

PHASE - 1

**REVISED SERVICE PLAN ESTIMATE FOR
GROUP HOUSING COLONY HAVING LICENCE
NO.105 OF 2011,85 & 86 OF 2012 ON LAND
ADMEASURING 21.04375 acres at SECTOR-112
& 113, GURGAON MANESAR URBAN COMPLEX
(HARYANA)**

**AT
SECTOR-112 & 113, GURGAON MANESAR
URBAN COMPLEX, HARYANA**

Client

**C.S.N. ESTATE PVT. LTD. ,
SH. NAVEEN S/O SH. S.P. GUPTA,
M/s A.N. BUILDWELL PVT. LTD. AND OTHERS**

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phase I

PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

PROJECT REPORT / ESTIMATES FOR PROVIDING INTERNAL SERVICES e.g. WATER SUPPLY, FIRE, SEWERAGE & STORM WATER DRAINAGE ETC. IN RESPECT OF RESIDENTIAL PROJECT GROUP HOUSING HAVING LICENCE NO.105 OF 2011,85 & 86 OF 2012 ON LAND ADMEASURING 21.04375 acres at SECTOR-112 & 113, GURGAON MANESAR URBAN COMPLEX (HARYANA)					
Gurgaon is located at 28°28'N 77°02'E/28.47°N 77.03°E/28.47; 77.03. It has an average elevation of 220 metres (721 ft) Gurgaon district, comprising four blocks Pataudi, Sohna, Gurgaon and Farrukhnagar, was created on 15 August, 1979. On its north, it is bounded by the district of Rohtak and the Union Territory of Delhi. Faridabad district lies to its east. On its south, the district shares boundaries with the district of Mewat. To its west lies the district of Rewari and the State of Rajasthan. Gurgaon is situated between the Himalayas and Aravalis mountain ranges. It is surrounded on three sides by Haryana and to the east, across the river Yamuna by Uttar Pradesh. Its greatest length is around 13 miles and the greatest breadth is 17 miles. Delhi's altitude ranges between 210 to 305 meters above sea level.					
GROUP HOUSING is a residential proposed between sector - 112 & 113 at Manesar Urban Complex Gurgaon for development by C.S.N. ESTATE PVT. LTD. , SH. NAVEEN S/O SH. S.P. GUPTA BUILDWELL PVT. LTD. AND OTHERS					
1	<u>Water Supply Source</u>				
The source of water supply shall be HUDA water supply connection. It has been proposed to construct underground tanks of capacity as per attached detailed for domestic and other purpose. The underground tanks will be filled up from the riser and then pumped to the overhead water tanks of each tower.					
2	<u>Pumping Equipments</u>				
It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has been provided in case of any electricity failure. Generator will be provided separately or added to the capacity of main generator.					
3	<u>Sewerage</u>				
This scheme is designed for sewer connecting to the proposed sewage treatment. The sewerage system has been marked on the respective plans.					
The sewer lines have been designed for 3 times average DWR in relation to the water supply demand assuming that 80% of the domestic water supply shall find its way into the proposed sewer SW pipe sewers have been proposed designed to run half full. The sewers have been designed on 0.75 mtr. per second velocity ie. Self cleansing velocity. Necessary provisions for laying SW pipes manholes etc. has been made in this estimate.					
Necessary design statement for entire sewerage system has been prepared and attached with estimate.					



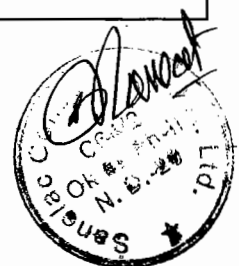
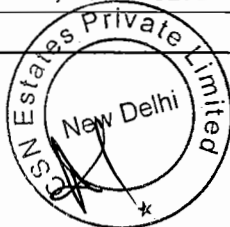
PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

