

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh
e-mail:tcpharyana7@gmail.com website:-http://tcpharyana.gov.in

To

Pyramid City Projects LLP,
in collaboration with Elan Ltd,
3rd floor, Golf View Corporation Tower,
Golf Course Road, Sector-42,
Gurugram.

Memo No. LC-4164/JE(S)/2021/ 15036

Dated: 25/06/2021

Subject: Approval of Service Plan/Estimates of Commercial colony over an area measuring 2.00 acres falling under Licence No. 32 of 2020 dated 31.10.2020 in Sector-50, Gurugram being developed by Pyramid City Project in collaboration with Elan Ltd.

Ref: Please refer your application on 05.03.2021 & CE-I, HSVP report dated 08.04.2021 the matter as subject cited above.

As recommended by Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula, the service plan/estimates for Commercial Colony in land measuring 2.00 acres situated in the revenue estate of village Adampur, Sub-Teshil Wazirabad, Sector-50, Gurugram (License No. 32 of 2020 dated 31.10.2020) has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. You will have to pay the proportionate cost of external development charges for the services like water supply, sewerage, storm water drainage, roads, bridges, community buildings, street lighting, horticulture etc. on gross average basis as and when approved by the Director. These charges are modifiable as and when approved by the Government and modified charges will be binding upon the colonizer.
2. 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.
3. You are liable to maintain the estate developed by you as per HSVP norms till such time the colony is taken over by the Local Authority/State Govt.
4. The wiring system of the 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.
5. That appropriate provision for fire fighting as required in the NBC/ISI code should also be provided by you and a fire safety certificate will be obtained by you from the competent authority before undertaking any construction. You will be sole responsible for fire safety arrangements.
6. You will be fully responsible to make the arrangement of disposal of sewerage and storm water drainage till such time these are made available by HSVP and all link connections with the external system will be done by you at your own cost. You will have to ensure that sewer/storm water drainage to be laid by you will be connected by gravity with the master services laid/to be laid by

HSVP/State Govt. in this area as per your scheme. In case pumping is required the same will be done by you at your own cost.

7. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.
8. It is made clear that roof top rain harvesting system shall be provided by you as per norms and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain shall be made by you.
9. The correctness of the levels of the colony will be your sole responsibility and you will integrate the internal sewer/storm water drainage of the colony by gravity with the master services.
10. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
11. The estimate do not include the provision of electrification of the colony, therefore the supervision charges and O & M charges shall be paid by you directly to the concerned power utility.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flashing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
 - i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
 - ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

To avoid any accidental use of recycled water for potable purposes all:-

- a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.
- b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.

- c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.
- d) Octagonal covers, red in colour or painted red and words "Recycle Water- Not fit for Drinking" embossed on them should be used for recycled water.
13. You will be responsible for the construction of various structures such as RCC underground tank etc. according to the standard specifications, good quality and its workmanship. The structural stability responsibility will entirely rest upon you.
14. In case some additional structures are required to be constructed and decided by the Director/HSVP at a later stage, the same will be binding upon you.
15. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.
16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.
17. You will not make the connection with the master services i.e. water supply, sewerage, storm water drainage without getting its approved from the competent authority.
18. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.
19. Levels/extent of the services to be provided by the HSVP i.e. water supply, sewerage will be proportionate of EDC as and when made available by HSVP till that you will make your own arrangement.
20. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.
21. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.
22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.
23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.
24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.
26. You will comply with the conditions as specified in Annexure 'A' attached with service plan/estimates.
27. You shall get approved the electrical service plan estimates from the concerned power utility within 60 days and submit the same in this office after approval.
28. A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply four additional copies of the approved service plan/estimates to the Chief Engineer, HSVP, Panchkula under intimation to this office.
29. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo. no. CE-1/SE(HQ)/SDE(W)/HDM(G)/2021/63984 dated 08.04.2021 (enclosed at Annexure-1).

