

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

website:-http://tcpharyana.gov.in

To

Home Surprise Builders LLP,
In collaboration with Pyramid Infratech Pvt. Ltd,
Unit No. 501 to 508, 5th Floor,
Unitech Trade Centre, Sector-43,
Gurugram-122002.

Memo No. LC-4345/JE (VA)/2022/ 13149

Dated: 16-05-22

Subject: Approval of Service Plan/Estimates for an Affordable Plotted Colony under DDJAY over an area measuring 5.04375 acres in the revenue estate of village Palra, Sector-70A, Gurugram bearing licence no. 120 of 2021 dated 24.12.2021.


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-4345-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)/2022/43509 dated 16.03.2022 for information and necessary action please.


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

Endst. No. LC-4345-JE(VA)-2022/

Dated:

A copy is forwarded to District Town Planner, Gurugram in reference to the applicant request given in your office on 29.04.2022 regarding handing over the physical possession of 24 mtr. wide road and entry of revenue detail w.r.t. present licence alongwith licence no. 120 of 2021. So, in this connection you are requested to do the needful within 15 days.


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

LC-4345

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

FOR

**PROPOSED “AFFORDABLE RESIDENTIAL PLOTTED COLONY”
(UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) AREA
MEASURING 5.04375 ACRES (LICENSE NO. 120 OF 2021 DATED
24.12.2021) IN THE REVENUE ESTATE OF VILLAGE PALRA, IN
SECTOR – 70-A, GURUGRAM BELONGING TO M/S HOMES
SURPRISE BUILDERS LLP BEING DEVELOPED BY M/S PYRAMID
INFRATECH PVT.LTD.**

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED “AFFORDABLE RESIDENTIAL PLOTTED COLONY” (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) AREA MEASURING 5.04375 ACRES (LICENSE NO. 120 OF 2021 DATED 24.12.2021) IN THE REVENUE ESTATE OF VILLAGE PALRA, IN SECTOR – 70-A, GURUGRAM BELONGING TO M/S HOMES SURPRISE BUILDERS LLP BEING DEVELOPED BY M/S PYRAMID INFRATECH PVT.LTD.

Gurugram town of Haryana State situated on N.H. -248 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 Urban Complex. This report is for a part of service estimate for proposed “Affordable Residential Plotted Colony” (Under Deen Dayal Jan Awas Yojna - 2016) Area measuring 5.04375 Acres (License no. 120 of 2021 dated 24.12.2021) in the Revenue Estate of Village Palra, In Sector – 70-A, Gurugram belonging to M/s Homes Surprise Builders LLP. 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 to 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 Building and has been designed as per the Hazen Williams formula. Presently there is proposed / under execution HSVP/GMDA W/S in this area. However the provision of tube wells has 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/GMDA W/S will be 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, hence the provision of 1 Nos. Tube Wells has been taken in this estimate.

DESIGN

The scheme has been designed for population of 1530 persons and considering @ 18.00 persons / units for Affordable Residential Plotted Colony 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

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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/GMDA 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 and ESS of proposed area has 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. ~~377.11~~ ^{573.95} Lacs (Rupees ~~Three Crores Seventy Seven Lacs Eleven Thousand only~~) including 3% contingencies and 49% departmental charges + Price escalation and cost per acre comes out to Rs. ~~74.77~~ ^{113.79} Lacs.

For Pyramid Infratech Pvt. Ltd.

Authorized Signatory

(Authorized Signatory)

1. DESIGN CALCULATION :-

Total Area of plot	= 5.04375 Acres
Permissible Area Under Plots	= 2.90284 Acres
Proposed Area Under Plots	= 2.90225 Acres
Permissible Commercial Area	= 0.19035 Acres OR (770.318 Sqm.)
Proposed Commercial Area	= 0.18914 Acres OR (765.435 Sqm.)
Proposed Community	= 0.5045 Acres OR (2041.59 Sqm.)
Area for Milk and Veg. Booth	= 27.50 Sqm
Proposed Plots	= 85 Plots

I) Water Requirement :-

• Total Plots	= 85 Plots
Total Population @ 18.00 Persons/Plot	= 1530 Persons
@172.50 LPCD	= 263925.00 LPD
• Commercial area	= 765.435 Sqm
@ 3 Sqm / person = 256 Persons @ 45 LPCD	= 11520.00 LPD
• Community Center (Area 0.5045 Acre) <i>e 25000 ltr/Acre</i>	= 12163.00 LPD
• Milk and Veg. booth	= 2000.00 LPD
• ESS and other unforeseen provision	= 5000.00 LPD
Total	= 2,94,608.00 LPD Or 295 KLD
	Say 300 KLD

II. FIRE DEMAND

(i) Population	= 1530 Persons
(p) $\frac{1}{2} \times 100/1000 = (1.53) \frac{1}{2} \times 100$ <i>/3</i>	= 123.69 KLD <i>40.82 KLD</i>
	Say = 130 KLD <i>50</i>

III. Garden Irrigation Requirement (For Total Area)**= 20.00 KLD****IV. Total Water Requirement for UGT**

(Excluding Fire Demand)

Hence Domestic Water Requirement (67%)

= 300 x 67% = 201.00 KLD

Hence Flushing Water Requirement (33%)

= 300 x 33% = 99.00 KLD

Day Requirement considering @ 60%

= 130 K.L. for Domestic

= 65 K.L. for Flushing *+20 KL (Horr)**= 85 KL Say 90 KL*

But it is proposed to construct an UGT i.e. 130 K.L. in two compartment for domestic use and ~~65~~ K.L. *90 K* for non potable water in two compartment (at STP) and ~~130~~ K.L. *50* for fire fighting purposes for UGT in two compartment as shown location in the plan.

Total Capacity of UGT = 130 + *50**180*
= ~~260.00~~ KLD

Total Requirement for Flushing and irrigation at STP (65+20)

= 85.00 KLD

Say 90 KL

V. Tube Well**For UGT**

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a) Yield	= 15 K.L. / Hr.
b) Working Hour per day	= 16 Hr. / Per Day
c) Total water demand	= 201 M3/Day
d) Number of tube well required (Water Demand / Discharge / Hr. working Per day)	= 0.84 Nos
e) Add 5% extra	= 0.04
Total	= 0.88 Nos
Say	= 1 Nos

Water to the proposed development is to be supplied by HSVP/GMDA. However consider 1 Nos. T.W. to install for proposed requirement of water 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	= 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 = $(4.50 \times 98) / (75 \times 0.60)$	
Say	= 10.00 H.P.

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

VII) Boosting Machinery for domestic water For UGT

Total Water Requirement	= 201.00 KLD
Pumping per hour @ 8 hr. pumping / day	= 201 / 8 KL / hr.
	= 25.125 KL / hr.
	= 418.75 lpm = 6.98 lps
	Say 1 No. 7.00 lps each
Gross working head	For UGT
- Suction lift	= 5.00 mts.
- Frictional loss in mains & specials	= 10.00 mts.
- Clear Head required	= 30.00 mts.
Total	= 45.00 mts.
Say	= 45.00 mts.
Pump HP	= $(7.00 \times 45) / (75 \times 0.60)$
	= 7.00 H.P.
Say	= 10.00 HP

It is proposed to provide 2 Nos. of pumping set of 7.00 lps discharge at 45mts Head each (1W + 1S) for UGT.

VIII) Boosting Machinery for flushing water at STP

Total Water Requirement

= 99 K.L.D

Pumping per hour @ 8 hr. pumping / day

= 99 / 8 KL / hr.

= 12.375 KL / hr.

= 206.25 lpm = 3.44 lps,

Say 1 No. 5.00 lps each

Gross working head

- Suction lift

= 5.00 mts.

- Frictional loss in mains & specials

= 10.00 mts.

Clear Head required

= 30.00 mts.

Total

= 45.00 mts.

Say

= 45.00 mts.

Pump HP

= $(5.00 \times 45) / (75 \times 0.60)$

= 5.00 HP

Say = 5.00 HP

It is proposed to provide 2 Nos of pumping set of 5.00 lps discharge at 45 mts Head each (1W + 1S)

IX) Boosting Machinery for Irrigation water

Total Water Requirement

= 20 KLD

Pumping per hour @ ⁴5 hr. pumping / day

= ⁴20 / 5 KL / hr.

= 5.00 KL / hr. ✓

= 83.33 lpm = 1.39 lps

Say = 2.00 LPS

Gross working head

- Suction lift

= 5.00 mts.

- Frictional loss in mains & specials

= 5.00 mts.

- Clear Head required

= 25.00 mts.

Total

= 35.00 mts.

Say

= 35.00 mts.

