

**SERVICE ESTIMATE, DESIGN REPORT AND
CALCULATION OF
INTERNAL DEVELOPMENT WORKS**

FOR

**PROPOSED "AFFORDABLE GROUP HOUSING COLONY AREA
MEASURING 6.46875 ACRES (LICENSE NO. 38 OF 2020 DATED
25.11.2020) IN SECTOR – 99A, GURUGRAM URBAN COMPLEX
BEING DEVELOPED BY M/S PRIME INFRA DEVELOPERS PVT.LTD.**

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "AFFORDABLE GROUP HOUSING COLONY" AREA MEASURING 6.46875 ACRES (LICENSE No. 38 of 2020 Dated 25.11.2020) IN SECTOR – 99A, GURUGRAM URBAN COMPLEX BEING DEVELOPED BY M/S PRIME INFRA DEVELOPERS PVT.LTD.

Gurugram town of Haryana State situated on N.H. -8 road at a distance of 35 Km from Delhi. Being in the national capital region, the town has fast developing tendency and potential. Further, it has also started sharing the growing residential, commercial and Industrial load of Delhi. In order to review the growing pressure of population in National Capital of Delhi, It has been decided by the Haryana Government to develop various infrastructure facilities in Gurugram Manesar Urban Complex. This report is for a part of service estimate for proposed "Affordable Group Housing Colony" measuring 6.46875 acres (License No. 38 of 2020 dated 25.11.2020) in Sector – 99A, Gurugram urban complex being developed by M/s Prime Infra Developers Pvt. Ltd. has been prepared with the following provisions which are as under :-

1. WATER SUPPLY

The source of water supply in this area is by HSVP Mains. It has been proposed to construct two underground tanks of capacity as per attached details and to location for domestic purpose and for fire protection. The underground tanks will be fed from the HSVP based supply, which will feed O.H. tanks on the roof of the Building and has been designed as per the Hazen Williams formula. Presently there is proposed / under execution HSVP W/S in this area. However the provision of tube wells have been taken due to non availability of water but after getting the approval from the competent authority through tube wells / tankers / any other approved source till HSVP W/S will be made available. The proposed tube wells shall be 510mm bore drilled with reverse rotary rig and installed with 80mm i/d housing pipe and 50mm i/d slotted tube as strainer, hence the provision of 1 Nos Tube Wells have been taken in this estimate.

DESIGN

The scheme has been designed for population of 4220 persons and considering @ 5 persons / units for Affordable Group Housing and other provision etc. The combined quantum of water supply (domestic + flushing) per head / day has been taken as 172.50 Liters per head per day as per design calculation.

PUMPING EQUIPMENTS

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any time electricity failure. Generator will be provided separately or added to the capacity of main generator.



2. SEWERAGE

The scheme is designed for sewer connecting to the STP and bypass connection to HSVP sewer scheme. The sewer lines have designed for three times average D.W.F in relation to water supply demand. It has assumed that about 80% of the domestic and flushing water supply shall find its way into the proposed sewer. Sewer lines shall be running by gravity and discharge to STP proposed. Treated water will be used for Irrigation & Flushing purpose (through recycling) under the pipe line system.

3. STORM WATER DRAINAGE

It has been proposed to lay R.C.C pipes with required number of manholes for disposal of storm water, which will be connected to the HSVP drain. The intensity of rain fall has been taken as 6.00mm per hour. A minimum size of 400mm i/d R.C.C pipe for storm water drain will be provided and designed as per manning's formula. Necessary provision of rainwater harvesting arrangement has also been taken in this estimate.

4. ROADS

Road, Parking and Pavement have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP.

5. STREET LIGHTING AND ELECTRIFICATION :-

Provision for external lighting , electrification of proposed area and ESS have been made.

6. HORTICULTURE :-

Estimate and details of plantation, landscaping, signage etc. have been included.

7. FIRE FIGHTING :-

Provision of Fire Fighting system has been made.

8. SPECIFICATIONS

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

9. RATES

The estimate has been based on the present market rates.

10. COST

The total cost of the scheme including cost of all services works out to Rs. 493.92 Lacs (~~Rupees Four Crores Ninety Three Lacs Ninety Two Thousand only~~) including 3% contingencies and 49% departmental charges + Price escalation and cost per acre comes out to Rs. 26.36 Lacs.

(Authorized Signatory)



1. DESIGN CALCULATION :-

Total Area of plot (commercial)	= 6.46875 Acres or 26178.061 Sqm
Permissible Ground Coverage 50% of 5.8567 Acre	= 11850.593 Sqm.
Permissible F.A.R. @ 2.25% (Resi.)	= 6635.065 Sqm.
Add@15% Green Building	= 51194.271 Sqm.
Total F.A.R.	= 3412.951 Sqm.
Proposed F.A.R Achieved (Resi.)	= 54607.223 Sqm.
Proposed area of commercial (F.A.R)	= 54569.333 Sqm.
Community Building	= 1793.202 Sqm.
Anganwari / Creche	= 312.744 Sqm.
Milk and Veg. Booth	= 25.00 Sqm.

Detail of Units

No. of Units	No. of Floors	No. of Block	Unit / Block	Total Unit	Density
Tower - A1,A2,A4,A8	G + 14	4	112	448	2240
Tower - A3,A7	G + 14	2	118	236	1180
Tower - A5	G + 14	1	42	42	210
Tower - A6	G + 14	1	118	118	590
Total Density				844	4220

I) Water Requirement :-

Total Population	= 4220 Persons
@ 172.50 LPCD	= 7,27,950.00 LPD
Commercial & Community Buildings :-	
• Commercial	= 1793.202 Sqm
@ 3 Sqm / person = 598 Persons @ 45 LPCD	= 26910.00 LPD
• Community Building (Area 185.104 Sqm)L.S	= 10000.00 LPD
• Anganwari /Creche (Area 312.744 Sqm) L.S	= 10000.00 LPD
• Milk and Veg. Booth (Area 25.00 Sqm.) L.S.	= 5,000.00 LPD
Total	= 7,79,860.00 LPD Or 780 KLD
	Say 800 KLD

II. FIRE DEMAND

(i) Population	= 4220 Persons
$(p) \frac{1}{2} \times 70/1000 = (4.220) \frac{1}{2} \times 70$	= 143.80 KLD
	Say 150 KLD

III. Garden Irrigation Requirement (For Total Area)**IV. Total Water Requirement for UGT**

(Excluding Fire Demand)

Hence Domestic Water Requirement (67%)

Hence Flushing Water Requirement (33%)

Half Day Requirement

= 800 x 67%	= 536.00 KLD
= 800 x 33%	= 264.00 KLD
= 280 K.L. for Domestic	
= 140 K.L. for Flushing	



But it is proposed to construct an UGT 280 K.L. in two compartment for domestic use and 140 K.L. for non potable water in two compartment (at STP) and 150 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan.

