

DETAILED PROJECT REPORT CUM EXPLANATORY NOTE

**AFFORDABLE RESIDENTIAL PLOTTED COLONY
UNDER
'DEEN DAYAL JAN AWAS YOJNA – 2016'
BEING SET UP ON AN AREA
AD-MEASURING 12.70625 ACRES
IN THE REVENUE ESTATE OF
VILLAGE(S) DHALIAWAS, DHAMLAKA &
DEVLAWAS, SECTOR – 26 & 27,
TEHSIL & DISTRICT REWARI, HARYANA**

**B. M. GUPTA DEVELOPERS PVT. LTD.
BMG ELEGANT CITY, SECTOR - 26,
GARHI BOLNI ROAD, REWARI – 123 401,
HARYANA (INDIA)
WEBSITE: <https://www.bmggroupindia.com>**

Company Profile

B. M. Gupta Developers Pvt. Ltd. is a Company incorporated under the Companies Act, 1956 (No. 1 of 1956) as a Private Limited Company on 24th March 2008 by the Ministry of Company Affairs in the National Capital Territory of Delhi and Haryana with a Corporate Identity Number (CIN)– U45400DL2008PTC175758 having its registered office situated at Room No. 2, First Floor, 5948-49, Basti Harphool Singh, Sardar Thana Road, Delhi – 110 006. The copy of the Certificate of Incorporation issued is enclosed as **Annexure – A/1**.

The Company is a group company of '**BMG Group**', a renowned business house based in Rewari with diversified business interests ranging from Metals to Multiplex and from Retail to Real Estate. BMG group came into existence three decades ago with the manufacturing of Metal in year 1989, later it diversified into IT Services and Real Estate.

As one of the fastest growing Company in reality, the organization focuses on delivering finesse and quality. It has set a new benchmark in quality through its commercial project BMG Mall, which also happens to be the first shopping mall of Rewari.

Its innovative ideas are always technology focussed and the convictions of its highly qualified team of professional's helps superior project management and time bound delivery. Its business ethics have helped it win many discerning customers across segments. BMG Group is executing projects in both residential and commercial real estate sectors.

The most recent venture of the group is developing BMG Elegant City located at Sector 26 at Rewari. Elegant City opens door to the new world of urban lifestyle for the achievers of today. Compact, charming, cool and classy – the living quarters ooze out with oodles of luxuries. Right from gateway to the interiors, the township touches the heart with a rare warmth. With every possible amenity from daily conveniences to safety and security taken care of, the city of pleasures stands at an ideal location welcoming the dwellers to fulfil their aspirations and dreams. The management strongly believes in the theory of building a loyal customer base.

Strategically located on the Jaipur – Delhi highway, Rewari forms an all-important link intimately connecting to Delhi. Its proximity to Gurugram adds on to its ease of accessibility. With many industrial units and MNC's venturing in to Manesar, Chopanki, Khushkhera, Bhiwadi and Bawal, make the location pulsating with power. Soon Rewari is expected to witness tremendous upsurge in employment opportunities with the commencement of some major industrial projects in the region.

BMG Elegant City admeasuring 52.218 acres is licensed by Town & Country Planning Department, Haryana bearing License No. 35 of 2009 dated 11th July 2009 valid until 10th July 2021. It is just 2 Km from the National Highway No. 48 (formerly NH-8) and is just 8 Km from the industrial hub of NCR, the Bawal Industrial Area. The City is 50 Kms from Gurugram and 70 Kms from the Indira Gandhi International Airport at Delhi. The infrastructure development of the residential plotted colony has been completed and part completion granted by the Town & Country Planning Department, Haryana on 26th May 2016. The integrated township comprises of Schools, Nursing Homes, Independent Floors and Plots.

The integrated township also comprises of a Group Housing, namely, Elegant Heights comprising of 2 & 3 BHK apartments on an area admeasuring 9.943 acres. The building plans of which have been approved by the Town & Country Planning Department, Haryana and the construction of Blocks 1 to 9, club house and shopping complex as a part of the Group Housing complex and EWS have since been completed and the Occupation Certificate stands applied for, which is expected shortly.

The building plans of the Group Housing have been revised on the 17th February 2020 and the construction work of Tower – 10, namely, BMG Aspire is soon to start.

The Company keeping in mind the avenues India offers in the field of Real Estate specially offering “**Housing for All @ 2022**” has diversified its activities by foraying in the Affordable Real Estate Sector and is currently also developing an Affordable Group Housing under Affordable Housing Policy 2013 of Haryana by the name of BMG Antriksh Towers on an area admeasuring 5.975 acres licensed by Town & Country Planning, Haryana bearing License No 73 of 2014 dated 1st August 2014 valid until 26th September 2020.

Looking into the immense potential in the country for development of ‘**Affordable Plotted Housing Colony**’ the group has now decided to foray in this space also and develop a plotted housing colony under Deen Dayal Jan Awas Yojna (DDJAY) – 2016 of Haryana adjoining the Elegant City. The pricing of the plots with units to be developed by the prospective customers is envisaged in a manner that the customers may benefit the concessions offered under the ‘**Pradhan Mantri Awas Yojna (PMAY)**’.

