

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

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To

Pyramid Infratech Pvt. Ltd,  
M2K White House, Sector-57,  
Gurugram.

Memo No. LC-4446/JE (VA)/2022/ 13147

Dated: 16-05-2022

**Subject:** Approval of Service Plan/Estimates for Commercial Plotted Colony over an area measuring 2.16875 acres in the revenue estate of village Begumpur Khatola, Sector-73, Gurugram bearing licence no. 107 of 2021 dated 17.12.2021


The service plan estimates for aforesaid colony have been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 16.03.2022.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up plotted commercial colony for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.
5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

8. 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 Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.


DA/As Above.

  
(Rakesh Bansal)  
Assistant Town Planner (HQ)  
For Director, Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-4446-JE(VA)-2022/

Dated:

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/ACE(HQ)/HDM(G)/2022/43523 dated 16.03.2022 for information and necessary action please.

  
(Rakesh Bansal)  
Assistant Town Planner (HQ)  
For Director, Town & Country Planning,  
Haryana, Chandigarh

3918  
CC-4446

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1st Copy

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

**FOR**

**PROPOSED “COMMERCIAL PLOTTED COLONY AREA MEASURING  
2.16875 ACRES” (LICENSE NO.107 OF 2021 DATED 17.12.2021) IN  
THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA, IN  
SECTOR - 73, GURUGRAM – MANESAR URBAN COMPLEX BEING  
DEVELOPED BY M/S PYRAMID INFRATECH PVT. LTD.**

**SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED “COMMERCIAL PLOTTED COLONY AREA MEASURING 2.16875 ACRES” (LICENSE NO. 107 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA, IN SECTOR – 73, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S PYRAMID INFRATECH PVT. LTD.**

**REPORT :-**

Gurugram town of Haryana State situated on N.H. -48 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. The layout plan was approved vide DTCP Haryana Chandigarh Drg. No. DTCP-8072 dated 20.12.2021. This report is for a part of service estimate for proposed “commercial plotted colony” area measuring 2.16875 acres (License No. 107 of 2021 dated 17.12.2021 in the revenue estate of village Begumpur Khatola, Sector – 73, Gurugram – Manesar urban complex being developed by M/s Pyramid Infratech 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/GMDA Mains. It has been proposed to construct underground tanks of capacity as per attached details and the location for domestic purpose and for fire protection. The underground tanks will be fed from the HSVP/GMDA based supply, which will feed O.H. tanks on the roof of the SCO's and has been designed as per the Hazen Williams formula. Presently there is HSVP/GMDA W/S in this area. However the provision of tube well has been taken in this estimate due to non-availability of water but after getting the approval from the competent authority through tube well / tankers / any other approved source till HSVP/GMDA W/S will made available. The proposed tube well 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.

**DESIGN**

The scheme has been designed for population of 2268 persons, considering 1 person per 3 sqm area for ground floor and 1 person per 6 sqm for first floor for plotted commercial colony and considering @ 10% for shopkeeper @ 45 LPCD and @ 90% for visitors @ 15 LPCD and office area 1 person per 10 sqm for 2<sup>nd</sup> & 3<sup>rd</sup> floor and maintenance staff and considering @ 90% for official @ 45 LPCD and @ 10% for visitors @ 15 LPCD and other requirement etc. as per design calculations.

**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/GMDA 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/GMDA drain. The intensity of rain fall has been taken as 6.00mm (1/4") 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 have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP/GMDA.

**5. STREET LIGHTING AND ELECTRIFICATION**

Provision for external lighting of proposed area has been made.

**6. HORTICULTURE**

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

**7. FIRE FIGHTING**

As per N.B.C, fire tanks and required capacity pumps have been taken in the estimate and marked on the plan.

**8. SPECIFICATIONS**

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

**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. 260.10 Lacs (Rupees ~~Two Crores Sixty Lacs Ten Thousand only~~) including 3% contingencies and 49% departmental charges + price as calculation and cost per acre comes out to Rs. 119.93 Lacs.

For Pyramid Infratech Pvt. Ltd.



(Authorized Signatory)

340.74

157.11

**DESIGN CALCULATION**

Total Area of Plot (Commercial)	=	2.16875 Acres Or	
		8776.6192 Sqm	
Permissible Ground Coverage @ 35%	=	3071.817 Sqm	
Permissible FAR @ 150%	=	13164.928 Sqm	
Proposed Ground coverage	=	3069.195 Sqm	
Area Under Public Utility	=	50.00 Sqm	
Proposed FAR Achieved	=	13153.692 Sqm	
Nos. Of S.C.O.'s	=	28 Nos.	
<b><u>I) WATER REQUIREMENT</u></b>			
<b>A). Ground + First Floor</b>			
1 Area on Ground Floor (Shopping Area) S.C.O.'s	=	3069.195 Sqm	
Occupancy @ 3m <sup>2</sup> / person	=	1024 Persons	
2 Shopping area on First floors	=	3069.195 Sqm	
Occupancy @ 6 m <sup>2</sup> /person	=	512 Persons	
<b>Total occupancy</b>	=	<b>1536 Person</b>	
Water Requirement @ 10% shopkeeper	=	6930 LPD	
=154 nos. @ 45 LPCD	=		
Water Requirement @ 90% visitors	=	20730 LPD	
=1382 nos. @ 15 LPCD	=		
<i>3<sup>rd</sup> floor</i> <b>Total Occupancy</b>	=	<b>27660 LPD.....(A)</b>	
<b>B. 2<sup>nd</sup> Floor, &amp; 4<sup>th</sup> Floor (Office Area)</b>			
i) Office Area (Remaining area 13153.692-6138.39 )	=	7015.302 Sqm	
Occupancy @ 10 m <sup>2</sup> / Person	=	702 Persons	
Water Requirement @ 90% official = 632 Persons	=	28440 LPD	
@ 45 LPCD	=		
Water Requirement @ 10% visitors = 70 Nos	=	1050 LPD	
@ 15 LPCD	=		
<b>Total</b>	=	<b>29490 LPD.....(B)</b>	
<b>C) For Public Utility Services L.S.</b>	=	<b>5000.00 LPD.....(C)</b>	
<b>D) MTC. STAFF + GUARD ETC.</b>			
Considering water requirement for mtc. Staff + Guard etc. L.S.	=	30 Persons	
Water Requirement @ 45% LPCD	=	1350 LPD .....(D)	
<b>Total Water Requirement (A+B+C+D)</b>	=	<b>63,500.00 LPD</b>	
		<b>OR 63.50 KLD Say 70 KLD</b>	
<b>II) FIRE DEMAND</b>			
(i) For UGT i.e. Population	=	2268 Persons	
(p) $\frac{1}{2} \times 100/1000 = (2.268) \frac{1}{2} \times 100$	=	150.60 KLD	Say 160
KLD			
<b>III) Garden Irrigation Requirement (For Total Area)</b>	=	<b>20.00 KLD</b>	



<b>IV. Total Water Requirement</b>	<b>= 70.00 KLD</b>
(Excluding Fire Demand)	
Hence Domestic Water Requirement (67%)	= 70 x 67% = 50.00 KLD
Hence Flushing Water Requirement (33%)	= 70 x 33% = 30.00 KLD
Day Requirement @ 60%	= 30.00 K.L. for Domestic Say 40.00 K.L.
<i>Flushing + Hoist = (30+20) x 60%</i>	= 18.00 K.L. for Flushing Say 20.00 K.L.
	<i>30KL</i>
	<i>30KL</i>

But it is proposed to construct an underground tank capacity 40 K.L. in two compartment for domestic use, <sup>30</sup>20 K.L. for non potable water in two compartment (at STP) and 160 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan with UGT.

Total Capacity of UGT = 40 + 160 = 200.00 KLD

<b>V. Tube Well</b>	<b>For UGT</b>
a) Yield	= 15 K.L. / Hr.
b) Working Hour per day	= 16 Hr. / Per Day
c) Total water demand	= 50 M3/Day
d) Number of tube well required	= 0.208
(Water Demand / Discharge / Hr. working Per day)	
e) Add 5% extra	= 0.010
	<b>Total = 0.218 Nos</b>
	<b>Say = 1 Nos</b>

(Water to the proposed development is to be supplied by HSVP/GMDA. However, it is proposed to install only one no. tube wells 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 competent authority..