NOTE(1):-

In order to implement the directions given by National Green Tribunal dated 26.11.2014, 04.12.2014 and 19.01.2015 in original Application No. 21 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Ors, the following instruction issued vide letter No. 2613 dated 5.3.2015 be incorporated for implementation at site as under:-

- i. It shall be ensured that there should be no hot mixing on the road side. During construction and maintenance of road, it shall be also ensure that coal tar, bitumen and asphalt is brought in molten condition and same is neither burnt nor fire is put to melt these substances on open roads.
- ii. The demolition material and construction material is transported with proper coverage and precautions, in order not to be cause serious air pollution.
- iii. No Govt. authority, contractor, builders would be permitted to store and dump construction material or debris on the metalled road.
- iv. Such storage does not cause any obstruction to the free flow of traffic and/ or inconvenience to the pedestrians. Every builder, contractor or person shall ensure that the construction material is completely covered by tarpaulin. To ensure that no dust particles are permitted to pollute the air quality as a result of such storage.
- v. The builder/contractor will be responsible and ensure that their activity does not cause any air pollution during the course of the construction and/or storage of material or construction activity. Defaulter shall be liable to be prosecuted under the law in force.
- vi. All trucks or vehicles of any kind which are used for construction purposes and/or are carrying construction materials like cement sand and other allied material shall be fully covered dust free and/or other precautions would be taken to ensure that enroute their destination, the

dust, send or other particles are not permitted to be released in the air and/or contaminate air. Any truck which is not complying with these directions would not be permitted to enter in the NCR region.

NOTE(2):-

Implementation of instruction used by Hon'ble NGT during hearing held on 28.4.2015 in OA No. 21 of 2014 and OA No. 95 of 2014 in the matter of Vardhman Kaushik V/s Union of India and Ors, the following instruction issued vide letter No. CEIEE-W/CHD(G)/4971-89 dated 30.4.2015 shall be complied with in the construction work as under:-

- a) All the direction contained in our order dated 4th December, 2014 shall continue to be in force and the Authorities concerned would carry out the said directions in their true spirit and substance.
- b) There shall be complete prohibition of burning of any kind of garbage leave, waste plastic, rubber, self-moulding compound and such other materials in the open. Any person affected or concerned would have a right to make a complaint in writing.
- c) NGT further directed that all the Corporations of concerned states falling in NCR would notify on their websites, address and Mobile Number to which such complaint can be made/sent.
- d) Immediately upon receipt of such complaint, the concerned Authority and for Authorities the designed Officers would proceed to take action in accordance with law.
- e) For every incident of burning of any such above stated material, the person who is found actually burning such and/ or responsible for or abating such burning would be liable to pay compensation in terms of the Section 15 of the Nation Green Tribunal Act, 2010 for polluting the environment and would be liable to pay a sum Rs. 5000/- (to be paid instantaneously).
- f) In the event such offender refuses to comply with the directions of the Authorized Officers, the Authorized Officers would be at liberty to serve a notice upon him for appearing before the Tribunal and to show cause why the person burning, abating or responsible for such burning materials afore indicated, be not directed to pay compensation as may be determined by the Tribunal in accordance with law.
- g) The orders of the NGT are to be complied with as a decree / order of the Civil Court. All these Authorities and the Police are duty bound to carry out the directions/orders of the Tribunal in accordance with law. The money so collected, shall be maintained by the Corporation and / or any Authority as a separate fund to be utilized for improvement, restoration and restitution of the environmental degradation resulting from such activity or otherwise.
- h) The payment of such compensation shall not absolve the offender of other liabilities that such person may incur under different laws in force including other provisions of the National Green Tribunal Act, 2010.
- i) NGT has directed that there is no burning of leaves or horticulture residue, all the Corporations, Authorities and the State Governments to ensure that there is proper composting pits area-wise prescribed within one week from today (28.04.2015). The composting will be only at those sites and all the Corporations, Authorities and the State Governments shall be responsible to provide due space for collection and deposit of horticulture waste including leaves for composting purposes at these sites.

- j) Each officer under whose jurisdictions the area would fall, would be personally responsible for imposition of compensation and costs.
- k) The composition sites should be provided nearer to the places where there is large numbers of trees, gardens and compost bits which also convert into self-manure should be used for horticulture purposes to ensure that the burden on the site does not increase beyond its capacity.
- l) Decision in regard the land fill sites should be taken expeditiously as possible. Such adequate number of sites if not earmarked, should be identified by the respective corporations and authorities if not done so far.
- m) No one would permit the building of plastic and allied products in NCR area. if authorities notice any burning of such materials they would not only ensure that such activity does not persist, but even would be entitled to seize the entire material which is illegally and unauthorized stored/held by a person who does not possess of a license or authorization for dealing with such products in accordance with the plastic waste Management and Handling Rules, 2011. Upon seizure of such material, the authorities would take a direction from Hon'ble NGT and dispose of the same by giving it to the authorized dealer in accordance with the directions issued.