The Board of Directors of the Company as on date with their addresses, PAN Card and Aadhaar Card details are enlisted hereunder –

| S. No. | Name & Address | Gender | Date of Birth | Aadhaar Card No. | PAN Card No. |
|--------|---|--------|---------------|---------------------------------------|-----------------------------------|
| 1 | Mr. Radhey Shyam Gupta (Director) S/o Sh. Braj Mohan Gupta R/o 8-L, Model Town, Rewari – 123 401, Haryana | Male | 27-09-1951 | 4013 8134 4029 Annexure-A/2 | AFSPG7799H Annexure-A/3 |
| 2 | Mr. Vijay Kumar Gupta S/o Sh. Braj Mohan Gupta R/o 138, Sector - 3, Rewari – 123 401, Haryana | Male | 14-07-1956 | 6221 5437 4259 Annexure-A/4 | AFSPG7794L Annexure-A/5 |
| 3 | Mr. Ripu Daman Gupta S/o Sh. Braj Mohan Gupta R/o 139, Sector - 3, Rewari – 123 401, Haryana | Male | 06-07-1959 | 2554 1511 6666 Annexure-A/6 | AFSPG7795M Annexure-A/7 |
| 4 | Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector-3, Part – 1, Rewari – 123 401, Haryana | Male | 28-01-1963 | 2870 1606 4242 Annexure-A/8 | AFSPF7800D Annexure-A/9 |

[Copy of PAN Card and Aadhaar Card of Director's is enclosed as detailed herein above]

The Authorized Share Capital of the Company is Rs. 8,00,00,000/- (Rupees Eight Crores only) divided into 80,00,000 (Eighty Lakh) Equity Shares of Rs. 10/- each Paid Up Capital as on date is Rs. 7,29,00,000/- (Rupees Seven Crores Twenty Nine Lakhs only), enclosed as **Annexure – A/10**.

The PAN CARD No. of B. M. Gupta Developers Pvt. Ltd. is AADCB5204B, enclosed as **Annexure – A/11**.

ABOUT REWARI

Rewari is a city and a Municipal Council falling in the State of Haryana. It is in the extreme South of the State. Its distance ranges between 8 – 10 kilometres from Delhi – Jaipur National Highway No. 48 (formerly NH-8). It is situated between 27.52° - 28.50° North latitude and between 76.0° - 76.5° East longitude. Its distance from Gurgaon is approximately 51 Kms and from Delhi is 82 Kms. Rewari town is situated at the height of 241.95 meters above from the sea level.

Its geographical boundaries have District Jhajjar in its North, Mahendergarh District in its West and District Gurugram in its East and North – East directions. District Alwar of Rajasthan State touches the District Rewari in the South-East.

Rewari is connected by four National Highways –

- a. NH – 11 starting from Delhi – Jaipur NH – 48 and going to Narnaul – Jhunjhunu – Bikaner – Jaisalmer;
- b. NH – 48 (formerly NH – 8) connecting Delhi – Jaipur – Mumbai – Pune – Bangalore;
- c. NH – 352 (formerly NH – 71) connecting Narwana – Jind – Rohtak – Jhajjar – Rewari; and
- d. NH – 919 (formerly NH - 71B) between Rewari – Dharuhera – Sohna – Palwal

Delhi Mumbai Industrial Corridor project is a mega infrastructural project with financial and technical aid of Japan, connecting Delhi and Mumbai. It will initially link Rewari to Mumbai.

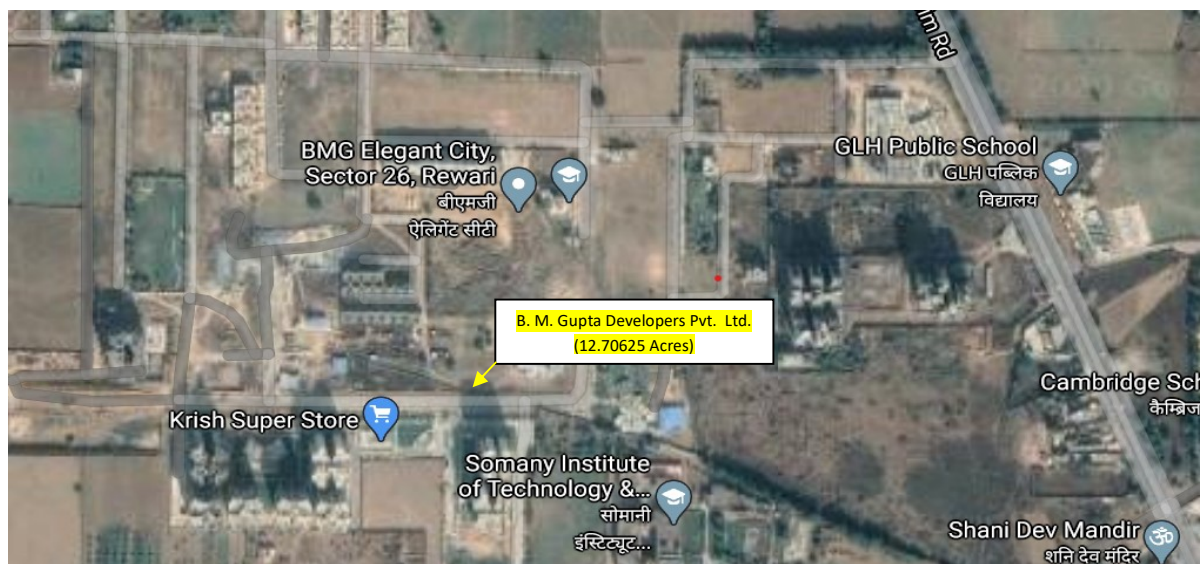
The population of Rewari is expected to increase considerably due to industrial growth of adjoining industrial estates of Bawal and Dharuhera and thus will attract in migration of population from surrounding districts.