Pump HP

= $(2.00 \times 35) / (75 \times 0.60)$

= 1.60 HP

Say = 2.00 HP

It is proposed to provide 2 No. of pumping set of ^{2.00}3.00 lps discharge at 35 mts Head each (1W + 1S)

X) DG Set for plumbing**DG Set Requirement**

Submersible Pump (1 x 10)

Domestic Pump (1 x 10)

Flushing Pump at STP (1 x 5)

Street Light and other etc.

Total pump load**For UGT**

= 10.00 HP

= 10.00 HP

= 5.00 HP

= 15.00 HP

= 40.00 HP= $40.00 \times 0.746 \times 1.50$

= 44.76 K.W

= 1 No. 50 KVA**Total DG capacity**

Hence it is proposed to provide 1 No. D.G. Set of 50 KVA capacity.

FLOW TO SEWAGE TREATMENT PLANT**Total Water Requirement = (201 for domestic & 99 KLD for flushing)**

i) 80% of total Domestic Water Demand = 80% of 201 KLD = 160.80 KLD

ii) 80% of total Flushing Water Demand = 80% of 99 KLD = 79.20 KLD**Total = 240.00 KLD**Considering 5% marginal factor = 12.00 KLD**G. Total = 252.00 KLD****Say 260 KLD****Proposed STP Capacity = 260 KLD Or 0.26 MLD**

For Pyramid Infratech Pvt. Ltd.


 (Authorized Signatory) **Authorised Signatory**

FINAL ABSTRACT OF COST

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SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO. I	WATER SUPPLY SCHEME	99.32
2	SUB WORK NO. II	SEWERAGE SCHEME	63.54
3	SUB WORK NO. III	STORM WATER DRAINAGE	37.86
4	SUB WORK NO. IV	ROAD AND FOOTPATH	58.64
5	SUB WORK NO. V	STREET LIGHTING	9.29
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	3.98
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1st 5 years of 1st Phase & Next 5 years in 2nd Phase)	104.48
		TOTAL	377.11

123.73

88.75

59.16

126.55

19.35

3.26

153.15

573.95

Rupees Three Crore Seventy Seven Lacs Eleven Thousand only)

573.95

113.79

Cost Per Acre = Rs. 377.11 Lacs / 5.04375 = 74.77 Lacs Per Acre

For Pyramid Infratech Pvt. Ltd.

AUTHORISED SIGNATORY

Authorised Signatory

Executive Engineer
HSVP Division No.V,
GurugramSuperintending Engineer,
HSVP, Circle, Gurugram.Checked subject to comments
in forwarding letter No. 4356P
Dt. 16/08/2022 and notes
attached with the estimateDirector
Town & Country Planning
Haryana, ChandigarhAdditional Chief Engineer (HQ)
for Chief Engineer-I, HSVP
Panchkula

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SUB WORK NO. 1 (Abstract of cost)

WATER SUPPLY SCHEME

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	Sub Head No. 01	Head Works	20.40
2	Sub Head No. 02	Pumping Machinery	16.10
3	Sub Head No. 03	Water Supply Distribution & Rising main pipe	22.48
4	Sub Head No. 04	External Fire Hydrants	3.29
6	Sub Head No. 05	Irrigation	2.45
		TOTAL	64.72
		Add 3% contingency & P.H. Services	1.94
		Total	66.66
		Add 49% Department charges + Price Escalation	32.66
		G. Total	99.32
		Say in Lacs	99.32

22.60

19.40

29.89

6.18

2.55

80.62

2.42

83.04

40.69

123.73

Say Rs 123.73 Lacs

(C.O. to Final Abstract Of Cost)

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SUB WORK NO. I**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. 260 KLD @ Rs. 3500/- per K.L.D. <i>am - 5</i>	910000.00 <i>8,10,000/-</i>
2	Provision for construction of Boosting Station 1 Nos @ Rs. 250000/- each <i>4500 -</i>	250000.00
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 <i>1,100 -</i>	700000.00 <i>10,00,000/-</i>
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 80000/- each <i>1,100 -</i>	80000.00 <i>1,00,000/-</i>
5	Provision for carriage of material and unforeseen items L.S.	50000.00
6	Provision of specials for tube well & rising main to UGT L.S.	50000.00
	Total	2040000.00
	Say in Lacs <i>22,10,000/-</i>	-20.40 <i>22,60,000/-</i>

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

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 2,00,000/-	4,00,000/-
	7.00 lps at 45 mts head - 2 No. (1W+1SB) - @ Rs. 1,20,000/- each Set (10.00HP)	-240000.00
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply & irrigation etc. 12,40,000/-	2,40,000/-
i	5.00 lps at 45 mts head - 2 No. (1W+1SB) @ Rs. 80,000/- 1 Set (5HP each)	1,60,000.00
ii	5.00 lps at 35 mts head - 2 No. (1W+1SB) @ Rs. 30,000/- 1 Set (2HP each)	-60000.00
3	Providing and installing Submersible pump for tube wells with specials	
	4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 1,20,000/- 1 Set (10HP each) 2,00,000/-	-120000.00 2,00,000/-
4	Provision for ESS (Electric Panel Foundation) L.S.	-50000.00 1,09,000/-
5	Provision for D.G. Set for stand by arrangement for all machinery = 1 No. 50 KVA @ Rs. 7,00,000/- each 10,00,000/- Per KVA L.S.	-700000.00 5,00,000/-
6	Provision for making foundations & erection of pumping machinery L.S.	-50000.00 1,00,000/-
7	Provision for pipes, valve & specials inside boosting chamber	100000.00
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	100000.00 00/-
9	Provision for carriage of materials and other unforeseen items L.S.	30000.00
	Total	1610000.00
	Say in Lacs 1.40 Lacs	-16.10

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

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SUB WORK NO. 1
Sub Head No. 03

WATER SUPPLY
Water Supply Distribution & Rising Main Pipe

(Dom w/s + Flushing w/s)

Sr.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects 1250/-	
i)	100mm dia D.I. Pipe 1079 Mtr @ Rs. 1000/- Per Mtr	1079000.00
ii)	150mm i/d D.I. Pipes -610 Mtr @ Rs. 1200/- Per Mtr 157 - per mtr	732000.00
iii)	200mm i/d D.I. Pipes 25 Mtr @ Rs. 1500/- per mtr 2300 -	37500.00
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	
a)	100mm i/d 15 No. @ Rs. 7500/- each	112500.00
b)	150mm i/d 10 No. @ Rs. 10000/- each	100000.00
c)	200mm i/d 2 No. @ Rs. 15000/- each	30000.00
3	Providing and fixing indicating plates for sluice valve 27 No. @ Rs. 1000/-	27000.00
4	Provision for carriage of materials and other unforeseen items L.S	30000.00
5	Provision for making connection with HUDA Pipe & T.W's etc. L.S	50000.00
6	Provision for cutting the road and making good the same L.S	50000.00
	Total	2248000.00
	Say in Lacs 29.89 a	22.48

1373750/-
960750/-
57500/-

180000/-
150,000/-
40,000/-

50,000/-

1,00,000/-

2989000/-

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

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SUB WORK NO. 01

WATER SUPPLY

SUB HEAD NO. 04

EXTERNAL FIRE HYDRANTS

Sr.	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	
		230000/-
a)	100mm dia - 184 M @ Rs. 800/- Per Mtr	147200.00
2	Providing and fixing fire Hydrant with accessories 23 No. @ Rs. 6000/- each	138000.00
		345000
3	Providing and fixing indicating plate -23 No. @ Rs. 1000/- each	23000.00
4	Provision for carriage of material L.S.	20000.00
	Total	328200.00
	Say In Lacs	3.29

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

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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	
	00 -	60000
a)	25mm dia - 200 M @ Rs. 500/- per Mtr	100000.00
2	Providing and fixing 25mm dia, Irrigation hydrant valve complete in all respect 25 Nos @ Rs. 3000/- each 5000 - each	75000.00 125000
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 25 Nos @ Rs. 1000/- each	25000.00
5	Provision for road cutting and making it condition as original L.S.	25000.00
	Total	245000.00
	Say in Lacs	2.45

255000/-
2.55 lacs

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

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SUB WORK NO. II

SEWERAGE SCHEME

Sr.	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 422 M @ Rs. 1000/- per Mtr	422000.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 295 M @ Rs. 1200/- per Mtr	354000.00
	c) SW Pipe 300mm i/d avg depth 2.75 M 10M @ Rs. 1400/- per Mtr	14000.00
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 - 150 M @ Rs. 1200/- Per Mtr	180000.00
3	Provision of lighting and watching etc.	50000.00
4	Provision for cartage of material	20000.00
5	Provision for making connection with HSVP	100000.00
6	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. 260 KLD or (0.26 MLD) Capacity L.S.	3000000.00
	48 Tank 0 KL	41,69,000
	Add 3% contingency & P.H. Services	124200
	Total	4264200
	Add 49% Department charges + Price Escalation	2089458
	G. Total	6353658
		63.54

(C.O. to Final Abstract of Cost)

Say Rs 88.75 Lakh.

