth Floor	1000	1000	100	
68	168	Sixty-seventh Floor	1000	1000	100	
69	169	Sixty-eighth Floor	1000	1000	100	
70	170	Sixty-ninth Floor	1000	1000	100	
71	171	Seventieth Floor	1000	1000	100	
72	172	Seventy-first Floor	1000	1000	100	
73	173	Seventy-second Floor	1000	1000	100	
74	174	Seventy-third Floor	1000	1000	100	
75	175	Seventy-fourth Floor	1000	1000	100	
76	176	Seventy-fifth Floor	1000	1000	100	
77	177	Seventy-sixth Floor	1000	1000	100	
78	178	Seventy-seventh Floor	1000	1000	100	
79	179	Seventy-eighth Floor	1000	1000	100	
80	180	Seventy-ninth Floor	1000	1000	100	
81	181	Eightieth Floor	1000	1000	100	
82	182	Eighty-first Floor	1000	1000	100	
83	183	Eighty-second Floor	1000	1000	100	
84	184	Eighty-third Floor	1000	1000	100	
85	185	Eighty-fourth Floor	1000	1000	100	
86	186	Eighty-fifth Floor	1000	1000	100	
87	187	Eighty-sixth Floor	1000	1000	100	
88	188	Eighty-seventh Floor	1000	1000	100	
89	189	Eighty-eighth Floor	1000	1000	100	
90	190	Eighty-ninth Floor	1000	1000	100	
91	191	Ninetieth Floor	1000	1000	100	
92	192	Ninety-first Floor	1000	1000	100	
93	193	Ninety-second Floor	1000	1000	100	
94	194	Ninety-third Floor	1000	1000	100	
95	195	Ninety-fourth Floor	1000	1000	100	
96	196	Ninety-fifth Floor	1000	1000	100	
97	197	Ninety-sixth Floor	1000	1000	100	
98	198	Ninety-seventh Floor	1000	1000	100	
99	199	Ninety-eighth Floor	1000	1000	100	
100	200	Ninety-ninth Floor	1000	1000	100	
101	201	Hundredth Floor	1000	1000	100	

Superintending Engineer
HSVP, Circle-1, Gurugram

Only For Service Plan Estimate
Executive Engineer
HSVP, Division No. V, Gurugram

PROPOSED FAR & BUILT UP AREA STATEMENT

FLOORS	TOWER- A TO D											
	TOWER-A			TOWER-B			TOWER-C			TOWER-D		
	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA
GROUND FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
FIRST FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
SECOND FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
THIRD FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
FOURTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
FIFTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
SIXTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
SEVENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
EIGHTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
NINTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
TENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
ELEVENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
TWELFTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
THIRTEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
FOURTEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
FIFTEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
SIXTEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
SEVENTEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
EIGHTEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
NINETEENTH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
TWENTIETH FLOOR	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
GRAND TOTAL	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00

SUMMARY

S.NO	PARTICULAR	PERMISSIBLE (IN SQ.M)	PROPOSED (IN SQ.M)	PROPOSED (IN SQ.M)
1	TOTAL LAND AREA = 4.5968 ACRES	18602.588		
2	NET PLANNED AREA = 3.9863 ACRES	16131.96		
3	GROUND COVERAGE 25.0% OF NET PLANNED AREA	4032.99	3137.970	29.34%
4	FAR AREA @ 2.25 OF NET PLANNED AREA	36297.90		
5	ADDITIONAL FAR AREA @ 15% (FOR 15% PLATINUM GREEN RATING)	2419.74		
6	TOTAL FAR AREA @ 2.40	38717.64	35683.380	29.79%
7	MINIMUM AREA UNDER RETIREMENT HOMES 75%	73037.040	36297.90	43.30%
8	MINIMUM CARE AREA OF 100	30.290	6091.10	102.83%
9	DOORMY / HOSTEL STAFF / SERVICE PERSONNEL MAXIMUM 10000 SQ.M	327.47	1624.840	4.137%
10	MAXIMUM AREA UNDER COMMERCIAL @ 4% OF FAR AREA	154.320	853.420	2.134%
11	AREA UNDER AREA / COMMERCIAL MIN 1000 SQ.M	104.500	296.250	
12	MEDICAL HALL MIN 100 SQ.M	83.250	177.510	
13	COMMERCIAL HALL / BARBERS / GYMNASIUM	507.000	513.200	
14	OTHER FACILITIES FACILITIES LAUNDRY, ETC. MIN 100 SQ.M	109.360	60.550	
15	TOTAL AMENITIES AREA		1786.380	
16	MINIMUM AREA UNDER ORGANIZED PARKS 30% OF NET PLANNED AREA	3274.106	3227.230	70.80%
17	ACCUMULATION FOR SERVICE PERSONNEL / DORMITORY @ 1000	19.3500	10.000	
18	MINIMUM DENSITY @ 250-500 PPA	937-1500 PERSONS	1342 PERSONS	135.81 PPA
19	ACHIEVED DENSITY	250 UNITS	587 UNITS	352