4	Storm Water Drainage					
	The storm water drain is being designed to carry 6.25 mm rain fall per hour. Also suitable provisions are contemplated in our scheme to ensure better recharging of under ground water table in the area. RCC NP ₃ pipe drain with minimum 400 mm dia is proposed in this area.					
5	Roads					
	Cost of road has been taken in the estimate					
6	Street Lighting					
	Provision for street lighting on surrounding area has been made.					
7	Horticulture					
	Estimates and details of plantation, landscaping, signage etc. has been included					
8	Specifications :					
	The work will be carried out in accordance with the standard specifications of PH as laid down by the HUDA/Haryana Government.					
9	Rates					
	Estimates for providing services in this site has been prepared on the recent HUDA rates.					
10	Cost					
	The total cost of development in this Project including various PH & B & R services works out to Rs. 2324.70 2324.70 lacs which includes 3% contingency and PE charges and 49 49 departmental charges also. <i>Admn., price escalation, unforseen.</i>					
	The cost per gross acre for this phase works out to Rs. 6200 6200 Lacs/acre which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantations including plantations maintenance thereof as well as future expansion whatsoever indicated.					
	C.S.N. ESTATE PVT. LTD. , SH. NAVEEN S/O SH. S.P. GUPTA BUILT WELL PVT. LTD. AND OTHERS					
	Authorised Signatory					

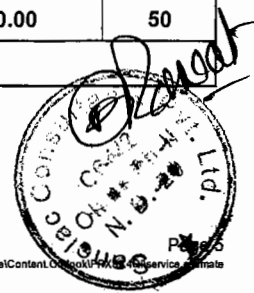
PROPOSED GROUP HOUSING AT SECTOR-112 & 113, GURGAON (HARYANA) PH-I					
DESIGN CALCULATION					
1	Daily Domestic Water Requirement	Bldg. Type A, B, C, D, E, F, Community bldg, EWS.			
	Apartment			358	
	EWS (IN PHASE -1)			183	
	Service Personnel			36	
	Population @ 5 person per unit - Apartment			5	
	Population @ 5 person per unit - EWS			5	
	Population @ 2 person per unit - Service Personnel			2	1790
	Therefore population (Apartment)			1790	persons
	Therefore population (EWS)			915	366 persons
	Therefore population (Maintenance Personnel)			0	persons
	Total Population			2156	persons
				2705	
			SAY	2156	persons
				2705	
	Water requirement / person		@	172.5	lpd.
				46612.50	
	Total Water requirement for apartmants			371940	lpd.
			or	371.94	KLD (1)
				466.61	
2	Other Requirement				
a)	Community Area Floating Population (area 1137.28 sq.m.)@ 3 person per sq.m.	342	15	5130.00	lit/day
	Club Staff Population @10%	35	45	1575.00	lit/day
	Daily water requirement lumpsum			6705.00	lit/day
	Therefore daily water requirement			6.71	KLD
b)	Retail total population (Area 209.873 sq.m.)@ 3 person per sq.m.	70			
	Fixed Population	7	45	315	Ltr
	floating population	63	15	945	lit/day
	Total			1260.00	lit/day
				1.26	KLD
			Total	7.97	KLD (2)
				454.56	
3	Total Daily Water Requirement (1+2)			379.88	KLD
				308.46	
i)	Domestic Water Requirement @	65%		246.92	KLD
			Say	250.00	KLD
				316.0	
ii)	Flushing Water Requirement @	35%		132.06	KLD
				166.10	

PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

			Say	170 435.00	KLD	
4	Water usage from STP					
a)	Area under Parks	2.37	acre			
	Daily water requirement		@	25000.00	lit/acre/day	
				59310.30	lit/day	
				60.00	KL	
b)	Area under Roads					
	Daily water requirement	Lumpsum	@	25000.00	lit/day	
				25.00	KLD	
c)	Under Road+ Parks (a+b)		Total	85.00	KLD	
			Say	90.00	KLD	
d)	Total treated water requirement [3 (ii) + 4 (c)]			260 225.00	KLD	
	Total Daily Requirement [3 (i) + 4 (d)]			570 475.00	KLD	
			SAY	570 475.00	KLD	
5	Underground Tank			310.00		
	Daily fresh water requirement for domestic use			250.00	KL	
	Capacity of under ground tank	310				
	24 hours storage	250.00	x 24 / 24	250.00	KL	
	Fire Tank Capacity As/NBC Code 100 kl. But Proposed			350.00	KL	
			Total	660 600	KL	
	It is proposed to provide under ground tank of capacity 600 KL which also includes 350 KL capacity for fire fighting.					
	Both tanks will have six compartments, two for fire, two for raw and the other two for domestic use. The water first enters the fire compartment, then over flows to the raw use compartment so that the water in the fire compartment shall remain fresh.					
	FIRE WATER TANK (2 Nos. x 150 KL capacity each)			300.00	KL	
	TOTAL UG STORAGE (DOMESTIC + FLUSHING + HORTICULTURE)			830 760.00	KL	
	RAW WATER TANK			260 230.00	KL	
	DOMESTIC WATER TANK			310 250.00	KL	
	FLUSHING, HORTICULTURE & ROAD WASHING (PART OF STP)			260 280.00	KL	

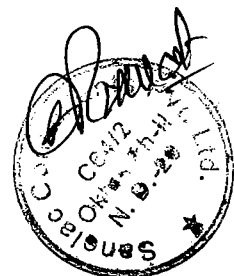
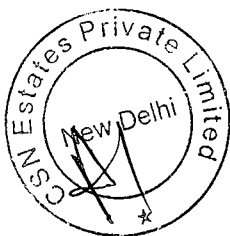


6	DOMESTIC WATER PUMPS - LOCATED IN PUMP ROOM					
a.)	Domestic Water Transfer Pumps Tower ABCD & E					
i)						
	Daily requirement for domestic use			=	195	KL
	Assuming 6 hours running 1 pumps working with 1 standby				32.50	
	Discharge/hour	150.00 / 6 / 1		=	25.00	KL/HR
	Head of pump	195			541.67	Lpm
	i) Suction lifts			=	Say 550	Lpm
	ii) Friction loss in M<main & specials			=	7.0	m
	iii) Residual head			=	5.0	m
	iv) Clear head			=	92.0	m
				=	105.0	m
				=	21.38	
	BHP of motor	25.00 x 1000x104/4500x60x0.6			16.0	HP
		SAY		=	15.0	HP
					25.0	
ii)	For Tower F-EWS, Club, Retail					
	Daily requirement for domestic use			=	116.0	KL
	Assuming 6 hours running 2 pumps working with 1 standby				19.33	
	Discharge/hour	193.92 / 6 / 2		=	16.16	KL/HR
	Head of pump	116			322.22	Lpm
	i) Suction lifts			=	0.0	m
	ii) Friction loss in M<main & specials			=	15.0	m
	iii) Residual head			=	5.0	m
	iv) Clear head			=	40.0	m
				=	60.0	m
				=	7.22	
	BHP of motor	16.16 x 1000x76/4500x60x0.6			5.085	HP
		SAY		=	6.0	HP
					7.50	
	Pl. see oppo. (X)					
7	PUMPS FOR FIRE PROECTION					
	Pump Description	Location	Nos.	Discharge	Head	HP
i)	Diesel Driven Pump	Pump Room	1	4500	140.00	
ii)	Hydrant Pump	Pump Room	1	2280	140.00	150
iii)	Sprinkler Pump	Pump Room	1	2280	140.00	150
iv)	Jockey Pump	Pump Room	2	180	140.00	10
v)	Water Curtain Pump	Pump Room	1	1620	30.00	50



PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Capacity of Gen Set	Nos.	HP			
Domestic Water Transfer Pumps	1	25.0	=	25	HP
Domestic Water Transfer Pumps	1	7.5	=	7.5	12 HP
Fire Pump (Jockey)	2	10.0	=	20	HP
Lighting	1	12.5	=	12.5	20 HP
Flushing water transfer Pump	1	5.0	=	5.0	67 HP
				90.0	
	or	90	x0.746x1.50	100.71	74.973 KVA
		Say		75.00	KVA
				100.0	
Requirement of 75 KVA capacity will be added in to the main D.G. set to provide standby supply.					



