

AMBITION COLONISERS PVT. LTD.

Regd. Off. : Bldg# 2007, Main Road, Sector 45, Gurgaon, Haryana- 122003

Tel: +91-8010091009

CTN: U45200HR2006PTC036430

Date: 12.02.2019

LC-3697

To,
Executive Engineer,
HUDA, Division, Rewari
Haryana.

Subject: Submission of service plan estimates w.r.t setting up of Affordable Plotted Colony under DDJAY scheme under License No. 15 of 2019 over an area admeasuring 7.505 acres situated in the revenue estate of Village Maheshwari, Sector-22, Dharuhera, District Rewari, Haryana.

Dear Sir,

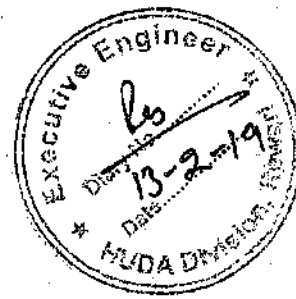
In above cited subject, please find enclosed Service Plan Estimates for scrutiny and seeking necessary approvals from competent authority.

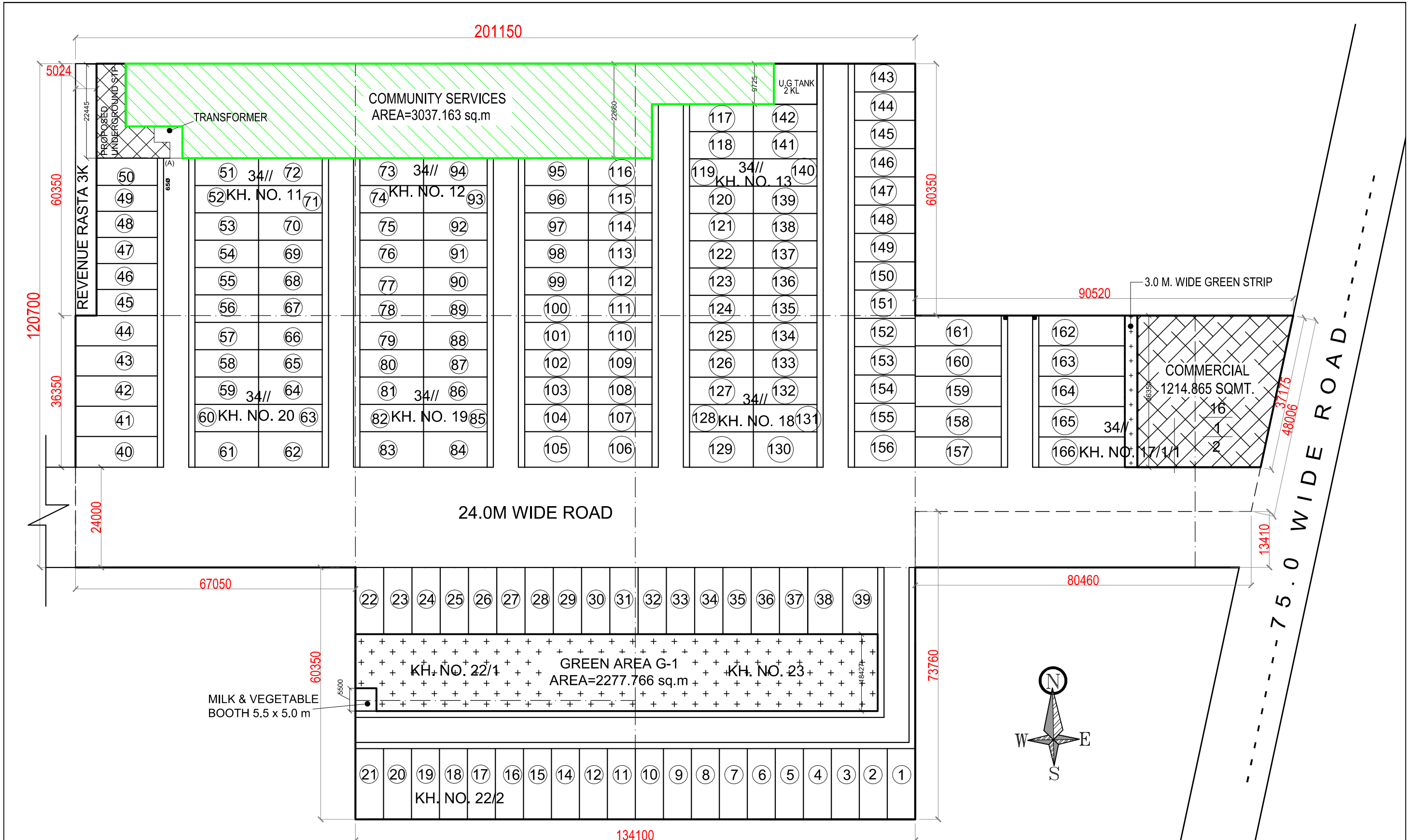
You are hereby requested to kindly approve the same and forward a copy to the concerned departments as per prevailing rules and regulations.

Thanking You,
Yours Sincerely,
For Ambition Colonisers Pvt.Ltd.

Kuldeep Mishra

(Kuldeep Mishra)
Authorized Signatory.
Annexure: Service Plan Estimates

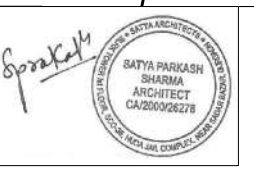




PROJECT:-
 LAYOUT PLAN OF DDJAY PLOTTED COLONY AT SECTOR-22,
 DHARUHERA REWARI, MEASURING 7.505 ACRE FOR M/S
 AMBITION COLONISERS PVT .LTD. & M/S SKG BUILDCON PVT.
 LTD. UNDER LICENSE NO. 15 OF 2019