30. 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.

DA/As Above.

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

Endst. No LC-4164/JE(S)/2021/

Dated:

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. CE-I/SE(HQ)/SDE(W)/HDM(G)/2021/63984 dated 08.04.2021 information and necessary action please.

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



Check List for Service Plan Estimates

Project: *Commercial Colonies*
at *Sec-50*, Gurugram.

S No	Description	Yes	No
1	Application on Letter Head	YES	
2	Estimates for Sewerage Scheme, Storm Water Scheme, Water Supply Scheme, Roads, Electrical & Horticulture (5 Sets)	YES	
3	Individual Services Drawings of Sewerage Scheme, Storm Water Scheme, Water Supply Scheme superimposed on sanctioned site plan (5 Sets)	YES	
4	Sanctioned Site Plan	YES	
5	Sanctioning Letter)	YES	
6	Ad.	YES	
7	Addl. BG would be required after approval of SPE.	YES	

Note:

All Ground Levels marked in Site plans to be in MSL.

For ELAN LIMITED

[Signature]
Authorised Signatory

ELAN LIMITED

Corporate Office: 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002, India.

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com

Registered Office: L-1/1100, First Floor, Street No. 25, Sangam Vihar, South Delhi, New Delhi-110062, India.

CIN: U70200DL2013PLC250600

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Date: 30.03.2021

From:

Elan Limited,
3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector – 42,
Gurugram (HR).

To

**The Executive Engineer,
HUDA, Division-I,
Gurugram (Haryana)**

Subject : Approval of Service Plans / Estimates of commercial colony of area measuring 2.22 Acres (License No. 32 of 2020 dated 31.10.2020) in Sector – 50, Gurugram Mansarovar Urban Complex being developed by Elan Ltd.

Dear Sir,

It is respectfully submitted that we are enclosing herewith the following documents with regard to Service Plan Estimate for our above mentioned commercial colony:

1. A copy of Licence No. 32 of 2020 dated 31.10.2020.
2. BR III vide Memo No. ZP-1452/AD(RA)2021/3372 Dated 10.02.2021.
3. 5 sets of Service Plan Estimate.

You are requested to kindly consider our request and approve the Service Plan Estimate for our above mentioned Commercial Colony.

Thanking you,

Yours faithfully,
For **M/s Elan Ltd.**

For ELAN LIMITED

 **Authorised Signatory**

Encl:

1. Acknowledged by Director on dated 04.03.2021.

ELAN LIMITED

Corporate Office: 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002, India.

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com

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CIN: U70200DL2013PLC250600



TO WHOM IT MAY CONCERN

This is to certify that the service plans / estimates of commercial colony of area measuring 2.00 Acres (License No. 32 of 2020 dated 31.10.2020) in Sector – 50, Gurugram, has been prepared as per the approved Layout Plan / Building Plan, approved by the Director, Town & Country Planning, Haryana, Chandigarh.

For M/s Elan Ltd.

For ELAN LIMITED

Authorised Signatory

Authorised Signatory

ELAN LIMITED

Corporate Office: 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana-122002, India.

Tel: 0124-4101100 • Email: info@elanlimited.com • Web: www.elanlimited.com

Registered Office: L-1/1100, First Floor, Street No. 25, Sangam Vihar, South Delhi, New Delhi-110062, India.

CIN: U70200DL2013PLC250600

From
Elan Limited,
3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector-42,
Gurugram (HR).

Dated: - 04.03.2021

To
The Director General
Town and Country Planning, Haryana
Chandigarh

Sub: Approval of Service Plan Estimate of Commercial Colony measuring 2.00 Acres (Licence No. 32 of 2020 dated 31.10.2020) in Sector 50, Gurugram being developed by Elan Limited

Dear Sir,


It is respectfully submitted that we are enclosing herewith the following documents with regard to Service Plan Estimate for our above-mentioned Commercial Colony

1. A copy of Licence No. 32 of 2020 dated 31.10.2020
2. BR III vide Memo No. ZP-1452/AD(RA)/2021/3372 Dated 10.02.2021
3. Estimate Report
4. 5 files containing all therelevant drawings/plans/details

You are requested to kindly consider our request and approve the Service Estimate Plan for our above-mentioned Commercial Colony