Total Capacity of UGT = $280 + 150 = 430.00$ KLD (UGT)
 Total Requirement for Flushing & Irrigation at STP(140+60) = 200.00 KLD (UGT)
V. Tube Well For UGT

- | | |
|----------------------------------------------------------------------------------------|--------------------|
| a) Yield | = 15 K.L. / Hr. |
| b) Working Hour per day | = 16 Hr. / Per Day |
| c) Total water demand | = 536 M3/Day |
| d) Number of tube well required
(Water Demand / Discharge / Hr. working
Per day) | = 2.24 Nos |
| e) Add 5% extra | = 0.11 |
| Total | = 2.35 Nos |
| Say | = 2 Nos |

Water to the proposed development is to be supplied by HSVP. However consider 50% T.W.'s it is proposed to install only one no tube well for augmentation / standby purposes and provision has also been taken in the estimates due to non availability of water but after getting the approval from the competent authority.

VI) Pumping Machinery for Tube wells

- | | |
|--------------------------------------------|----------------------------------------|
| a) Gross Working Head | = 40 Mtr |
| b) Average fall in S.L | = 2 Mtr |
| c) Depression Head | = 6 Mtr |
| d) Friction loss in main | = 10 Mtr |
| Total | = 58 Mtr |
| e) Discharge | = 15000 LPH (Or 4.17 LPS Say 4.50 LPS) |
| f) Horse Power | |
| HP = $(4.50 \times 58) / (75 \times 0.60)$ | = 5.80 H.P. |
| Say | = 7.50 H.P. |

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 58 Mtr head (1W)

VII) Boosting Machinery for domestic water For UGT

- | | |
|----------------------------------------|---------------------------|
| Total Water Requirement | = 536.00 KLD |
| Pumping per hour @ 8 hr. pumping / day | = 536 / 8 KL / hr. |
| | = 67.00 KL / hr. |
| | = 1116.66 lpm = 18.61 lps |
| Say 2 No. 10.00 lps each | |
| Gross working head | For UGT |
| - Suction lift | = 5.00 mts. |
| - Frictional loss in mains & specials | = 5.00 mts. |
| - Clear Head required | = 75.00 mts. |
| Total | = 85.00 mts. |
| Say | = 85.00 mts. |



$$\begin{aligned} \text{Pump HP} &= (10.00 \times 85) / (75 \times 0.60) \\ &= 18.88 \text{ H.P.} \\ \text{Say} &= 20.00 \text{ HP} \end{aligned}$$

It is proposed to provide 3 NoS of pumping set of 10.00 lps discharge at 85mts Head each (2W + 1S) for UGT.

VIII) Boosting Machinery for flushing water at STP

$$\begin{aligned} \text{Total Water Requirement} &= 264 \text{ K.L.D} \\ \text{Pumping per hour @ 8 hr. pumping / day} &= 264 / 8 \text{ KL / hr.} \\ &= 33.00 \text{ KL / hr.} \\ &= 550.00 \text{ lpm} = 9.17 \text{ lps,} \\ \text{Say 2 No. 5.00 lps each} & \\ \text{Gross working head} & \\ - \text{ Suction lift} &= 5.00 \text{ mts.} \\ - \text{ Frictional loss in mains \& specials} &= 5.00 \text{ mts.} \\ - \text{ Clear Head required} &= 75.00 \text{ mts.} \\ \text{Total} &= 85.00 \text{ mts.} \\ \text{Say} &= 85.00 \text{ mts.} \\ \text{Pump HP} &= (5.00 \times 85) / (75 \times 0.60) \\ &= 9.44 \text{ HP} \\ \text{Say} &= 10.00 \text{ HP} \end{aligned}$$

It is proposed to provide 3 Nos of pumping set of 5.00 lps discharge at 85 mts Head each (2W + 1S)

IX) Boosting Machinery for Irrigation water

$$\begin{aligned} \text{Total Water Requirement} &= 60 \text{ KLD} \\ \text{Pumping per hour @ 5 hr. pumping / day} &= 60 / 5 \text{ KL / hr.} \\ &= 12.00 \text{ KL / hr.} \\ &= 200.00 \text{ lpm} = 3.33 \text{ lps} \\ \text{Say} &= 5.00 \text{ LPS} \\ \text{Gross working head} & \\ - \text{ Suction lift} &= 3.00 \text{ mts.} \\ - \text{ Frictional loss in mains \& specials} &= 3.00 \text{ mts.} \\ - \text{ Clear Head required} &= 25.00 \text{ mts.} \\ \text{Total} &= 31.00 \text{ mts.} \\ \text{Say} &= 31.00 \text{ mts.} \\ \text{Pump HP} &= (5.00 \times 31) / (75 \times 0.60) \\ &= 3.44 \text{ HP} \\ \text{Say} &= 5.00 \text{ HP} \end{aligned}$$



It is proposed to provide 2 No. of pumping set of 5.00 lps discharge at 31 mts Head each
(1W + 1S)

X) Boosting Machinery for Fire water

Total Water Requirement

Hydrant pump as per CFO Directive

= 2280 LPM, 95M Head and 80 H.P = 1 Nos

Jockey pump (Hydrant) as per NBC table No. 23

= 180 LPM, 95M Head and 7.50 H.P = 1 Nos

Diesel pump as per CFO Directive

= 2280 LPM, 95 M Head and 80 H.P = 1Nos

Gross working head

- Suction lift

= 5.00 mts.

- Frictional loss in mains & specials

= 5.00 mts.

- Clear Head required

= 85.00 mts.

Total

= 95.00 mts.

Jockey Pump HP (Fire)

= $(3 \times 95) / (75 \times 0.60)$

= 6.33HP

Say = 7.50 HP

XI) DG Set for plumbing

DG Set Requirement

Submersible Pump (1 x 7.5)

For UGT

= 7.50 HP

Domestic Pump (2 x 20)

= 40.00 HP

Flushing Pump at STP. (2 x 10)

= 20.00 HP

Street Light and other etc.

= 10.00 HP

Fire Jockey pump

= 7.50 HP

Total pump load

= 85.00 HP

= $85.00 \times 0.746 \times 1.50$

= 95.12 ~~KW~~ **KVA**

Total DG capacity

= 1 No. 100 KVA

Hence it is proposed to provide 1 No. D.G. Set of 100 KVA capacity for UGT.

FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = ~~650~~ ⁸⁰⁰ KLD (~~436~~ ⁵³⁶ for domestic & ~~214~~ ²⁶⁴ KLD for flushing)

i) 80% of total Domestic Water Demand = 80% of 536 KLD = 428.80 KLD

ii) 75% of total Flushing Water Demand = 80% of 264 KLD = 211.20 KLD

Total = 640.00 KLD

Considering 5% marginal factor

= 32.00 KLD

G. Total = 672.00 KLD

Say 680 KLD

Proposed STP Capacity = 680 KLD Or 0.68 MLD

(Authorized Signatory)



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FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO. I	WATER SUPPLY SCHEME	193.80 116.15
2	SUB WORK NO. II	SEWERAGE SCHEME	191.01 95.13
3	SUB WORK NO. III	STORM WATER DRAINAGE	64.46 58.17
4	SUB WORK NO. IV	ROAD AND FOOTPATH	187.10 85.32
5	SUB WORK NO. V	STREET LIGHTING	24.82 9.93
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	5.40 6.75
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1st 5 years of 1st Phase & Next 5 years in 2nd Phase)	122.47 205.46 308.19
		TOTAL	493.92 576.91
			974.80
			150.69
			576.91

Cost Per Acre = Rs. 493.92 Lacs / 6.46875 = 76.36 Lacs Per Acre

say Rs 974.80



Executive Engineer
HSVP Division No. V,
Gurugram

Addl. Chief Engineer,
HSVP, Gurugram

Checked subject to comments
in forwarding letter No. 56143
Dt. 30/07/2021 and notes
attached with the estimate

Director
Town & Country Planning
Haryana, Chandigarh

Superintending Engineer (HQ)
for Chief Engineer I HSVP
Panchkula

30.3.2021



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SUB WORK NO. 1 (Abstract of cost)

WATER SUPPLY SCHEME

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)	
			44.00	
1	Sub Head No. 01	Head Works	24.15	
			42.80	
2	Sub Head No. 02	Pumping Machinery	26.10	
			15.85	
3	Sub Head No. 03	Water Supply Distribution & Rising main pipe	10.92	
			20.96	
4	Sub Head No. 04	External Fire Hydrants	11.96	
			2.67	
6	Sub Head No. 05	Irrigation	2.55	
		TOTAL	75.68	126.28
		Add 3% contingency & P.H. Services	2.27	3.79
		Total	77.95	130.07
		Add 49% Department charges + Price Escalation	38.20	63.73
		G. Total	116.15	193.80
		Say in Lacs	116.15	

(C.O. to Final Abstract Of Cost)



SUB WORK NO. I

Sub Head No. 01

WATER SUPPLY

Head Works

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks with Fire Tank Including pipes, valve & Specials. 430 KLD @ Rs. 2500/- per K.L.D. (+ fire + flushing) 660 4500	1505000 2,970,000/-
2	Provision for construction of Boosting Station 1 Nos @ Rs. 250000/- each 3,00,000/-	250000.00 3,00,000/-
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 80 Mtr complete in all respect. 1 Nos @ Rs. 500000/- each 10,00,000/-	500000.00 10,00,000/-
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 80000/- each 50,000/-	80000.00 50,000/-
5	Provision for carriage of material and unforeseen items L.S.	30000.00
6	Provision of specials for tube well & rising main to UGT L.S.	50000.00
	Total	2415000.00 44,00,000/-
	Say	24.15 44.00 Lakh.

(C.O. to Abstract of cost of Sub Work No. I)

Say Rs 44.00 Lakh.



SUB WORK NO. 1

Sub Head No. 02

WATER SUPPLY
Pumping Machinery

Sr. NO.	Description	Amount in Rs.
1	Providing and installing Hydro pneumatic pumping set of following capacities for domestic water Supply with specials 10.00 lps at 85 mts head - 3 No. (2W+1SB) - @ Rs. 1,00,000/- each Set (20.00HP) 600 LPM	2,00,000/- 6,00,000/- 300000
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply at STP 5.00 lps at 85 mts head - 3 No. (2W+1SB) @ Rs. 1,00,000/- 1 Set (10.00 HP each) 300 LPM	1,20,000/- 360 000/- 300000.00
3	Providing and installing Submersible pump for tube wells with specials 4.50 lps at 58 mts head - 1 Nos (1W) @ Rs. 80,000/- 1 Set (10HP each)	120000 120000/- 80000.00
4	Provision for construction of ESS = 1 Nos Shed with foundation @ Rs. 50,000/- each	50000.00
5	Providing and installing pumping sets of following capacities for Fire Protection etc. with foundation complete - 180 lpm at 95 M head 1 No. @ Rs. 80,000/- (7.50 HP each) - 2280 lpm at 95 M head 1 No. @ Rs. 4,50,000/- (80 HP each) (Hydrant) - 2280 lpm at 95 M head 1 No. @ Rs. 6,50,000/- (80 HP) (Diesel Engine)	150000/- 80000.00 450000.00 650000.00
6	Provision for D.G. Set for stand by arrangement for all machinery = 1 No. 100 KVA @ Rs. 4,00,000/- each	10,000/- per KVA 400000.00
7	Provision for making foundations & erection of pumping machinery	50000.00
8	Provision for pipes, valve & specials inside boosting chamber	100000.00
9	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	100000.00
10	Provision for carriage of materials and other unforeseen items L.S.	50000.00
	Total	2610000.00
	Say	26.10

(C.O. to Abstract of cost of Sub Work No. I)

42.80



SUB WORK NO. 1

Sub Head No. 03

WATER SUPPLY

Water Supply Distribution & Rising Main Pipe

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects	
i)	100mm dia D.I. Pipe 240 Mtr @ Rs. 800/- Per Mtr	192000.00
ii)	150mm i/d D.I. Pipes - 445 Mtr @ Rs. 1000/- Per Mtr	445000.00
iii)	200mm i/d D.I. Pipes -16 Mtr @ Rs. 1200/- per mtr	19200.00
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	
a)	100mm i/d 10 No. @ Rs. 7500/- each	75000.00
b)	150mm i/d 12 No. @ Rs. 10000/- each	120000.00
c)	200mm i/d 3 No. @ Rs. 15000/- each	45000.00
3	Providing and fixing indicating plates for sluice valve 25 No. @ Rs. 1000/-	25000.00
4	Provision for carriage of materials and other unforeseen items	20000.00
5	Provision for making connection with HSVP Pipe & T.W's etc.	100000.00
6	Provision for cutting the road and making good the same	50000.00
	Total	1091200.00
	Say	10.92