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SUB WORK NO. III

STORM WATER DRAINAGE SCHEME

Sr.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, a) RCC Np3 pipe 400mm i/d = 822 M @ Rs. 1200/- Per Mtr	2055000 986400.00
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. 5 Nos RWH @ Rs. 2,00,000/- each	1250,000 1000000.00
3	Provision for road gulley & pipe with connection	300000.00
4	Provision for lighting and watching	30000.00
5	Provision for timbering and shoring	20000.00
6	Provision for cartage of material	30000.00
7	Provision for making connection with HSVP storm water drain	100000.00
	Total	2466400.00
	Add 3% contingency & P.H. Services	73992.00
	Total	2540392.00
	Add 49% Department charges + Price Escalation	1244792.08
	G. Total	3785184.08
	Say in Lacs	37.86

(C.O. to Final Abstract of Cost)

Say Rs 59.16 Lakh

17

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	5.04375	150000	756562.50
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	4590	1200/- 400	550800/- 1836000
3	Provision for kerbs & channels of C.C. 1:2:4	Metre	1460	474 600/-	692040 87600/-
4	Provision for arrangement of guide map and indicating board etc	LS			50000/- 1,00,000/-
5	Provision for footpath 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	1140	750/- 400	855000/- 456000
6	in eric area	L.S		L.S	1,00,000/-
5 (7)	Provision for carriage of material	LS		L.S	30000/-
Sub Total					3820602.5
Add 3% contingencies & PH Services					114618
Sub Total					3935221
Add 49% Departmental Charges + Price Escalation					1928258
Total					5863479
Say Rs. In Lacs.					58.64

(C.O. to Final Abstract of cost)

18

Sub Work No. V

STREET LIGHTING

Sl. No.	Description	Unit	Qty	Rate (Rs.)	Amount (Rs.)
1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete	Acre	5.04375	120000 25000	605250 - 126098/-
	Add 3% contingencies & PH Services				18158 3788/-
	Total				623408 129866/-
	Add 49% Departmental Charges + Price Escalation				305470 63395/-
	Total				928877 1935161/-
	Say Rs. In Lacs			R	9.29 19.35

(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 either direction				
d.	organized green 1645.32 Sqm Or 0.41 Acres (As per detail given in green park area calculation)	Acre	0.41	250000 15000	102500 61500
2	Providing and planting trees along boundary @ 6 m interval (Length appx 1384 M) = 1384/12 = 116 Nos (both side) Say No. of trees = 116 Nos Cost details : Excavation = Rs. 73-60 Manure = Rs. 550-90 Tree Plant = Rs. 650-100 Tree guard = Rs. 1350-1300				
		Each	116	1350 1300	156600 150800
	Total				259100
	Add 3% contingencies & PH Services				7773
	Total				266873
	Add 49% Departmental Charges + Price Escalation				130768
	Total				397641
	Say Rs. in Lacs			3.26	3.98

(C.O. to Final abstract of cost)

20

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 5.0255 acres @ Rs. 1.50 lacs per acre 7.50	Acre	5.04375	100000 750,000	504375 3782813 -
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 premix carpet	Sqm	4590	600	3438000 275400 -
3	2nd phase after next five years of 1st phase (50mm DBM & 25mm BC or as per crust design whichever is safer) premix carpet	Sqm	5730 4590	500 750	2865000- 34425 -
	Sub Total				6807375
	Add 3% contingencies & PH Services				204221
	Sub Total				7011596
	Add 49% Departmental Charges				3435682
	Total				10447278
	Say Rs. In Lacs				104.48

(C.O. to Final abstract of cost)

Say Rs 153.15 Lakh.

21

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	1530	Persons
2	Total Water Requirement (Domestic)	201	KLD
3	Total Water Requirement (Flushing)	99	KLD
4	Total Water Requirement (Horticulture)	20	KLD
5	U. G Tank (Domestic - 130 KLD)	1	No.
6	U.G.T Fire Tank 130 KLD	1	No.
7	No. of Domestic WS pumps UGT	1+1	Set
8	No. of Flushing pumps	1+1	Set
9	No. of submersible pumps	1	No.
10	Generating sets (50 KVA)	1	50 KVA
11	STP (260 KLD)	1	No.

22

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

S. No.	Description	Size of pipe upto valve in 80mm	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic	-	471 M	295 M	25 M
2	Flushing	-	608 M	165 M	-
3	Rising Main	-	20 M	150 M	-
	Total		1079 M 10 M	610 M	25 M

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			200MM	150MM	100MM
1	UGT	A	200	25	25		
2	A	B	150	90		90	
3	B	C	150	140		140	
4	C	D	100	74			74
5	D	E	100	22			22
6	A	F	150	65		65	
7	F	F1	100	22			22
8	F1	E	100	164			164
9	B	B1	100	25			25
10	F	D	100	164			164
	TOTAL			791	25	295	471

200mm i/d Pipe Length	25 Mtr
150mm i/d Pipe Length	295 Mtr
100mm i/d Pipe Length	471 Mtr
Total	791 Mtr

MATERIAL STATEMENT (FLUSHING WATER SUPPLY)

24

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			150MM	100MM
1	STP	a	150	8	8	
2	a	b	150	90	90	
3	b	c	100	138		138
4	c	d	100	75		75
5	d	e	100	21		21
6	a	f	150	67	67	
7	f	f1	100	21		21
8	f1	e	100	164		164
9	b	b1	100	25		25
10	f	d	100	164		164
	Total			773	165	608

150mm i/d Pipe Length

165 Mtr

100mm i/d Pipe Length

608 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
1	T.W.	UGT	100	20	20	-
2	Govt. Line	UGT	150	150	-	150
	Total			170	20	150

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 2.50 Mtr	300mm i/d 0 to 2.75 Mtr	400mm i/d 0 to 3.00 Mtr
1	A	B	190	200	1.50	190	-	-	-
2	B1	B	175	200	1.41	175	-	-	-
3	B	C	70	250	2.18		70	-	-
4	C3	C2	32	200	1.07	32	-	-	-
5	C2	C1	135	250	1.54		135	-	-
6	C4	C1	25	200	1.01	25	-	-	-
7	C1	C	90	250	1.98		90	-	-
8	C	S.T.P.	10	300	2.41	-		10	-
9	STP - HUDA / Sewer By Pumping 150mm i/d D.I. Pipe = 150 Mtr						-	-	-
	Total		727			422	295	10	0

200mm i/d Pipe Length 422 Mtr
 250mm i/d Pipe Length 295 Mtr
 300mm i/d Pipe Length 10 Mtr
 150mm i/d D.I. Pipe (By Pumping) = 150Mtr

27

MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe	450mm i/d RCC Np3 Pipe
			Length in Mtr	Length in Mtr
	From	To		
1	A	B	30	-
2	B	C	135	-
3	C1	C	25	-
4	C	D	130	-
5	D2	D1	195	-
6	D3	D1	185	-
7	D1	D	32	-
8	D	GOVT. S.W.D LINE	90	-
	Total Length		822	0

i) **Total Length 400mm i/d RCC Np3 pipe = 822 Mtr****Total Rain Water Harvesting (RWH) = 5 Nos**

Material Statement of Road Works

28

Sr. No.	Road No.	Road Width	Length	Width	Area	
1	1	9.00	234.00	5.50	1287.00	Sqm
2	2	9.00	17.00	5.50	93.50	Sqm
3	3	9.00	35.00	5.50	192.50	Sqm
4	4	9.00	8.00	5.50	44.00	Sqm
5	5	9.00	8.00	5.50	44.00	Sqm
6	6	9.00	8.00	5.50	44.00	Sqm
7	7	9.00	8.00	5.50	44.00	Sqm
8	8	24.00	187.00	2 X 7.00	2618.00	Sqm
	G. Total				4367.00	Sqm
Add 5% extra for curves					218.35	Sqm
Total					4585.35	Sqm
				Say	4590	Sqm

i) Kerbs & Channels

i)	9.00 Mtr wide road (2 x 318)	636 Mtr	
ii)	24.0 Mtr wide Road (2 X 2 x 187)	748 Mtr	
	Total	1384 Mtr	
	Add 5% for curves	69 Mtr	
	G. Total	1453 Mtr	Say 1460 Mtr

ii) Footpath :-

(i) 9M wide road = 2 x 318 X 1.0	= 636.00 Sqm
(ii) 24.00 M wide road = 187M x 2 x 1.20M	= 448.80 Sqm
Total	= 1084.80 Sqm
Add 5% for curves	= 54.24 Sqm
Total	= 1139.04 Sqm
	Say 1140 Sqm