VIMAL BAJAJ
Architect CA/96/19791
931, Sector-14, Gurugram

BOXARCHES DEVELOPERS PVT. LTD.

PROJECT:-
PROPOSED PLAN OF RETIREMENT HOUSING PROJECT UNDER
APPLICABLE HOUSING ACT, 1963 AND AMENDMENT 1986 ACTS
(GOVERNMENT OF HARYANA) IN SECTOR-14, GURUGRAM
LOCALITY:- NO. 14, PHASE-1, BLOCK-1, SUB-PLAN-1
BRAND:- SUBURBAN, HARYANA

SCALE:- 1:300 NORTH

DRAWING NAME:-
SITE PLAN STORM
WATER SCHEME
DRAWING NO. STO-SRE-03

APPLICANT'S SIGN. ARCHITECT'S SIGN

SYMBOL	DRAINAGE LEGEND FOR EXTERNAL:-
	800 DIA STORM MANHOLE DEPTH (0.9M TO 1.6M)
	1200 DIA STORM MANHOLE DEPTH (1.6M TO 2.25M)
	MANHOLE STORM (800/500mm)
	MANHOLE STORM (1200/900mm)
	STORM LINE
	RAIN WATER HARVESTING PIT (RWHP)

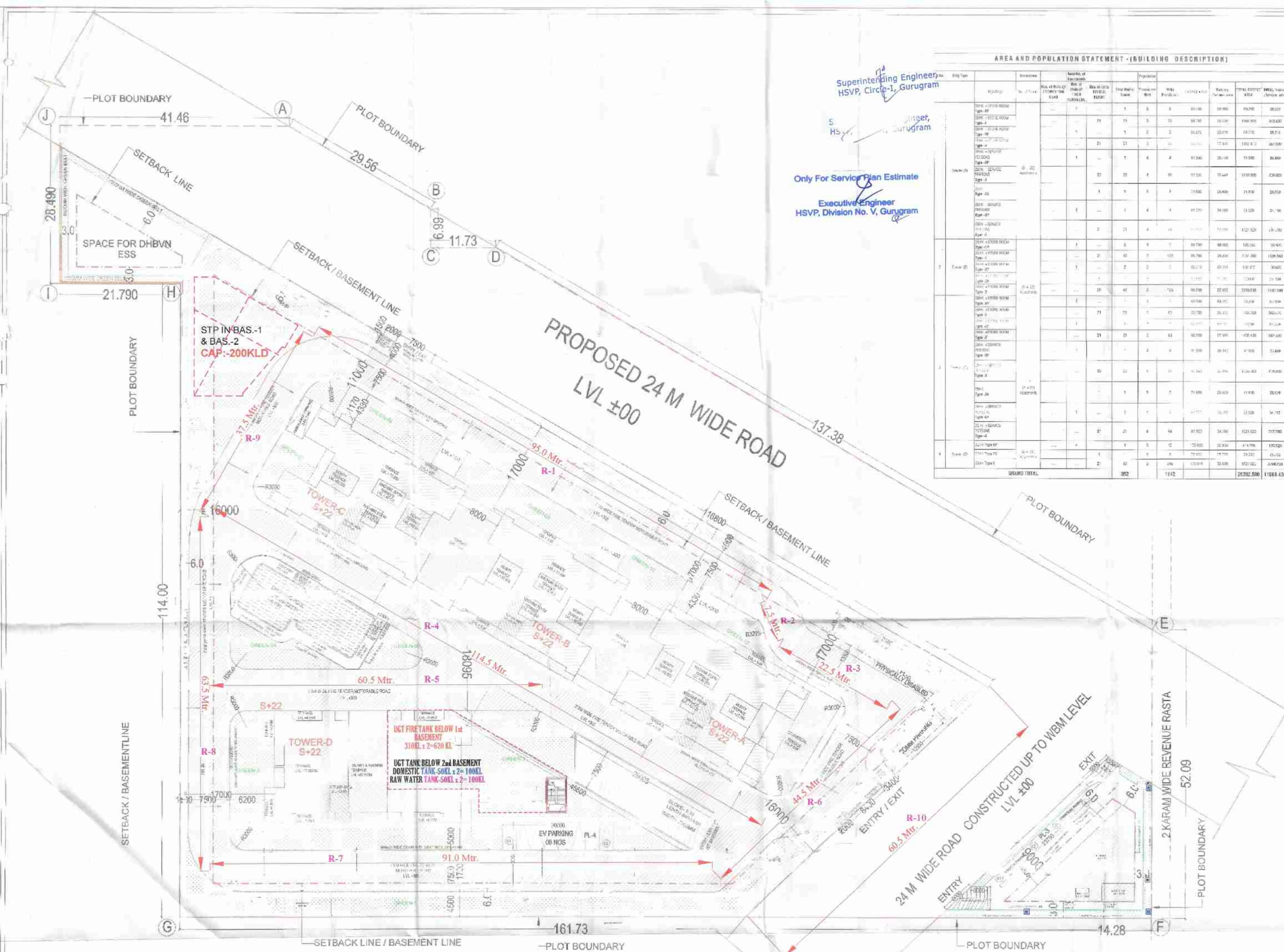
SYMBOL	WATER SUPPLY LEGEND
	DOMESTIC WATER LINE (DOM)
	TUBE WELL WATER LINE
	MUNICIPAL WATER LINE
	TUBE WELL