(C.O. to Abstract of cost of Sub Work No. I)

15.85



SUB WORK NO. 01

WATER SUPPLY

SUB HEAD NO. 04

EXTERNAL FIRE HYDRANTS

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing Heavy Class M.S. Pipes for fire rising main including cost of fittings, valves, connection etc. complete in all respect	
	1250	
a)	100mm dia - 156 M @ Rs. 600/- Per Mtr	93600.00
b)	150mm dia - 895 M @ Rs. 900/- Per Mtr	805500.00
	1575	
	15000	
2	Providing and fixing fire Hydrant with accessories 26 No. @ Rs. 7500/- each	195000.00
3	Provision for Security Services for Fire Arrangement L.S.	50000.00
4	Providing and fixing indicating plate -26 No. @ Rs. 1000/- each	26000.00
6	Provision for carriage of material L.S.	25000.00
	Total	1195100.00
	Say	11.95

195000/-
1409625/-
390000/-
2095625/-

(C.O. to Abstract of cost of Sub Work No. I)

20.96



SUB WORK NO. 01

WATER SUPPLY

SUB HEAD NO. 05

IRRIGATION

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect	
a)	25mm dia - 360 M @ Rs. 300/- Per Mtr	108000.00
2	Providing and fixing 25mm dia, Irrigation hydrant valve complete in all respect 24 Nos @ Rs. 3000/- each <i>3500/- each</i>	72000.00 <i>84000/-</i>
3	Provision for carriage of materials and other unforeseen items L.S.	20000.00
4	Provision for indicating plate with safety box etc. complet in all respect	25000.00
6	Provision for road cutting and making it condition as original L.S.	30000.00
	Total	255000 <i>267000/-</i>
	Say	2.55 <i>2.67</i>

(C.O. to Abstract of cost of Sub Work No. I)



SUB WORK NO. II

SEWERAGE SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, jointing, cutting and testing stoneware pipe grade A and lowering into trenches including cost of excavation, bed concrete, cost of manholes etc. complete	
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 195 M @ Rs. 1200/- per Mtr	234000.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 362 M @ Rs. 1300/- per Mtr	470600.00
	c) SW Pipe 300mm i/d avg depth 2.75 M 130 M @ Rs. 1500/- per Mtr	195000.00
	d) SW Pipe 400mm i/d avg depth 3.00 M 37 M @ Rs. 1800/- per Mtr	66600.00
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 200mm dia Heavy Class DI pipes (overflow for STP)	
	a) 200MM i/d D.I. Pipe - 110 M @ Rs. 1200/- Per Mtr	132000.00
3	Provision of lighting and watching etc.	30000.00
4	Provision for cartage of material	20000.00
5	Provision for making connection with HSVP	50000.00
1	Provision for construction of Sewerage Treatment Plant (STP) including the cost of tertiary treatment level with recycling storage tank and machinery with all arrangement etc. complete in all respect. = 680 KLD or (0.68 MLD) Capacity L.S.	500000.00
		6198200.00
	Add 3% contingency & P.H. Services	185946.00
	Total	6384146
	Add 49% Department charges + Price Escalation	3128232.00
	G. Total	9512378
	Say	95.13

(C.O. to Final Abstract of Cost)

Say Rs 191,01 Lakh



SUB WORK NO. III

STORM WATER DRAINAGE SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, a) RCC Np3 pipe 400mm i/d = 820M @ Rs. 2000/- ²⁵⁰⁰ Per Mtr	1640000.00 ²⁰⁵⁰⁰⁰⁰
2	Provision for Rain Water Harvesting arrangement including the cost of screening chamber and pit with all type of pipes and other material etc. complete in all respect as per standard drawing and bore upto requirement of site etc. 6 Nos RWH @ Rs. 2,50,000/- each	1500000.00
2	Provision for road gulley & pipe with connection	300000.00
3	Provision for lighting and watching	50000.00
4	Provision for timbering and shoring	50000.00
5	Provision for cartage of material	50000.00
6	Provision for making connection with HUDA storm water drain	200000.00
	Total	3790000 ⁴²⁰⁰⁰⁰⁰
	Add 3% contingency & P.H. Services	113700 ¹²⁶⁰⁰⁰
	Total	3903700 ⁴³²⁶⁰⁰⁰
	Add 49% Department charges + Price Escalation	1912813 ²¹¹⁹⁷⁴⁰
	G. Total	5816513 ⁶⁴⁴⁵⁷⁴⁰
	Say	58.17

(C.O. to Final Abstract of Cost)

say Rs 64.46 Lakh



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Sub Work No. IV

ROAD AND FOOTPATH

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Per Acre	6.46875	100000 150000	646875 970313
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40 ii) Providing and laying Bituminous road/ (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC).	Sqm	6156	1200 400	7387200 2462400
3	Provision for kerbs & channels of C.C. 1:2:4	Metre	1014	450 600	456300 608400
4	Provision for arrangement of guide map and indicating board etc. <i>unforeseen items</i>	LS			150000 1,00,000
5	Provision for parking arrangement with 100mm thick PCC under pavement cement concrete of specified grade 1:4:8 and 150mm thick RMC Grade M-40 or Bituminous road with 250mm GSB, 300mm WMM, 50mm thick DBM & 40mm thick BC etc. as per requirement of site for surface car parking and approach to Tower / Block etc. complete in all respect	Sqm	5125	600 350	3075000 1793750
5	Provision for carriage of material	LS			50000
	Sub Total				5559325
	Add 3% contingencies & PH Services				166780
	Sub Total				5726105
	Add 49% Departmental Charges + Price Escalation				2805791
	Total				8531896
	Say Rs. In Lacs				85.32
					187.10

(C.O. to Final Abstract of cost)



Sub Work No. V

STREET LIGHTING

18

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete	Acre	6.46875	100000 250,000/-	646875.00 1617188/-
	Add 3% contingencies & PH Services				19406.25 48516/-
	Total				666281.25 1665704/-
	Add 49% Departmental Charges + Price Escalation				326477.81 816195/-
	Total				992759.06 2481899/-
	Say Rs. In Lacs				9.93 24.82

(C.O. to Final Abstract of cost)



19

Sub Work No. VI

HORTICULTURE

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Development of Lawn Areas				
a.	Trenching of ordinary soil upto depth of 60 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 with all fitting and valve etc. complete				
b.	Rough dressing of turfed area				
c	Grassing with "Cynadon dactylon" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5 cm part in eighter direction				
d	organized green 3566.464 Sqm Or 0.88 Acres (As per detail given in green park area calculation)	Acre	0.88	250000 1,50,000	220000 132000
2	Providing and planting trees along boundary @ 6 m interval (Length appx 1014M) = $1014/6 = 169$ Nos Say No. of trees = 169 Nos Cost details : Excavation = Rs. 150 Manure = Rs. 300 Tree Plant = Rs. 850 Total Rs. = Rs. 1300				
		Each	169	1300	219700
	Total				439700
	Add 3% contingencies & PH Services				13191
	Total				452891
	Add 49% Departmental Charges + Price Escalation				221917
	Total				674808
	Say Rs. In Lacs				6.75

351700/-
10551/-
362251/-
177503/-
539754/-

(C.O. to Final abstract of cost)

Say Rs 5.40 Lakh.