Estimate for Providing in Internal Development work:			
C.S.N. ESTATE PVT. LTD. , SH. NAVEEN S/O SH. S.P		ELL PVT. LTD. AND OTHERS	
Phase I & II			
	Amount (Lacs.)		Total
	PH-I	PH-II	Rs in Lacs
Sub Work - I Water Supply	194.43 151.35 248.52 +	32.55 341.16	589.68
Sub Work - II Sewerage	181.61 103.34 + 50.35		268.96
Sub Work - III Storm Water Drainage	94.58 77.60 143.12		237.70
Sub Work - IV Roads & Footpath	152.55 140.35 247.45 +	87.36 193.66	441.11
Sub Work - V Street Lighting	34.05 15.04 46.68		80.73
Sub Work - VI - Horticulture	9.45 10.20 15.74		25.19
Sub Work - VII - Maintenance of Services for 10 years including resurfacing of roads after 1st 5 years & II phase i.e. 10 years for maintenance (as per HUDA norms)	355.79 249.75 120.89	325.50 150.40	681.29
Total		1108.45 + 1216.21	2324.66
(RUPEES SIX CRORE TWENTY EIGHT LACS TWENTY FIVE THOUSAND ONLY)			
C.S.N. ESTATE PVT. LTD. , SH. NAVEEN S/O SH. S.P. GUPTA		BUILDWELL PVT. LTD. AND OTHERS	
Authorized Signatory		Total Cost (PH-I + PH-II) = 1636.95	
		2324.70 Lacs	
		Cost Per Acre = 1636.95 / 21.04375 = Rs 77.752	
		21.04375	
		544.75 Lacs	

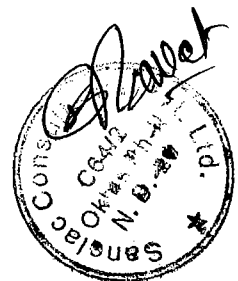
Executive Engineer
HUDA Division No. V
Gurgaon

Director General
Town & Country Planning
Haryana, Chandigarh

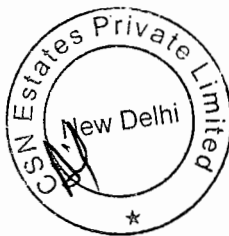
Superintending Engineer
HUDA Circle No. 1,
Gurgaon

Addl. Chief Engineer
HUDA Division No. V
Gurgaon

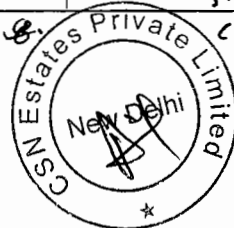
Director
Town & Country Planning
Haryana, Chandigarh



FINAL ABSTRACT OF REVISED COST		
Description	Amount (Lacs.)	
Sub Head No. I Head works	61.95	61.95
Sub Head - (I) Pumping Machinery	76.45 49.45	58.50
Sub Head - (II) Distribution System <i>Dom + Flushing + Rising main</i>	72.00 11.05	13.26
Sub Head - (IV) Irrigation Scheme	3.28	8.85
Sub Head - (V) Fire Scheme	24.94	29.48
	126.70	161.93
Total	98.75	4.86
Add 3% Contingencies & PE charges	3.80 2.96	166.79
	130.50 101.71	81.73
Add 49% Departmental Charges, unforeseen, price escalation Admin. charges	63.95 49.84	
Grand Total	194.45	248.52
(CO to final abstract of cost)	Say	194.45 248.52