**I) Pumping Machinery for Tube wells**

a) Gross Working Head	= 80 Mtr
b) Average fall in S.L	= 2 Mtr
c) Depression Head	= 6 Mtr
d) Friction loss in main	= 10 Mtr
Total	= 98 Mtr
e) Discharge	= 15000 LPH (Or 4.17 LPS Say 4.50 LPS)
f) Horse Power	= 9.80 H.P.
HP = (4.50 x 98) / ( 75 x 0.60)	
	<b>Say = 10.00 H.P.</b>

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 98 Mtr head (1W)

**II) Boosting Machinery for domestic water For UGT**

<b>Total Water Requirement</b>	<b>= 50.00 KLD</b>
Pumping per hour @ 8 hr. pumping / day	= 50 / 8 KL / hr.
	= 6.25 KL / hr.
	= 104.16 lpm = 1.74 lps
	Say 2.00 lps
Gross working head	<b>For UGT</b>
Suction lift	= 7.00 mts.
- Frictional loss in mains & specials	= 6.00 mts.

- Clear Head required	= 35.00 mts.
Total	= 48.00 mts.
Say	= 48.00 mts.
Pump HP	= $(2.00 \times 48) / (75 \times 0.60)$
	= 2.13 H.P.
Say	= 3.00 HP

It is proposed to provide 2 No. of pumping set of 2.00 lps discharge at 48 mts Head each (1W + 1SB) for UGT

### III) Boosting Machinery for flushing water at STP

<b>Total Water Requirement</b>	<b>= 30 K.L.D</b>
Pumping per hour @ 8 hr. pumping / day	= 30 / 8 KL / hr.
	= 3.75 KL / hr.
	= 62.50 lpm = 1.04 lps,
Say 1 No.	1.50 lps each

Gross working head

- Suction lift	= 7.00 mts.
- Frictional loss in mains & specials	= 6.00 mts.
- Clear Head required	= 35.00 mts.
Total	= 48.00 mts.
Say	= 48.00 mts.
Pump HP	= $(1.50 \times 48) / (75 \times 0.60)$
	= 1.60 HP
Say	= 2.00 HP

It is proposed to provide 2 No. of pumping set of 1.50 lps discharge at 48 mts Head each (1W + 1S)

### IV) Boosting Machinery for Irrigation water

<b>Total Water Requirement</b>	<b>= 20 KLD</b>
Pumping per hour @ 5 hr. pumping / day	= 20 / 5 KL / hr.
	= 4.00 KL / hr.
	= 66.66 lpm = 1.11 lps
Say	= 2.00 LPS

Gross working head

- Suction lift	= 3.00 mts.
- Frictional loss in mains & specials	= 3.00 mts.
- Clear Head required	= 25.00 mts.
Total	= 31.00 mts.
Say	= 31.00 mts.
Pump HP	= $(2.00 \times 31) / (75 \times 0.60)$
	= 1.38 HP
Say	= 2.00 HP



It is proposed to provide 2 No. of pumping set of 2.00 lps discharge at 31 mts Head each (1W + 1S)

V) **DG Set for plumbing**

**DG Set Requirement**

Submersible Pump (1 x 10)	= 10.00 HP
Domestic Pump (1 x 3.00)	= 3.00 HP
Flushing Pump (1 x 2.00)	= 2.00 HP
For External Electrification	= 3.00 HP
For Irrigation	= 5.00 HP
<b>Total pump load</b>	<b>= 23.00 HP</b> <i>20.00 HP</i>
	<i>= 23.00 x 0.746 x 1.50</i>
	<i>= 25.737 K.W</i> <i>22.38 KVA</i>
<b>Total DG capacity</b>	<b>= 1 No. 30 KVA</b> <i>25 KVA</i>

Hence it is proposed to provide 1 No. D.G. Set of 30 KVA capacity

VI) **FLOW TO SEWAGE TREATMENT PLANT**

**Total Water Requirement = 50 KLD for domestic & 30 KLD for flushing**

- i) 80% of total Domestic Water Demand = 80% of 50 KLD = 40.00 KLD
- ii) 80% of total Flushing Water Demand = 80% of 30 KLD = 24.00 KLD

**Total = 64.00 KLD**

Considering 5% marginal factor = 3.20 KLD

**G. Total = 67.20 KLD**

Say 70 KLD

**Proposed STP Capacity = 70 KLD Or 0.07 MLD**

For Pyramid Infratech Pvt. Ltd.



Authorised Signatory

(Authorized Signatory)

FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)	
1	SUB WORK NO. I	WATER SUPPLY SCHEME	59.93	79.5
2	SUB WORK NO. II	SEWERAGE SCHEME	40.45	30.1
3	SUB WORK NO. III	STORM WATER DRAINAGE	19.72	30.8
4	SUB WORK NO. IV	ROAD NETWORK	45.86	85.8
5	SUB WORK NO. V	STREET LIGHTING	4.00	8.32
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	2.67	2.07
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS	87.47	103.7
		TOTAL	260.10	340.7

TOTAL : (Rupees Two Crore Sixty Lacs Ten Thousand only) - 260.10

Cost Per Acre =  $\frac{260.10 \text{ Lacs}}{2.16875} = \text{Rs. } 119.93 \text{ Lacs Per Acre}$

For Pyramid Infratech Pvt. Ltd.

cost/Acre = 340.74 Lacs / 2.16875 = 157 Lacs

AUTHORISED SIGNATORY  
  
 Authorised Signatory

Executive Engineer  
 HSVP Division No. V,  
 Gurugram

  
 Superintending Engineer,  
 HSVP, Circle, Gurugram.

Checked subject to comments  
 in forwarding letter No. 48523  
 Dt. 16/02/2022 and notes  
 attached with the estimate

Director  
 Town & Country Planning  
 Haryana, Chandigarh

Additional Chief Engineer (HQ)  
 for Chief Engineer-I, HSVP  
 Panchkula  
 16.3.2022

## SUB WORK NO. 1 (Abstract of cost)

## WATER SUPPLY

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	Sub Head No. 01	Head Works	17.70 22.70
2	Sub Head No. 02	Pumping Machinery	6.80 9.70
3	Sub Head No. 03	Rising Main from Plant Room	10.44 13.81
4	Sub Head No. 04	External Fire Hydrants	2.48 3.62
5	Sub Head No. 05	Irrigation	1.63 1.98
		<b>TOTAL</b>	<b>39.05 51.71</b>
		Add 3% contingencies & P.H. Services	1.17 1.55
		<b>TOTAL</b>	<b>40.22 53.36</b>
		Add 49% Departmental Charges + Price escalation	19.71 26.15
		<b>TOTAL</b>	<b>59.93 79.51</b>
		Say in Lacs	59.93

**SUB WORK NO. 1**  
**Sub Head No. 01**

**WATER SUPPLY**  
**HEAD Works**

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks and Fire Tank Including pipes, valve & Specials. i) UGT 200 KLD @ Rs. 3500/- per K.L.D	<del>700000.00</del> 9,00,000/-
2	Provision for construction of Boosting Station 1 Nos @ Rs. 200000/- each	200000.00
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 120 Mtr complete in all respect. 1 Nos @ Rs. 700000/- each 10,00,000/-	<del>700000.00</del> 10,00,000/-
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 100000/- each	100000.00
5	Provision for carriage of material and unforeseen items L.S.	20000.00
6	Provision of special for tube well and rising main to U.G.T. L.S.	50000.00
		0/-
	<b>TOTAL</b>	<del>1770000.00</del> 2270000/-
	<b>Say in Lacs</b>	<del>17.70</del> 22.70

(C/O To Abstract of cost for Sub Work No.1)