Superintending Engineer,
HSVP, Circle-1, Gurugram

Only For Service Plan Estimate

Executive Engineer,
HSVP, Division No. V, Gurugram

AREA AND POPULATION STATEMENT (BUILDING DESCRIPTION)											
Sl. No.	Area (sq. m)	Population	Building Area		Population		Total Area	Total Population	Density	Remarks	Remarks
			Area (sq. m)	Population	Area (sq. m)	Population					
1	10000	1000	10000	1000	10000	1000	20000	2000	10000	1000	10000
2	20000	2000	20000	2000	20000	2000	40000	4000	20000	2000	20000
3	30000	3000	30000	3000	30000	3000	60000	6000	30000	3000	30000
4	40000	4000	40000	4000	40000	4000	80000	8000	40000	4000	40000
5	50000	5000	50000	5000	50000	5000	100000	10000	50000	5000	50000
6	60000	6000	60000	6000	60000	6000	120000	12000	60000	6000	60000
7	70000	7000	70000	7000	70000	7000	140000	14000	70000	7000	70000
8	80000	8000	80000	8000	80000	8000	160000	16000	80000	8000	80000
9	90000	9000	90000	9000	90000	9000	180000	18000	90000	9000	90000
10	100000	10000	100000	10000	100000	10000	200000	20000	100000	10000	100000
11	110000	11000	110000	11000	110000	11000	220000	22000	110000	11000	110000
12	120000	12000	120000	12000	120000	12000	240000	24000	120000	12000	120000
13	130000	13000	130000	13000	130000	13000	260000	26000	130000	13000	130000
14	140000	14000	140000	14000	140000	14000	280000	28000	140000	14000	140000
15	150000	15000	150000	15000	150000	15000	300000	30000	150000	15000	150000
16	160000	16000	160000	16000	160000	16000	320000	32000	160000	16000	160000
17	170000	17000	170000	17000	170000	17000	340000	34000	170000	17000	170000
18	180000	18000	180000	18000	180000	18000	360000	36000	180000	18000	180000
19	190000	19000	190000	19000	190000	19000	380000	38000	190000	19000	190000
20	200000	20000	200000	20000	200000	20000	400000	40000	200000	20000	200000
21	210000	21000	210000	21000	210000	21000	420000	42000	210000	21000	210000
22	220000	22000	220000	22000	220000	22000	440000	44000	220000	22000	220000
23	230000	23000	230000	23000	230000	23000	460000	46000	230000	23000	230000
24	240000	24000	240000	24000	240000	24000	480000	48000	240000	24000	240000
25	250000	25000	250000	25000	250000	25000	500000	50000	250000	25000	250000
26	260000	26000	260000	26000	260000	26000	520000	52000	260000	26000	260000
27	270000	27000	270000	27000	270000	27000	540000	54000	270000	27000	270000
28	280000	28000	280000	28000	280000	28000	560000	56000	280000	28000	280000
29	290000	29000	290000	29000	290000	29000	580000	58000	290000	29000	290000
30	300000	30000	300000	30000	300000	30000	600000	60000	300000	30000	300000
31	310000	31000	310000	31000	310000	31000	620000	62000	310000	31000	310000
32	320000	32000	320000	32000	320000	32000	640000	64000	320000	32000	320000
33	330000	33000	330000	33000	330000	33000	660000	66000	330000	33000	330000
34	340000	34000	340000	34000	340000	34000	680000	68000	340000	34000	340000
35	350000	35000	350000	35000	350000	35000	700000	70000	350000	35000	350000
36	360000	36000	360000	36000	360000	36000	720000	72000	360000	36000	360000
37	370000	37000	370000	37000	370000	37000	740000	74000	370000	37000	370000
38	380000	38000	380000	38000	380000	38000	760000	76000	380000	38000	380000
39	390000	39000	390000	39000	390000	39000	780000	78000	390000	39000	390000
40	400000	40000	400000	40000	400000	40000	800000	80000	400000	40000	400000
41	410000	41000	410000	41000	410000	41000	820000	82000	410000	41000	410000
42	420000	42000	420000	42000	420000	42000	840000	84000	420000	42000	420000
43	430000	43000	430000	43000	430000	43000	860000	86000	430000	43000	430000
44	440000	44000	440000	44000	440000	44000	880000	88000	440000	44000	440000
45	450000	45000	450000	45000	450000	45000	900000	90000	450000	45000	450000
46	460000	46000	460000	46000	460000	46000	920000	92000	460000	46000	460000