Sub Work No. VII

Mtc. Of services & Resurfacing of Road

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects 4.3375 acres @ Rs. 1.00 lacs per acre <i>6.46875 7.50</i>	Acre	6.46875	100000 <i>500000</i> <i>750,000/-</i>	646875 <i>3234375</i> <i>4851563/-</i>
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick BM including leveling coarse and 25mm BC as per crust design whichever is safer <i>premium carpet</i>	Sqm	11281 (6156 + 5125)	350 <i>600/-</i>	3948350 <i>6768600/-</i>
3	2nd phase after next five years of 1st phase (50mm DBM & 25mm BC or as per crust design whichever is safer)	Sqm	11281	300 <i>550/-</i> <i>750/-</i>	3384300 <i>6204550</i> <i>8460750/-</i>
	Sub Total			13387275 <i>13788893</i>	7979525 <i>8218911</i>
	Add 3% contingencies & PH Services			401618 <i>6756558</i>	239386 <i>4027266</i>
	Sub Total			13788893 <i>20545480</i>	8218911 <i>12246177</i>
	Add 49% Departmental Charges			6756558	4027266
	Total			20545480	12246177
	Say Rs. In Lacs				122.47 <i>2054.48</i>

(C.O. to Final abstract of cost)

Say Rs 3081.18 Lakh.



21

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	4220	Persons
2	Total Water Requirement (Domestic)	536	KLD
3	Total Water Requirement (Flushing)	264	KLD
4	Total Water Requirement (Horticulture)	60	KLD
5	U. G Tank (Domestic) 280 KLD	1	No.
6	U.G.T (Fire) ²¹⁰ 150 KLD	1	No.
7	No. of Domestic WS pumps for UGT	2+1	Set
8	No. of Flushing pumps at STP	2+1	No.
9	No. of submersible pumps	1	No.
10	Main Fire Hydrant electrical pumps	1	No.
11	Diesel fire pumps	1	No.
12	Jockey fir pumps	1	No.
13	Generating sets for UGT	1	100 KVA
14	S.T.P. (680 K.L.)	1	No.



TOTAL MATERIAL STATEMENT FOR WATER SUPPLY i.e. DOMESTIC, FLUSHING & RISING MAIN ETC.

22

S. No.	Description	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic	25 M	240 M	6 M
2	Flushing	60 M	205 M	10 M
3	Rising Main	155 M	-	-
	Total	240 M	445 M	16 M



MATERIAL STATEMENT (DOMESTIC WATER SUPPLY)

200mm i/d Pipe Length
150mm i/d Pipe Length
100mm i/d Pipe Length

6 Mtr
240 Mtr
25 Mtr



MATERIAL STATEMENT (FLUSHING WATER SUPPLY)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			200mm	150mm	100mm
1	STP	a	200	10	10	-	-
2	a	b	150	10	-	10	-
3	b	c	150	85	-	85	-
4	c	d	100	35	-	-	35
5	a	e	150	25	-	25	-
6	e	d	150	85	-	85	-
7	d	l	100	25	-	-	25
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	Total			275	10	205	60

200mm i/d Pipe Length

150mm i/d Pipe Length

100mm i/d Pipe Length

10 Mtr

205 Mtr

60 Mtr



25

MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND HUDA MAIN

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100mm	150mm	200mm
1	T.W.	UGT	100	25	25	-	-
3	HSVP Line	UGT	100	130	130	-	-
	Total			155	155	0	0



MATERIAL STATEMENT FOR SEWERAGE SCHEME

26

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Av. Depth	Length in Mtr			
	From	To				200mm i/d 0 to 2.00 Mtr	250mm i/d 0 to 2.00 Mtr	300mm i.d 0 to 2.50 Mtr	400mm i.d 0 to 3.00
1	A	B	90	250	1.40	-	90	-	-
2	B	C	95	300	1.62	-	-	95	-
3	C	D	27	400	1.76	-	-	-	27
4	C3	C2	60	200	1.18	60	-	-	-
5	C2	C1	67	250	1.52	-	67	-	-
6	C5	C4	75	200	1.19	75	-	-	-
7	C4	C1	55	250	1.53	-	55	-	-
8	C1	C	35	300	1.62	-	-	35	-
9	D3	D2	60	200	1.08	60	-	-	-
10	D2	D1	65	250	1.27	-	65	-	-
11	D1	D	85	250	1.54	-	85	-	-
12	D	S.T.P.	10	400	1.89	-	-	-	10
13	STP - HSVP / Sewer By Pumping 200mm i/d D.I. Pipe = 110 Mtr								-
	Total		724			195	362	130	37

200mm i/d Pipe Length 195 Mtr
 250mm i/d Pipe Length 362 Mtr
 300mm i/d Pipe Length 130 Mtr
 400mm i/d Pipe Length 37 Mtr
 200mm i/d D.I. Pipe (By Pumping) = 110 Mtr



MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

27

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe
			Length in Mtr
	From	To	
1	A	B	105
2	B1	B	95
3	B	C	40
4	C1	C	30
5	C	D	80
6	D	E	75
7	E	F	50
8	F3	F2	105
9	F2	F1	125
10	F1	F	35
11	F	Master SWD (HSVP)	80
	Total Length		820