Sub Work I				Water Supply	
Sub Head No. II				Pumping Machinery	
S. No.	Description	Unit	Qty	Rate	Amount (in Lakhs)
1	Providing & installing electricity driven pumping set capable of delivering 550 ¹⁹³ LPM of water against a total head of 105 m complete with motor and other accessories (For Domestic - 2.5 ^{7.5} HP). <i>For Tower A+E</i>	Nos.	(1+1) 2	2.50 405000.00	5.00 ^{6.5} 2.00
2	Providing & installing electricity driven pumping set capable of delivering 193 LPM of water against a total head of 60 m complete with motor and other accessories (For Domestic - 2.5 ^{7.5} HP). <i>For Tower F, EWS, shop, C. Centre</i>	Nos.	(1+1) 2	100000.00 1.25	2.00 2.50
2(a)	<i>Flushing water T. Pump 12.5 HP A+E</i>		1+1 2	1.25	2.50
3	Provision for diesel engine generator set each for standby Arrangements for booster pump complete with gear haed arrangements of following capacities.	Nos.	(1+1) 2	0.75	1.50
	1 No. - 75 KVA	(L.S.) - Nos.	1	900000.00	10.00
4	Providing & installing pumping set of following capacities for fire protection:				
i)	180 LPM @ 140 M Head (10 HP)	Nos.	2	125000.00	2.50
ii)	2280 LPM @ 140 M Head (150 HP) Hydrant	Nos.	1	750000.00	7.50
iii)	2280 LPM @ 140 M Head (150 HP) Sprinkler	Nos.	1	750000.00	7.50
iv)	4500 LPM @ 140 M Head (DG Pump)	Nos.	1	4450000.00	44.50
v)	1620 LPM @ 30 M Head (50 HP) Water Curtain	Nos.	1	350000.00	3.50
5	Provision for making foundations & erection of pumping machinery.	LS	-	-	2.00
6	Provision for pipes, valves & specials inside the pump chamber.	LS	-	-	2.50 4.00
7	Provision for carriage for materials and other unforeseen items.	LS	-	-	2.00 0.75
	(C.O. to abstract of cost of Sub-work No. I)				3.50 49.45
	<i>Prov. for electric service connections incld.</i>			Say	49.45



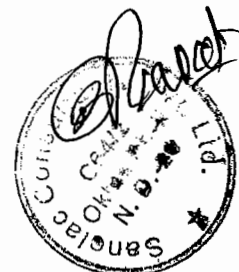
*Cost of UGT to be added @ Rs 4500/- per 1000
Electric splitting connection for T.W.
Boasting chamber incl. cost of
Transformer (L.S.)*

*27.00
76.45
58.50*



PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Sub Work I				Water Supply	
Sub Head No. III				Distribution System/Rising Main	
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, laying, jointing & testing G.I. pipes including cost of excavation/clamping on basement complete as per ISI marked. (Note : Water supply pipes running at basement ceiling level)				
i)	80 mm dia	M	235	1050.00	246750.00
ii)	100 mm dia <i>Dom</i>	M	<i>3000</i>	<i>1550.00</i>	<i>46500.00</i>
	<i>100 mm & Flushing Lin</i>		<i>265</i>		<i>382250.00</i>
2	Providing, fixing & Testing Sluice valves including cost of complete in all respects.				
i)	100 mm i/d	Nos.	<i>[2]</i>	<i>10500.00</i>	<i>10500.00</i>
ii)	100 mm i/d	Nos.	<i>[2]</i>	12000.00	<i>24000.00</i>
3	Providing, fixing & Testing Non Return valves (NRV) including cost of complete in all respects.				
i)	100 mm i/d	Nos.	1	10000.00	10000.00
5	Providing and fixing air valves and scour valves including cost of complete in all respects.	Nos.	3	10000.00	30000.00
6	Providing and fixing indicating plates for sluice valve, air valve etc.	Nos.	7	1000.00	7000.00
7	Provision for carriage of material	LS	-	-	150000.00
8	Provision for cutting the roads and making to its original conditions.	LS	-	-	150000.00
9	Making water supply connection. <i>on master Road</i>	LS	-	-	<i>1.00</i> <i>250000.00</i>
10	Provision for rising main from HUDA water supply line to UG Tank.				
i)	30 mm i/d (Connection From HUDA Line)	M	<i>100</i>	<i>1250</i>	<i>1.25 Lacs</i>
			<i>400</i>	<i>1750.00</i>	<i>175000.00</i>
	(C.O. to abstract of cost of Sub-work No.I)				<i>1198750.00</i>
					<i>1104750.00</i>
			Say		<i>11.05 Lacs</i>
					<i>12.26 Lacs</i>