47	470000	47000	470000	47000	470000	47000	940000	94000	470000	47000	470000
48	480000	48000	480000	48000	480000	48000	960000	96000	480000	48000	480000
49	490000	49000	490000	49000	490000	49000	980000	98000	490000	49000	490000
50	500000	50000	500000	50000	500000	50000	1000000	100000	500000	50000	500000
51	510000	51000	510000	51000	510000	51000	1020000	102000	510000	51000	510000
52	520000	52000	520000	52000	520000	52000	1040000	104000	520000	52000	520000
53	530000	53000	530000	53000	530000	53000	1060000	106000	530000	53000	530000
54	540000	54000	540000	54000	540000	54000	1080000	108000	540000	54000	540000
55	550000	55000	550000	55000	550000	55000	1100000	110000	550000	55000	550000
56	560000	56000	560000	56000	560000	56000	1120000	112000	560000	56000	560000
57	570000	57000	570000	57000	570000	57000	1140000	114000	570000	57000	570000
58	580000	58000	580000	58000	580000	58000	1160000	116000	580000	58000	580000
59	590000	59000	590000	59000	590000	59000	1180000	118000	590000	59000	590000
60	600000	60000	600000	60000	600000	60000	1200000	120000	600000	60000	600000
61	610000	61000	610000	61000	610000	61000	1220000	122000	610000	61000	610000
62	620000	62000	620000	62000	620000	62000	1240000	124000	620000	62000	620000
63	630000	63000	630000	63000	630000	63000	1260000	126000	630000	63000	630000
64	640000	64000	640000	64000	640000	64000	1280000	128000	640000	64000	640000
65	650000	65000	650000	65000	650000	65000	1300000	130000	650000	65000	650000
66	660000	66000	660000	66000	660000	66000	1320000	132000	660000	66000	660000
67	670000	67000	670000	67000	670000	67000	1340000	134000	670000	67000	670000
68	680000	68000	680000	68000	680000	68000	1360000	136000	680000	68000	680000
69	690000	69000	690000	69000	690000	69000	1380000	138000	690000	69000	690000
70	700000	70000	700000	70000	700000	70000	1400000	140000	700000	70000	700000
71	710000	71000	710000	71000	710000	71000	1420000	142000	710000	71000	710000
72	720000	72000	720000	72000	720000	72000	1440000	144000	720000	72000	720000
73	730000	73000	730000	73000	730000	73000	1460000	146000	730000	73000	730000
74	740000	74000	740000	74000	740000	74000	1480000	148000	740000	74000	740000
75	750000	75000	750000	75000	750000	75000	1500000	150000	750000	75000	750000
76	760000	76000	760000	76000	760000	76000	1520000	152000	760000	76000	760000
77	770000	77000	770000	77000	770000	77000	1540000	154000	770000	77000	770000
78	780000	78000	780000	78000	780000	78000	1560000	156000	780000	78000	780000
79	790000	79000	790000	79000	790000	79000	1580000	158000	790000	79000	790000
80	800000	80000	800000	80000	800000	80000	1600000	160000	800000	80000	800000
81	810000	81000	810000	81000	810000	81000	1620000	162000	810000	81000	810000
82	820000	82000	820000	82000	820000	82000	1640000	164000	820000	82000	820000
83	830000	83000	830000	83000	830000	83000	1660000	166000	830000	83000	830000
84	840000	84000	840000	84000	840000	84000	1680000	168000	840000	84000	840000
85	850000	85000	850000	85000	850000	85000	1700000	170000	850000	85000	850000
86	860000	86000	860000	86000	860000	86000	1720000	172000	860000	86000	860000
87	870000	87000	870000	87000	870000	87000	1740000	174000	870000	87000	870000
88	880000	88000	880000	88000	880000	88000	1760000	176000	880000	88000	880000
89	890000	89000	890000	89000	890000	89000	1780000	178000	890000	89000	890000
90	900000	90000	900000	90000	900000	90000	1800000	180000	900000	90000	900000
91	910000	91000	910000	91000	910000	91000	1820000	182000	910000	91000	910000
92	920000	92000	920000	92000	920000	92000	1840000	184000	920000	92000	920000
93	930000	93000	930000	93000	930000	93000	1860000	186000	930000	93000	930000
94	940000	94000	940000	94000	940000	94000	1880000	188000	940000	94000	940000
95	950000	95000	950000	95000	950000	95000	1900000	190000	950000		