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 2.00 lps at 48 mts head - 2 No. (1W+1SB) - @ Rs. 40,000/- each Set (3.00HP)	60000 - 120000 80000.00
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply 1.50 lps at 48 mts head - 2 No. (1W+1SB) @ Rs. 30,000/- 1 Set (2.00 HP each)	40000 - 80,000 - 60000.00
3	Providing and installing Submersible pump for tube well with specials 4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 1,00,000/- 1 Set (10HP each)	2,00,000 100000.00
4	Providing and installing Hydro Penumatic pumping set of following capacities for irrigation drainage 2.00 - lps at 31 mts head 2 Nos (1W + 1SB) @ Rs. 15,000/- (2.0 HP )	50000 - 1,00,000 30000.00
5	Provision for D.G. Set for stand by arrangement for all machinery = 1 No. 30 KVA @ Rs. 2,50,000/- each 25KV 0.000 - Per KVA	250000.00
6	Provision for making foundations & erection of pumping machinery	20000.00
7	Provision for pipes, valve & specials inside boosting chamber	20000.00
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	100000.00
9	Provision for carriage of materials and other unforeseen items L.S.	20000.00
	<b>TOTAL</b>	680000.00
	<b>Say in Lacs</b>	6.80

(C/O To Abstract of cost for Sub Work No.1)

SUB WORK NO. 1  
Sub Head No. 03

WATER SUPPLY  
Rising main upto Plant Room, Domestic & Flushing Water Supply

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects 1250 -	1143750
i)	100mm dia D.I. Pipe 915 Mtr @ Rs. 1000/- Per Mtr	915000.00
		6300 -
ii)	150mm i/d D.I. Pipes - 4 Mtr @ Rs. 1200/- Per Mtr	4800.00
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	6000
	i) 100mm i/d 5 No. @ Rs. 7500/- each	37500.00
	ii) 150mm i/d 1 No. @ Rs. 10000/- each	10000.00
	15000 -	10000
3	Providing and fixing indicating plates for sluice valve 6 No. @ Rs. 1000/-	6000.00
4	Provision for carriage of materials and other unforeseen items L.S	20000.00
		10000
5	Provision for making connection with Govt. Pipe etc. L.S	20000.00
6	Provision for cutting the road and making good the same S	30000.00
		1381050 -
	<b>TOTAL</b>	<b>1043300.00</b>
	<b>Say in Lacs</b> 13-81 Lacs	<b>10.44</b>

(C/O To Abstract of cost for Sub Work No.1)



SUB WORK NO. 1  
Sub Head No. 04

WATER SUPPLY  
Fire Rising Main

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	
	125/-	150000/
a)	100mm dia - 120M @ Rs. 800/- Per Mtr	96000.00
	15.00/-	180000/-
2	Providing and fixing fire Hydrant with accessories 12 No. @ Rs. 10000/- each	120000.00
3	Provision for carriage of materials (Lump sum)	10000.00
4	Providing and fixing indicating plate -12 No. @ Rs. 1000/- each	12000.00
5	Provision of road cutting and making its condition as original - L.S.	10000.00
	<b>TOTAL</b>	<b>248000.00</b>
	<b>Say in Lacs</b>	<b>3.62</b>
		<b>2.48</b>

(C/O To Abstract of cost for Sub Work No.1)

SUB WORK NO. 1  
Sub Head No. 05

WATER SUPPLY  
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 300/-	45000
	i) 25mm i/d 150 M @ Rs. 150/- Per Mtr	22500.00
2	Providing and fixing 20mm dia, Irrigation hydrant valve complete in all respect 25 No. @ Rs. 3000/- each 3500/-	75000.00 8.50
2	Provision for indicating plates with boxes etc. 25 Nos. @ R.s 1000/- Each	25000.00 ✓
3	Provision for carriage of materials and other unforeseen items (Lump sum)	20000.00
4	Provision for road cutting and making as original condition L.S.	20000.00 ✓
		19750
	<b>TOTAL</b>	<b>162500.00</b>
	<b>Say in Lacs</b> 1.98 Lal	<b>1.63</b>

(C/O To Abstract of cost for Sub Work No.1)

## 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 196 M @ Rs. 1200/- per Mtr	235200.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 80 M @ Rs. 1300/- per Mtr	104000.00
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 150mm dia Heavy Class DI pipes (overflow for STP)	
	a) 150MM i/d D.I. Pipe - 180 M @ Rs. 1200/- per Mtr	216000.00
3	Provision of lighting and watching etc.	10000.00
4	Provision for cartage of material & cutting of roads etc.	20000.00
5	Provision for making connection with Govt. sewer line	50000.00
6	Provision for STP 70 KLD (Tertiary Treatment Level with recycling storage). Complete in all respect. @ Rs. 16,000/- KLD include cost	2000000.00
	<b>TOTAL</b>	<b>2635200.00</b>
	Add 3% contingencies & P.H. Services	79056
	<b>TOTAL</b>	<b>2714256</b>
	Add 49% Departmental Charges + Price escalation	1329985
	<b>TOTAL</b>	<b>4044241</b>
	<b>Say in Lacs</b>	<b>40.45</b>

(C/O to Final Abstract of cost)

Say Rs 30.41 Lakh.

## SUB WORK NO. III

## STORM WATER SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, manholes, specials into trenches including manholes, chambers etc. excavation, backfilling and disposal of surplus earth complete in all respect 2500/-	1092500
	a) RCC Np3 pipe 400mm i/d = 437 M @ Rs. 1200/- Per Mtr	524400.00
2	Provision for road gulley & with pipe connection L.S.	250000.00
3	Provision for lighting and watching L.S.	20000.00
4	Provision for timbering and shoring L.S.	20000.00
5	Provision for cartage of material L.S.	-20000.00
6	Provision for making connection with Govt. storm water drain L.S.	-50000.00
7	Providing rain water harvesting arrangement for 02 No. pits @ Rs. 200000/- each 250,000	400000.00 500000.00
	<b>TOTAL</b>	<b>1284400.00</b>
	Add 3% contingencies & P.H. Services	38532.00
	<b>TOTAL</b>	<b>1322932.00</b>
	Add 49% Departmental Charges + Price escalation	648236.68
	<b>TOTAL</b>	<b>1971168.68</b>
	Say in Lacs <b>RS 30.8</b>	<b>19.72</b>

(C/O to Final Abstract of cost)

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## Sub Work No. 4

## ROAD WORKS

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Per Acre	2.16875	<del>120000</del> 150000	<del>260250</del> 325313
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:3:6 and 150mm thick RMC grade M40 ii) Providing and laying Bituminous road (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC).	Sqm	3800	<del>1200</del> -600	<del>2280000</del> 456000
3	Provision for kerbs & channels of C.C. 1.2:4	Metre	<del>418</del>	400	167200
4	Provision for making approach and pavement to building, provision for C.C pavement	Sqm	L.S.		50000
5	Interlocking tile 80mm thick for surface of pavement etc. <i>in cement conc. b</i>	Sqm	401	<del>400</del> 750	<del>160400</del> 300700
6	Provision for parking arrangement, guide map and indicating board <i>Traffic light</i>	LS	<i>8000</i>		50000
7	Provision for carriage of material <i>gun or</i>	LS			20000
	<b>Sub Total</b>				<b>2987850</b>
	Add 3% contingencies & PH Services				89636
	<b>Sub Total</b>				<b>3077486</b>
	Add 49% Departmental Charges				1507968
	<b>Total</b>				<b>4585453</b>
	<b>Say Rs. In Lacs</b>			<i>Rs 85.84 Lakh.</i>	<b>45.86</b>

(C.O. to Final abstract of cost)

## Sub Work No. 5

## STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
	<i>street</i>				
1	Providing lighting at surrounding area & per standard specifications of HVPN <i>2.16875 Acres</i>	Acre	<del>2.17</del> <i>2.1687</i>	<del>120000</del> <i>250,000</i>	<del>260250</del> <i>542188</i>
	Add 3% contingencies & PH Services				<del>7808</del> <i>16266</i>
	<b>Total</b>				<del>268058</del> <i>558454/-</i>
	Add 49% Departmental Charges				<del>131348</del> <i>273642</i>
	<b>Total</b>				<del>399406</del> <i>832096</i>
	Say Rs. In Lacs				<del>4.00</del> <i>8.32</i>