29

MATERIAL STATEMENT (FIRE HYDRANT)

- i) Length of Water Supply (Domestic) = 791 Mtr
- ii) Length of 100mm i/d F.H. = $23 \times 8 = 184$ Mtr
- iii) Nos of F.H. = 23 Nos

Note : Fire Hydrant considering @ 23 Mtr /each in Domestic Water Supply line
= $791 / 35 = 23$ Nos

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				25.00	25			200	-		

Note :- 25 Nos connections are to be done from flushing water supply line i.e. 25 Nos x 8 Mtr/each =200 Mtr for 25mm i/d

SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

S. No.	Line Reference		Type of Colony	Residential Plots			Population @ 18.00 Person per plot	Water Requirement @ 172.50 LPCD	Other Water Requirement i.e. Comm. / Community building / Mills booth/ other	Total Water Requirement In LPD	Water Requirement @ 67% of total water requirement	Peak Flow in LPH	Velocity (m/s)	Size of the pipe In (mm)	Total Friction Loss in M/M	Length in (M)	Loss of Head in Line (M)	Formation Level at Lower End	Available Head at Lower end (M)	Terminal Head (M)	Remarks
	From	To		Self	Branch	Total															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22 Formation Level at Water Works i.e. UGT = 231.30 M Boosting Head = 45.00 M Hydraulic Head = 276.30 M
1	UGT	A	Plotted Resi.	0	85	85	1530	263925	30683	294608	197387	74020	0.40	200	0.002	25	0.05	231.25	276.25	45.00	
2	A	B	--do--	18	30	48	864	149040	23683	172723	115724	43396	0.43	150	0.003	90	0.27	231.20	275.98	44.78	
3	B	C	--do--	28	2	30	540	93150	11520	104670	70129	26298	0.29	150	0.001	140	0.14	231.10	275.84	44.74	
4	C	D	--do--	2	0	2	36	6210	11520	17730	11879	4454	0.16	100	0.001	74	0.07	231.05	275.77	44.72	
5	D	E	--do--	0	0	0	0	0	0	0	0	0	0.16	100	0.001	22	0.02	231.10	275.75	44.65	
6	A	F	--do--	6	31	37	666	114885	7000	121885	81663	30623	0.29	150	0.001	65	0.07	231.15	276.18	45.03	
7	F	F1	--do--	0	13	13	234	40365	2000	42365	28385	10644	0.23	100	0.001	22	0.02	231.20	276.16	44.96	
8	F1	E	--do--	13	0	13	234	40365	2000	42365	28385	10644	0.23	100	0.001	164	0.16	231.10	276.00	44.90	
9	B	B1	--do--	0	0	0	0	0	12163	12163	8149	3055	0.16	100	0.001	25	0.03	231.30	275.95	44.65	
10	F	D	--do--	18	0	18	324	55890	0	55890	37446	14042	0.31	100	0.002	164	0.33	231.05	275.85	44.80	

32-

Formation Level at STP	= 231.35 M
Boosting Head	= 45.00 M
Flushing Hydraulic Head at STP	= 276.35 M

SUBHEAD : SEWERAGE SCHEME - DESIGN CALCULATION

SUBHEAD - SEWERAGE SCHEME - DESIGN CALCULATION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
S. No.	Line Reference	Type of Colony	Residential Plots			Population @ 18.00 Person per plot	Water Requirement @ 172.50 LPCD	Other Requirement (i.e. comm./community building / milk booth and other services	Total water requirement LPD	Sew. Quantity after evaporation lossess @ 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													Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End

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/Hector	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
	From	To	IN SQM	IN Acre	IN Acre	IN Acre	IN Hecter	mm / hr.	IN LPS	IN Mtr	IN mm	IN Mtr	IN m/sec	IN LPS	IN Mtr	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	26
1	A	B	670	0.17	0	0.17	0.07	6.00	1.04	30	400	570	0.76	98.57	0.05	230.70	230.65	231.00	231.10	229.50	229.45	1.50	1.65	1.58	
2	B	C	4336	1.07	0.16	1.23	0.50	6.00	8.50	135	400	570	0.76	98.57	0.23	230.65	231.14	231.10	231.20	229.45	229.22	1.65	1.98	1.82	RWH-1
3	C1	C	2190	0.54	0	0.54	0.22	6.00	3.64	25	400	570	0.76	98.57	0.04	231.10	231.14	231.30	231.20	230.30	230.26	1.00	0.94	0.97	RWH-2
4	C	D	5040	1.25	1.77	3.02	1.22	6.00	21.00	130	400	570	0.76	98.57	0.22	231.14	231.00	231.20	231.20	229.22	229.00	1.98	2.20	2.09	RWH-3
5	D2	D1	4650	1.15	0	1.15	0.47	6.00	7.98	195	400	570	0.76	98.57	0.34	230.70	231.00	231.00	231.15	230.00	229.66	1.00	1.49	1.25	RWH-4
6	D3	D1	2800	0.69	0	0.69	0.28	6.00	4.68	185	400	570	0.76	98.57	0.32	230.90	231.00	231.10	231.15	230.10	229.78	1.00	1.37	1.19	
7	D1	D	548	0.14	1.83	1.97	0.80	6.00	13.71	32	400	570	0.76	98.57	0.05	231.00	231.00	231.15	231.20	229.66	229.61	1.49	1.59	1.54	RWH-5
8	D	Govt. S.W.D. line	400	0.10	3.92	4.02	1.63	6.00	28.12	90	400	570	0.76	98.57	0.15	231.00	231.00	231.20	231.20	229.00	228.85	2.20	2.35	2.27	

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

Licence No. 120 of 2021

This License is being granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Home Surprise Builders LLP in collaboration with Pyramid Infratech Pvt. Ltd., Unit no. 501 to 508 5th Floor, Unitech Trade Centre, Sector-43, Gurugram-122002 for setting up of Affordable Plotted Colony under DDJAY over an area measuring 5.04375 acres after migration licence no. 40 of 2021 granted for development of Affordable Group Housing Colony over an area measuring 5.38125 acres (0.3375 acres area falling within 24 m wide road is to be transferred free of cost to the Department) in the revenue estate of village Palra, Sector-70A, Gurugram Manesar Urban Complex.


1. The particulars of the land, wherein the aforesaid Affordable Plotted Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - i. That the Affordable Residential Plotted Colony will be laid out in confirmation to the approved layout/building plan and development works will be executed in accordance to the designs and specifications shown in the approved plans.
 - ii. That you shall abide by the Deen Dayal Jan Awas Yojna policy dated 08.02.2016, subsequent amendments from time to time and other direction given by the Director from time to time to execute the project.
 - iii. That the conditions of the agreements already executed are duly fulfilled and the provisions of Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.
 - iv. 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.
 - v. That you shall construct 18/24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.


Director
Town & Country Planning
Haryana, Chandigarh

- vi. That area under the sector roads and restricted belt/green belt, if any, which forms part of licenced area 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.
- vii. That you shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
- viii. That you shall transfer 10% area of the licensed colony free of cost to the Government for provision of community facilities. This will give flexibility to the Director to work out the requirement of community infrastructure at sector level and accordingly make provisions. The said area has been earmarked on the enclosed layout plan.
- ix. That you understand that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and they 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.
- x. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India, if applicable before execution of development works at site.
- xi. 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 Shahari Vikas Pradhikaran.
- xii. That you shall obtain clearance from competent authority, if required under Punjab Land Preservation Act, 1900 and any other clearance required under any other law.
- 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 use only LED fitting for internal lighting as well as campus lighting.
- xv. 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.
- xvi. That it will be made clear at the time of booking of plots/commercial space that specified rates include or do not include EDC. In case of not inclusion of EDC in the booking rates, then it may be specified that same are to be charged separately as per rate fixed by the Govt. You shall also provide detail of calculation of EDC per Sqm/per Sft to the allottees while raising such demand from the plot owners
- xvii. That you shall keep pace of development at-least in accordance with sale agreement executed with the buyers of the plots as and when scheme is launched.

- xviii. That you shall arrange power connection from UHBVNL/DHBVNL for electrification of the colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which licensee shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. UHBVNL/DHBVNL and complete the same before obtaining completion certificate for the colony.
- xix. That you shall complete the project within seven years (5+2 years) from date of grant of license as per clause 1(ii) of the policy notified on 01.04.2016.
- xx. That no clubbing of residential plots for approval of integrated zoning plan of two adjoining plots under same ownership shall be permitted.
- xxi. That you will 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 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 licensee have to deposit thirty percentum of the amount received from the plot holders for meeting the cost of Internal Development Works in the colony.
- xxiii. 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.
- xxiv. That you shall follow the provisions of the Real Estate (Regulations and Development) Act, 2016 and Rules framed there under shall be followed by the applicant in letter and spirit.
- xxv. That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury, if applicable.
- xxvi. That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues, if applicable.
- xxvii. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer, if applicable.
- xxviii. The implementation of such mechanism shall, however, have no bearing on EDC installments schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC installments that are due for payment that paid as per the prescribed schedule, if applicable.