Total Length 400mm i/d RCC Np3 pipe = 820 Mtr

Total Rain Water Harvesting (RWH) = 6 Nos



Material Statement of Road Works

28

Sr. No.	Road No.	Length	Width	Area	
1	1 (6m)	130.00	6.00	780.00	Sqm
2	2 (6m)	105.00	6.00	630.00	Sqm
3	3 (6m)	150.00	6.00	900.00	Sqm
4	4 (6m)	110.00	6.00	660.00	Sqm
5	5 (6m)	120.00	6.00	720.00	Sqm
6	6 (6m)	60.00	6.00	360.00	Sqm
7	7 (6m)	75.00	6.00	450.00	Sqm
8	8 (12m)	85.00	5.50	467.50	Sqm
9	9 (12m)	10.00	5.50	55.00	
10	10 (24m)	60.00	2X7.0	840.00	
	G. Total	905.00		5862.50	Sqm
	Add 5% extra for curves			293.13	Sqm
	Total			6155.63	Sqm
			Say	6156.00	Sqm

ii) Kerbs & Channels

i) 6 Mtr wide Road	750.00 Mtr
i) 12 Mtr wide Road	95.00 Mtr
ii) 24 Mtr wide Road (2 x 60Mtr)	120.00 Mtr
Total	965.00 Mtr
Add. 5% Extra for Curves	48.25 Mtr
G. Total	1013.25 Mtr

Say 1014.00 ~~Sqm~~ Mtr

II) PARKING :-

(i) Surface Car Parking = 370 Nos

Area = 370 Nos x 2.50 Mtr x 5.00 Mtr = 4625.00 Sqm

ii) Approach of Towers L.S. = 500.00 Sqm

Total = 5125.00 Sqm

Say 5125.00 Sqm.



29

MATERIAL STATEMENT (FIRE FIGHTING)

S. No.	Line Reference		Length in Mtr	Size of M.S. Pipe 150mm i/d Fire Rising	Remarks
	From	To		150mm	
1	UGT	A	10	10	
2	A	B	40	40	
3	B	C	100	100	
4	A	C	105	105	
5	C	D	45	45	
6	D	E	45	45	
7	E	F	120	120	
8	F	G	105	105	
9	B	G	45	45	
10	D	H	80	80	
11	H	I	75	75	
12	I	J	90	90	
13	J	G	35	35	
	Total		895	895	

i) Length of 150mm i/d M.S. Pipe = 895 Mtr

ii) Length of 100mm i/d F.H. = 26 X 6 = 156 Mtr

iii) Nos of F.H. = 26 Nos

(F.H. @ 35M c/c each)



SUBHEAD : IRRIGATION WATER SUPPLY SCHEME - DESIGN CALCULATION (HORTICULTURE)

HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Population	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (in mm)	Size of the Pipe Recommend (mm)	Hydraulic Radius	Total Friction Loss in m/m	Length (M)	Loss of Head in Line (M)	Formation Level	Available head (M)
1	From Flushing Water Supply line	60000 (60 K.L.)	-	-	25.00	25	-	-	240	-	-	-

Note :-

24 Nos connections are to be done from flushing water supply line i.e. 24 Nos x 15 Mtr/each = 360 Mtr for 25mm i/d



SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

[illegible]

32



SUBHEAD : SEWERAGE SCHEME - DESIGN CALCULATION

SUBHEAD : SEWERAGE SCHEME - DESIGN CALCULATION																												
Line Reference	Tower No.	Unit / Flat				Population @ 5 Person per flat	Water Requirement at 172.50 LPCD	Other Requirement i.e. comm. / community building / Anganwadi	Total water requirement LPD	Sew. Quantity after evaporation losses @ 20% (in LPD)	Sewerage Discharge Peak Flow (m3/sec)	Size of pipe in (mm)	Gradient in (m)	Velocity (m/sec)	Carrying capacity of pipe (m3/sec)	Length in Mtr	Fall + Extra Fall in line due to slope (m)	Ground Level			Formation Level			Invert Level			Depth	
		Self	Branch	Total											m3 /sec			Start	End	Start	End	Start	End	Start	End	Start	End	Average
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28		
A	B	A3,A4,A5	157	0	157	785	135413	10000	145413	116330	0.0040	250	305	0.76	0.019	90	0.29	216.80	216.80	217.00	217.10	215.80	215.51	1.20	1.59	1.40		
B	C	A6,A7,A8	146	157	303	1515	261338	20000	281338	225070	0.0078	300	385	0.76	0.027	95	0.24	216.80	216.40	217.10	216.85	215.48	215.24	1.62	1.61	1.62		
C	D	A8	28	704	732	3660	631350	32000	663350	530680	0.0184	400	570	0.76	0.049	27	0.4+15=19	216.40	216.40	216.85	216.85	215.19	215.00	1.66	1.85	1.76		
C3	C2	A3,A4	115	0	115	575	99188	0	99188	79350	0.0027	200	225	0.76	0.012	60	0.26	216.60	216.70	216.90	217.00	215.90	215.64	1.00	1.36	1.18		
C2	C1	A6,A7,A8	146	115	261	1305	225113	0	225113	180090	0.0062	250	305	0.76	0.019	67	0.21	216.70	216.80	217.00	217.05	215.61	215.40	1.39	1.65	1.52		
C5	C4	A1,A2	112	0	112	560	96600	5000	101600	81280	0.0028	200	225	0.76	0.012	75	0.33	216.80	216.90	216.95	217.00	215.95	215.62	1.00	1.38	1.19		
C4	C1	Com.	28	112	140	700	120750	12000	132750	106200	0.0037	250	305	0.76	0.019	55	0.18	216.90	216.80	217.00	217.05	215.59	215.41	1.41	1.64	1.53		
C1	C	-	0	401	401	2005	345863	12000	357863	286290	0.0099	300	385	0.76	0.027	35	0.09	216.80	216.40	217.05	216.85	215.38	215.29	1.67	1.56	1.62		
D3	D2	A1,A2	112	0	112	560	96600	0	96600	77280	0.0027	200	225	0.76	0.012	60	0.26	216.60	216.50	216.90	216.80	215.90	215.64	1.00	1.16	1.08		
D2	D1	Com.	0	112	112	560	96600	8910	105510	84408	0.0029	250	305	0.76	0.019	65	0.21	216.50	216.50	216.80	216.75	215.61	215.40	1.19	1.35	1.27		
D1	D	Com.	0	112	112	560	96600	19910	116510	93208	0.0032	250	305	0.76	0.019	85	0.27	216.50	216.40	216.75	216.85	215.40	215.13	1.35	1.72	1.54		
D	STP	-	0	844	844	4220	727950	51910	779860	623888	0.0216	400	570	0.76	0.049	10	0.02	216.40	216.60	216.85	216.90	215.00	214.98	1.85	1.92	1.89		
STP	HSPV Sewer	-															0.50	216.60	216.80	216.90	216.50	215.10	214.60	1.80	1.90	1.85		
By Pumping (Recycling) D.I. Pipe 200mm I/d = 110 Mtr																												