DWG.TITLE
 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY

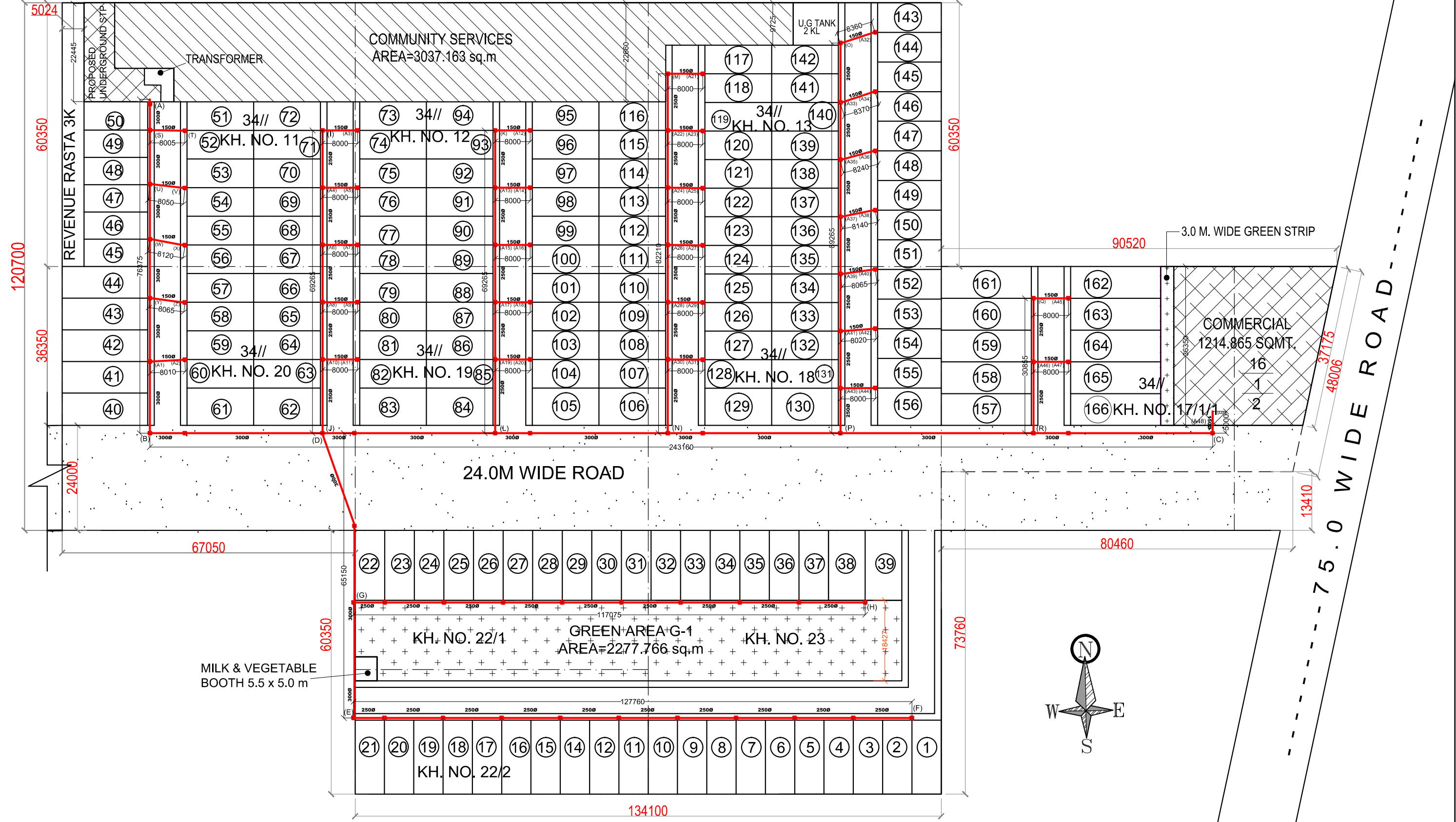
SCALE 1:800 DRG. NO. 07



SIG. OF ARCHITECT

SIG. OF OWNER

201150



PROJECT:-
 LAYOUT PLAN OF DDJAY PLOTTED COLONY AT SECTOR-22,
 DHARUHERA REWARI, MEASURING 7.505 ACRE FOR M/S
 AMBITION COLONISERS PVT .LTD. & M/S SKG BUILDCON PVT.
 LTD. UNDER LICENSE NO. 15 OF 2019



DWG.TITLE
 SERVICE PLAN ESTIMATE FOR SEWERAGE SCHEME WORKS


SCALE 1:800 DRG. NO. 06

SIG. OF ARCHITECT

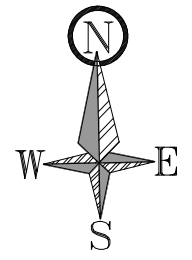
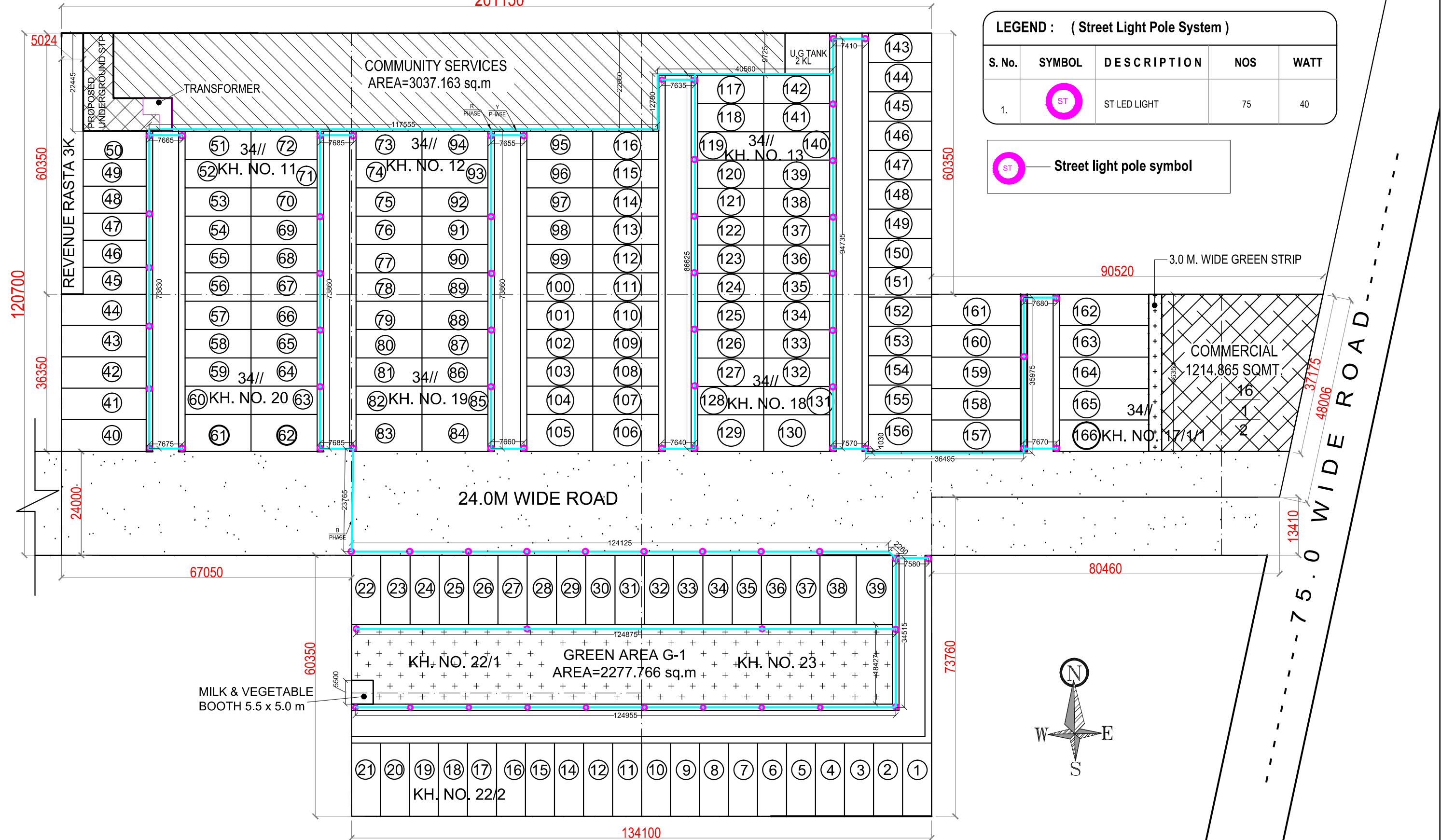
SIG. OF OWNER

201150

LEGEND : (Street Light Pole System)

S. No.	SYMBOL	DESCRIPTION	NOS	WATT
1.		ST LED LIGHT	75	40

 Street light pole symbol



PROJECT:-
LAYOUT PLAN OF DDJAY PLOTTED COLONY AT SECTOR-22,
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LTD. UNDER LICENSE NO. 15 OF 2019