(C.O. to Final abstract of cost)



## Sub Work No. 6

## 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				
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 either direction				
d.	organized green 2200 Sqm (Appx) Or 0.55 Acres ( Considering for part area L.S. )	Acre	0.55	150000	82500
2	Providing and planting trees along boundary @ 6m interval (Length appx 418M) = $418/6 = 70$ Nos (both side) 428 Say No. of trees = 70 Nos 40 N Cost details : Excavation = Rs. 60 Manure = Rs. 90 Tree Plant = Rs. 150 Tree Guard = Rs. 1000 Total = Rs. 1300		428/1 = 3567 Nos		
		Each	<del>70</del> 40	1300	52000 -
	<b>Sub Total</b>				173500 13 500/-
	Add 3% contingencies & PH Services				5205 4 035/-
	<b>Sub Total</b>				178705 1 853.51
	Add 49% Departmental Charges				87565 6 7882/
	<b>Total</b>				266270
	Say Rs. In Lacs		2.07		417.

(C.O. to Final abstract of cost)

## Sub Work No. 7

## Mtc. Of services &amp; 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 19.4255 acres @ Rs. 3.00 lacs per acre 2.16875 7.50	Acre	2.17 2.1687	350000 7,59,000	759062.5 1626563
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 premise cost per	Sqm	3800	600	2280000
3	2nd phase after next five years of 2nd phase (50mm DBM & 25mm BC or as per crust design whichever is safer premise cost per	Sqm	3800	700 750	2660000 28,50,000
<b>Sub Total</b>					<b>5699062.5</b>
Add 3% contingencies & PH Services					170972
<b>Sub Total</b>					<b>5870034</b>
Add 49% Departmental Charges					2876317
<b>Total</b>					<b>8746351</b>
Say Rs. In Lacs					Rs 103.70 lch. 87.47

(C.O. to Final abstract of cost)

## SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	2268	Persons
2	Total Water Requirement (Domestic)	50	KLD
3	Total Water Requirement (Flushing)	30	KLD
4	Total Water Requirement (Horticulture)	20	KLD
5	U. G Tank (Domestic + Fire) 200 KLD	1	No.
6	No. of Domestic WS pumps UGT	1 + 1	Set
7	No. of Flushing pumps	1 + 1	Set
8	No. of submersible pumps	1	No.
9	Generating sets (25 KVA)	1	<del>30</del> KVA
10	S.T.P. (70 KLD)	1	No.

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

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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	348 M	4 M	-
2	Flushing	362 M	-	-
3	Rising Main	205 M	-	-
	<b>Total</b>	<b>915 M</b>	<b>4 M</b>	<b>-</b>

**MATERIAL STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC )**

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	UGT	A	150	4		4	-
2	A	B	100	20	20		-
3	B	C	100	80	80		-
4	C	D	100	82	82		-
5	A	E	100	85	85		-
6	E	D	100	81	81		-
	<b>Total</b>			<b>352</b>	<b>348</b>	<b>4</b>	<b>-</b>

Total for 100mm i/d D.I. Pipe Length      348 Mtr  
Total for 150mm i/d D.I. Pipe Length      4 Mtr  
**Total**      **352 Mtr**

**MATERIAL STATEMENT OF WATER SUPPLY SCHEME (FLUSHING )**

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	STP	a	100	20	20		
2	a	b	100	58	58		
3	b	c	100	80	80		
4	a	d	100	22	22		
5	d	e	100	102	102		
6	e	c	100	80	80		
	<b>Total</b>			<b>362</b>	<b>362</b>	<b>0</b>	<b>0</b>

Total for 100mm i/d Pipe Length

362 Mtr



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**MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND Govt. MAIN**

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			150mm	100mm
1	T.W.	UGT	100	85		85
2	Govt. Line	UGT	100	120		120
	<b>Total</b>			<b>205</b>	<b>0</b>	<b>205</b>

**MATERIAL STATEMENT FOR SEWERAGE SCHEME**

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Length in Mtr		
	From	To			200mm i/d	250mm i/d	300mm i.d
1	A	B	78	200	78	-	-
2	B	C	60	250	0	60	-
3	C2	C1	95	200	95	0	-
4	C1	C	23	200	23	0	-
5	C	S.T.P.	20	250	0	20	-
6	STP	Govt line (BY Pumping )	150mm i/d D.I. PIPE= 180 mtr			-	-
	<b>Total</b>		<b>276</b>		<b>196</b>	<b>80</b>	<b>0</b>

200mm i/d Pipe Length

196 Mtr

250mm i/d Pipe Length

80 Mtr

150mm i/d D.I. PIPE (BY PLUMBING) =

180 Mtr

**MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME**

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe
	From	To	Length in Mtr
1	A	B	105
2	B3	B1	21
3	B2	B1	28
4	B1	B	58
5	B	C	45
6	C1	C	65
7	C	D	10
8	D1	D	65
9	D	Govt. S.W.D.	40
	<b>Total Length</b>		<b>437</b>

**Total Length 400mm i/d RCC Np3 pipe = 437 Mtr**

**TOTAL RAIN WATER HARVESTING (RWH)= 2 No.**

## Material Statement of Road Works

28

## i) 6.00 Mtr wide Road

## i) Road / Parking

a) Road/Parking No.-1 =  $85+72/2 \times 38.00$  M = 2983.00 Sqm.b) Road/Parking No. -2 =  $85.0 \times 6.00$  M = 510.00 Sqm.c) Road/Parking No. -3 =  $21.0 \times 6.00$  M = 126.00 Sqm.**Total** 3619.00 Sqm.

Add. 5% extra for Curves 180.95 Sqm.

**Total** 3799.95 Sqm.**Say** 3800.00 Sqm.

## ii) Kerbs &amp; Channels

a) Road/Parking No. -1 =  $(38 + 85 + 72) =$  195.00 Sqm. *MTR*b) Road/Parking No. -2 =  $(2 \times 85.0) =$  170.00 Sqm. *MTR*c) Road/Parking No. -3 =  $(2 \times 16.50) =$  33.00 Sqm. *MTR***Total** 407.00 398.00 Sqm. *MTR*Add. 5% extra for Curves 20.35 19.90 Sqm. *MTR***Total** 427.35 417.90 Sqm. *MTR***Say** 428 418.00 Sqm. *MTR*

## iii) Pavement :-

a) Pavement No. - 1 =  $16.50 \times 5.0$  M = 82.50 Sqm.b) Pavement No. - 2 =  $57.21 \times 4.0$  M = 228.84 Sqm.c) Pavement No. - 3 =  $17.50 \times 4.00$  M = 70.00 Sqm.**Total** 381.34 Sqm.

Add. 5% extra for Curves 19.07 Sqm.

**Total** 400.41 Sqm.**Say** 401.00 Sqm.

**MATERIAL STATEMENT FOR EXTERNAL FIRE FIGHTING**

Total length of water supply line ( Domestic ) = 352 M

Fire hydrant Considering @ 30M c/c each ( 352/30 ) = 12 Nos.