By Pumping (Recycling) D.I. Pipe 200mm i/d = 110 Mtr



DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENSITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0.6

S. No.	Name of Node		Area (Self) SQM	Area (Self) In Acre	Branch Area In Acre	Total Area		Total Area Hectar	Rain fall mm / hr.	Discharge @ 17.36 LPS/ Hectar	Length In Mtr	Pipe dia In mm	Slope In Mtr	Velocity In m/sec	Cap. Of drain IN LPS	Fall + Extra Fall IN Mtr	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks
	From	To				In Acre	In Acre										Start	End	Start	End	Start	End	Start	End		
1	2	3	4	5	6	7	8		9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
1	A	B	3175	0.78	0	0.78	0.32	0.32	6.00	5.48	105	400	570	0.76	98.57	0.18	216.80	216.80	217.05	216.95	215.55	215.37	1.50	1.58	1.54	RWH - 1
2	B1	B	2825	0.70	0	0.70	0.28	0.28	6.00	4.91	95	400	570	0.76	98.57	0.16	216.90	216.80	217.10	216.95	215.90	215.74	1.20	1.21	1.20	
3	B	C	1000	0.25	1.48	1.73	0.70	0.70	6.00	12.13	40	400	570	0.76	98.57	0.07	216.80	216.60	216.95	216.90	215.37	215.30	1.58	1.60	1.59	
4	C1	C	450	0.11	0	0.11	0.05	0.05	6.00	0.78	30	400	570	0.76	98.57	0.05	216.80	216.60	217.00	216.90	215.80	215.75	1.20	1.15	1.18	
5	C	D	2160	0.53	1.84	2.37	0.96	0.96	6.00	16.68	80	400	570	0.76	98.57	0.14	216.80	216.50	216.90	216.80	215.30	215.16	1.60	1.64	1.62	RWH - 2
6	D	E	1875	0.46	2.37	2.83	1.15	1.15	6.00	19.91	75	400	570	0.76	98.57	0.13	216.50	216.50	216.80	216.75	215.16	215.03	1.64	1.72	1.68	RWH - 5
7	E	F2	1250	0.31	2.83	3.14	1.27	1.27	6.00	22.05	50	400	570	0.76	98.57	0.08	216.50	216.40	216.75	216.80	215.03	214.95	1.72	1.85	1.79	
8	F3	F2	2645	0.65	0	0.65	0.26	0.26	6.00	4.59	105	400	570	0.76	98.57	0.18	216.80	216.80	217.00	217.10	215.80	215.62	1.20	1.48	1.34	RWH - 3
9	F2	F1	2725	0.67	0.65	1.32	0.54	0.54	6.00	9.30	125	400	570	0.76	98.57	0.22	216.80	216.40	217.10	216.85	215.62	215.40	1.48	1.45	1.46	RWH - 4
10	F1	F	700	0.17	1.32	1.49	0.60	0.60	6.00	10.49	35	400	570	0.76	98.57	0.06	216.40	216.40	216.85	216.80	215.40	215.34	1.45	1.46	1.46	
11	F	Master SWD (HSVP)	300	0.07	4.63	4.70	1.90	1.90	6.00	33.05	80	400	570	0.76	98.57	0.14	216.40	216.80	216.80	216.50	214.95	214.81	1.85	1.69	1.77	RWH - 6



FORM BR-III
(See Code 4.2 (4))
Form of Sanction

From

Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
O/o Director, Town & Country Planning Department,
Haryana, Nagar Yojna Bhavan,
Madhya Marg, Sector 18, Chandigarh.
Tele-Fax: 0172-2548475; Tel.: 0172-2549851,
E-mail: tcpharyana7@gmail.com
Website www.tcpharyana.gov.in.

To

✓ Prime Infradevelopers Pvt. Ltd.,
10th Floor, Tower-D, Global Business Park,
MG Road, Gurugram-122002.

Memo No. ZP-1448/SD(DK)/2021/ 4613 Dated:- 24-02-2021

Subject: Approval of building plans of Affordable Group Housing Colony area measuring 6.46875 acres (Licence No. 38 of 2020 dated 25.11.2020), Sector-99-A, Gurugram being developed by Prime Infradevelopers Pvt. Ltd.

Reference your application dated 01.12.2020 permission to re-erect the buildings in Affordable Group Housing Colony area measuring 6.46875 acres (Licence No. 38 of 2020 dated 25.11.2020), Sector-99-A, Gurugram Manesar Urban Complex in accordance with the plans submitted with it after receipt of ₹ 22,75,320/- towards Infrastructure Development Charges for 15% additional FAR being considered as an incentive for providing green buildings as per IGBC norms in view of provision of Code 6.5 of Haryana Building Code, 2017.

Permission is hereby granted for the aforesaid construction subject to the provisions of the Punjab Scheduled Roads & Controlled Areas Restriction of Unregulated Development Act, 1963 and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme. However, you shall complete the project as per stipulation in Affordable Group Housing Policy issued vide Notification No. PF-27/48921 dated 19.08.2013.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2).
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.



- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
- (ii) That you shall get approved the fire-fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans.
6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
7. The revenue Rasta if any passing through the site shall be kept unobstructed.
8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
- (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
- (ii) A clearance from Fire Safety point of view from the competent authority.
11. The provision of letter boxes for each dwelling unit shall be made at the ground floor of each building.
12. The basements shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots proposed in the scheme shall be exclusively for the use of flat owners/residents of the group housing scheme. The parking lot shall not be leased out /transferred to any person who is not a flat owners /residents of the group housing complex.
13. That you shall comply with the conditions laid down in the Memo No. 9175 dated 18.01.2021 of Superintending Engineer (HQ), HSVP, Panchkula (Copy enclosed).
14. That you shall comply with the conditions laid down in the Memo No. 116 dated 18.01.2021 of Director, Urban Local Bodies-cum-Fire Services, Haryana, Panchkula (Copy enclosed).

15. GENERAL: -

- (i) That you shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
- (ii) That you shall strictly comply with the directions of MoEF Guidelines, 2010 while raising construction and comply with the instructions of Director, Town and Country Planning, Haryana, Chandigarh issued vide orders dated 14.05.2015 which is also available on the departmental website www.tcpharyana.gov.in.
- (iii) That you shall submit the fire-fighting scheme duly approved in accordance with the section 15 of the Haryana Fire Safety Act 2009 and directions issued by Director, Urban Local Bodies Haryana before starting the construction work at site.
- (iv) That you shall submit the approved Electrical Service Plan from competent authority and certificate to this effect that adequate arrangement has been put in place before grant of occupation certificate.
- (v) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (vi) That you shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (vii) That you shall not construct the building beyond 30.0 mtrs. without getting the valid NOC from AAI.
- (viii) That you shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (ix) That you shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
- (x) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (xi) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (xii) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.
- (xiii) That you shall abide the terms and conditions of the Undertaking/Affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of Order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.