Thanking you,

Yours faithfully
For Elan Limited


Authorized Signatory
Encl. As Above



Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot no. 3, Sector-18 A, Madhya Marg, Chandigarh
Web site tepharyana.gov.in - e-mail: tepharyana7@gmail.com

FORM LC -V

(See Rule 12)

HARYANA GOVERNMENT

TOWN AND COUNTRY PLANNING DEPARTMENT

License No. 32 of 2020

This license has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules of 1976, made thereunder to Pyramid City Projects LLP in collaboration with Elan Ltd., 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram, Haryana for setting up of a Commercial Colony over an area measuring 2.00 acres in the revenue estate of village Adampur, Sub-Tehsil Wazirabad, Sector-50, District Gurugram.

1. The particulars of the land, wherein the aforesaid commercial colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The License is granted subject to the following conditions:
 - i. That Commercial Colony will be laid out in accordance with the approved building plans and development works are executed according to the designs and specifications shown in the approved plan.
 - ii. 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.
 - iii. That you shall submit the 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.
 - iv. That you shall deposit an amount of ₹ 1,41,63,993/- on account of Infrastructure Development Charges (IDC) @ ₹ 1000/- per Sqm for commercial component in two equal installments, first within 60 days and second within six months of issuance of license through Bank Draft in favour of the Director, Town & Country Planning, Haryana payable at Chandigarh, in case of failure to deposit IDC as per above schedule, an interest @ 18% per annum for delayed period shall be paid.
 - v. 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.
 - vi. 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.

Director

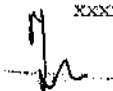
Town & Country Planning,
Haryana, Chandigarh

- vii. 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.
- viii. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DTCP Haryana.
- ix. That you shall integrate the services with Haryana Urban Development Authority services as and when made available.
- x. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.
- xi. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- xii. That you shall obtain NOC/Clearance as per provisions of notification dated 14.09.06 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- xiii. 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 Urban Development Authority.
- xiv. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xv. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- xvi. That you shall use only LED fitting for internal lighting as well as campus lighting.
- xvii. You shall get approved the electrical infrastructure plan in accordance with approved building plans and will obtain the requisite verification report regarding erection/commission of electrical infrastructure in the colony from the power department as prescribed in DTCP Haryana order issued vide memo no. CC-1214/Asstt.(RK)/2019/26614-621 dated 30.10.2019 at the time of issuance of OC/CC as the case may be.
- xviii. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xix. That you shall permit the Director or any other office 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

Director
Town & Country Planning
Haryana, Chandigarh

execution of the layout and development works in accordance with the license granted.


- xx. That you shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.
- xxi. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- xxii. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xxiii. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owner's on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxiv. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- xxv. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
- xxvi. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- xxvii. 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.
- xxviii. 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.
- xxix. That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxx. ~~The implementation of such mechanism shall, however, have no bearing on EDC installment 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.~~
- xxxi. That the adjustment of licence fee deposited in LC-2658 (returned vide memo dated 15.01.2018) is under process and shall be adjusted towards applicable license fee after approval of competent authority, however, you shall pay the balance amount on account of license fee, if required in any situation.
- xxxii. That you will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, 1975.
- xxxiii. The fee/charges demanded during the grant of licence are subject to audit and reconciliation of accounts.


Director
Town & Country Planning
Haryana, Chandigarh

xxxiv. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.

3. The license is valid up to 30/10/2025.

Place : Chandigarh
Dated: 31/10/2020


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

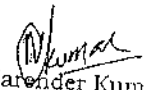
Endst. No LC-4164/Asstt.(RK)/2020 19195-206

Dated: 02-11-2020

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

1. Pyramid City Projects LLP, 3rd Floor, Golf View Corporate Tower, Golf Course Road, Sector-42, Gurugram alongwith a copy of agreement, LC-IV D & Bilateral Agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HUDA, Panchkula.
4. Managing Director, HVPNL, 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, HUDA, Gurugram.
8. Superintending Engineer, HUDA, Gurugram alongwith a copy of agreement.
9. Land Acquisition Officer, Gurugram.
10. Senior Town Planner, Gurugram.
11. District Town Planner, Gurugram alongwith a copy of agreement.
12. Chief Accounts Officer, O/o DTCP, Haryana.