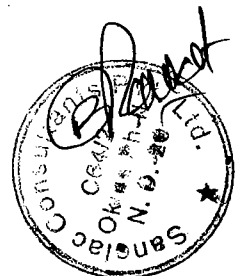
Sub Work I				Water Supply	
Sub Head No. (IV)				Irrigation	
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, laying, jointing & testing uPVC pipe line confirming to IS 4985 including cost of Excavation etc. complete in all respect.				
i) 25	25 OD uPVC pipe 32 mm Irrigation Hydrant (L.S.)	M	25	360.00	8750.00
ii)	65 OD uPVC pipe Connect to Flushing Gm		1003	800.00	802400.00
2	Providing and fixing 20mm dia Irrigation hydrant valve complete in all respect.	Nos.	21	3500.00	0.74 10500.00
3	Providing & fixing valve 25mm dia	Nos.	21	400.00	8400.00
4	Providing, fixing & Testing Sluice valves including cost of complete in all respects.				
i)	65 mm i/d	Nos.	1	4750.00	4750.00
5	Providing and fixing air valves and scour valves including cost of complete in all respects.	Nos.	1	4500.00	4500.00
6	Providing and fixing indicating plates for sluice valve, air valve etc.	Nos.	1	1000.00	1000.00
7	Provision for carriage of materials etc. and other unforeseen charges	LS	-	-	15000.00
8	Provision for cutting of roads & making good to its in original condition	LS	-	-	30000.00
			Total		Rs 3.28 Lacs 885100.00
			Say		8.85 Lacs

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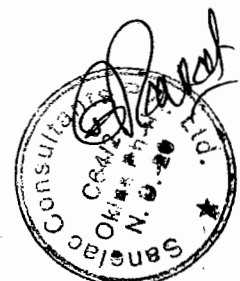
PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Sub Work I					
Sub Head No. <u>IV</u>				Fire Scheme	
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, laying, jointing & testing M.S. pipes for fire ring main including cost of Fittings & excavation complete (as per ISI marked) in all respect.				
a)	80 mm dia	M	54	1000.00	54000.00
b)	150 mm dia	M	1025	2000.00 1575/-	2050000.00 16.14
2	Providing and fixing External Fire Hydrants complete with masonry chambers.	Nos.	21	15000.00	315000.00
3	Providing, fixing & Testing butter fly valve including cost of complete in all respects.				
a)	80 mm dia	Nos.	21	10000.00	210000.00
b)	150 mm dia	Nos.	2	20000.00 15000/-	30000.00 30000.00
4	Providing, fixing & Testing Non Return valves (NRV) including cost of complete in all respects.				
i)	80 mm i/d	Nos.	21	5000.00	105000.00
5	Providing and fixing Fire Brigade connection.				
i)	4 way inlet connection.	Nos.	3	15000.00	45000.00
ii)	2 way withdrawl connection.	Nos.	1	10000.00	10000.00
5	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges	LS	-	-	40000.00
6	Provision for indication plates	Nos.	21	1000.00	21000.00
7	Provision for carriage of material	LS	-	-	50000.00
					24.94 lacs
			Total		2040000.00
			Say		29.40 Lacs



PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Sub Work II		Sewerage Scheme			
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, lowering, jointing, cutting salt glazed stone ware/RCC- NP pipes and specials into trenches including cost of excavation, bed concrete lot of manholes complete.				
i)	300 mm i/d S.W. Pipe		195	1250/-	2.44 Lacs
a)	Average depth 1.5 m to 4.5 m	M	466	2250.00	1046250.00
b)	250 mm S.W. Pipe	m	305	1800/-	5.49 Lacs
2	Provision for lighting, watching and temporary diversion of traffic	LS	-	-	100000.00
3	Provision for cutting of roads and carriage of materials etc. and other unforeseen charges	LS	-	-	100000.00
4	Provision for connection with HUDA on main Road	LS	-	-	100000.00
5	Cost of 450 Kld Sewerage Treatment Plant. (upto tertiary level)	LS	-	-	55.0 Lacs
6	Provision for CI / DI pipe 150 mm dia pipe from STP. To Huda Main Line.	M	150	1575/-	2.36 Lacs
7.	Provision for vent pipe as per P.H. requirement (L.S.)				5.0 Lacs
					6733750.00
					77.29 Lacs
	Add 3% contingencies as per PE. charges				202042.5
					6935762.50
					79.61
	Add 49% Deptt. Charges, unforeseen, price escalation Admin. Charges				3308523.625
				Total	10334288.13
					118.61
	(C.O. to abstract of cost of Sub-work No. 1)			Say	103.34 Lacs