The normal monsoon and annual rainfall of the district is 489 mm and 553 mm, respectively. The elevation of the water table in the district varies from 220 m to 280 m above MSL.

The final development plan has been notified vide Memo No. CCP (NCR)/RE/FDP/2020/492 dated 3rd June 2020.

PROJECT LOCATION

The proposed project is located at Sector – 26 & 27 in the revenue estates of Village Dhaliawas, Dhamlaka and Devlawas in Tehsil and District Rewari, Haryana and has the connectivity through the existing roads of 24 meter width passing through BMG Elegant City and also shall have connectivity through the 45 meter wide Sector Road of Sector 26 and Sector 27 of Rewari. The Google Map of the proposed site is appended as under –



LAND DETAILS

B. M. Gupta Developers Pvt. Ltd. are desirous of setting up of an **“Affordable Plotted Housing Colony”** under ‘Deen Dayal Jan Awas Yojna (DDJAY) – 2016’ policy notified vide Memo No. PF-27A/2700 dated 8th February 2016 by Directorate of Town & Country Planning, Haryana in the revenue estate(s) of Village Dhaliawas, Dhamlaka and Devlawas falling under Sectors – 26 & 27, Tehsil and District - Rewari, Haryana with the land details as under –

| S. No. | Village / Jamabandi | Land Ownership – Share in Collaboration with | Khewat No. | Khatoni No. | Rect. No. | Killa No. | License Area A/f | |
|--------|--|---|------------|-------------|-----------|-----------|------------------|---------|
| | | | | | | | K-M | Acres |
| 1 | Dhaliawas (Hadbast # 173) / Jamabandi 2013-14 | Sh. Krishan Pal (1/4), Sh. Mahabir (1/4) S/o Sh. Jaswant Singh S/o Sh. Tej Singh; Sh. Neeraj (1/8), Sh. Dheeraj (1/8) S/o Sh. Balraj Singh S/o Sh. Jaswant Singh & Sh. Parveen Yadav (1/4) S/o Sh. Ramphal S/o Sh. Jaswant Singh <i>In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 3122 dated 12-7-2019</i> | 112 | 130 | 37// | 3/2 | 7K-0M | 0.87500 |
| 2 | | 4/2 | | | | 5K-11M | 0.69375 | |
| 3 | | 7 | | | | 3K-7M | 0.41875 | |
| | Sub – Total (Collaboration Agreement – Annexure B/1) | | | | | 3 Kitta | 15K-18M | 1.98750 |
| 4 | Dhamlaka (Hadbast # 155) / Jamabandi 2017-18 | Sh. Krishan Pal (1/4), Sh. Mahabir (1/4) S/o Sh. Jaswant Singh S/o Sh. Tej Singh; Sh. Neeraj (1/8), Sh. Dheeraj (1/8) S/o Sh. Balraj Singh S/o Sh. Jaswant Singh & Sh. Parveen Yadav (1/4) S/o Sh. Ramphal S/o Sh. Jaswant Singh <i>In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 3122 dated 12-7-2019</i> | 37 | 41 | 1// | 6/1 | 0K-8M | 0.05000 |
| 5 | | | | | | 6/2 | 3K-8M | 0.42500 |
| 6 | | | | | 2// | 7 | 4K-13M | 0.58125 |
| 7 | | | | | | 8/3 | 5K-3M | 0.64375 |
| 8 | | | | | | 9/3 | 2K-2M | 0.26250 |
| 9 | | | | | | 10 | 6K-2M | 0.76250 |
| 10 | | | | | | 13/1/2 | 2K-6M | 0.28750 |
| 11 | | | | | | 14/1 | 4K-0M | 0.50000 |
| | Sub – Total (Collaboration Agreement – Annexure B/1) | | | | | 8 Kitta | 28K-2M | 3.51250 |