AREA AND POPULATION STATEMENT - (BUILDING DESCRIPTION)											
Sl. No.	Particulars	Area (sq. m)	Population	Area (sq. m)	Population	Area (sq. m)	Population	Area (sq. m)	Population	Area (sq. m)	Population
1	Plot Area	18602.588									
2	Net Planned Area	16131.95									
3	Ground Coverage @ 40% of Net Planned Area	6452.79									
4	Far Area @ 2.25% of Net Planned Area	3615.19									
5	Additional Far Area @ 15% of FAR	2419.79									
6	Total Far Area @ 2.40	38716.707									
7	Area under Retirement Homes Mini 75%	29037.546									
8	Minimum Caret Area of 1 DU	30.000									
9	Dorm / Hostel Staff / Service Personnel Maximum 10% of Permitted FAR	3871.57									
10	Maximum Area under Commercial @ 4% of FAR Area	1548.670									
11	Area under Mess / Common Dining Min 100 sqm	100.000									
12	Medical Room Min 100 sqm	100.000									
13	Common Room / Indoor Games / Gymnasium	500.000									
14	Other Miscellaneous Facilities viz Laundry etc. Min 100 sqm	100.000									
15	Total Amenities Area	1786.380									
16	Minimum Area under Organized Parking 20% of Net Planned Area	3226.396									
17	Occupancy Norm / DU for BH	3 PERSON / DU									
18	Accommodation for Service Personnel/Dormitory @ 5-10%	1 PERSON / BED									
19	Minimum Density @ 250-300 FFA	597-558 PERSONS									
20	Actual Density	352									

PROPOSED FAR & BUILT UP AREA STATEMENT												
FLOORS	TOWER-A TO D						FAR AREA	NON FAR AREA	BUILT UP AREA			
	TOWER-A			TOWER-B						TOWER-C		
FLOORS	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA	FAR AREA	NON FAR AREA	BUILT UP AREA
STILT/GROUND	1994.5			1994.5			1994.5			1994.5		
COMMERCIAL - (A-2)	60.47			60.47			60.47			60.47		
1ST	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2ND	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3RD	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
11TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
12TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
13TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
14TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
15TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
17TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
18TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
19TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
20TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
21TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
22TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
23TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
24TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
25TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
26TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
27TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
28TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
29TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
30TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
31TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
32TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
33TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
34TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
35TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
36TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
37TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
38TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
39TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
40TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
41TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
42TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
43TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
44TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
45TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
46TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
47TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
48TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
49TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
50TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
51TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
52TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
53TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
54TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
55TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
56TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
57TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
58TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
59TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
60TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
61TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
62TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
63TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
64TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
65TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
66TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
67TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
68TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
69TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
70TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
71TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
72TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
73TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
74TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
75TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
76TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
77TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
78TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
79TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
80TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
81TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
82TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
83TH	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
84TH	100.00											