- (xiv) That you shall abide by the terms and conditions of Affordable Group Housing Scheme issued vide Notification No. PF-27/48921 dated 19.08.2013.
 - (xv) That you shall give the advertisement as per the instructions issued vide memo No. 15772 dated 18.07.2014.
 - (xvi) That you shall deposit the balance amount of Labour Cess in future, time to time as per progress in construction at site.
 - (xvii) That you shall submit the scanned copy of the approved building plans in CD format within one week to this office from the issuance of this letter.
16. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL :https://tcpharyana.gov.in/Policy/Misc392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pdf in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
 - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
 - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
 - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
 - (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of

2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.

- (x) Compulsory use of wet jet in grinding and stone cutting.
 - (xi) Wind breaking walls around construction site.
 - (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
 - (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
 - (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
 - (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
 - (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
17. That you shall convey ultimate power load requirement to the Department within a month from the issuance of this letter.
18. That you shall complete the project as per terms & conditions of Affordable Group Housing policy in a time bound manner from the date of earlier approved building plans/environmental clearance.
19. On the basis of IGBC "Platinum Rating" Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 15% is allowed. Since, the final rating will be issued by IGBC after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be availed, as incentive for green building), shall be withheld till the final rating from IGBC is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be

issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

This sanction will be void abinitio, if any of the conditions mentioned above are not complied with.

DA/As above & One set of Building Plans

H. Sharma
(Hitesh Sharma)

Senior Town Planner (M)HQ

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

Endst. No. ZP-1448/SD(DK)/2021/_____ Dated:- _____

A copy is forwarded to the following for information:-

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT ~~be~~ be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. Administrator, HSVP, Gurugram.
4. Senior Town Planner, Gurugram.
5. Superintending Engineer (HQ), HSVP, Panchkula.
6. District Town Planner, Gurugram along with one set of approved building plans.
7. District Town Planner (E), Gurugram.
8. Nodal Officer, website updation.
9. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

Encl: as above

(Hitesh Sharma)

Senior Town Planner (M)HQ

Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee,
Town & Country Planning Department,
Haryana, Chandigarh.

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

Licence No. 38 of 2020

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Prime Infradevelopers Pvt. Ltd., 10th Floor, Tower-D, Global Business Park, M.G. Road, Gurugram-122002 for setting up of Affordable Group Housing Colony over an area measuring 6.46875 acres in the revenue estate of village Dhankot, Sector-99A, Distt. Gurugram.

1. The particulars of the land, wherein the aforesaid Affordable Group Housing Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - i) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - ii) That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iii) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - iv) That you 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.
 - v) That the Affordable Group Housing Colony shall be laid out to conform to the approved building plans and the development works are executed according to the designs and specifications shown in the approved plan.
 - vi) That the building plans of the Affordable Group Housing Colony shall be submitted within three months of the date of grant of licence and no construction/development shall be undertaken before approval of building plans.

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Director
Town & Country Planning
Haryana, Chandigarh

- vii) That you shall construct at your own cost, or get constructed by any other institution or individual at its costs, the community buildings on the lands set apart for this purpose, within four years from grant of license extendable by the Director for another period of two years, for the reasons to be recorded in writing failing which the land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such land to any person or any institution including a local authority, for the said purposes, on such terms & conditions, as it may deem fit.
- viii) That you shall integrate the services with Haryana Shehri Vikas Pradhikaran/ GMDA services as and when made available.
- ix) That you 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.
- x) That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xi) That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xii) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by Haryana Shehri Vikas Pradhikaran/ GMDA.
- xiii) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xiv) That you 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.
- xv) That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvi) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching

Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.

- xvii) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xviii) That you shall permit the Director or any other officer 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.
- xix) That you shall deposit thirty per centum of the amount release, from time to time, by you, from the flat owner within a period of ten days of its realization in a separate account to be maintained in a scheduled bank. This amount shall only be utilized by you towards meeting the cost of internal development works in the colony.
- xx) That you shall not give any advertisement for sale of commercial area and flat in affordable Group Housing area before the approval building plans.
- xxi) That you 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.
- xxii) That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxiii) That you shall abide by the terms and conditions as per Affordable Group Housing Policy-2013 notified on 19.08.2013 and its subsequent amendments.
- xxiv) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

3. The licence is valid up to 24/11/2025



(K. Makrand Pandurang, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Place : Chandigarh
Dated: 25/11/2020

Endst. No. LC-3743-A+B/Asstt.(AK)-2020/20844

Dated: 26-11-2020

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

1. Prime Infradevelopers Pvt. Ltd., 10th Floor, Tower-D, Global Business Park, M.G. Road, Gurugram-122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved zoning plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.
8. Administrator, HSVP, Gurugram.
9. Chief Engineer, HSVP, Gurugram.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram alongwith approved zoning plan.
13. Senior Town Planner (E&V), Haryana, Chandigarh.
14. District Town Planner, Gurugram alongwith a copy of agreement and approved zoning plan.
15. Chief Accounts Officer, O/o DTCP, Haryana alongwith a copy of agreement.
16. Nodal Officer (website), O/o DTCP, Haryana.

(S. K. Srivastava)

District Town Planner (HQ)

For: Director, Town & Country Planning
Haryana Chandigarh

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To be read with Licence No. 38 Dated 25/11 of 2020

Detail of land owned by Prime Infradevelopers Pvt.ltd.

Village	Rect.No.	Killa No	Total Area (K-M)
Dhankot	112	11min	0-2.5
		12min	0-2.5
		17/2	1-11
		18/2	7-18
		19	8-0
		20	8-0
		21	8-0
		22min	7-19
		23min	6-0
		24/1min	4-2
		Total	51-15

Or 6.46875 Acres


Director,
Town & Country Planning
Haryana



**FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS
DENOTED ON DRG.NO.-D.T.P.(G)1936 DATED 16.04.2010
UNDER SECTION 5 (7) OF ACT NO. 41 OF 1963**

— AFFORDABLE GROUP HOUSING COLONY
LIC. No. 38 of 2020 DEVELOPED BY
PRIME INTRADEVELOPERS PVT LTD.