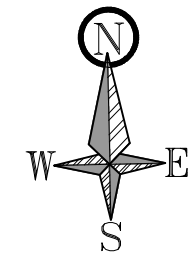
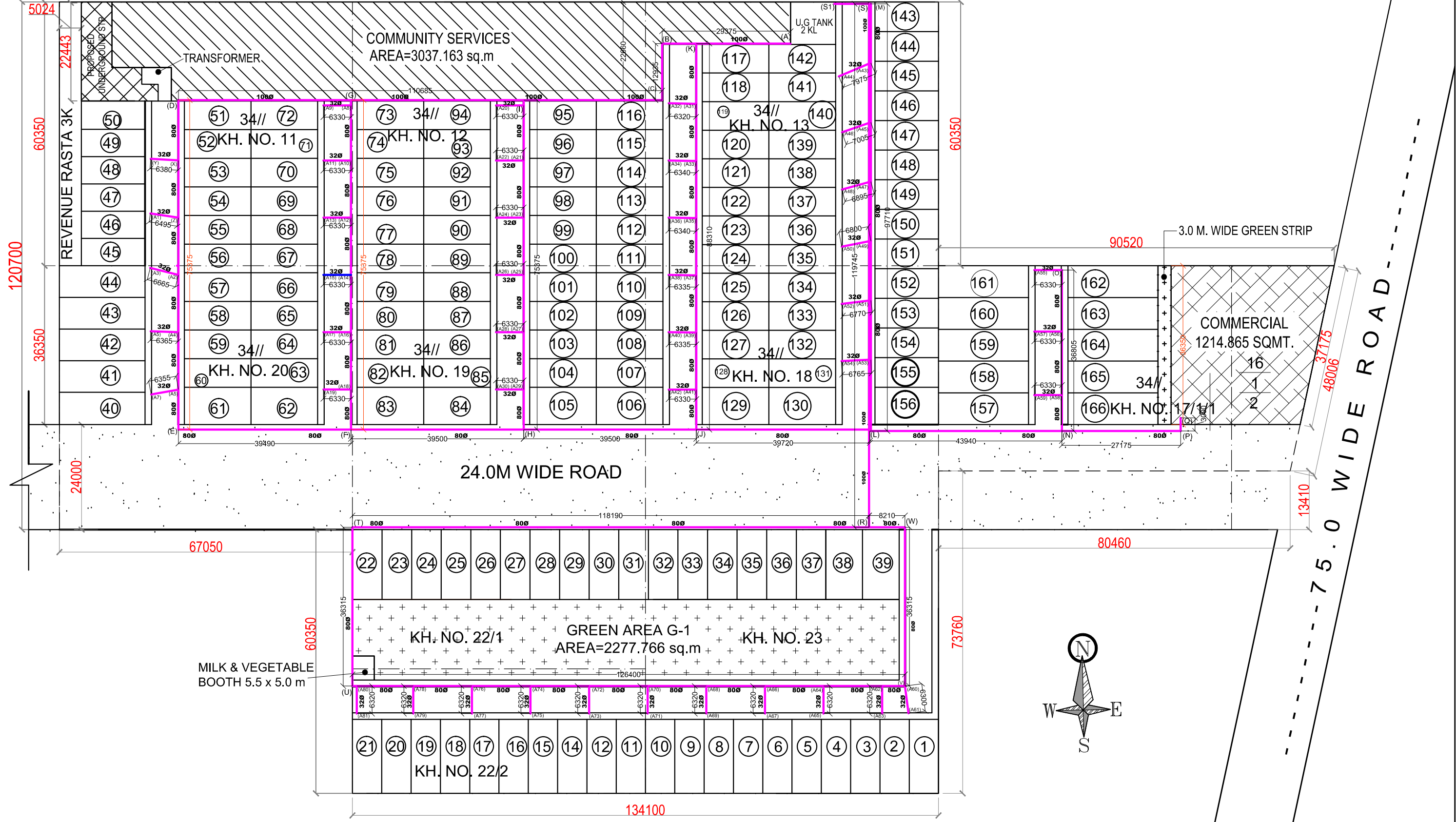
DWG.TITLE
SERVICE PLAN ESTIMATE FOR STREET LIGHTING WORKS

SCALE 1:800 DRG. NO. 02

SIG. OF ARCHITECT

SIG. OF OWNER

201150



PROJECT:-
 LAYOUT PLAN OF DDJAY PLOTTED COLONY AT SECTOR-22,
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 LTD. UNDER LICENSE NO. 15 OF 2019

DWG.TITLE
 SERVICE PLAN ESTIMATE FOR WATER SUPPLY SYSTEM (DOMESTIC) WORKS

SCALE 1:800 DRG. NO. 03

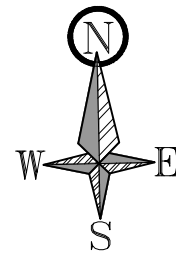
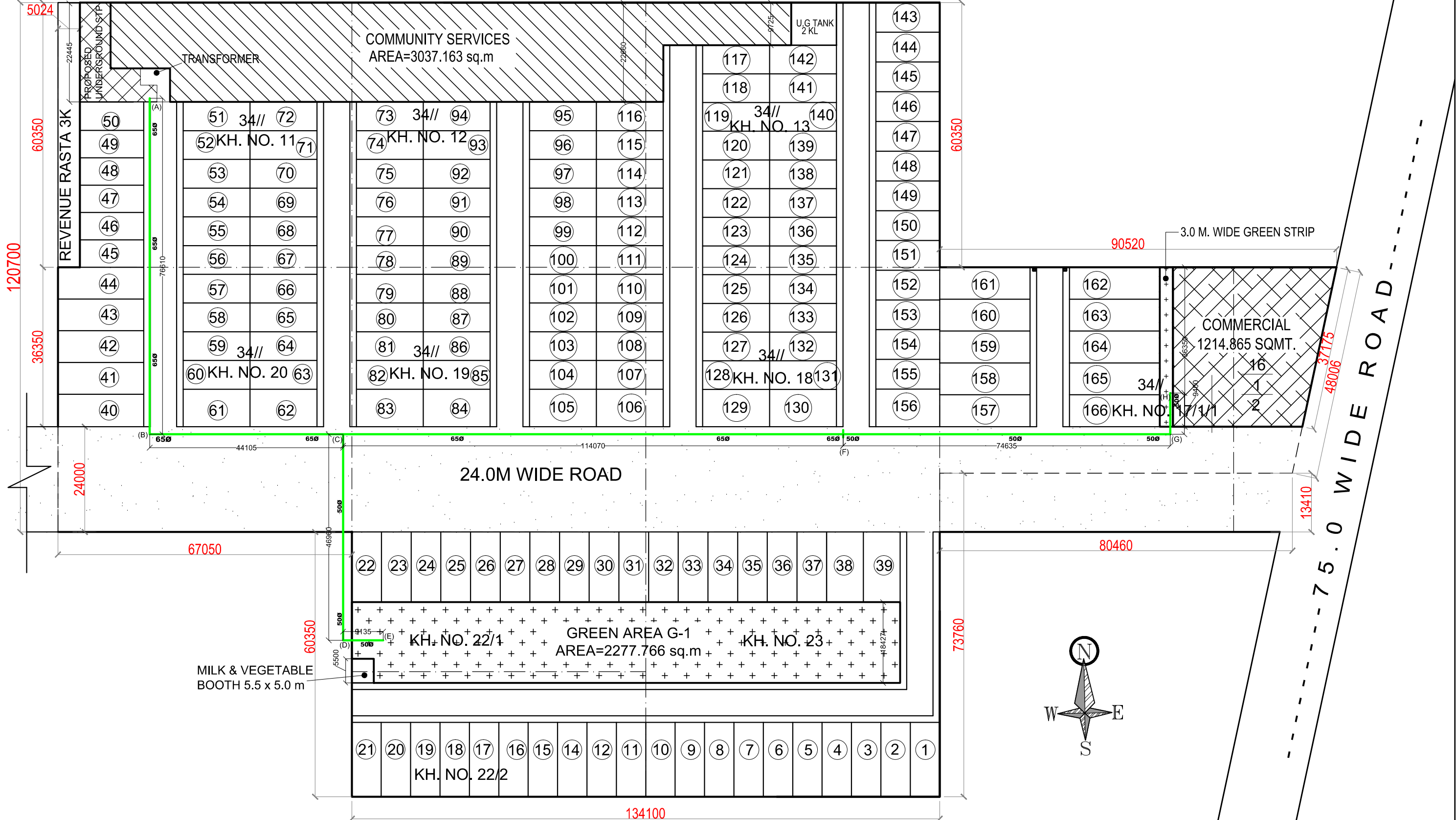
Sparsh

SATIYA PARKASH SHARMA
 ARCHITECT
 CA/2000/28278

SIG. OF ARCHITECT

SIG. OF OWNER

201150



PROJECT:-
 LAYOUT PLAN OF DDJAY PLOTTED COLONY AT SECTOR-22,
 DHARUHERA REWARI, MEASURING 7.505 ACRE FOR M/S
 AMBITION COLONISERS PVT .LTD. & M/S SKG BUILDCON PVT.
 LTD. UNDER LICENSE NO. 15 OF 2019

DWG.TITLE
 SERVICE PLAN ESTIMATE FOR WATER SUPPLY SYSTEM (RECYCLING) WORKS

SCALE 1:800 DRG. NO. 04

Sprakash

SIG. OF ARCHITECT

SIG. OF OWNER

AMBITION COLONISERS PVT. LTD.