| S. No. | Village / Jamabandi | Land Ownership – Share in Collaboration with | Khewat No. | Khatoni No. | Rect. No. | Killa No. | License Area A/f | | |
|--------|--|---|------------|-------------|-----------|-----------|------------------|---------|---------|
| | | | | | | | K-M | Acres | |
| 12 | Devlawas (Hadbast # 154) / Jamabandi 2017-18 | Sh. Raj Kumar (1/4), S/o Sh. Kundan Lal S/o Sh. Ganpat; Smt.Suresh Devi (1/4) W/o Sh. Raj Kumar S/o Sh. Kundan; Sh. Babu Lal (1/8), Sh. Vijay Pal (1/8) S/o Sh. Sugan Lal S/o Sh. Ganpat & Sh. Hari Singh (1/8) Sh. Ajay (1/8) S/o Sh. Tarachand S/o Sh. Ganpat In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 5914 dated 6-11-2019 | 32 | 32 | 9// | 14 | 8K-0M | 1.00000 | |
| 13 | | | | | | 15 | 3K-18M | 0.48750 | |
| | Sub – Total (Collaboration Agreement – Annexure B/2) | | | | | 2 Kitta | 11K-18M | 1.48750 | |
| 14 | Devlawas (Hadbast # 154) / Jamabandi 2017-18 | Sh. Ashok Kumar (1/2); Sh. Rem Chand (1/2) S/o Sh. Gajraj Singh S/o Sh. Kalia In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 7356 dated 27-12-2019 | 23 | 23 min | 9// | 6 | 3K-14M | 0.46250 | |
| 15 | | | | | | 7 | 7K-19M | 0.99375 | |
| | Sub – Total (Collaboration Agreement – Annexure B/3) | | | | | 2 Kitta | 11K-13M | 1.45625 | |
| 16 | Devlawas (Hadbast # 154) / Jamabandi 2017-18 | Sh. Naresh Singh (1/3), S/o Sh. Nihal Singh; Sh. Yogesh Kumar (1/3), Sh. Rajesh Kumar (1/3) S/o Sh. Naresh Singh S/o Sh. Nihal Singh In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 7741 dated 10-1-2020 | 73 | 73 min | 9// | 3 | 5K-0M | 0.62500 | |
| 17 | | | | | | 4 | 2K-13M | 0.33125 | |
| 18 | | | | | | 5 | 0K-7M | 0.04375 | |
| | Sub – Total (Collaboration Agreement – Annexure B/4) | | | | | 3 Kitta | 8K-0M | 1.00000 | |
| 19 | Dhaliawas (Hadbast # 173) / Jamabandi 2013-14 | Sh. Narender Singh Yadav (1/2); Sh. Sudhir Kumar (1/2) S/o Sh. Suraj Singh S/o Sh. Hari Singh In Collaboration with B. M. Gupta Developers Pvt. Ltd. vide Agreement No. 58 dated 07-05-2020 | 118 | 137 | 33// | 23 | 8K-0M | 1.00000 | |
| | | | | | 37// | 24 | 8K-0M | 1.00000 | |
| | | | | | | 3/1 | 2K-9M | 0.30625 | |
| | | | | | | 4/1 | 2K-9M | 0.30625 | |
| | | | | 123 | 142 | 33// | 17/1/2 | 0K-11M | 0.06875 |
| | | | | 160 | 182 | 33// | 17/2/1 | 0K-11M | 0.06875 |
| | Sub – Total (Collaboration Agreement – Annexure B/5) | | | | | 6 Kitta | 22K-0M | 2.75000 | |

| S. No. | Village / Jamabandi | Land Ownership – Share in Collaboration with | Khewat No. | Khatoni No. | Rect. No. | Killa No. | License Area A/f | |
|--|--|---|------------|-------------|-----------|-----------|------------------|----------|
| | | | | | | | K-M | Acres |
| 20 | Dhamlaka (Hadbast # 155) / Jamabandi 2017-18 | <i>B. M. Gupta Developers Pvt. Ltd. (Salem) vide Sale Deed No. 483 dated 7-4-2011</i> | 37 | 42 | 1// | 15 | 4K-2M | 0.51250 |
| Sub – Total (Sale Deed – Annexure B/6) | | | | | | 1 Kitta | 4K-2M | 0.51250 |
| Total Land Area applied for License under DDYAY – 2016 | | | | | | 25 Kitta | 101K-13M | 12.70625 |

The land parcels ownership and title detailed at S. Nos. 1 to 19 are in the name of land owners detailed, respectively hereinabove as per the revenue records, mutation and jamabandi and the land owners have entered into Collaboration Agreements with B. M. Gupta Developers Pvt. Ltd. detailed herein above enclosed as **Annexure(s) – B/1, B/2, B/3, B/4 and B/5**, respectively.

The land parcels ownership and title detailed at S. No. 20 is in the name of B. M. Gupta Developers Pvt. Ltd. detailed hereinabove as per the revenue records, mutation and jamabandi and the copy of Sale Deed in name of B. M. Gupta Developers Pvt. Ltd. detailed herein above is enclosed as **Annexure B/6**.

The total land applied for license under Deen Dayal Jan Awas Yojna (DDJAY) – 2016 for setting up of an **“Affordable Plotted Housing Colony”** situated in the revenue estates of Village Dhaliawas admeasures 37K-18M, i.e., 4.73750 acres, 32K-4M, i.e., 4.02500 acres in Village Dhamlaka and 31K-11M, i.e., 3.94375 acres in Village Devlawas falling in the Tehsil and District Rewari, Haryana thus totally admeasuring **101K-13M, i.e., 12.70625 acres** under Medium Potential Zone. An area of 6.75000 acres falls in Sector 26 and 5.95625 acres falls in Sector 27 of District of Rewari as per Sectoral Circulation Plan. License number 22 of 2021 dated 13th May 2021 has been granted by Director, Town & Country Planning, Haryana. Also, the layout of 12.70625 acres has been approved vide Drawing No. DTCP - 7776 dated 18th May 2021 by DTCP Haryana.

PROJECT PLANNING PROPOSITION

B. M. Gupta Developers Pvt. Ltd. proposes to develop the Colony as gated community secured with boundary wall all around.

It is proposed to develop the above colony comprising of the modern facilities, namely,

- a) Water Supply System comprising of dual plumbing to conserve the raw water needs and recycle the wastewater from sewage treatment plant for flushing, horticulture and pavement washing, etc.;
- b) A low maintenance and self-sustaining sewerage system to be laid using RCC/ SW Pipes and drainage system using RCC Pipes designed all around the colony;
- c) Rainwater harvesting system to reduce rainwater runoff in the parks and green areas.
- d) Enough water supply through Underground Tank (UGT) and submersible pumping / distribution system shall be provisioned in the colony.
- e) The Parks and Green Spaces shall be landscaped in such a way to provide walkways beautifully hardscaped to enable usage by all sections of demography.
- f) Pedestrian Walkways on either side of the 45-meter-wide sector road passing through the proposed licensed area shall be provided for senior citizens and other sections of the society to unwind themselves.
- g) Motor able roads with 5.50-meter width WBM / Pavers shall be planned for easy manoeuvrability within the colony.