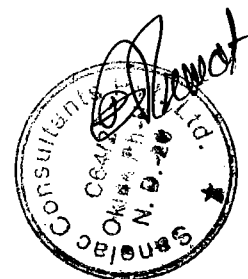
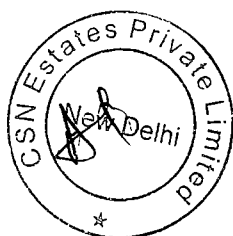


Sub Work - III		Storm Water Drain			
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Providing, lowering, jointing, cutting RCC NP ₃ pipes and specials into trenches including cost of excavation cost of manholes, ventilating chambers etc. complete in all respects.				
i)	400 mm i/d		745	2500	18.63
a)	Average depth 1.5 m to 4.5 m	M	841	2250.00	1892250.00
2	Provision for Road Gully & Drain. <i>pipe 300 mm</i>	LS	-	-	500000.00
3	Provision for cutting of roads and carriage of materials etc. and other unforeseen items.	LS	-	-	150000.00
4	Provision for disposal arrangements <i>temporary</i> Recharge Pit.	<i>(L.S.)</i> Nos	7	150000.00	15.00 1050000.00
5	Provision for lighting, watching and temporary diversion of traffic.	LS	-	-	900000.00
6	Providing & installing submersible drainage pumping set capable of delivering 600 LPM of water against a total head of 15 m complete with motor and other accessories including the civil cost of (2.0x2.0x2.0) m drainage sump pit (For Sunken Garden Drainage Pump - 4.0 HP).	<i>Set</i> Nos	2 7	400000.00 2.50 Lacs	800000.00 17.50 Lacs
7	Providing, laying, jointing & testing G.I. pipes including cost of excavation/clamping on basement complete as per ISI marked. (Note : Water supply pipes running at basement ceiling level)				
a)	100 mm dia (Sunken Garden Drainage Sump Riser)	M	100	1450.00	145000.00
8	Provision for connection with HUDA. <i>on main road</i>				1.00
i)	500 mm i/d	M	50	2500.00	125000.00
					61.63 Lacs
	Add 3% contingencies <i>ch PG Charges</i>				5062250.00 1.85
					461867.50
	Add 49% Deptt. Charges <i>, price escalation, unforeseen</i>				5214117.50 31.10
	<i>Admin charges</i>				2554917.575
	Total				7709035.08 94.58 Lacs
	(C.O. to abstract of cost of Sub-work No. 1)	SAY			77.69 Lacs



PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Sub Work IV			Road Work		
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Provision for leveling & earth filling as per site condition 9.8 acre @ 125000/acre	Acres	8.875 8.800	1.50 125000	13.31 1225000.00
2	Construction of road by:- i) soling coat 100 mm thick (6345) mm gauge compacted to 75 mm thick WBM conforming to MOT specification (table 400-6, grading no 2) 8356.046 sqm.X0.10 m - @ 950/ cum	Cu. mtr.	835.6	950	793820.00
	ii) Wearing coat (top coat) 100 mm thick (63-22.4)mm gauge compacted to 75mm thick conforming to MOT specifications (table 400-6, grading no 2) 8356.046sqm.X0.10 m - 824.1 cum@ 950/ cum	Cu. mtr.	825.6	950	784320.00
	iii) 25mm thick pre-mix carpet with seal coat 8356.046 sqm. @ 265/ sqm.	Sq. mtr.	8356.046	265	2214352.19
3	Provision for making pavement for parking beside building block by providing concrete pavement or tiles. 3418sqm.150 @ 500 / sqm.	Sq. mtr.	3418	600	2050800.00
4	Provision for parking arrangement 3418.150 sqm @ 500/sqm	Sq. mtr.	3418.15	600	2050890.00
5	Provision for Carriage of material	LS.		500000.00	500000.00
6	Provision for traffic lighting and guide map/ indicators	LS.		200000.00	200000.00
		Total			9938920.00
	Add 3% contingencies				298167.60
					10237597.60
		Total			10435759.60
	Add 49 % department charges, under seen, Adm.				5113.62
	price escalation	SAY			152.55
					10446485.77



PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Sub Work V				Street Lighting	
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Supply, installation, testing and commissioning of Street Lighting GI Poles, Light Fixtures, Feeder Pillars, Cables & Wires including cable end terminations and Earthing Station etc. for Street Lighting. <i>on roads as per standard</i>	per acre	8.875	2.50 lacs/acre	22.19 lacs
	<i>Specification of HVPN with CPL</i>		9.800	400000.00	980000.00
	Add 3% contingencies <i>4 PE charges</i>				0.66 lacs
					29400.00
	Total				22.85 lacs
	Add 49% Deptt. Charges, Admin., price escalation				11.20 lacs
	<i>price escalation</i>				494000
		Total			34.05 lacs
		SAY			1504000.00
					15.04 Lacs



Sub Work VI				Horticulture	
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Development of lawn area				
	a) Trenching the ordinary soil upto depth of 60 cm. Including removal & packing of serviceable material & disposing at a lead of 50 M and making up the trenched area to proper level by filling with earth mixed with manure before & after flooding trench with water including cost of imported earth & manure.				
	b) Rough dressing of trenched area.				
	c) Grassing including watering & maintenance of lawns free from weeds & fit for mowing in rows including hedges, shrubs & green belts (as per HUDA Norms)				
			2.37	1300/-	3.56 Lacs
	0.8 acres @ Rs. 0.90 lacs/acre.	per acre	0.800	90000.00	8,82,000
	200 trees @ Rs. 750/- each				3,75,000
					2.60
					4267000.00
	Add 3% contingency charges				37740.00
					0.18 Lacs
				Total	4204740.00
	Add 49% Deptt. Charges				634407.96
					3.11 Lacs
	Admin- charges			Total	1929117.96
			say		19.29 Lacs



Cost details

Excavation = 60 - -

manure = 90 - -

Tree plant = 150 - -

Tree guard = 1000 - -

1300 - -



PROPOSED BUILDING PLAN FOR GROUP HOUSING AT SECTOR-112 113, GURGAON MANESAR URBAN COMPLEX, HARYANA

Sub Work VII					Maintenance Charges & Resurfacing of Roads
S. No.	Description	Unit	Qty	Rate	Amount (Rs.)
1	Provision for maintenance charges for water supply, sewerage, storm water drain, roads, street light, horticulture etc. complete including operation & establishments charges as per HUDA norms after completion & resurfacing of roads after 10 years or 1st phase. 8.875 7.50		8.875	7.50	66.55 Lacs 4900000
	9.8 acres @ 5 lacs per acre	per acre	9.800	500000.00	4750000
2	Provision for resurfacing & strengthening of road after five years of 1st phase 8356.05 sqm @ 250/- per sqm + 3418 = 4774.05 8820 + 3418	Sq. mtr.	8356.046	600/350 250	73.42 Lacs 2122918 2089011.50
3	Provision for resurfacing & strengthening of road after ten years of 2nd phase 8356.05 sqm @ 125/- per sqm 4774.05	Sq. mtr.	8356.046	750/125	91.79 Lacs 5298325 1044505.75
			12238		2431924
				Total	7883517.25
					429577
	Add 3% contingency & PE charges				236505.5175
					14748818
				Total	8120022.768
	Add 49% Departmental charges, unforeseen, price escalation				3978811.156
	Admin charges	say		Total	42098833.92
					120.99 Lacs
					355.79
					219.82