Regd. Off. : Bldg# 2007, Main Road, Sector 45, Gurgaon, Haryana- 122003

Date: 12.02.2019

Tel: +91-8010091009

LC-3697

CTN: U45200HR2006PTC036430

To,
XEN OP Division Dharuhera,
Dakshin Haryana Bijli Vitran Nigam Ltd.,
Dharuhera, District: Rewari,
Haryana.

Subject: Conveying of Ultimate Power Load Requirement w.r.t setting up of Affordable Plotted Colony under DDJAY scheme under License No. 15 of 2019 over an area admeasuring 7.505 acres situated in the revenue estate of Village Maheshwari, Sector-22, Dharuhera, District Rewari, Haryana.

Dear Sir,

This is with reference to the direction issued by the Director Town & Country Planning, Chandigarh, Haryana under License 15 of 2019 dated 11.02.2019 wherein the Licensee is under the obligation to convey the Ultimate Power Load Requirement of the project to the concerned Power Utility, with a copy to them to enable provision of the site in license land for transformation/ switching station/ Electric Sub Station as per the norms.

Hence M/s Ambition Colonisers Pvt. Ltd. a company incorporated under the Companies Act, 1956 and having its registered office at Bldg# 2007, Main Road, Sector-45, Gurgaon, Haryana-122003, (hereinafter referred to as "Developer"), in accordance with the above direction, hereby convey that the Ultimate Power Load Requirement for the subjected project is envisaged to be 740 KW.

We hereby request your good office that our Ultimate Power Load Requirement may please be noted and acknowledged for planning your power utility in the subjected project.

Thanking You,
Yours Sincerely,
For Ambition Colonisers Pvt.Ltd.

Kuldeep Mishra

(Kuldeep Mishra)
Authorized Signatory.
Annexure: Load calculation sheet

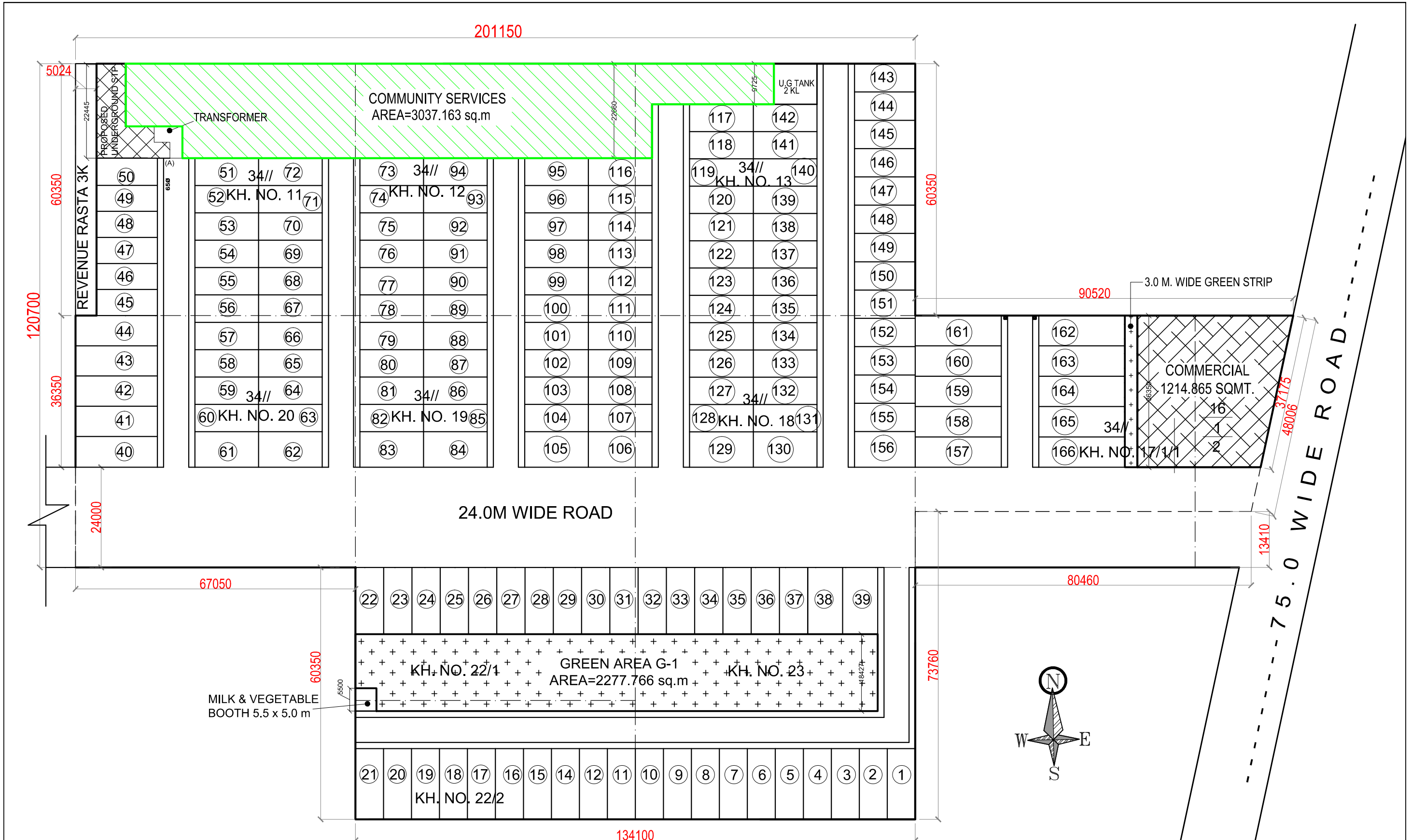
DISPATCHER
'OP'. DIVN. DHBVN
DHARUHERA, REWARI

BA
12-2-19

**Power Load Estimate for Affordable Plotted Housing Colony admeasuring 7.505 Acre
(License No. 15 of 2019 dated 11.02.2019) in Sec-22 Dharuhera being developed by
Ambition Colonizer Pvt. Ltd. in collaboration with S.K.G. Builcon Pvt. Ltd.**

SN	Plot Type	PLOT Area In Sq Mtr	Plot Are in Marla	Load Requirement as per norms	No. of PLOTS	Total SqMtr	KW Load required
1	1-12, 14-21	113.52	4.49	8	20	2,270.31	160
2	22-37	108.29	4.28	8	16	1,732.58	128
3	38-39	134.20	5.31	8	2	268.40	16
4	40	144.77	5.72	8	1	144.77	8
5	41-44	141.83	5.61	8	4	567.33	32
6	45-49	90.89	3.59	6	5	454.43	30
7	50	94.53	3.74	6	1	94.53	6
8	51-60	99.89	3.95	6	10	998.88	60
9	61-62	130.24	5.15	8	2	260.47	16
10	63-82	99.89	3.95	6	20	1,997.75	120
11	83-84	130.24	5.15	8	2	260.47	16
12	85-104	99.89	3.95	6	20	1,997.75	120
13	105-106	130.24	5.15	8	2	260.47	16
14	107-116	99.89	3.95	6	10	998.88	60
15	117-128	99.74	3.94	6	12	1,196.82	72
16	129-130	129.55	5.12	8	2	259.10	16
17	131-142	99.74	3.94	6	12	1,196.82	72
18	143-155	98.72	3.90	6	13	1,283.32	78
19	156	124.63	4.93	8	1	124.63	8
20	157-166	149.80	5.92	8	10	1,497.98	80
21	Total				165		1,114
22	Diversity factor						0.4
23	Net Residential Load						445.60

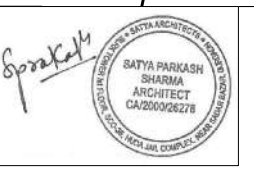
SN	Commercial Load			Total SqMtr	
1	Commercial FAR			2126.25	
2	Load Required per 100 m2			16	
3	Total Load (Total Sq Mtr/ 100) x 16			340.2	
4	Diversity factor			0.5	
5	Net Commercial Load			170.1	
6	Total Net Load			615.70	
7	Add 20% transmission losses			123.14	
8	NET TOTAL LOAD REQUIREMENT			738.84	
				SAY	750 KW



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 LTD. UNDER LICENSE NO. 15 OF 2019

DWG.TITLE
 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY

SCALE 1:800 DRG. NO. 07



SIG. OF ARCHITECT

SIG. OF OWNER

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring 7.505 Acre (License No. 15 of 2019 dated 11.02.2019) in Sec-22 Dharuhera being developed by Ambition Colonizer Pvt. Ltd. in collaboration with S.K.G. Bulcon Pvt. Ltd.