13 PM IT


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

To be read with License NO. 32 Dated 31/10 of 2020

Detail of land owned by Pyramid City Projects LLP

Village	Rect No.	Killa No.	Area (K-M)
Adampur	14	12/2min	2-0
		13min	6-0
		18	8-0
		Total	16-0
		OR 2.0 Acres	


Director,
Town & Country Planning
Haryana 

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

From

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

To

Pyramid City Projects LLP in collaboration with Elan Ltd.,
3rd Floor, Golf View Corporate Tower,
Golf Course Road, Sector-42, Gurugram.

Memo No. ZP-1452/AD(RA)/2021/ 3372 Dated:- 10-2-2021

Subject: - Approval of building plans of Commercial Colony measuring 2.00 acres (Licence No. 32 of 2020 dated 31.10.2020) in Sector-50, Gurugram Manesar Urban Complex being developed by Pyramid City Projects LLP in collaboration with Elan Ltd.

Reference your letter dated 08.01.2021 for permission to erect the building of Commercial Colony on the area 2.00 acres (Licence No. 32 of 2020 dated 31.10.2020) in Sector-50, Gurugram Manesar Urban Complex in accordance with the plans submitted with it alongwith the demand draft amounting to ₹ 9,71,244/- towards Infrastructure Development Charges on account of 12% additional FAR being considered as incentive under "GRIHA" Four star rating as per provision under Code-6.5 (4) of Haryana Building Code, 2017.

Permission is hereby granted for the aforesaid construction subject to the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the Owner/ supervising Architect/ Engineer of the scheme.

Further that: -

- a) The building shall be constructed in accordance to the Structure Design submitted by you and as prepared by Structure Engineer and certified by Proof Consultant on prescribed FORM BR-V (A2), as per the provisions of NBC and relevant IS Code for all seismic load, all dead and live loads wind pressure and structural safety from earthquake of the intensity expected under Zone-IV.
- b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
- c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.

- d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.

3. FIRE SAFETY:

- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire-fighting measures and shall abide by all fire safety bye laws.
 - (ii) That you shall get approved the fire-fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act, 2009 and directions issued by the Director, Haryana Fire Services, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DTCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DTCP shall be pre-requisite.
 5. That you shall furnish the service plan/estimate of this scheme in accordance with approved building plans.
 6. Based on the actual estimated cost of internal development of the Group Housing Colony you shall furnish additional bank guarantee, if required, before approval of service plan estimates.
 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
 8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
 9. The layout showing the electric installation shall have to be got approved from the Chief Electrical Inspector before execution of work at site.
 10. No person shall occupy or allow any other person to occupy any new building or part thereof for any purpose whatsoever until such building or part thereof has been certified by the Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.
 11. You shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.
 - (ii) A clearance from Fire Safety point of view from the competent authority.
 12. The basement shall be used for parking and services as prescribed in the approved zoning plan and building plans. The parking lots shall form part of

common areas along with other common uses or as provided, in the declaration to be filed under Apartment Ownership Act, 1983.

13. You shall comply with the conditions laid down in the Memo No. 8554 dated 15.01.2021 of Superintending Engineer (HQ), HSVP, Panchkula and Memo No. DFS/SF/2020/577/114 dated 18.01.2021 of Director, Fire Services, DULB, Haryana, Panchkula (copies enclosed).

14. GENERAL: -

- (i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.9.2006 issued by Ministry of Environment and Forests, Government of India before starting the construction/execution of development works at site.
- (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- (iii) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (iv) That the coloniser/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.
- (v) That coloniser/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.
- (vi) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
- (viii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
- (ix) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
- (x) You shall abide the terms and conditions of the undertaking/affidavit submitted in the office of Administrator, HSVP, Gurugram in compliance of order dated 16.07.2012 of the Hon'ble High Court and shall not extract groundwater for construction purposes.
- (xi) The responsibility of laying and maintaining (including quality and design etc.) of internal public health services shall be entirely of the owner/supervising architect/engineer of the scheme.
- (xii) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full

Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for Hospitals, Primary Health Centre and other medical care and rehabilitation units.

- (xiii) That you shall submit electric service plan estimate for approval to concerned power utility under intimation to this office within 30 days from the issuance of this letter & get the electrical service plan estimates/power load requirement approved from the concerned power utility.
 - (xiv) That you shall not construct the building having height more than 30 meters without obtaining the NOC from AAI
15. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL :https://tcpharyana.gov.in/Policy/Misc392%20QA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI_ors.pd in compliance of the orders dated 10.04.2015 passed by Hon'ble National Green Tribunal in OA No. 21 of 2014, which are as under:
- (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
 - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
 - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.