**For 100mm dia with Fire Hydrant = 12 Nos**

**For 100mm dia pipe = 12 x 10.00 = 120.00 Mtr**

**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 Recommended (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	20000	-	-	25.00	25	-	-	150	-	-	-

Note :- 25 Nos connections are to be done from flushing water supply line i.e. 25 Nos x 6 Mtr/each = 150 Mtr for 25mm i/d







SEWERAGE SCHEME - DESIGN CALCULATION

DESIGN STATEMENT OF SEWERAGE SCHEME

S. No.	Name of Node	Population	Total discharge as per 30.87 LPCD (IN LPD)	Sew. Quantity after evaporation losses (20%)	Sewerage Discharge peak at 3 times	Size of pipe	Gradient	Velocity m/sec	Carrying Cap. Of pipe (in LPS)	length in Mtr	Fall + Extra Fall	Ground level		Formation level		Invert Level		Depth of M.H			
												Start	End	Start	End	Start	End	Start	End	Start	End
1	2	3	4	LPD	5	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
1	A - B	989	30530	24424	0.0008	200	225	0.76	0.012	78	0.34	223.10	223.40	223.40	223.70	222.20	221.86	1.20	1.84	1.52	
2	B - C	1361	42014	33611	0.0011	250	305	0.76	0.019	60	0.19	223.40	223.50	223.70	223.80	221.83	221.64	1.87	2.16	2.02	
3	C2 - C1	907	27999	22399	0.0008	200	225	0.76	0.012	95	0.42	223.15	223.70	223.60	223.85	222.40	221.98	1.20	1.87	1.54	
4	C1 - C	907	27999	22399	0.0008	200	225	0.76	0.012	23	0.1	223.70	223.50	223.85	223.80	221.98	221.88	1.87	1.92	1.90	
5	C - S.T.P.	2268	70013	56010	0.0019	250	305	0.76	0.019	20	0.06	223.50	223.65	223.80	223.85	221.64	221.58	2.16	2.27	2.22	
6	STP - Govt. Sewer line									180	0.5	223.65	223.00	223.85	223.40	221.65	221.15	2.20	2.25	2.22	

150mm I/d D.I. PIPE (BY PUMPING )

**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)	Area (Self)	Branch Area	Total Area	Total Area	Rain fall	Discharge @ 17.36 LPS/ Meter	Length	Pipe dia	Slope	Velocity	Cap. Of drain	Fall + Extra Fall	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks
															IN	SCUM	In Acre	In Acre	In	He	In	He		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23		
1	A - B	2625	0.65	0	0.65	0.26	6.00	4.51	105	400	570	0.76	98.57	0.18	223.40	223.30	223.70	223.45	222.20	222.02	1.50	1.43	1.46	
2	B3 - B1	830	0.21	0	0.21	0.09	6.00	1.56	21	400	570	0.76	98.57	0.04	223.40	223.30	223.75	223.65	222.55	222.51	1.20	1.14	1.17	
3	B2 - B1	600	0.15	0	0.15	0.06	6.00	1.04	28	400	570	0.76	98.57	0.05	223.65	223.30	223.85	223.65	222.65	222.60	1.20	1.05	1.13	
4	B1 - B	1450	0.36	0.36	0.72	0.29	6.00	5.03	58	400	570	0.76	98.57	0.10	223.30	223.30	223.65	223.45	222.60	222.50	1.05	0.95	1.00	
5	B - C	675	0.17	1.37	1.54	0.62	6.00	10.76	45	400	570	0.76	98.57	0.08	223.30	223.32	223.45	223.55	222.02	221.94	1.43	1.61	1.52	RWH - 1
6	C1 - C	1025	0.25	0	0.25	0.10	6.00	1.73	65	400	570	0.76	98.57	0.11	223.65	223.32	223.85	223.55	222.65	222.54	1.20	1.01	1.11	
7	C - D	150	0.04	1.79	1.83	0.74	6.00	12.84	10	400	570	0.76	98.57	0.02	223.32	223.05	223.55	223.55	221.94	221.92	1.61	1.63	1.62	
8	D1 - D	600	0.15	0	0.15	0.06	6.00	1.04	65	400	570	0.76	98.57	0.11	223.15	223.05	223.60	223.55	222.40	222.29	1.20	1.26	1.23	
9	D - Govt. S.W.D. line	200	0.05	1.98	2.03	0.82	6.00	14.23	40	400	570	0.76	98.57	0.07	223.05	223.05	223.35	223.35	221.92	221.85	1.43	1.50	1.47	RWH - 2



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

Licence No. 107 of 2021

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Pyramid Infratech Pvt. Ltd., M2K White House, Sector-57, Gurugram for setting up of COMMERCIAL PLOTTED COLONY over an area measuring 2.16875 acres in the revenue estate of village Begumpur Khatola, Sector-73, District Gurugram.

1. The Licence is granted subject to the following conditions:
  - a) That Commercial Plotted Colony will be laid out in accordance with the approved layout and development works are executed according to the designs and specifications shown in the approved plan.
  - b) That conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
  - c) That you will pay the State Infrastructure Development Charges amounting to Rs. 1,31,65,397/- @ Rs. 1,000/- per sq. mtr. in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - d) That you shall submit additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
  - e) 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.
  - f) 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.
  - g) 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, along with the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
  - h) That you shall arrange electric connection from HVPNL/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPN/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.
  - i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by Haryana Shahari Vikas Pradhikaran.
  - j) That you shall obtain no objection certificate/clearance, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.

- k) That you shall obtain clearance from competent authority that the land is not affected by Section 4 & 5 of the PLPA, 1900 and as also required other forest laws. The orders of Hon'ble Courts passed from time to time with respect to forest laws shall be strictly complied with.
- l) That you shall maintain and upkeep all roads, open spaces 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 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 Rules, 1976.
- m) That you shall pay the labour cess charges as per Policy dated 04.05.2010.
- n) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- o) That you shall make the provision of solar water heating system as per Haryana Renewable Energy Development Agency guidelines and shall be made operational where applicable before applying for an Occupation Certificate.
- p) That you shall use only LED fittings for internal lighting as well as for campus lighting.
- q) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the 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 shop buyers for meeting the cost of Internal Development Works in the colony.
- r) That you shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the plots.
- s) That you have understood that provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.
- t) That developer company, i.e. Pyramid Infratech Pvt. Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.
- u) 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.
- v) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction purposal is explained to the satisfaction of HSVP in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- w) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
- x) 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.
- y) That you shall integrate your bank account in which 70% allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

- z) Such 10% of the total receipts from each payment made by an allottee, which is received by the Department, shall get automatically credited, on the date of receipt in Government treasury against EDC dues of the concerned licensee of the colonizer.
- aa) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonizer against the said licence.
- bb) The implementation of such mechanism shall, however, have no bearing on the EDC instalment schedule conveyed to you. You shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC instalments that are due for payment get paid as per prescribed schedule."
- cc) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.
- dd) That you shall abide by with the Act/ Rules and policies notified by the Department for development of Commercial plotted colony and other instructions/directions/restriction issued/imposed by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.

2. The licence is valid up to 16/12/2026.

Dated: The 17/12/2021,  
Chandigarh

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

Endst. No. LC-4446-JE (VA)-2021/ 32085

Dated: 20-12-2021

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

1. Pyramid Infratech Pvt. Ltd., M2K, White House, Sector-57, Gurugram alongwith a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Addl. Director Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula.
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram.
14. Chief Accounts Officer (Monitoring) O/o DTCP Haryana.

(Narender Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning  
Haryana Chandigarh



To be read with License No. ~~107~~ <sup>17/12/</sup> Dated.....2021

**Land Owned by Pyramid Infratech Pvt. Ltd:**

Village	Rect. No	Killa No	Area (K-M)
Begumpur	51	9/2/2	4-12
Khatola		10	7-12
		11/1	3-16
		12/1/1/1	1-7
		<b>Total</b>	<b>17-7</b>

**Or 2.16875 Acres**

Director,  
Town & Country Planning  
Haryana



WS (Dom. + Flushing)