- h) All the streets shall be lighted using Light Emitting Diode (LED) lamp fittings to ensure safety and comfort to the residents.
- i) Dedicated Community Facility area shall be provided in the colony as per policy norms to be handed over to Government of Haryana.
- j) Commercial area has been provisioned in the colony as per policy to cater to daily needs and necessities being met at a walking distance.
- k) A milk booth is being proposed in the colony.
- l) A robust power distribution system with independent Feeder Pillars for each block shall be laid, in turn connected to LT distribution panels fed by outdoor / indoor transformers in the colony to ensure stable power supply to the residents.
- m) A collection tank for Sewage shall be constructed in the Colony and a Sewage Treatment Plant (STP) shall be provided as per the designed capacity.

PROJECT PLANNING PARAMETERS

The colony proposed being developed under the 'Deen Dayal Jan Awas Yojna (DDJAY) – 2016' of the Government of Haryana shall have plot sizes varying between 114.290 – 162.585 square yards (i.e., 95.560 - 135.941 sq mtr).

The pricing of the plots is envisaged in a manner to enable the buyers avail the present provisions of the Government of India offering subsidy under the '**Pradhan Mantri Awas Yojna (PMAY)**' and thus make the dream home of the buyer even more affordable. It is pertinent to place on record that the design and planning of the facilities is made in such a way that the larger section of the society enjoys the basic facilities provided in the regular townships.

The land area utilization under various heads with the efficiency proposed being achieved in the colony is detailed hereunder –

LAND AREA ALLOCATION & EFFICIENCY @ 12.70625 Acres

| AREA CHART OF PROPOSED LICENSED COLONY (DDJAY) | | | | | |
|--|--|---------------------------|--------|----------------------|---------|
| S. NO. | PARTICULARS | PERMISSIBLE AS PER POLICY | | PROPOSAL OR ACHIEVED | |
| | | (IN ACRES) | % | (IN ACRES) | % |
| I | AREA OF THE SCHEME | 5.0 TO 15.0 | | 12.70625 | 100.00% |
| II | AREA FALLING UNDER 45M SECTOR ROAD | | | (-) 0.12279 | 0.97% |
| III | UNDETERMINED AREA | | | (-) 0.03159 | 0.25% |
| III | BALANCE AREA | | | 12.55187 | 98.79% |
| IV | 50% OF THE SECTOR ROAD AREA (II/2) | | | 0.06139 | 0.48% |
| V | NET PLANNED AREA | | | 12.61326 | 99.27% |
| VI | AREA UNDER PLOTS (OF LICENSED AREA) | 7.75081 | 61.00% | 6.24489 | 49.15% |
| VII | MAX. AREA UNDER COMMERCIAL (OF LICENSED AREA) | 0.50825 | 4.00% | 0.50330 | 3.96% |
| VIII | TOTAL SALEABLE AREA (OF NET PLANNED AREA) | 8.25906 | 65.00% | 6.74819 | 53.11% |
| IX | OPEN SPACE OR PARKS (OF LICENSED AREA) | 0.95297 | 7.50% | 0.95303 | 7.50% |
| X | AREA UNDER COMMUNITY FACILITY (OF LICENSED AREA) | 1.27063 | 10.00% | 1.27156 | 10.01% |

Details of Land Areas falling under Various Heads @ 12.70625 Acres –

| | Total Area (in SQM) | Total Area (in Acres) | % w.r.t. Licensed Area |
|---|---------------------|-----------------------|------------------------|
| <u>Plots - 197 Nos.</u> | 25,572.183 | 6.24489 | 49.15 |
| <u>Commercial</u> | 2,036.793 | 0.50330 | 3.96 |
| <u>Total Saleable Area</u> | 27,308.976 | 6.74819 | 53.11 |
| <u>Green Area</u> | | | |
| <u>Total Open Spaces / Green Area</u> (7.50% of Licensed Area) | 3,856.773 | 0.95303 | 7.50 |
| <u>Community Facility Area</u> | 5,145.835 | 1.27156 | 10.01 |
| <u>Services Area</u> | | | |
| STP (2 Nos.) | 423.233 | 0.10458 | 0.82 |
| UGT (2 Nos.) | 389.715 | 0.09630 | 0.76 |
| | 812.948 | 0.20088 | 1.58 |
| <u>Milk Booth</u> | 27.500 | 0.00680 | 0.05 |
| <u>Roads & Pavements</u> | | | |
| 9 mtr | 9,028.474 | 2.23098 | 17.56 |
| 10 mtr | 1,935.198 | 0.47819 | 3.76 |
| 12 mtr | 2,807.794 | 0.69383 | 5.46 |
| 45 mtr | 496.912 | 0.12279 | 0.97 |
| | 14,268.378 | 3.52579 | 27.75 |
| Total | 51,420.41 | 12.70625 | 100.00 |