- (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
- (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
- (x) Compulsory use of wet jet in grinding and stone cutting.
- (xi) Wind breaking walls around construction site.
- (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
- (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate. The width of green belt will be kept 1.5 meter along boundary wall within site, along periphery.
- (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
- (xv) All the owners/builders shall ensure that C & D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
- (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
- (xvii) That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of

the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.

16. You shall convey the ultimate power load requirement to the HVPN Department within a month from the issuance of this letter.

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

DA/As above

H. Sharma.
(Hitesh Sharma)

Senior Town Planner (M) HQ,
Member Secretary,

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Memo No. ZP-1452/AD(RA)2021/_____ Dated:-_____
A copy is forwarded to the following for information: -

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

/

(Hitesh Sharma)

Senior Town Planner (M) HQ,
Member Secretary,

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

**SERVICE ESTIMATE, DESIGN REPORT AND
CALCULATIONS OF
INTERNAL DEVELOPMENT WORKS
FOR**

**PROPOSED BUILDING PLANS OF INTEGRATED COMMERCIAL COLONY
(UNDER LEFT OVER POCKET POLICY) MEASURING 2.0 ACRES
(LICENCE NO 32 OF 2020 DATED 31/10/2020 FALLING IN THE VILLAGE
ADAMPUR, SUB TEHSIL WAZIRABAD , SECTOR-50, DISTRICT
GURUGRAM, MANESAR URBAN COMPLEX.**

OWNER

**BEING DEVELOPED BY-PYRAMID CITY
PROJECT LLP IN COLLABORATION
WITH ELAN LIMITED**

For ELAN LIMITED
Authorized Signatory



FOR ELVA LIMITED

Approved by

PROPOSED BUILDING PLANS OF INTEGRATED COMMERCIAL COLONY (UNDER LEFT OVER
POCKET POLICY) MEASURING 2.0 ACRES (LICENCE NO 32 OF 2020 DATED 31/10/2020
FALLING IN THE VILLAGE ADAMPUR, SUB TEHSIL WAZIRABAD , SECTOR-50, DISTRICT
GURUGRAM,MANESAR URBAN COMPLEX BEING DEVELOPED BY-PYRAMID CITY PROJECT
LLP IN COLLABORATION WITH ELAN LIMITED

REPORT

Gurgaon town of Haryana State is situated on Delhi - Jaipur national Highway No.8 at a distance of 30 kms for Delhi. Being in the national capital Region, the town has fast developing tendency and potential. Further, it has also started sharing the growing Industrial load of Delhi. In order to relieve the growing pressure of population in National Capital of Delhi, it has been decided by the Haryana Government to establish various Commercial Colony sectors along with infrastructure facilities in Gurgaon. It is now proposed to develop a commercial building in approx 2.0 acre in sector 50 Gurugram Haryana .

WATER SUPPLY

At present the source of water supply in this area is HSVP/GMADA supply. It has been proposed to construct underground tanks of capacity as per attached details for domestic purpose. The underground tanks will be filled from the HSVP/GMADA water supply line and the water will be fed through hydro pneumatics system directly to the fixture & user point the only small domestic O.H tank proposed on the roof of the building for recirculation of the fire water. Flushing, irrigation & soft water demand of cooling tower makeup will be met from the treated effluent from sewage treatment plant located within development.

DESIGN

The scheme has been designed for population as given in attached sheets.

PUMPING EQUIPMENTS

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

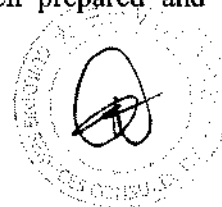
SEWERAGE SCHEME

This scheme is designed for sewer connecting to STP & over flow passing in HSVP/GMDA existing line on sector road. The sewerage system has been marked on the respective plans.

The sewer line has been designed for 2.25 times average D.W.F in relation to water supply demand. It has been assumed that about 80 % of the domestic water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec self cleaning velocity. Necessary provision for laying S.W/RCC pipe sewer line.

Necessary design statement for entire sewerage system has been prepared and attached with estimate.

For ELAN LIMITED,
Authorised Signatory



FOR ELAN

STORM WATER DRAINAGE

We proposed to lay underground pipe drains with required number of catch basins for disposal of storm water which will be connecting rain water harvesting system to recharge the aquifer and surplus storm water will be allowed to flow to the HSVP/GMDA drain along the sector road/service road. The intensity of rainfall has been taken as 25 mm/hr and storm water line will be designed as per Manning's formula.