- xxix. That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree on the licenced land.
3. That area measuring 0.3375 acre falling within alignment of proposed 24 mtr. wide road shall be transferred in the favour of the Department through registered gift deed within 30 days from issuance of this licence or approval of zoning plan, whichever is earlier.
4. The licence is valid up to 23/12/2026.


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

Place : Chandigarh


Dated: 24/12/2021.

Endst. No. LC-4345/JE(VA)/2021/ 33414

Dated: 30-12-2021

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

1. ✓ Home Surprise Builders LLP in collaboration with Pyramid Infratech Pvt. Ltd. Unit no. 501 to 508 5th Floor, Unitech Trade Centre, Sector-43, Gurugram-122002 alongwith a copy of agreement, LC-IV B & Bilateral Agreement and approved layout 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 - , 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.
13. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana. .


(Amit Madholia)
District Town Planner (HQ)
For: Director, Town & Country Planning,
Haryana, Chandigarh

To be read with License No. ^{24/12} 120 Dated..... of 2021

Detail of land owned by Home Surprise Builders LLP.


Village	Rect. No.	Killa No	Area (K-M)
Palra	10	22/2/1/1	0-5
		22/2/2min	2-14
		23/1/1/2	0-12
		23/1/2	0-11
		24/1/2	1-3
	18	2	8-0
		3	8-0
		4/1	4-13
		4/2	3-7
		5/1	6-4
		6/1	1-16
		7/1/1	1-0
		7/1/2	2-2
		Total	40-7


Or 5.04375 Acres


Director,
3 County Planning
Haryana

water supply
(Dom. + Freshw)


LC-4345



 (RAKESH BANSAL)
 ATP (HQ)


 (AMIT MADHOLIA)
 DTP (HQ)


 (HITESH SHARMA)
 STP (AI) HQ

(P.P. SINGH)
 CTP (HR)


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


 (RAM AVTAR BASSI)
 AD (HQ)

LAY-OUT PLAN

Ag 11-11-11

Wich Eng





Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. 7, Gurugram

RA- A-1
DATE - OCT 2001
SUPERINTENDING ENGINEER,
HSPV, Circle, GURUGRAM.
RAO AND ASSOCIATE

[illegible]

Director
Town & Country Planning
Haryana, Chandigarh

50% AREA TO BE FROZEN	
10 % OF TOTAL LAND HANDED OVER TO GOVT.	
COMMERCIAL AREA	
7.50% GREEN AREA	

$$\Delta G^\circ = -RT \ln K = -8.314 \text{ J K}^{-1} \text{ mol}^{-1} \times 298 \text{ K} \times \ln 1.5 \times 10^{-5}$$

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. FIRE HYDRANT
10. $\frac{F.L. = 231.15}{G.L. = 231.00}$

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

PLOT AREA CALCULATIONS								
Sl. NO.	Type of Plot		WIDTH (IN M)		LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS	AREA (SQM)
1	P1, P2, P5	1	8.760	x	17.120	149.971	49	7348.589
2	P3, P4	1	8.760	x	17.110	149.884	23	3447.323
3	P6	1	7.850	x	9.300	73.005	13	949.065
					TOTAL	372.860	85	11744.977
4	GOVERNMENT COMMUNITY					2041.590		
5	GREEN POCKET = (GP1 + GP2)					1644.520		
6	AREA OF S.T.P					450.170		
7	AREA OF U.G.T					200.000		
8	AREA OF MILK & VEG BOOTH					27.500		
9	ESS					100.000		
10	COMMERCIAL					450.170		

DETAIL OF 50% FROZENED AREA						Rectangle / Killa No.	
Sl. NO.	Type of Plot	Nos. of Plot		PLOT AREA (Sqm)	Total area (Sqm)	TOTAL NO. OF PLOTS	
1	P1, P2,P5	33	x	149.971	4949.050	1 to 13 & 23, 27 & 38 to,28	2,18/3,5/1
2	P6	13	X	73.005	949.065	85	10/22/2/2, 23/1/1, 23/1/2, 24/1/2
				TOTAL	5898.115		

DETAIL OF GREEN AREA						COMMUNITY CENTRE				AREA IN SQM	
CATEGORY	NOS.		WIDTH		DEPTH	AREA IN SQM	CATEGORY	WIDTH	DEPTH	AREA IN SQM	
GREEN GP1(A)	0.5	X	9.23	X	7.85	36.23	A	67.05	X	23.47	1573.66
B	1	X	1.82	X	5.50	10.01	B	20.91	X	13.41	280.40
C	1	X	6.82	X	2.35	16.03	C	10.96	X	17.11	187.53
D	0.5	X	18.72	X	15.925	149.06	TOTAL				2041.59
GP2 (E)	1	X	2.14	X	26.28	56.24	COMMERCIAL AREA				
F	1	X	6.76	X	8.00	54.08	A	22.25+22.46/2	X	34.24	765.435
G	1	X	19.26	X	8.96	172.57	MILK & VEG BOOTH	5.00	X	5.50	27.50
H	1	X	31.06	X	17.11	531.44	ESS	12.50	X	8.00	100.00
I	1	X	46.15	X	13.41	618.87	UGT	10.00	X	20.00	200.00
TOTAL						1644.52	STP	14.75	X	30.52	450.170

COMMUNITY CENTRE				AREA IN SQM
CATEGORY	WIDTH		DEPTH	
A	67.05	X	23.47	1573.66
B	20.91	X	13.41	280.40
C	10.96	X	17.11	187.53
TOTAL				2041.59
COMMERCIAL AREA				
A	22.75+22.46/2	X	34.24	765.435
MILK & VEG BOOTH	5.00	X	5.50	27.50
ESS	12.50	X	8.00	100.00
UGT	10.00	X	20.00	200.00
STP	14.75	X	30.52	450.170

50% AREA TO BE FROZEN	
10 % OF TOTAL LAND HANDED OVER TO GOVT.	
COMMERCIAL AREA	
7.50% GREEN AREA	

The site plan illustrates the layout of the Govt. Community Centre, including the following areas and dimensions:

- GP2 GREEN AREA DIAGRAM:** A triangular green area with dimensions 9.23, 1.92, 36.69, 18.72, 12.35, 15.925, and 1.05. It contains sub-areas A, B, C, and D.
- GP1 GREEN AREA DIAGRAM:** A rectangular green area with dimensions 46.15, 13.41, 17.11, 8.96, 19.26, 31.06, 15.09, and 1427.08 SQM. It contains sub-areas E, F, G, and H.
- COMMERCIAL AREA DET.:** A rectangular area with dimensions 34.24, 22.25, 34.24, 22.46, and 34.24. It is labeled "COMMERCIAL".
- STP AREA:** A rectangular area with dimensions 14.75, 30.52, and 14.75. It is labeled "STP".
- UGT AREA:** A rectangular area with dimensions 10.00, 20.00, 10.00, and 20.00. It is labeled "UGT".
- ESS AREA DET.:** A rectangular area with dimensions 10.96, 13.41, 10.96, and 13.41. It is labeled "ESS AREA DET.".
- COMMUNITY CENTER:** A large rectangular area with dimensions 67.05, 23.47, 20.91, and 10.08. It is labeled "COMMUNITY CENTER" and "2041.40 SQM".
- MILK & VEG. BOOTH - AREA:** A small rectangular area with dimensions 5.00, 5.00, 5.00, and 5.00. It is labeled "MILK & VEG. BOOTH - AREA".

SEWERAGE SCHEME

PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN REVENUE ESTATE, VILLAGE PALRA, SECTOR- 70A, DISTT. GURUGRAM (HR) LAND MEASURING 5.04375 ACRES (LC NO.-LC-4345-JE.(VA)-2021/26969 DATED 21-10-2021) BELONGING TO HOMES SURPRISE BUILDERS LLP C/O PYRAMID INFRA TECH PVT. LTD.