Sector-22 Dharuhera.

FINAL ABSTRACT OF COST.

1	Sub Work No. 1	Water Supply	Rs.	44.13	Lakhs
2	Sub Work No. 2	Sewerage	Rs.	42.80	Lakhs
3	Sub Work No. 3	Storm Water Drainage	Rs.	17.81	Lakhs
4	Sub Work No. 4	Road and footpath	Rs.	51.83	Lakhs
5	Sub Work No. 5	Street Lighting	Rs.	4.87	Lakhs
6	Sub Work No. 6	Horticulture	Rs.	2.06	Lakhs
7	Sub Work No. 7	Mtc. Charges for repairs to be carried after 5 years	Rs.	21.01	Lakhs
		Total	Rs.	184.51	Lakhs
		Add 10% departmental charges/ price escalation/ unforeseen item/ and P.E./ Admn charges	Rs.	18.45	Lakhs
		G.Total	Rs.	202.96	Lakhs
		Say	Rs.	203	Lakhs

Cost/Gross acre (in lakhs/acre) = 203.00/7.505 = Rs.27.05 Lakhs/acres.

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring 7.505 Acre (License No. 15 of 2019 dated 11.02.2019) in Sec-22 Dharuhera being developed by Ambition Colonizer Pvt. Ltd. in collaboration with S.K.G. Builcon Pvt. Ltd.

Sector-22 Dharuhera.

WATER SUPPLY (Subwork No 1) ABSTRACT OF COST.

1	Sub-head No 1	Head Works	Rs.	28.00	Lakhs
2	Sub-head No 2	Distribution System	Rs.	14.84	Lakhs
		Total	Rs.	42.84	Lakhs
	Add 3 % Contingencies & PE Charges		Rs.	1.29	Lakhs
	G.Total		Rs.	44.13	Lakhs

Cost/Gross acre (in lakhs/acre) = $44.13/7.505 = \text{Rs.}5.88 \text{ Lakhs /acres.}$

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring 7.505 Acre (License No. 15 of 2019 dated 11.02.2019) in Sec-22 Dharuhera being developed by Ambition Colonizer Pvt. Ltd. in collaboration with S.K.G. Bulcon Pvt. Ltd.

Estimate for provision of Water Supply-1

Sub Work No. 1

Water supply

Sub Head No. 1.

Head Works

1	Boring and installing 8" I/d tube wells with reverse/direct rotary rig complete with pipe and stainer to depth of about 100 m complete. 1 Nos. @ Rs. 150,000/- each	Rs.	150,000
2	Construction of boundary wall, gates, footpath, hedges and lawns as required at and around the tubewells site/ water works etc.	Rs.	200,000
3	Construction of suitable size chambers for under ground tank of capacity 250 KL complete in all respect. UGT pumping/ boosting machinery	Rs.	1,250,000
4	Provision for Electro chlorination machine 2 Nos. @ Rs. 50,000/- each	Rs.	500,000
5	Provision of making foundations and erection of pumping machinery 2 nos. @ Rs. 75000/-each	Rs.	100,000
6	Provision for electric services connections including electric fittings for tube wells chamber complete L.S.	Rs.	150,000
7	Provision for Gen Set 15 KVA	Rs.	100,000
8	Provision for carriage of material and other unsorseen items.	Rs.	250,000
9	Provision for elect. Comnection from DHBVPN	Rs.	50,000
	Total	Rs.	2,800,000
	Say in Lakhs	Rs.	28.00

C.O. to Abstract of cost water supply.

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring 7.505 Acre (License No. 15 of 2019 dated 11.02.2019) in Sec-22 Dharuhera being developed by Ambition Colonizer Pvt. Ltd. in collaboration with S.K.G. Builcon Pvt. Ltd.

Estimate for provision of Water Supply-2

Sub Work No. 1

Sub Head No. 2

Water supply

Distribution
system/rising mains

- 1 Providing laying, jointing and testing DI/SH-80 pipes including cost of excavation complete (ISI marked).

Drinking

100 MM D/I 282.00 M @ Rs. 925 Per M

Rs. 260,850

80 MM D/I 1007.00 M @ Rs. 600 Per M

Rs. 604,200

32 MM SH-80 277.00 M @ Rs. 125 Per M

Rs. 34,625

- 2 RECYCLING

65 MM SH-80 235.00 M @ Rs. 300 Per M

Rs. 70,500

50 MM SH-80 141.00 M @ Rs. 200 Per M

Rs. 28,200

- 5 Provision for carriage of material L.S.

Rs. 100,000

- 6 Provision for cutting of roads and making good to be its original conditions. L.S.

Rs. 100,000

- 7 To UGT including cost of excavation and refilling.

100 mm i/d 100 mtr. @ Rs. 925 per mtr.

Rs. 92,500

Rising main from HUDA 100 mm dia 100 mtr. @ 925 M

Rs. 92,500

- 8 Provision for connection with HUDA Line

Rs. 100,000

Total Rs. 1,483,375
Say in Lakhs Rs. 14.84

C.O. to Abstract of cost water supply.

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring

Estimate for provision of Sewerage

Sub Work No. 2

Sewerage

1	Providing lowering, jointing cutting salt glazed stone ware pipe and specials into trenches, including cost of excavation, bed concrete, const of manhole etc. complete in all respect. SW pipe		
i)	300 mm i/d Avg. depth upto 2.0 M 385 M @ Rs. 650 Per mtr.	Rs.	250,250
ii)	250 mm i/d Avg. depth upto 2.0 M 586 M @ Rs. 500 Per mtr.	Rs.	293,000
iii)	150 mm i/d Avg. depth upto 2.0 M 247 M @ Rs. 350 Per mtr.	Rs.	86,450
2	Provision for providing and fixing vent shafts at suitable places as per P.H. requirements L.S.	Rs.	100,000
3	Provision for STP of capacity 250 KLD including all Civil works & machinery.	Rs.	3,200,000
6	Provision for main connection with HUDA	Rs.	100,000
7	Provision for connection from DHBVN	Rs.	100,000
8	Provision for cutting of roads and carriage for materials etc.	Rs.	150,000
	G. Total	Rs.	4,279,700
	Say in Lakhs	Rs.	42.80

C.O. to Abstract of cost

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring

Estimate for provision of S.W Drainage

Sub Work No. 3

S.W. Drainage

1	Providing, lowering, jointing cutting of RCC NP2 pipes and specials into trenches including cost of excavation, cost of manholes, ventilating chamber etc. complete in all respect.		
	i) 400 mm i/d		
	Avg. depth upto 2.0 M		
	302 Mtr @ Rs. 850 Per Mtr.	Rs.	256,700
	ii) 300 mm i/d		
	Avg. depth upto 2.0 M		
	626 Mtr @ Rs. 650 Per Mtr.	Rs.	406,900
	ii) 150 mm i/d		
	Avg. depth upto 2.0 M		
	335 Mtr @ Rs. 350 Per Mtr.	Rs.	117,250
2	Provision of roads gullies L.S.	Rs.	300,000
3	Provision for lighting, watching and temporary diversion of water	Rs.	100,000
4	Provison for cutting the roads and carriage of materials etc. and other unforeseen items. L.S.	Rs.	100,000
5	Provision for Rain Water Harvesting well 5 Nos. @ 80,000/-	Rs.	400,000
6	Provision for connection with HUDA	Rs.	100,000
	G. Total	Rs.	1,780,850
	Say in Lakhs	Rs.	17.81

C.O. to Abstract of cost

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring

Estimate for provision of Horticulture

Sub Work No. 6

Horticulture

1 Development of Lawn area

- a) Trenching the ordinary soil upto depth of 60 cm including removal and packing of serviceable material and disposing at a lead of 50 M and making up the trenched area to proper level by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth.