# WATER SUPPLY SCHEME

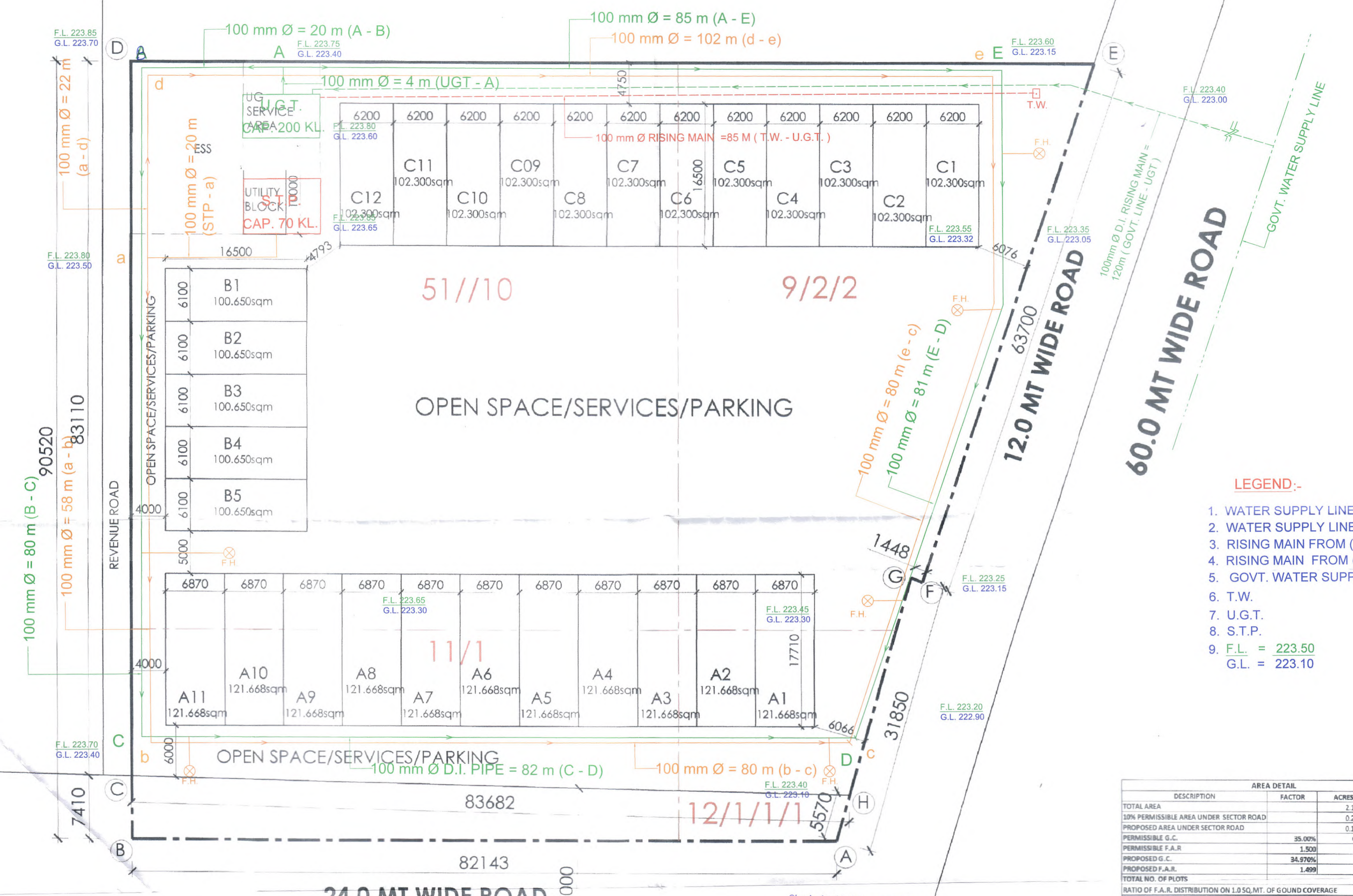
L.No-107/17.12.2021.

LC-4446

Only For Service Plan Estimate

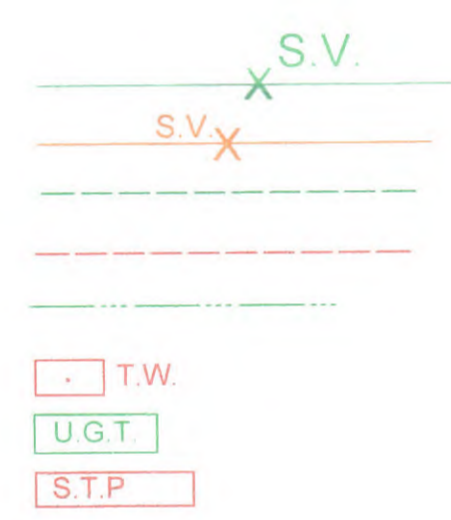
Executive Engineer  
HSVP, Division No-7, Gurugram

Superintending Engineer,  
HSVP, Circle, Gurugram.



**LEGEND:-**

1. WATER SUPPLY LINE (DOMESTIC)
2. WATER SUPPLY LINE (FLUSHING)
3. RISING MAIN FROM (GOVT. LINE TO U.G.T.)
4. RISING MAIN FROM (T.W. TO U.G.T.)
5. GOVT. WATER SUPPLY LINE
6. T.W.
7. U.G.T.
8. S.T.P.
9. F.L. = 223.50  
G.L. = 223.10



AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		2.16875	8776.619
10% PERMISSIBLE AREA UNDER SECTOR ROAD		0.21688	877.662
PROPOSED AREA UNDER SECTOR ROAD		0.13112	530.630
PERMISSIBLE G.C.	35.00%	0.759	3071.817
PERMISSIBLE F.A.R.	1.500		13164.928
PROPOSED G.C.	34.970%		3069.195
PROPOSED F.A.R.	1.499		13153.692
TOTAL NO. OF PLOTS			28
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.286

BLOCK SUMMARY			
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED F.A.R.
BLOCK-A	A1-A10	11	1338.345
BLOCK-B	B1-B5	5	503.250
BLOCK-C	C1-C12	12	1227.600
TOTAL		28	3069.195
FACTOR			34.970%
BALANCE			2.622

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
5.000 X 10.000	50.000	1	50.000

BLOCK-A AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
A1-A10	6.870 X 17.710	121.668	11
TOTAL			1338.345

BLOCK-B AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
B1-B5	6.100 X 16.500	100.650	5
TOTAL			503.250

BLOCK-C AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
C1-C12	6.200 X 16.500	102.300	12
TOTAL			1227.600

PRINCIPAL ARCHITECT

**ACPL** Architecture Management Planning

ACPL Design Ltd

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PROJECT:-  
LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY ON THE LAND MEASURING 2.16875 ACRES IN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA SECTOR-73, DISTRICT GURUGRAM FOR PYRAMID INFRA TECH PVT. LTD.

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For Pyramid Infotech Pvt. Ltd.  
Authorized Signatory

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OWNER/AUTH. SIGNATURE      ARCHITECT'S SIGNATURE

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DRAWING TITLE: LAYOUT PLAN

DRAWING NO.: A-1      SCALE: 1 : 250

Reg. No- STCP 8072 Dated 20-12-2021.

Checked subject to comments in forwarding letter No. 43523 Dt. 16/08/2022 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP  
16/8/2022

- (RAM AVTAR BASSI) AD (HQ)
- (DIVYA DOGRA) ATP (HQ)
- (NARENDER KUMAR) DTP (HQ)
- (HITESH SHARMA) STP (HQ) M
- (P. SINGH) CFP (HR)
- (K. MAKRAND PANDURANG, IAS) DTCP (HR)