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

License No. 22 of 2026

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Boxacres Developers Pvt. Ltd., Forsythia Propbuild Pvt. Ltd. in collaboration with Boxacres Developers Pvt. Ltd., A/GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030 for setting up of a Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 4.5968 acres (area measuring 4.122 acres under migration from license no. 253 of 2023 dated 17.11.2023 & fresh area measuring 0.4748 acre) in the revenue estate of village Naurangpur, Sector 79, Gurugram-Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 is to be set up, are given in the schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The license is granted subject to the following conditions:-
 - i. That the licensee shall deposit an amount of Rs. 2,64,16,611/- on account of Infrastructural Development Charges @ Rs. 625/- per Sqm for residential component and @ Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of this license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.
 - ii. 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 Government.
 - iii. 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 Government 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.
 - iv. That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at their own cost and shall transfer the land falling within alignment of same free of cost to the Government u/s

Director
Town & Country Planning
Haryana, Chandigarh

3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

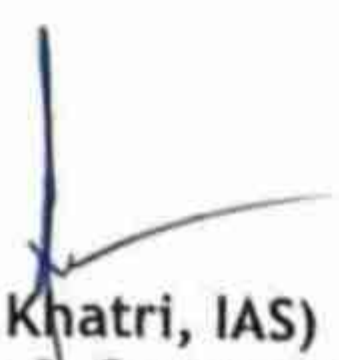
- v. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- vi. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- vii. That the licensee shall integrate the services with HSVP and GMDA services as and when made available.
- viii. That the licensee has understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and the licensee 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 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 HSVP/GMDA.
- 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 licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiii. That the licensee shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DTCP dated 30.10.2019.
- xiv. That the licensee shall submit compliance of Rule 24, 26 (2), 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 the licensee have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xv. That the licensee 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 license granted.

- xvi. That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.
- xvii. That the licensee shall 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 and its further amendments from time to time.
- xviii. That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xix. That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, the licensee would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- xx. That the licensee shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxi. 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.
- xxii. That the licensee shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xxiii. That the licensee will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxiv. 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, the licensee shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- xxv. That the licensee shall file half yearly reports containing the complete list of occupants, the duration of occupancy, the facilities offered in the premises etc. to the Monitoring Committee to be chaired by the Deputy Commissioner of the concerned district on a format, as prescribed.
- xxvi. That the licensee shall comply with the terms and conditions of Retirement Housing policy dated 04.11.2024 and as amended from time to time.
- xxvii. 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 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.

- xxviii. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.
- xxix. 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.
- xxx. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxxi. The implementation of such mechanism shall, however, have no bearing on EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment get paid as per the prescribed schedule.
- xxxii. That licensed land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road as the case may be land pockets which are earmarked for community sites shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if any.
- xxxiii. That the licensee shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree at applied site, before grant of licence.
- xxxiv. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
3. That the licensee shall get the electrification plan approved from the competent authority of DISCOM and submit the same within 30 days from approval of building plans.
4. The licence is valid up to 29-01-2031.

Dated: 30-01-2026.
Place: Chandigarh


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

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

1. Boxacres Developers Pvt. Ltd., Forsythia Propbuild Pvt. Ltd. in collaboration with Boxacres Developers Pvt. Ltd., A/GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi-110030 alongwith copy of demarcation-cum-zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chairman, Haryana Real Estate Regulatory Authority, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana - Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Town Planner, Gurugram along with a copy of agreement & demarcation-cum-zoning plan.
15. Chief Accounts Officer O/o DTCP, Haryana.
16. PM (IT) to update the status on the website.

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

To be read with License No. 22 Dated 30/01/ of 2026

Village	Name of owner	Rect. No.	Killa No.	Area (K-M)
Naurangpur	Forsythia Propbuild Pvt. Ltd.	51	17/2min	1-15
			24/2	5-8
			25/1	1-8
			17/3	1-5
		55	4/2	5-8
			5	8-0
		54	1/1min	3-9.5
	Boxacres Developers Pvt. Ltd.	51	25/2/2	4-18
		52	21/2/2	1-8
		54	1/2	3-16
			Total	36-15.5 Or 4.5968 Acres

Director
Town & Country Planning
Haryana Chandigarh