PL6T – TYPE WITH AREA @ 12.70625 Acres

| DETAILS OF PLOTS | | | | | |
|------------------|----------------|-----------------|---------------------|-----------------|------------------------|
| PLOT TYPE | PLOT SIZE | | AREA (IN SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
| | WIDTH (METERS) | LENGTH (METERS) | | | |
| A | 7.620 | 17.840 | 135.941 | 116 | 15,769.133 |
| B | 6.500 | 17.840 | 115.960 | 67 | 7,769.320 |
| C | 7.330 | 17.840 | 130.767 | 3 | 392.301 |
| D | 7.324 | 17.000 | 124.508 | 10 | 1,245.080 |
| MISC | | | | 1 | 96.349 |
| TOTAL | | | | 197 | 25,272.183 |
| | | | | ACRES | 6.24489 |

DENSITY CALCULATION @ 12.70625 Acres

| S. NO. | DESCRIPTION | Total | UNITS |
|--------|-----------------------------|----------|---------|
| 1 | TOTAL NO. OF PLOTS | 197 | Plots |
| 2 | NUMBER OF PERSONS IN 1 PLOT | 18.0 | Persons |
| 3 | TOTAL NO. OF PERSONS | 3,546.0 | Persons |
| 4 | NET PLOT AREA | 12.61326 | Acres |
| 5 | DENSITY ACHIEVED | 281.13 | PPA |

COMPLIANCE OF POLICY PARAMETERS

In compliance of the Deen Dayal Jan Awas Yojna – ***Affordable Plotted Housing Policy 2016*** for Low and Medium Potential Towns issued by Town & Country Planning Department, Haryana vide Memo No. PF-27A/2700 dated 8th February 2016, B. M. Gupta Developers Pvt. Ltd. proposes to freeze the following plots till the development works of the colonies are completed –

DETAILS OF FREEZED AREA AS PER POLICY, i.e., 50% RESIDENTIAL PLOTTED AREA @ 12.70625 ACRES PROPOSED

| S. NO. | DESCRIPTION | | | | AREA | |
|---|------------------|----------------|-----------------|---------------|--------------|---------------------|
| | | | | | (SQ. MT.) | (ACRES) |
| 1 | Plots Area | | | | 25,272.183 | 6.24489 |
| 2 | 50% of Plot Area | | | | 12,636.092 | 3.14245 |
| KHASRA NO. | PLOT TYPE | PLOT SIZE | | AREA (SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
| | | WIDTH (METERS) | LENGTH (METERS) | | | |
| Village Dhaliawas, Tehsil & District Rewari | | | | | | |
| 33//24 | A | 7.620 | 17.840 | 135.941 | 20 | 2,718.820 |
| 37//4/1 | A | 7.620 | 17.840 | 135.941 | 2 | 271.882 |
| 37//3/2 | A | 7.620 | 17.840 | 135.941 | 7 | 951.587 |
| 37//4/2 | A | 7.620 | 17.840 | 135.941 | 6 | 815.646 |
| 37//7 | A | 7.620 | 17.840 | 135.941 | 4 | 543.764 |
| Sub – Total | | | | | 39 | 5,301.699 |

| KHASRA NO. | PLOT TYPE | PLOT SIZE | | AREA (SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
|--|-----------|----------------|-----------------|---------------|--------------|---------------------|
| | | WIDTH (METERS) | LENGTH (METERS) | | | |
| Village Dhamlaka, Tehsil & District Rewari | | | | | | |
| 2//7 | A | 7.620 | 17.840 | 135.941 | 8 | 1,087.528 |
| 2//8/3 | A | 7.620 | 17.840 | 135.941 | 3 | 407.823 |
| 2//14/1 | A | 7.620 | 17.840 | 135.941 | 4 | 543.764 |
| 1//6/2 | B | 6.500 | 17.840 | 115.960 | 1 | 115.960 |
| 1//15 | B | 6.500 | 17.840 | 115.960 | 3 | 347.880 |
| Sub – Total | | | | | 19 | 2502.955 |
| Village Devlawas, Tehsil & District Rewari | | | | | | |
| 9//6 | B | 6.500 | 17.840 | 115.960 | 4 | 463.840 |
| 9//15 | B | 6.500 | 17.840 | 115.960 | 5 | 579.800 |
| 9//14 | B | 6.500 | 17.840 | 115.960 | 17 | 1,971.320 |
| 9//7 | B | 6.500 | 17.840 | 115.960 | 4 | 463.840 |
| | C | 7.330 | 17.840 | 130.767 | 3 | 392.301 |
| | D | 7.324 | 17.000 | 124.508 | 8 | 996.064 |
| Sub – Total | | | | | 41 | 4,867.165 |
| TOTAL | | | | | 99 | 12,671.819 |
| | | | | | Acres | 3.13127 |
| ACHIEVED | | | | | 50.14% | |

Further, in compliance of the said policy – B. M. Gupta Developers Pvt. Ltd. proposes to mortgage 15% of the residential plotted area towards Internal Development Works (IDW) whose details are as under -

DETAILS OF MORTGAGED AREA AS PER POLICY - 15% RESIDENTIAL PLOTTED AREA @ 12.70625 ACRES PROPOSED

| S. NO. | DESCRIPTION | | | AREA | | |
|--|------------------|----------------|-----------------|---------------|--------------|---------------------|
| | | | | (SQ. MT.) | (ACRES) | |
| 1 | Plots Area | | | 25,272.183 | 6.24489 | |
| 2 | 15% of Plot Area | | | 3,790.827 | 0.93673 | |
| KHASRA NO. | PLOT NO. | PLOT SIZE | | AREA (SQ.MT.) | NO. OF PLOTS | TOTAL AREA (SQ.MT.) |
| | | WIDTH (METERS) | LENGTH (METERS) | | | |
| Village Devlawas, Tehsil & District Rewari | | | | | | |
| 9//14 | B | 6.500 | 17.840 | 115.960 | 17 | 1,971.320 |
| 9//7 | B | 6.500 | 17.840 | 115.960 | 4 | 463.840 |
| | C | 7.330 | 17.840 | 130.767 | 3 | 392.301 |
| | D | 7.324 | 17.000 | 124.508 | 8 | 996.064 |
| TOTAL | | | | 32 | 3,823.525 | |
| | | | | Acres | 0.94481 | |
| ACHIEVED | | | | 15.13% | | |