- b) Rough dressing of trenched area.

- c) grassing with "doob grass" including watering and maintenance of lawns free from weeds and fit for moving in rows 7.50 cm in either direction including for hedges and grill and barred wire fencing around park and green belts (as per area =.59 acres 80,000/-)

Rs. 47,200

- 2 Planting of trees with tree guards on roads at 40' / 12 m intervals at 1200 m long road
Trees @ 6M c/c $162/6 = 27$ Nos

Cost of one tree

Excavation	Rs. 70.00 each
Manure	Rs. 90.00 each
Tree Plants	Rs. 80.00 each
Tree Guard	Rs. 400.00 each
Total	Rs. 640.00 each

27 trees @ Rs. 640.00 each

Rs. 17,280

- 3 Planting of shrubs 6' / 2 m intervals at both sides of 1200 m long road i.e. $(1222/2) \times 1 = 611$ Nos

Cost of one shrub/ plant

Excavation	Rs. 80.00 each
Manure	Rs. 90.00 each

Shrub/ Plants	Rs. 60.00 each		
Total	Rs. 230.00 each		
611 shrubs @ Rs. 230.00 each		Rs.	140,530
	G. Total	Rs.	205,010
	Say in Lakhs	Rs.	2.06

C.O. to Abstract of cost

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring

Estimate for provision of Maintenance Costs

Sub Work No. 7

Maintenance

1	Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, street light, horticulture etc. Complete including operation and establishment charges as per HUDa norms after completion. 7.505 area @ Rs. 2.25 Lakhs per acres.	Rs.	1,688,625
2	Provision for repair/ replacement of paver blocks after first five years of maintenance i.e. 50% of the blocks originally paved @ Rs. 450/- per Sqm. 50% of originally paved @ Rs. 450/- per sqm.	Rs.	412,201
	G. Total	Rs.	2,100,826
	Say in Lakhs	Rs.	21.01

C.O. to Abstract of cost

Service Plan Estimates for Affordable Plotted Housing Colony admeasuring 7.505 Acre (License No. 15 of 2019 dated 11.02.2019) in Sec-22 Dharuhera being developed by Ambition Colonizer Pvt. Ltd. in collaboration with S.K.G. Builcon Pvt. Ltd.

Estimate for provision of Road

Sub Work No. 4 Road Upto PC

Width of road	length of road (In Mtr.)	Paved width mtr.	UOM	Area in Sqm.
A	B	C		D= B x C
6 Meters	609	6	SqMtr	3,655
Add 3% for curves		3%	SqMtr	110
Total			SqMtr	3,765
Width of Pavement	1,221	1.5	SqMtr	1,832

Amount in Rs.

1	Providing for levelling, earth filling/cutting as per site conditions LS @ Rs. 70,000 acres Area 7.505 acres.	Rs.	525,350
2	i) Construction of road by provisioning granular sub base 150 mm as per MORT& H specification conforming to clause 401 grading II as per table 400.10	Rs.	931,756
	ii) Providing, laying spreading and compacting hand broken, crushed stone agg. to wet mix macadam conforming to physical requirment laid in 400 of MORT& H specification in layer compacted to 150 mm by taking 1.32 time of the thickness of the layer.	Rs.	1,087,049
iii)	60 mm thick Paver Block (3,765 Sqm. @ Rs.450/- per Sqm.)	Rs.	1,694,102
3	Providing cement concrete pavement precast PCC tiles (1:1:5:3)		
i)	1828 Sqmtr. @ Rs. 450/- per sqm.	Rs.	824,401
4	Provision of guide maps. L.S.	Rs.	20,000
5	Provision of road signages / indicator board	Rs.	50,000
6	Provision of carriage of material and unforeseen item.	Rs.	50,000
	G. Total	Rs.	5,182,658

Say in Lakhs. Rs. 51.83

C.O. to Abstract of cost

	Total	281.13	1006.71	276.90	0.00	0	0	0
		mtr.	mtr.		Nos.	Nos.	Nos.	Nos.

Rising main from HUDA Line to UGT= 150 mm C.I. pipe = 100 mtr.
Rising main from tube well to UGT = 100 mm = 80 mtr.

**Material statement
SEWERAGE**

Sr. No. as per design statement	Sewer line marked as	300 mm dia (Length in Mtr.)	250 mm dia (Length in Mtr.)	Length in Line (in mtrs.) 150 mm dia.
1	A-B	76.375		
2	B-C	243.16		
3	D-E	65.15		
4	E-F		127.76	
5	G-H		117.08	
6	I-J		69.265	
7	K-L		69.265	
8	M-N		82.21	
9	O-P		89.265	
10	Q-R		30.855	
11	S-T			8.005
12	U-V			8.05
13	W-X			8.12
14	Y-Z			8.065
15	A1-A2			8.01
16	I-A3			8
17	A4-A5			8
18	A6-A7			8
19	A8-A9			8
20	A10-A11			8
21	K-A12			8
22	A13-A14			8
23	A15-A16			8
24	A17-A18			8
25	A19-A20			8
26	M-A21			8
27	A22-A23			8
28	A24-A25			8
29	A26-A27			8
30	A28-A29			8
31	A30-A31			8
32	O-A32			8.36
33	A33-A34			8.37
34	A35-A36			8.24
35	A37-A38			8.14
36	A39-A40			8.065
37	A41-A42			8.02
38	A43-A44			8
39	Q-A45			8
40	A46-A47			8
41	C-A48			5
42				
43				
	Total	384.685	585.695	246.445
		mtr.	mtr.	mtr.

Overflow rising main from STP to HUDA line = 100 mm C.I. = 70 mtr.

**Material statement
Water Supply Irrigation /Recycling**

Sr. No. as per design statement	Recycling line marked as	Length in line	
		65 mm dia (Length in mtr.)	50 mm dia (Length in mtr.)
1	A-B	76.61	
2	B-C	44.11	
3	C-D		46.96
4	D-E		9.14
5	C-F	114.07	
6	F-G		74.64
7	G-H		9.40
8			
9			
Total		234.79	140.13
		Rmtr.	Rmtr.