SPECIFICATIONS

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

Roads : 250 mm G.S.B 250 mm W.M.M 50 mm D.B.M & 25 mm Road with soling coat 100 mm thick complete to 75 mm thick and wear coat 100 mm thick to 75 mm thick and 25 mm thick pre-mix carpet with seal coat. Cost of road has been taken in the estimate.

Street Lighting

Provision for lighting on surrounding area has been made.

Horticulture

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

Rates

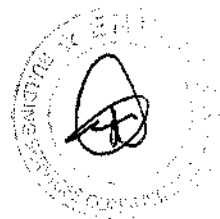
The estimate has been based on the present market rates.

Cost:

The total cost of the scheme, including cost of all services works out to be ~~256.00~~ ^{258.63 Lakhs} (Rupees Two hundred Fifty Six Lakhs) including 3% contingencies @ 49% departmental charges.

Authorized Signatory

For ELAN LIMITED
2
Authorised Signatory



**PROPOSED BUILDING PLANS OF INTEGRATED COMMERCIAL COLONY (UNDER LEFT OVER
POCKET POLICY) MEASURING 2.0 ACRES (LICENCE NO 32 OF 2020 DATED 31/10/2020
FALLING IN THE VILLAGE ADAMPUR, SUB TEHSIL WAZIRABAD , SECTOR-50, DISTRICT
GURUGRAM,MANESAR URBAN COMPLEX BEING DEVELOPED BY-PYRAMID CITY PROJECT
LLP IN COLLABORATION WITH ELAN LIMITED**

1. DESIGN CALCULATION:

Approx. area of site 2.0 Acres

Water Demand Based on NBC-2016														
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Sl. No.	Description	FAR in Sqm.	Population per Sqm or /Guest Room	Total Population	Water Demand LPCD	Total Water Demand LPD	Domestic Water Demand LPCD	Total Domestic Water Demand LPD	Flushing Water Demand LPCD	Total Flushing Water Demand LPD	Treated Effluent Water Demand in LPD	80% of Total Dom. Water Demand	100 % of Total Flu. Water Demand	Total in LPD
1	Lower Ground Floor	2818	3	940										
	Permanent Population @ 10% of Total Population.		10%	94	45	4230	25	2350	20	1880	1880	1880	1880	3760
	Floating Population @ 90% of Total Population.		90%	846	15	12690	5	4230	10	8460	8460	3384	8460	11844
2	Ground Floor													
	Retail area	2357	3	786										
	Permanent Population @ 10% of Total Population.		10%	79	45	3555	25	1975	20	1580	1580	1580	1580	3160
	Floating Population @ 90% of Total Population.		90%	707	15	10605	5	3535	10	7070	7070	2828	7070	9898
3	1st Floor													
	Retail area	2435	6	406										
	Permanent Population @ 10% of Total Population.		10%	41	45	1845	25	1025	20	820	820	820	820	1640
	Floating Population @ 90% of Total Population.		90%	365	15	5475	5	1825	10	3650	3650	1460	3650	5110
4	2nd Floor													
	Food Court	3212	1.8	1785	35	62465	25	44618	10	17847	17847	35694	17847	53541
5	3rd Floor													
	Food Court	2476	1.8	1376	35	48152	25	34394	10	13758	13758	27515	13758	41273
0.2	Multiplex Population			1440										

	No. of Seats (1200) x 1.2													
	Permanent Population @ 5% of Total Population.		5%	72	45	3240	25	1800	20	1440	1440	1440	1440	2880
	Floating Population @ 100% of Total Population.		100%	1440	15	21600	5	7200	10	14400	14400	5760	14400	20160
6	4th Floor													
	Food Court	1606	1.8	892	35	31231	25	22308	10	8923	8923	17846	8923	26770
7	Maintenance Staff			50	45	2250		788		1463	1463	630	1463	2093
8	Water Body			L.S		5000		5000						
9	Filter Back- Wash			L.S		3000		3000						3000
10	Horticulture @25% site area (6L/Sq mt.)			L.S		15000					15000			
11	Soft water demand for AC cooling tower makeup			L.S		100000					100000			
	Total	14406				330336		134047		81290	196290			145128