WATER SUPPLY

At present the source of water supply in this area is borewell. As the underground water is potable, provision for two numbers of tubewell has been made. It has been proposed to construct the 2 Nos. underground tanks of capacity as per design details and at location for domestic purpose and for fire protection. The underground tanks will be fed from the borewell and HSVP supply, which will feed overhead tanks on the roof of the buildings. The water supply system has been designed as per Hazen Williams formula.

DESIGN

The scheme has been designed for population of approximately 3,546 persons considering 18 persons for each plot. The rate of water supply per head/day has been taken as $135 + 20.25 \text{ (U.F.W.)} = 155.25$ Litres per head per day as per HSVP norms. In addition to the above, necessary provision of water for community facility and parks, etc. shall be considered for calculating the maximum quantity of water requirement.

UNDERGROUND STORAGE TANK

Underground storage tank provisions three compartments, which cater for the Raw and Treated as well as for firefighting requirement. The water for fire water compartment shall overflow to the raw water compartment so that the water in the fire compartment remains full & fresh and will not contaminate.

DISTRIBUTION SYSTEM

The distribution system for the development shall be designed to supply @ $135 + 15\% \text{ UFW} = 155.25$ litres per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying DI / HDPE pipes confirming to relevant IS standard along with valves and special shall be made in

the project. The minimum terminal head at any point will be as per standard design so that it can serve the S+4 floors construction envisaged in the plan.

SEWERAGE SCHEME

The scheme shall be designed for sewer connecting to sewer treatment plant with a provision of bypass connection to HSVP sewer scheme.

The sewer lines shall be designed for three times average D.W.F. in relation to water supply to water supply demand. It shall be assumed that 80% of the domestic water supply find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec self-cleaning velocity. Sewer lines shall be designed to run half full at peak flow. Necessary provision for laying RCC / SW pipe sewer line, construction of required number of manholes etc. shall be made in the estimate.

Necessary design statement for entire sewerage system shall be prepared and attached with estimate. Manning's formula shall be used for designing of sewerage system.

STORM WATER DRAINAGE

It is proposed to lay underground RCC pipe drains with required number of catch basins for disposal of storm water which will be connected to the HSVP drain.

A minimum size of 400mm dia RCC storm water pipe will be provided and designed as per Manning's formula.

FIRE SYSTEM

Fire System shall be designed as per N.B.C. (National Building Code) with fire tanks & required capacity pumps provided.

SPECIFICATIONS

The work will be carried out in accordance with the standard specifications of Public Health as laid down by the Haryana Govt. /HSVP.

ROADS

The roads in the colony shall be planned as approximately 5.5 meters wide. The following specification shall be adopted in case BM Road is proposed:

1. GSB – 200 mm in one layer
2. WBM – 250 mm in three layers
3. BM – 50 mm thick
4. MSS – 20 mm thick

The above construction will be done on well compacted subgrade as per specifications. Complete work will be carried out as per MORTH specifications, IRC guidelines or HSVP specifications whichever is applicable.

Alternatively, road is proposed being laid with pavers of designed strength as the top layer.

STREET LIGHTING

Provision for street lighting on surrounding area has been made.

HORTICULTURE

Plantation, landscaping, signage, etc., shall be included as a part of design.

RATES

The estimate shall be prepared on the present market rates.

COST

The total cost of scheme, including cost of all services work shall be worked out and include 3% towards contingencies, price escalation and other unforeseen charges.