**Material statement
Storm Water Drainage**

Sr. No. as per design statement	Storm Water Drain line marked as	400 mm dia (Length in mtr.)	300 mm dia (Length in mtr.)	150 mm dia (Length in mtr.)	Rain Water Harvesting (in Nos.)
1	A-B		74.17		
2	B-C	224.31			
3	C-D	58.79			
4	E-D1	0.00	12.41		
5	E-F	18.18			
6	F-G		124.1		
7	E-H		120.19		
8	I-J		74.175		
9	K-L		74.175		
10	L-M		87.11		
11	N-O		96.835		
12	P-Q		36.485		
13	A-R			7.02	
14	S-T			7.02	
15	U-V			7.07	
16	W-X			7.19	
17	Y-Z			7.01	
18	A1-A2			7.10	
19	I-A3			7.00	
20	A4-A5			7.00	
21	A6-A7			7.00	
22	A8-A9			7.00	
23	A10-A11			7.00	
24	A12-A13			7.00	
25	K-A14			7.00	
26	A15-A16			7.00	
27	A17-A18			7.00	
28	A19-A20			7.00	
29	A21-A22			7.00	
30	A23-A24			7.00	
31	A25-A26			6.98	
32	A27-A28			7.00	
33	A29-A30			7.00	
34	A31-A32			7.00	
35	A33-A34			7.00	
36	A35-A36			7.00	
37	A37-A38			7.51	
38	A39-A40			7.35	
39	A41-A42			7.22	
40	A43-A44			7.12	
41	A45-A46			7.05	
42	A47-A48			7.01	
43	P-A49			7.00	
44	A50-A51			7.00	
45	A52-A53			7.00	
46	D1-A54			7.00	
47	E-A55			7.00	
48	A56-A57			7.00	
49	A58-A59			7.00	
50	A60-A61			7.00	
51	A62-A63			7.00	
52	A64-A65			7.00	
53	A66-A67			7.00	
54	A68-A69			7.00	
55	A70-A71			7.00	
56	A71-A73			7.00	
57	EXTRA			25.00	
58					5
59					
60		301.275	625.48	334.59	5
		mtr.	mtr.	mtr.	Nos.

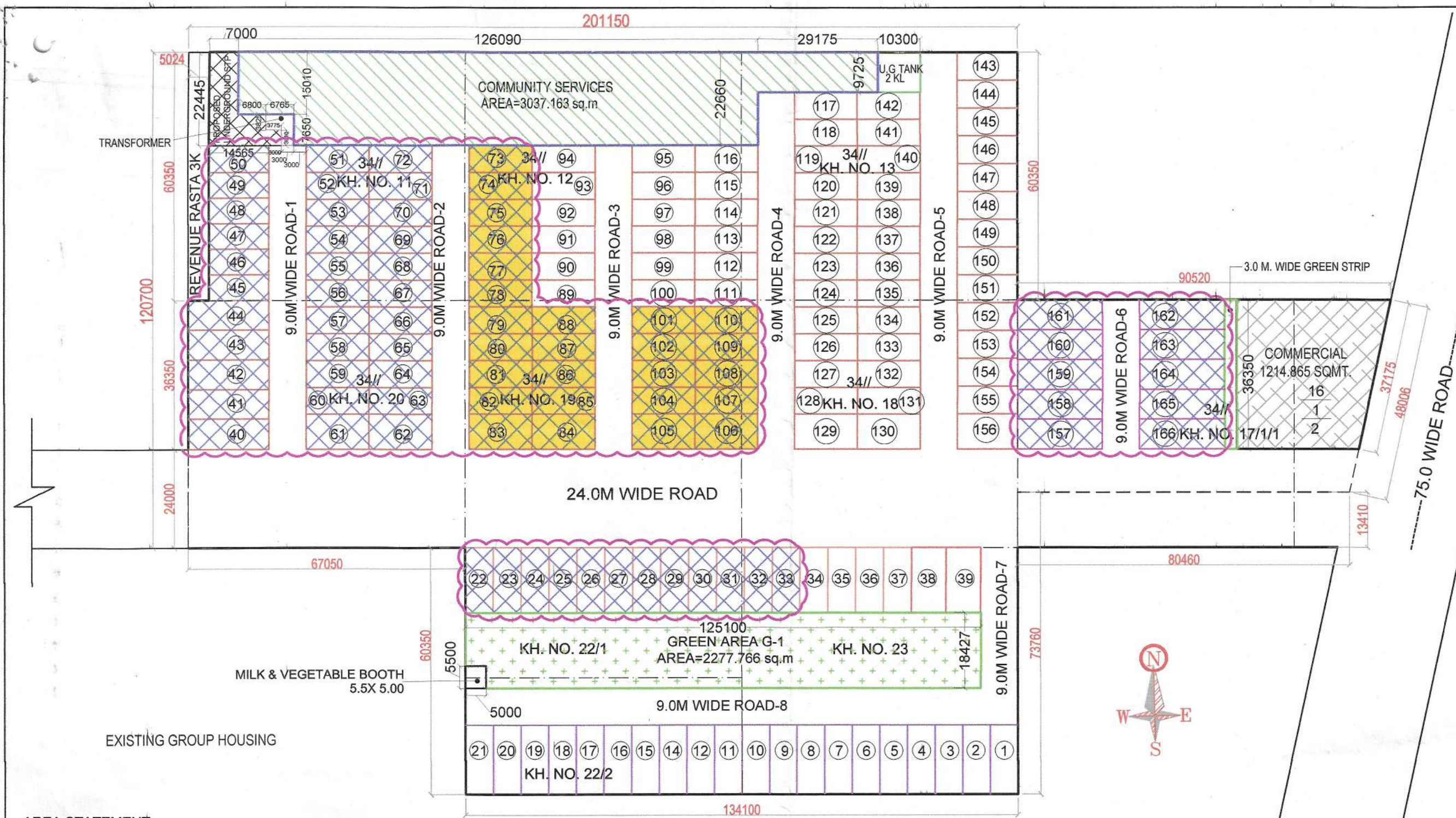
Road Lengths

Sr. No.	Road No.	Length in Mtr. (6 Mtr. Wide)	
1	1	74.040	
2	2	74.040	
3	3	74.040	
4	4	86.975	
5	5	96.700	
6	6	36.350	
7	7	34.425	
8	8	132.600	
	Total	609.170	

Mtr.
609.170 x 6
Area in Sqm.
= 3655.02
Sqm.

Pavements Lengths

Sr. No.	Road No.	Length in Mtr. (6 Mtr. Wide)	
1	1	74.040	
2	2	74.040	
3	3	74.040	
4	4	74.040	
5	5	74.040	
6	6	74.040	
7	7	86.975	
8	8	86.975	
9	9	96.700	
10	10	96.700	
11	11	36.350	
12	12	36.350	
13	13	34.425	
14	14	41.920	
15	15	126.600	
16	16	134.100	
	Total	1221.335	
		Mtr.	
	Area in Sqm.	1221.335 x 1.5 = 1832 Sqm.	



DETAIL OF PLOTS (50% AREA) UNDER FREEZE

PLOT TYPE	SIZE OF PLOT (METER X METER)	PLOT AREA IN SQMT.	NO. OF PLOTS	TOTAL AREA IN SQMT.
22-33	6.770X15.995	108.286	12	1299.434
40	7.390 X 19.590	144.770	1	144.770
41-44	7.240X19.590	141.832	4	567.326
45-49	6.240X14.565	90.888	5	454.428
50	6.490X14.565	94.527	1	94.527
51-60	6.550X15.250	99.888	10	998.875
61-62	8.540X15.250	130.235	2	260.470
63-82	6.550X15.250	99.888	20	1997.750
83-84	8.540X15.250	130.235	2	260.470
85-88	6.550X15.250	99.888	4	399.550
101-104	6.550X15.250	99.888	4	399.550
105-106	8.540X15.250	130.235	2	260.470
107-110	6.550X15.250	99.888	4	399.550
157-166	7.270X20.605	149.798	10	1497.984
TOTAL AREA			81	9035.154
				OR = 2.2326 ACRE (50.57%)

DETAIL OF PLOTS (15% AREA) UNDER MORTGAGE

PLOT TYPE	SIZE OF PLOT (METER X METER)	PLOT AREA IN SQMT.	NO. OF PLOTS	TOTAL AREA IN SQMT.
73-82	6.550X15.250	99.888	10	998.875
83-84	8.540X15.250	130.235	2	260.470
85-88	6.550X15.250	99.888	4	399.550
101-104	6.550X15.250	99.888	4	399.550
105-106	8.540X15.250	130.235	2	260.470
107-110	6.550X15.250	99.888	4	399.550
TOTAL AREA			26	2718.465
				OR = .6717 ACRE (15.21%)