Sewerage

# SEWERAGE SCHEME

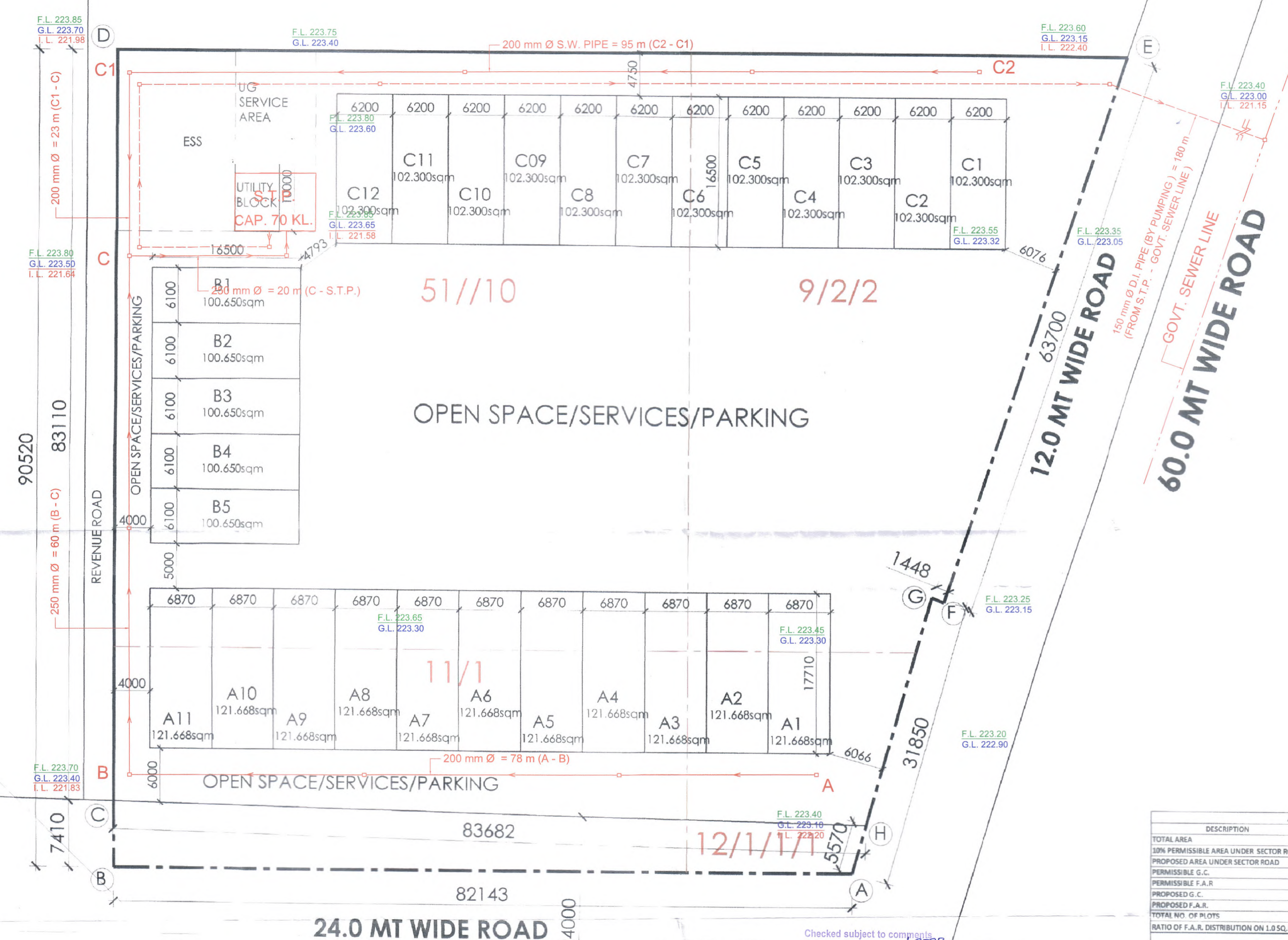
L.No. 107/17.12.2021.

LC- 6446

Only For Service Plan Estimate  
Executive Engineer  
HSVP, Division No. 5, Gurugram

Superintending Engineer,  
HSVP, Circle, Gurugram.

Director  
Country Planning  
Gurugram, Chandigarh



### LEGEND

- SEWER LINE
- OVER FLOW SEWER (BY PUMPING)  
S.T.P. TO GOVT. SEWER
- GOVT. SEWER LINE
- S.T.P.
- F.L. = 223.40  
G.L. = 223.10  
I.L. = 222.20

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		2.16875	8776.619
10% PERMISSIBLE AREA UNDER SECTOR ROAD		0.21688	877.662
PROPOSED AREA UNDER SECTOR ROAD		0.13112	530.630
PERMISSIBLE G.C.	35.00%	0.759	3071.817
PROPOSED F.A.R.	1.500		13164.928
PROPOSED G.C.	34.970%		3069.195
PROPOSED F.A.R.	1.499		13153.692
TOTAL NO. OF PLOTS			28
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.286

BLOCK SUMMARY				
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-A	A1-A10	11	1338.345	5735.763
BLOCK-B	B1-B5	5	509.250	2156.786
BLOCK-C	C1-C12	12	1227.600	5261.143
TOTAL		28	3069.195	13153.692
FACTOR			34.97%	1.499
BALANCE			2.622	11.237

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.				
PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA	
UTILITY BLOCK	5.000 X 10.000	50.000	1	50.000

BLOCK-A AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
A1-A10	6.870 X 17.710	121.668	11
TOTAL			11

BLOCK-B AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
B1-B5	6.100 X 16.500	100.650	5
TOTAL			5

BLOCK-C AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	NO. OF PLOTS
C1-C12	6.200 X 16.500	102.300	12
TOTAL			12

PRINCIPAL ARCHITECT

**ACPL** 30/09/2015  
Architecture  
Management  
Planning

ACPL Design Ltd

PROJECT:

LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY ON THE LAND MEASURING 2.16875 ACRES IN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA SECTOR-73, DISTRICT GURUGRAM FOR PYRAMID INFRA TECH PVT. LTD.

For Pyramid Infotech Pvt. Ltd.  
Authorized Signatory

OWNER/AUTH. SIGNATURE ARCHITECT'S SIGNATURE

DRAWING TITLE: LAYOUT PLAN

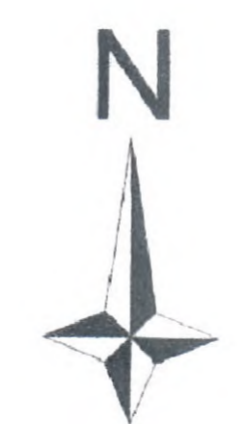
DRAWING NO. A-1 SCALE: 1 : 250

Reg. No- STCP 8072 Dated 20-12-2021.

Checked subject to comments in forwarding letter No. 45523 Dt. 16/02/2022 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP  
Penapikula  
16.3.2022

- (RAM AVTAR BASSI) AD (HQ)
- (DIVYA DOGRA) ATP (HQ)
- (NARENDER KUMAR) DTP (HQ)
- (HITESH SHARMA) STP (HQ) M
- (P. SINGH) SPP (HR)
- (K. MAKRANB PANDURANG, IAS) DTP (HR)





# STORM WATER DRAINAGE SCHEME

L.No. 107/17.12.2021.

LC-4446

Only For Service Plan Estimate

Executive Engineer  
HSVP, Division No. V, Gurugram

Superintending Engineer,  
HSVP, Circle, Gurugram.

Director  
Country Planning  
Gurgaon, Chandigarh



### LEGEND

1. STORM WATER LINE
2. MASTER SWD LINE
3. RAIN WATER HARVESTING
4. F.L. = 223.75  
G.L. = 223.40  
I.L. = 222.55

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
TOTAL AREA		2.16875	8776.619
10% PERMISSIBLE AREA UNDER SECTOR ROAD		0.21688	877.662
PROPOSED AREA UNDER SECTOR ROAD		0.13112	530.630
PERMISSIBLE G.C.	35.00%	0.759	3071.817
PROPOSED F.A.R.	1.500		13164.928
PROPOSED G.C.	34.970%		3069.195
PROPOSED F.A.R.	1.499		13153.692
TOTAL NO. OF PLOTS			28
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			
			4.286

BLOCK SUMMARY			
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED F.A.R.
BLOCK-A	A1-A10	11	1338.345
BLOCK-B	B1-B5	5	509.250
BLOCK-C	C1-C12	12	1227.600
TOTAL		28	3069.195
FACTOR			34.97%
BALANCE			2.622

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
PLOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	5.000 X 10.000	1	50.000

BLOCK-A AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
A1-A10	6.870 X 17.710	121.668	1338.345
TOTAL		11	1338.345

BLOCK-B AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
B1-B5	6.100 X 16.500	100.650	509.250
TOTAL		5	509.250

BLOCK-C AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ.MT.)	TOTAL AREA
C1-C12	6.200 X 16.500	102.300	1227.600
TOTAL		12	1227.600

PRINCIPAL ARCHITECT

**ACPL** Architectural Management Planning

ACPL Design Ltd

PROJECT:

LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY ON THE LAND MEASURING 2.16875 ACRES IN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA SECTOR-73, DISTRICT GURUGRAM FOR PYRAMID INFRA TECH PVT. LTD.