EXPENDITURE ENVISAGED

| B. M. Gupta Developers Pvt. Ltd. – DDJAY Colony | | | | | |
|--|---|--|----------------------|---|-----------------------|
| <u>EXPENDITURE :</u> | | | | | |
| LAND COST (UNDER COLLABORATION ONLY) | | | | | |
| S. No. | Particulars | Area (In Acres) | Area (In SQM) | Rate (INR) @ per Acre | Amount (INR) |
| 1 | Non-Refundable Security paid to Landowners | 12.19375 | 49,346.40 | 2,000,000.00 | 24,387,500.00 |
| | TOTAL | | | | 24,387,500.00 |
| | <i>Land Cost</i> | | | <i>20.00 Lacs per Ac</i> | <i>494.21 per SQM</i> |
| LICENSING COST | | | | | |
| S. No. | Particulars | Area (In Acres) | Area (In SQM) | Unit Rate (INR) @ per SQM | Amount (INR) |
| 1 | Scrutiny Fee (LC-1) | 12.70625 | 51,420.41 | 10/- per SQM | 5,14,205.00 |
| 2 | License Cost | 12.70625 | - | 1,00,000/- per Ac | 12,70,625.00 |
| 3 | External Development Charges (EDC) | 12.19800 (Plotted) 0.50825 (Commercial) | - | 31,22,900/- per Ac for Plotted Area 1,24,91,550/- per Ac for Commercial Area | 4,44,41,965.00 |
| | TOTAL | | | | 4,62,26,795.00 |
| | <i>Licensing Cost</i> | | | <i>36.38 Lacs per Ac</i> | <i>899.00 per SQM</i> |
| CONSULTANT, SURVEY AND TESTING FEE | | | | | |
| 1 | Architect / MEP / Consultant Fee | 12.70625 | L.S. | - | 22,25,000.00 |
| 2 | Surveying Fee (3 Days @ 15,000/- per day) | 12.70625 | L.S. | - | 1,78,000.00 |
| 3 | Geotechnical Survey | 4 Bores | L.S. | - | 75,000.00 |
| 4 | Water Test | 12.70625 | L.S. | - | 50,000.00 |
| | TOTAL | | | | 25,28,000.00 |
| | <i>Planning & Design Cost</i> | | | <i>1.98 Lacs per Ac</i> | <i>49.16 per SQM</i> |
| INFRASTRUCTURE DEVELOPMENT COST | | | | | |
| S. No. | Particulars | Area (In Ac) | Area (In SQM) | Unit Rate (INR) | Amount (INR) |
| 1 | Laying of Water Supply (Dual Plumbing) System with 2 nos. UGT | 12.70625 | 51,420.41 | 11,56,170/- per Ac | 1,46,90,585.00 |
| 2 | Laying of Sewage Disposal System with 2 nos. STP | 12.70625 | 51,420.41 | 9,25,650/- per Ac | 1,17,61,540.00 |
| 3 | Laying of Storm Water Drainage System with RWH | 12.70625 | 51,420.41 | 3,51,900/- per Ac | 44,71,329.00 |
| 4 | Laying of Internal Roads & Pavements | - | 11,855.70 | 42,40,000/- per Ac | 1,24,21,524.00 |
| 5 | Street Lighting | 12.70625 | - | 1,62,000/- per Ac | 20,58,413.00 |

| S. No. | Particulars | Area (In Ac) | Area (In SQ. YD.) | Unit Rate (INR) | Amount (INR) |
|--------------------|--|--------------|---|--|-------------------------|
| 6 | Landscaping of Parks + Playgrounds | 12.70625 | - | 1,50,000/- per Ac | 19,05,938.00 |
| 7 | Maintenance Charges (10 Years) with Resurfacing of Roads (Twice at 5 Years interval) | 12.70625 | - | 8,35,000/- per Ac for 10 Years | 1,06,09,719.00 |
| | Services Development & Maintenance Cost | | | 45,58,312/- per Ac | 5,79,19,048.00 |
| 8 | Electrification (HT / LT & LV) | 12.70625 | - | 12,88,000/- per Ac | 1,63,65,650.00 |
| 9 | Meter Room & VCB Room | | L.S. | 56,350/- per Ac | 7,16,000.00 |
| | Electrification Development Cost | | | 13,44,350/- per Ac | 1,70,81,650.00 |
| 10 | Boundary Wall (1784 Running Meter) / Toe Wall etc. | - | L.S. | 1,890/- per RM (BW) + TW Cost | 63,71,760.00 |
| 11 | Guard Room | | L.S. | 40,175/- per Ac | 4,00,000.00 |
| 12 | Fire Fighting Installations | - | LS | 26,620/- per Ac | 2,65,000.00 |
| 13 | Signages | | LS | 23,610/- per Ac | 3,00,000.00 |
| | Safety & Security and Social Infrastructure Development Cost | | | 5,77,413/- per Ac | 73,36,760.00 |
| | TOTAL | | | | 8,23,37,458.00 |
| | Infrastructure Development Cost | | | 64.80 Lacs per Ac | 1,601.26 / SQM |
| OTHER COSTS | | | | | |
| 1 | Marketing Expenses | 1% | 25,572.183 sqm Plotted & 2,036.793 sqm Comm | 15,000/- per SQM for Plotted Area & 22,500/- per SQM for Commercial Area | 42,94,106.00 |
| 2 | Administrative & Operative Expenses | 1% | | | 42,94,106.00 |
| 3 | Finance Cost (2 Years) | 11.5% | | | 56,09,125.00 |
| | TOTAL OTHER COSTS | | | | 1,41,97,337.00 |
| | Marketing, Administration & Finance Costs | | | 11.17 Lacs per Ac | 276.10 per SQM |
| | Total Expenditure (Envisaged) | | | 133.54 Lacs per Ac | 169,669,420.00 |
| | Expenditure Incurred on Saleable Area | | | 251.44 Lacs per Ac | 6,213.24 per SQM |

GST payable extra on above rates, as applicable.

| REVENUE : | | | | | |
|---|--|-----------------|------------------|----------------------|------------------------|
| SALE PROCEEDS (DEVELOPER'S SHARE ONLY) | | | | | |
| S. No. | Particulars | Area (In Acres) | Area (In SQM) | Rate (INR) @ per SQM | Amount (INR) |
| 1 | Total Saleable Area (Plotted) | 6.24489 | 25,272.183 | 15,000.00 | 37,90,82,751.00 |
| 2 | Total Saleable Area (Commercial) | 0.50330 | 2,036.793 | 22,500.00 | 4,58,27,834.00 |
| | TOTAL | 6.74819 | 27,308.98 | | 42,49,10,585.00 |
| | Landowner's Share | 54.09% | | | |
| | Developer's Share | | 45.91% | | |
| | Pro-rate Revenue Earning @ Developer's end | | 14.97% | | 195,071,032.27 |