To be read with Licence No. 120 of 2021 dated 24/12/2021

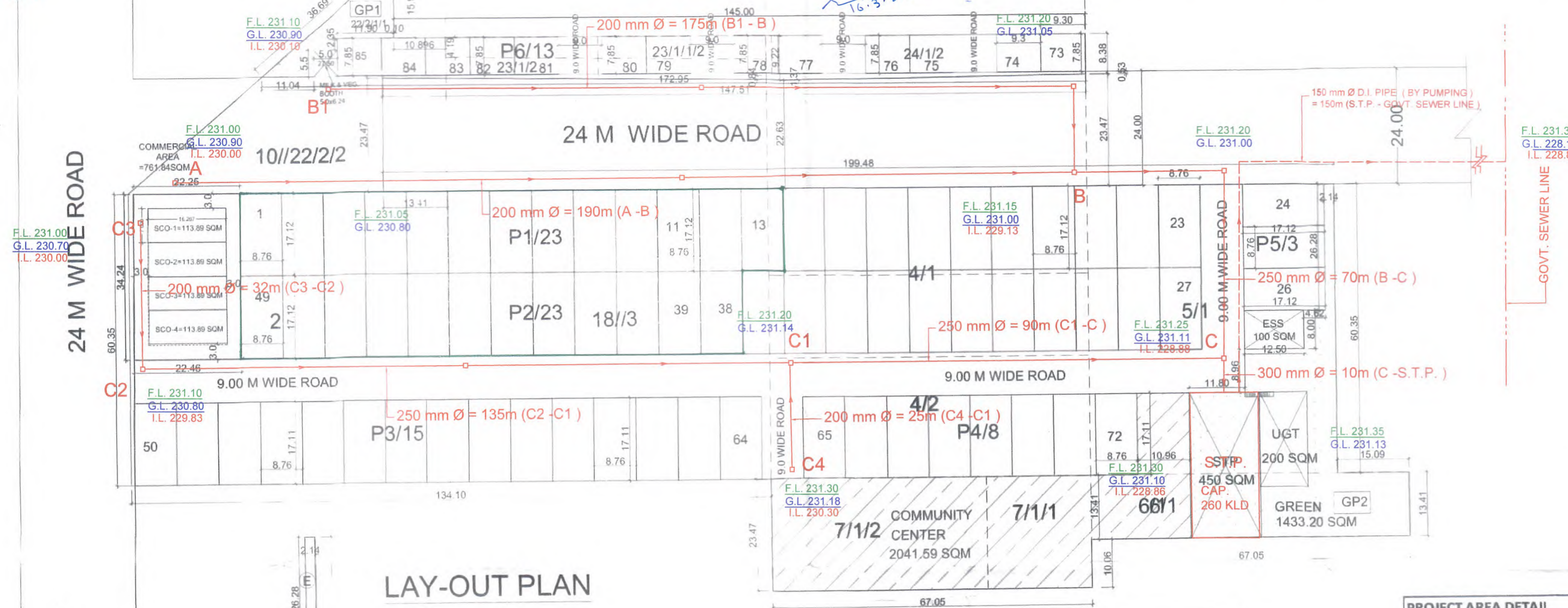
That this Layout plan for an area measuring 5.04375 acres (Drawing no. DTP-8106 dated 30-12-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Home Surprise Builders LLP in Sector-70A, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:-

1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted area for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
5. That the revenue rate falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced area of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road which shall be a minimum clear width of 8 metres between the plots.
11. Any excess area over and above the permissible area under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form parts of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(ii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner 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 for enforcement of the Energy Conservation Building Codes.

(Rakesh Bansal) ATP (HQ) (Amir Madhola) DTP (HQ) (Hitesh Sharma) STP (M) HQ (P.P. Singh) CTP (HR) (K. Makrand Pandurang, IAS) DTPC (HR) (Ram Avtar Bansi) AD (HQ)

LEGEND

1. SEWER LINE
2. D.I. PIPE (BY PLUMBING) STP TO GOVT. SEWER
3. GOVT. SEWER LINE
4. S.T.P.
5. F.L. = 231.10
G.L. = 230.90
I.L. = 230.70



LAY-OUT PLAN

PLOT AREA CALCULATIONS						
Sl. NO.	Type of Plot	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS	AREA (SQM)
1	P1, P2, P5	8.760	17.120	149.971	49	7348.589
2	P3, P4	8.760	17.110	149.884	23	3447.323
3	P6	7.850	9.300	73.005	13	949.065
TOTAL				372.860	85	11744.977
4	GOVERNMENT COMMUNITY			2041.590		
5	GREEN POCKET = (GP1 + GP2)			1644.520		
6	AREA OF S.T.P.			450.170		
7	AREA OF U.G.T.			200.000		
8	AREA OF MILK & VEG BOOTH			27.500		
9	ESS			100.000		
10	COMMERCIAL			450.170		

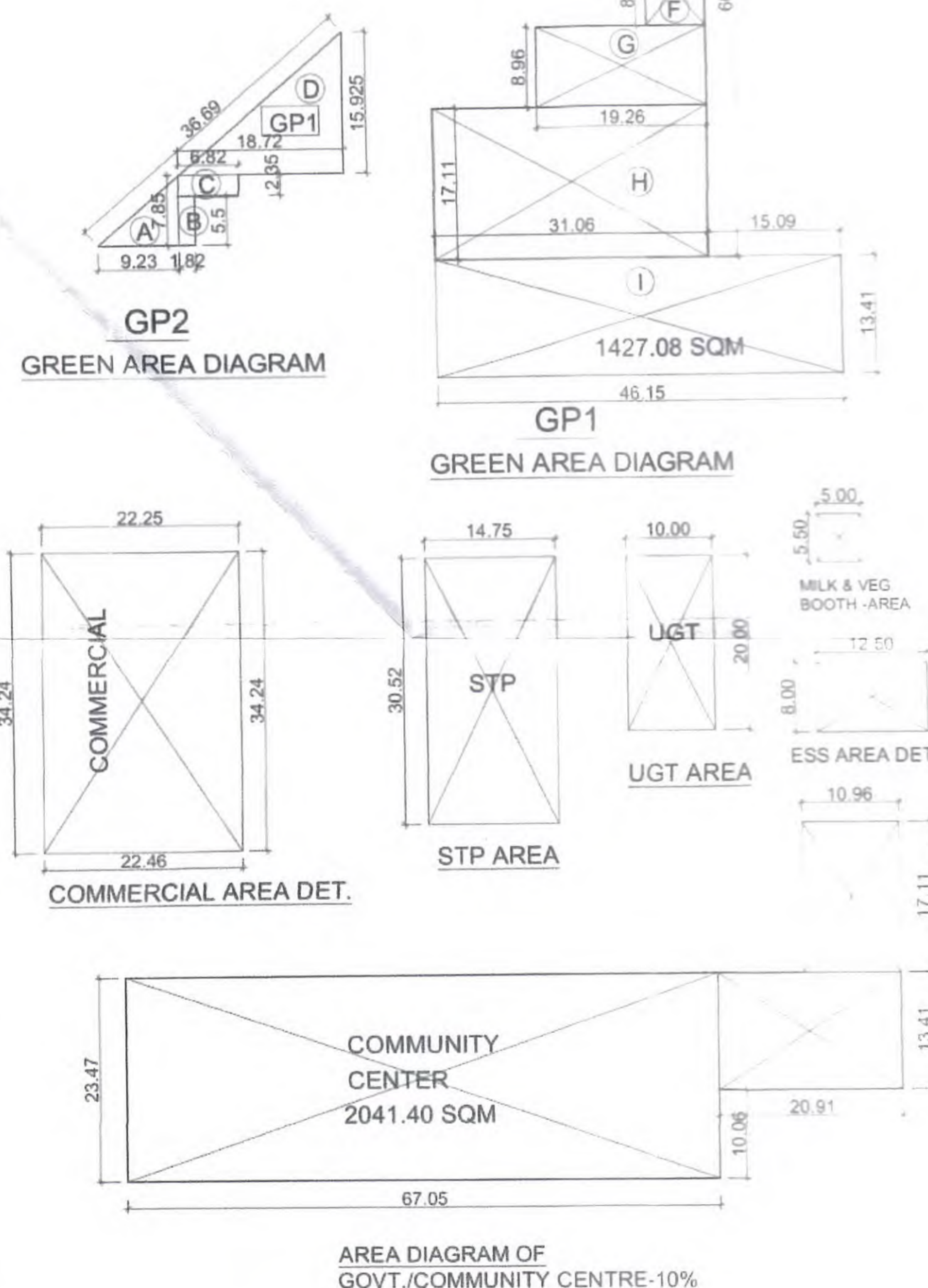
DETAIL OF 50% FREEZED AREA						
Sl. NO.	Type of Plot	Nos. of Plot	PLOT AREA (SqM)	Total area (SqM)	TOTAL NO. OF PLOTS	Rectangle / Killa No.
1	P1, P2, P5	33	149.971	4949.050	1 to 13 & 23, 27 & 38 to 28	2,18/3,5/1
2	P6	13	73.005	949.065	10/22/2/2, 23/1/1, 23/1/2, 24/1/2	
TOTAL				5898.115	85	