For Pyramid Infracore Pvt. Ltd.

Authorized Signatory

OWNER/AUTH. SIGNATURE ARCHITECT'S SIGNATURE

DRAWING TITLE: LAYOUT PLAN

DRAWING NO.: A-1 SCALE: 1 : 250

STORM WATER DRAINAGE SCHEME

Checked subject to comments in forwarding letter No. 41523 Dt. 16/10/2021 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer-1, HSVP Panjabia 16.10.2021

Reg. No- 35TCP 8072 Dated 20-12-2021.

- (RAM AVTAR BASSI) AD (HQ)
- (DIVYA DOGRA) ATP (HQ)
- (NARENDER KUMAR) DTP (HQ)
- (HITESH SHARMA) STP (HQ) M
- (P. SINGH) STP (HR)
- (K. MAKRAND PRANDURANG, IAS) DTCP (HR)





Roads

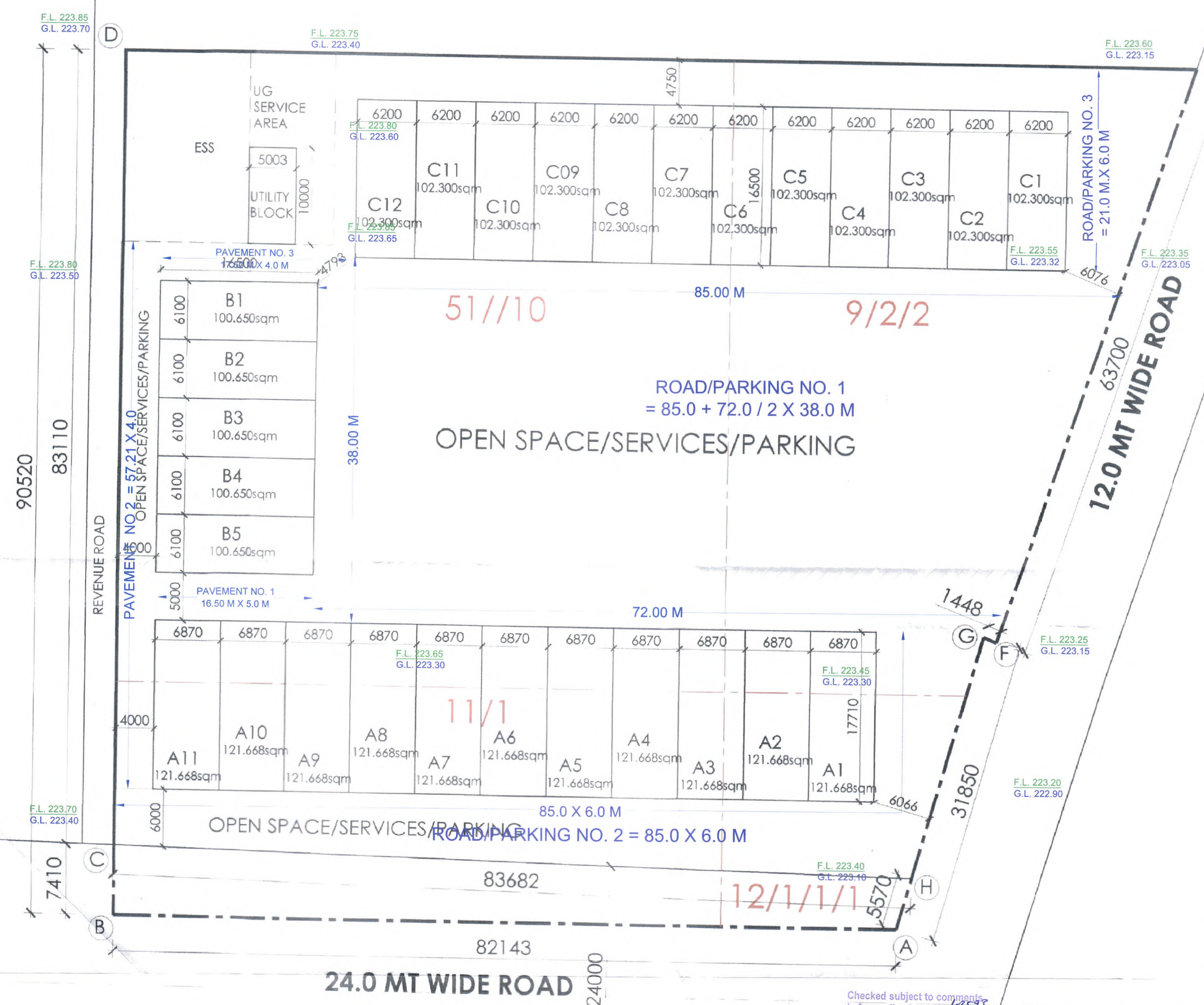
**ROADS**

L.No. 107/17.12.2021.  
LC-4446

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

Superintending Engineer,  
HSVP, Circle, Gurugram.

Director  
Urban & Country Planning  
Gurugram, Chandigarh



- LEGEND**
- 1. ROAD/PARKING
  - 2. PAVEMENT
  - 3. F.L. = 223.45  
G.L. = 223.15

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ. MT.
TOTAL AREA		2.16875	8726.619
10% PERMISSIBLE AREA UNDER SECTOR ROAD		0.21688	872.662
PROPOSED AREA UNDER SECTOR ROAD		0.13112	530.630
PERMISSIBLE G.C.	35.00%	0.759	3071.817
PROPOSED F.A.R.	1.500		13164.928
PROPOSED G.C.	34.970%		3069.195
PROPOSED F.A.R.	1.499		13153.692
TOTAL NO. OF PLOTS			28
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ. MT. OF GROUND COVERAGE			4.286

BLOCK SUMMARY			
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED F.A.R.
BLOCK-A	A1-A10	11	1338.345
BLOCK-B	B1-B5	5	503.250
BLOCK-C	C1-C12	12	1227.600
TOTAL		28	3069.195
FACTOR			34.97%
BALANCE			2.622

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS
UTILITY BLOCK	5.000 X 10.000	50.000	1

BLOCK-A AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS
A1-A10	6.870 X 17.710	121.668	11
TOTAL			11

BLOCK-B AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS
B1-B5	6.100 X 16.500	100.650	5
TOTAL			5

BLOCK-C AREA DETAIL			
PLOT NO.	PLOT SIZE	AREA (SQ. MT.)	NO. OF PLOTS
C1-C12	6.200 X 16.500	102.300	12
TOTAL			12

PRINCIPAL ARCHITECT

**ACPL** Architecture Management Planning

ACPL Design Ltd

PROJECT: LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY ON THE LAND MEASURING 2.16875 ACRES IN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA SECTOR-73, DISTRICT GURUGRAM FOR PYRAMID INFRA TECH PVT. LTD.

For Pyramid Infracore Pvt. Ltd. Authorized Signatory

OWNER/AUTH. SIGNATURE ARCHITECT'S SIGNATURE

DRAWING TITLE: LAYOUT PLAN

DRAWING NO. A-1 SCALE: 1 : 250

Checked subject to comments in forwarding letter No. 4823 Dt. 16/03/2022 and notes attached with the estimate

Additional Chief Engineer (HQ) for Chief Engineer, HSVP Panchkula 16.3.2022

Reg. No- JTCP 8072 Dated 20-12-2021.

- (RAM AVTAR BASSI) AD (HQ)
- (DIVYA DOGRA) ATP (HQ)
- (NARENDER KUMAR) DTP (HQ)
- (HITESH SHARMA) STP (HQ) M
- (P. SINGH) G.P. (HR)
- (K. MAKRAN PANDURANG, IAS) DTCP (HR)