AREA STATEMENT

DESCRIPTION	REQUIRED AREA			PROPOSED AREA		
	ACRES	SQMT.	%	ACRES	SQMT.	%
TOTAL AREA OF THE LAND	7.505	30371.639				
REQUIRED OPEN SPACE AREA	0.5628	2277.569	7.5%	0.5628	2277.766	7.50%
REQUIRED AREA TO BE TRANSFERRED FREE OF COST TO THE GOVERNMENT	.7505	3037.163	10%	.7505	3037.163	10%
REQUIRED COMMERCIAL AREA-I	0.3002	1214.865	4%	0.3002	1214.865	4%
SALEABLE AREA OR AREA UNDER PLOT-II				4.4146	17865.604	58.82%
TOTAL SALEABLE AREA - (I+II)				4.7148	19080.469	62.82%
TOTAL NO. OF PLOTS				165		
MINIMUM PERMISSIBLE DENSITY @ 240 PPA	1801			2228	297 PPA	
MAXIMUM PERMISSIBLE DENSITY @ 400 PPA	3002					

PLOT TYPE	SIZE OF PLOT (METER X METER)	PLOT AREA IN SQMT.	NO. OF PLOTS	TOTAL AREA IN SQMT.
1-21	6.705X16.930	113.516	20	2270.313
22-37	6.770X15.995	108.286	16	1732.578
38-39	8.390 X 15.995	134.198	2	268.396
40	7.390 X 19.590	144.770	1	144.770
41-44	7.240X19.590	141.832	4	567.326
45-49	6.240X14.565	90.886	5	454.428
50	6.490X14.565	94.527	1	94.527
51-60	6.550X15.250	99.888	10	998.875
61-62	8.540X15.250	130.235	2	260.470
63-82	6.550X15.250	99.888	20	1997.750
83-84	8.540X15.250	130.235	2	260.470
85-104	6.550X15.250	99.888	20	1997.750
105-106	8.540X15.250	130.235	2	260.470
107-116	6.550X15.250	99.888	10	998.875
117-128	6.540X15.250	99.735	12	1196.820
129-130	8.495X 15.250	129.549	2	259.098
131-142	6.540X15.250	99.735	12	1196.820
143-155	6.780X14.560	98.717	13	1283.318
156	8.560X14.560	124.634	1	124.634
157-166	7.270X20.605	149.798	10	1497.984
TOTAL AREA			165	17865.672
				OR = 4.4145 ACRE (58.82%)

GREEN AREA DETAIL

TYPE	AREA IN SQMT.
G-1	2277.766 (7.5%)
	(125.100x18.427 m LESS BOOTH AREA OF 5 X 5.5 M)

- UNDER GROUND STP TANK
- COMMERCIAL
- GREEN / PARK
- COMMUNITY SERVICES

PROJECT:- PROPOSED DDJAY COLONY AT SECTOR-22, DHARUHERA REWARI, MEASURING 7.505 ACRE FOR M/S AMBITION COLONISERS PVT. LTD. & M/S SKG BUILDCON PVT. LTD.

DWG. TITLE: LAYOUT PLAN

SCALE 1:800 DRG. NO. 01

SIG. OF ARCHITECT:

SIG. OF OWNER:

For Ambition Colonisers Pvt. Ltd. Authorised Signatory

DRM G. NO. DTPC 6754 DATE 15/01/2019

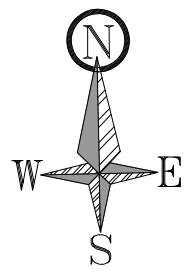
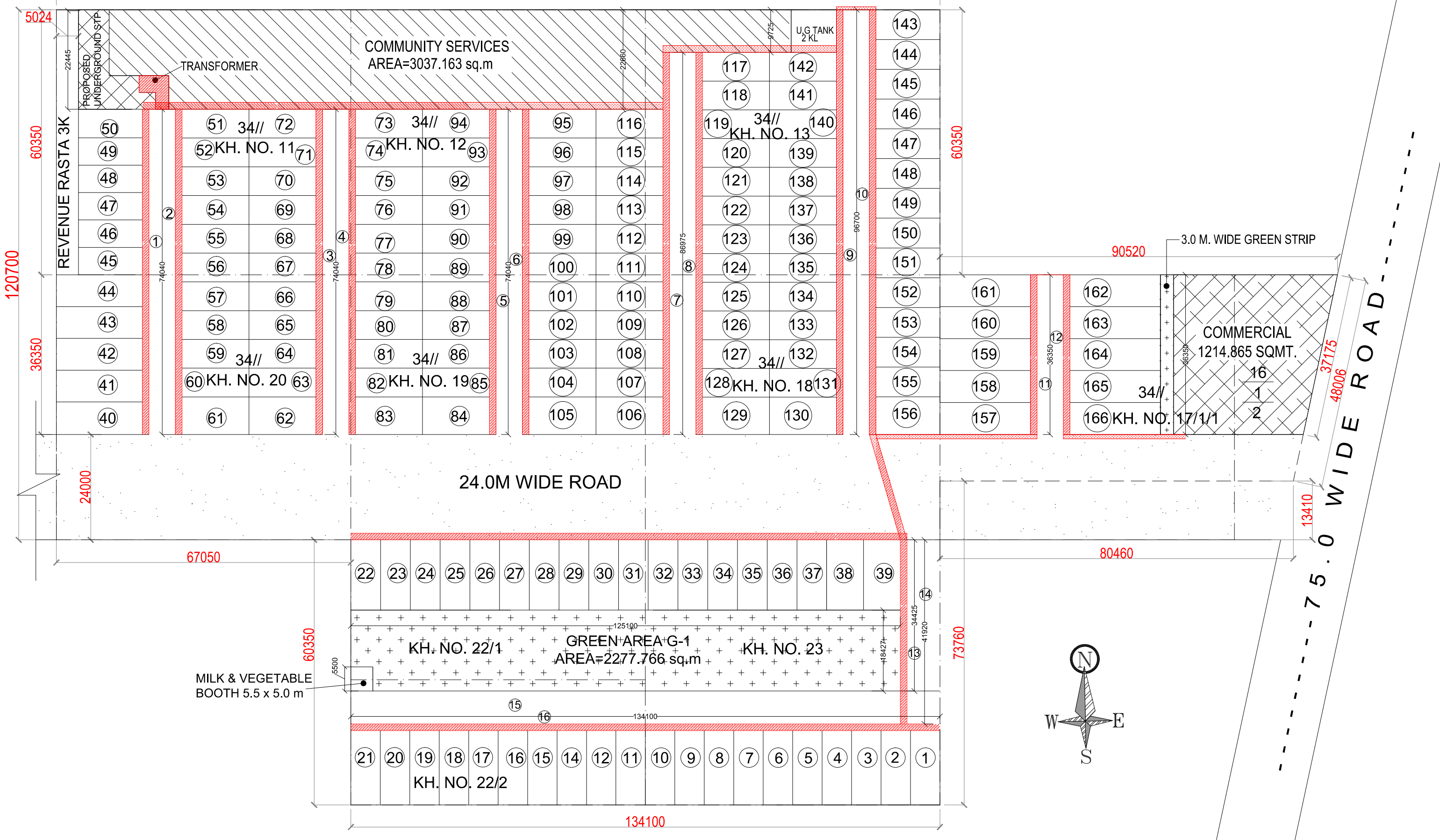
(SATYA PAL)
JD(HQ)

(HITESH SHARMA)
DTP(HQ)

(D.N. NIMBOKAR)
STP(M) HQ

(JITENDER SHAG)
CTP(HR.)

(K. MAKRAND PANDURANG, IAS)
DTPC(HR.)



PROJECT:- LAYOUT PLAN OF DDJAY PLOTTED COLONY AT SECTOR-22, DHARUHERA REWARI, MEASURING 7.505 ACRE FOR M/S AMBITION COLONISERS PVT .LTD. & M/S SKG BUILDCON PVT. LTD. UNDER LICENSE NO. 15 OF 2019		SIG. OF ARCHITECT	SIG. OF OWNER
DWG.TITLE SERVICE PLAN ESTIMATE FOR ELECTRICITY SUPPLY WORKS			
SCALE 1:800	DRG. NO. 08		