DETAIL OF GREEN AREA					COMMUNITY CENTRE			
CATEGORY	NOS.	WIDTH	DEPTH	AREA IN SQM	CATEGORY	WIDTH	DEPTH	AREA IN SQM
GREEN GP1(A)	0.5	X	9.23	36.23	A	67.05	X	1573.66
B	1	X	1.82	10.01	B	20.91	X	280.40
C	1	X	6.82	16.03	C	10.96	X	187.53
D	0.5	X	18.72	149.06	TOTAL			2041.59
GP2 (E)	1	X	2.14	56.24	COMMERCIAL AREA			
F	1	X	6.76	54.08	A	22.25+22.46/2	X	34.24
G	1	X	19.26	172.57				765.435
H	1	X	31.06	531.44	MILK & VEG BOOTH	5.00	X	27.50
I	1	X	46.15	618.87	ESS	12.50	X	100.00
TOTAL				1644.52	UGT	10.00	X	200.00
					STP	14.75	X	450.170

PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area	5.04375	20411.300
Area under Sector Road & Green Belt	0.285	1153.352
Net Plan Area	4.75875	19257.947
Required Green Area (7.50%)	0.37828	1530.847
Proposed Green Area (8.061%)	0.40657	1645.320
Required 10% Area to be transferred free of cost to the Government for Community Site	0.50438	2041.130
Proposed Area to be transferred free of cost to the Government for Community Site (10%)	0.5045	2041.590
Permissible Area Under Plots (61%)	2.90284	11747.348
Proposed Area Under Plots (60.987%)	2.90225	11744.977
Permissible Commercial Area (4%)	0.19035	770.318
Proposed Commercial Area (3.974%)	0.18914	765.435
Area for STP (2.204%)	0.1112	450.17
Area for UGT (0.979%)	0.0494	200.00
Area for Milk & Vegetable booth (0.134%)	0.0068	27.50
ESS	0.0247	100.00
Total area for other services (3.808%)	0.1922	777.67
Proposed Plots	85	
Permissible Density	240-400 PPA	85 Plots
Total Population (@ 13.5 Persons per Plot)	1147.5	
Proposed Density	241.13	
50% Area to be Freezed of Area under Plotted Development required	1.45113	5872.489
Proposed 50% Area to be Freezed of Area under Plotted Development	1.4575	5898.115
Total saleable area (60.987+3.974=64.961%)	3.0914	12510.412

LEGEND:-

50% AREA TO BE FREEZED	
10% OF TOTAL LAND HANDED OVER TO GOVT	
COMMERCIAL AREA	
7.50% GREEN AREA	



LAY-OUT PLAN

DATE: 10/12/2021

SIGNATURE

DATE: 10/12/2021

SIGNATURE

Only For Service Plan Estimate

Executive Engineer
HSVP, Division No. V, Gurugram

Superintending Engineer,
HSVP, Circle, Gurugram.

RAO AND ASSOCIATE

ARCHITECT

DATE: 10/12/2021

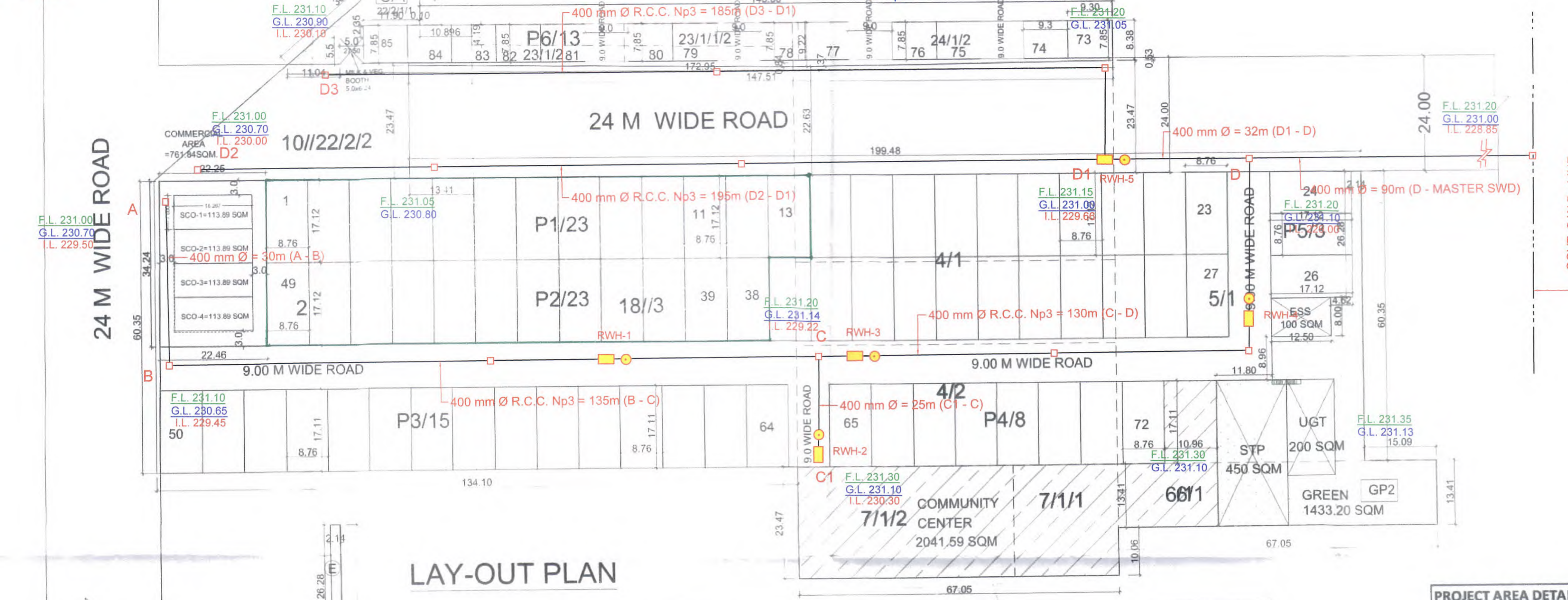
DATE: 10/12/2021

SEWERAGE SCHEME

STORM WATER DRAINAGE SCHEME

PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN REVENUE ESTATE, VILLAGE PALRA, SECTOR- 70A, DISTT. GURUGRAM (HR) LAND MEASURING 5.04375 ACRES (LC NO.-LC-4345-JE.(VA)-2021/26969 DATED 21-10-2021 BELONGING TO HOMES SURPRISE BUILDERS LLP C/O PYRAMID INFRA TECH PVT. LTD.

- LEGEND**
1. STORM WATER LINE
 2. MASTER SWD LINE
 3. R.W.H.
 4. F.L. = 231.30
G.L. = 230.70
I.L. = 230.30



LAY-OUT PLAN

PLOT AREA CALCULATIONS						
Sl. NO.	Type of Plot	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (SQM)	TOTAL NO. OF PLOTS	AREA (SQM)
1	P1, P2, P5	8.760	17.120	149.971	49	7348.589
2	P3, P4	8.760	17.110	149.884	23	3447.323
3	P6	7.850	9.300	73.005	13	949.065
TOTAL				372.860	85	11744.977
4	GOVERNMENT COMMUNITY			2041.590		
5	GREEN POCKET = (GP1 + GP2)			1644.520		
6	AREA OF S.T.P			450.170		
7	AREA OF U.G.T			200.000		
8	AREA OF MILK & VEG BOOTH			27.500		
9	ESS			100.000		
10	COMMERCIAL			450.170		

DETAIL OF 50% FREEZED AREA						
Sl. NO.	Type of Plot	Nos. of Plot	PLOT AREA (SqM)	Total area (SqM)	TOTAL NO. OF PLOTS	Rectangle / Killa No.
1	P1, P2, P5	33	149.971	4949.050	1 to 13 & 23, 27 & 38 to 48	2,18/3,5/1
2	P6	13	73.005	949.065		
TOTAL				5898.115	85	10/22/2/2, 23/1/1, 23/1/2, 24/1/2

DETAIL OF GREEN AREA					COMMUNITY CENTRE			
CATEGORY	NOS.	WIDTH	DEPTH	AREA IN SQM	CATEGORY	WIDTH	DEPTH	AREA IN SQM
GREEN GP1(A)	0.5	X	9.23	36.23	A	67.05	X	1573.66
B	1	X	1.82	10.01	B	20.91	X	280.40
C	1	X	6.82	16.03	C	10.96	X	187.53
D	0.5	X	18.72	149.06	TOTAL			2041.59
GP2 (E)	1	X	2.14	56.24	COMMERCIAL AREA			
F	1	X	6.76	54.08	A	22.25+22.46/2	X	34.24
G	1	X	19.26	172.57				
H	1	X	31.06	531.44	MILK & VEG BOOTH	5.00	X	27.50
I	1	X	46.15	618.87	ESS	12.50	X	100.00
TOTAL				1644.52	UGT	10.00	X	200.00
					STP	14.75	X	450.170

PROJECT AREA DETAIL		
Description	Area in Acres	Area in Sqm.
Total Plot Area	5.04375	20411.300
Area under Sector Road & Green Belt	0.285	1153.352
Net Plan Area	4.75875	19257.947
Required Green Area (7.50%)	0.37828	1530.847
Proposed Green Area (8.061%)	0.40657	1645.320
Required 10% Area to be transferred free of cost to the Government for Community Site	0.50438	2041.130
Proposed Area to be transferred free of cost to the Government for Community Site (10%)	0.5045	2041.590
Permissible Area Under Plots (61%)	2.90284	11747.348
Proposed Area Under Plots (60.987%)	2.90225	11744.977
Permissible Commercial Area (4%)	0.19035	770.318
Proposed Commercial Area (3.974%)	0.18914	765.435
Area for STP (2.204%)	0.1112	450.17
Area for UGT (0.979%)	0.0494	200.00
Area for Milk & Vegetable booth (0.134%)	0.0068	27.50
ESS	0.0247	100.00
Total area for other services (3.808%)	0.1922	777.67
Proposed Plots	85	
Permissible Density	240-400 PPA	85 Plots
Total Population (@ 13.5 Persons per Plot)	1147.5	
Proposed Density	241.13	
50% Area to be Freezed of Area under Plotted Development required	1.45113	5872.489
Proposed 50% Area to be Freezed of Area under Plotted Development	1.4575	5898.115
Total saleable area (60.987+3.974=64.961%)	3.0914	12510.412

LEGEND:-	
50% AREA TO BE FREEZED	
10% OF TOTAL LAND HANDED OVER TO GOVT.	
COMMERCIAL AREA	
7.50% GREEN AREA	

- To be read with Licence No. 120 of 2021 dated 24/12/2021
- That this Layout plan for an area measuring 5.04375 acres (Drawing no. DTPC/8106 dated 30-12-21) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna) being developed by Home Surprise Builders LLP in Sector-70A, Gurugram Manesar Urban Complex is hereby approved subject to the following conditions:-
1. That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
 3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
 4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
 5. That the revenue nasa falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 6. That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
 7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
 8. All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
 9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licensed area.
 10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 8 metres between the plots.
 11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
 12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of Section 3(i)(a)(ii) of the Act No.8 of 1975.
 13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
 14. That you will have no objection to the regularisation of the boundaries of the licence through give and take with the land that HSP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
 15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
 18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5 Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 19. That the colonizer/owner 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 for enforcement of the Energy Conservation Building Codes.

(RAKESH BANSAL) ATP (HQ)
(AMIT MADHOLIA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(P.P. SINGH) CTP (HR)
(K. MARRAND PANDURANG, IAS) DTPC (HR)
(RAM AJAY BASSI) AD (HQ)

LAY-OUT PLAN

APPROVED BY NATURE

Wish Sushma

Only For Service Plan Estimate

Superintending Engineer, HSPV, Circle, Gurugram.

RAO AND ASSOCIATE

Director, Town & Country Planning, Haryana, Chandigarh

Roads

ROADS

Checked subject to comments in forwarding letter No. 163/2021 dated 16.03.2021 and notes attached with the estimate

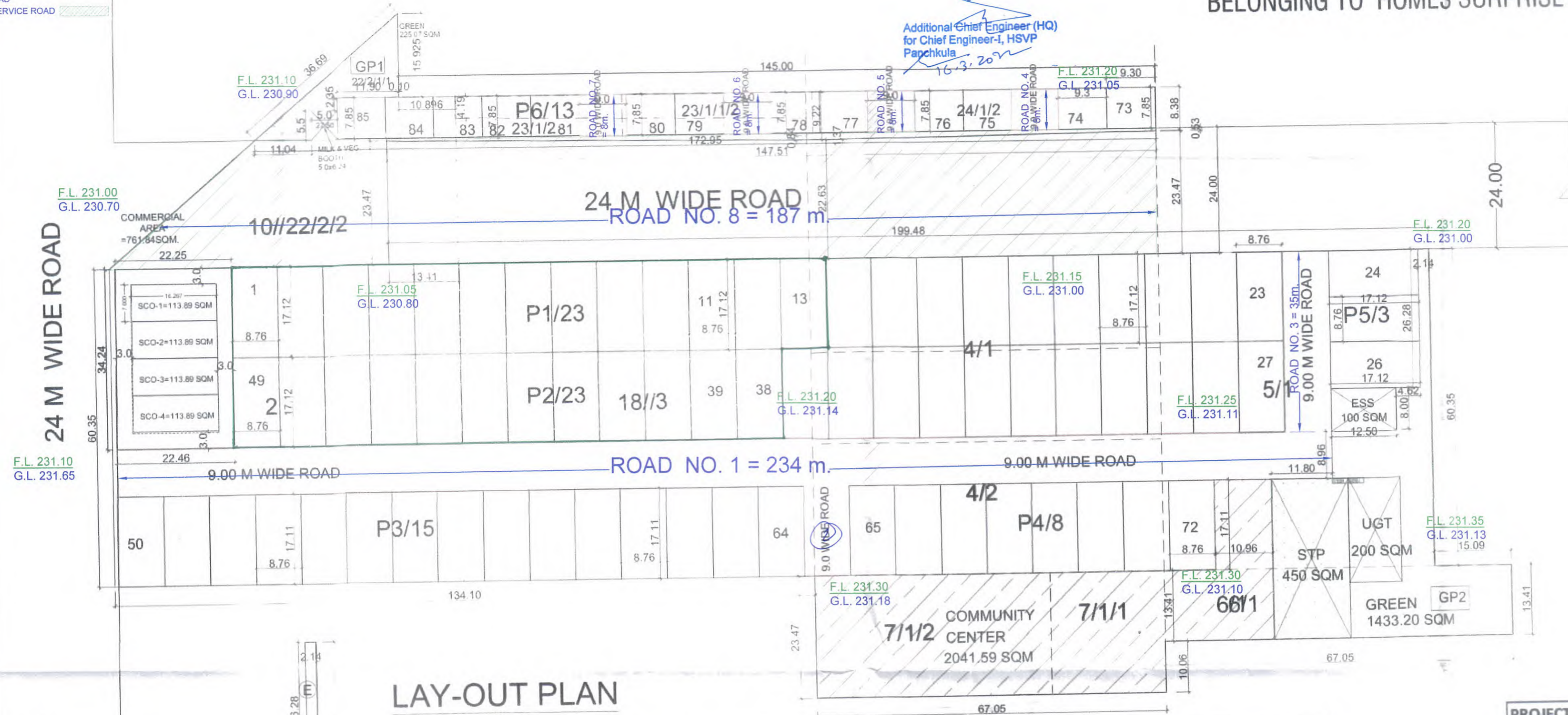
Additional Chief Engineer (HQ) for Chief Engineer-I, HSVP, Gurugram

PROPOSED LAY-OUT PLAN OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME -2016 IN REVENUE ESTATE, VILLAGE PALRA, SECTOR- 70A, DISTT. GURUGRAM (HR) LAND MEASURING 5.04375 ACRES (LC NO.-LC-4345-JE.(VA)-2021/26969 DATED 21-10-2021 BELONGING TO HOMES SURPRISE BUILDERS LLP C/O PYRAMID INFRATECH PVT. LTD.

LC-4345

LEGEND:-

- 9.0 M. WIDE ROAD
- 24.00 M. WIDE SERVICE ROAD
- F.L. 231.20
G.L. 231.11



LAY-OUT PLAN

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TOTAL				5898.115		

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D	0.5	18.72	15.925	149.06	
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C	10.96	17.11	187.53	
TOTAL				2041.59
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MILK & VEG BOOTH				
ESS	5.00	5.50	27.50	
UGT	12.50	8.00	100.00	
STP	10.00	20.00	200.00	
STP	14.75	30.52	450.170	

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LEGEND:-

50% AREA TO BE FREEZED	
10 % OF TOTAL LAND HANDED OVER TO GOVT	
COMMERCIAL AREA	
7.50% GREEN AREA	

LAY-OUT PLAN

Signature

Signature

Signature

Only For Service Plan Estimate

Executive Engineer

HSVP, Division No. 2, Gurugram

Signature

Superintending Engineer,

HSVP, Circle, Gurugram.

Signature

RAO AND ASSOCIATE

ARCHITECTS

ENGINEERS

INTERIORS

PAINTERS

PLUMBING

WATER SUPPLY

SEWERAGE

LANDSCAPING

CONSTRUCTION

MANAGEMENT

CONSULTANTS

AND

ASSOCIATES