7625
Per son



For ELAN LIMITED
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Authorised Signatory

Total Water Demand	330	KLD
Total Domestic Water Demand	134	KLD
Total Flushing Water Demand	81	KLD
Recycled water For Irrigation	15	KLD
Recycled water For Soft Water	100	KLD
Total Non Domestic Water Demand	196	KLD
Flow To Sewer	185	KLD
STP Capacity (with 20% Extra Capacity as per MOEF)	222	KLD
Total recycled water Available per day (90% of waste water Generated)	167	KLD
Fresh water to be sourced for non-domestic use	29	KLD
PROPOSED CAPACITY OF STP	225	KLD

STP capacity

2. Type Of water

2.1 FROM HSVP/GMDA

- a) For domestic purpose from HSVP/GMDA - 134 KL
b) Fresh water to be sourced for non-domestic use HSVP/GMDA - 30 KL
TOTAL 164 KL

2.2 FROM STP

- a) For Flushing purpose from STP - 81 KL
b) For Landscape purpose from STP - 15 KL
c) For cooling tower water from STP - 71 KL
TOTAL 167 KL

3.	HSVP/GMDA Main water Supply Calculation		
a	Required Fresh Water per Day	164	KL
b	Supply Duration	8	Hrs
c	Line Flow Rate	0.342	(Cum/Min)
d	Proposed line dia .	100	mm
e	Flow Velocity.	0.72	(m/sec)
f	Friction Head Loss /1000m (C=120)	7.64	Mtr
g	Length of line	80	Mtr
h	Total Head Loss	0.61	Mtr

$$\text{Fire demand} = 100 \sqrt{7625/1000} = 276.13 \text{ KL}$$

Say 300 KL

For ELAN LIMITED

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Authorised Sign:



4. **Underground Tank**

- ① Fire water tank = 150KL x 2nos = 300KL
~~Raw water tank = 50KL x 2nos = 100 KL~~
 ② Domestic water tank : — = 50KL x 2nos = 100 KL

TOTAL (1/2 day requirements) = $167 \frac{500 \text{ KL}}{2} = 82 \text{ KL}$ say 100 KL
 ③ Flushing Tank (1/2 day demand) = $167/2 = 84 \text{ KL}$ say 100 KL

5. **BOOSTING MACHINERY**

A. Domestic

- a. Daily Domestic water demand 134 M³/day
 b. Discharge per hour @ 8 hr. pumping / day 16.75 M³/Hr
 279.16 LPM
 Say **300 LPM**
 c. Proposed Pump discharges 300 LPM
 d. Proposed pumping for domestic (2 working + 1 stand) 150 LPM Each
 Gross Working Head
 e. Suction lift – positive suction 0 Mtrs.
 f. Frictional Loss in Mains & S 10 Mtrs.
 g. Residual head 10 Mtrs.
 h. Max Clear Head required 35 Mtrs.
 55 Mtrs
 SAY 55 Mtrs

j. HP of each pump required

$$\text{Pump - HP} = \frac{150 \times 55}{60 \times 75 \times 0.6} = 3.05$$

Say 3.5 HP Each

B. Flushing

- a. Daily Flushing water demand 81 M³/day
 b. Discharge per hour @ 8 hr. pumping / day 10.12 M³/day
 168.66 LPM
 Say **170 LPM**
 c. Proposed Pump discharges 170 LPM
 d. Proposed pumping for flushing (1 working + 1 stand) 170 LPM Each
 Gross Working Head
 e. Suction lift – positive suction 0 Mtrs.
 f. Frictional Loss in Mains & Specials 10 Mtrs.
 g. Residual head 10 Mtrs.
 h. Max Clear Head required 40 Mtrs.
 60 Mtrs
 SAY 60 M

j. HP of each pump required

$$\text{Pump - HP} = \frac{170 \times 60}{60 \times 75 \times 0.6} = 3.7$$

Say 4 HP Each

For ELAN LIMITED

Authorised Signatory

C. Irrigation purpose

- b. Daily irrigation water demand 15 M³/day
- b. Discharge per hour @ 2 hr. pumping / day 7.5 M³/day
125 LPM
Say 150 LPM
- c. Proposed Pump discharges 150 LPM
- d. Proposed pumping for flushing (1 working + 1 stand) 150 LPM Each
- Gross Working Head
- e. Suction lift – positive suction 0 Mtrs.
- f. Frictional Loss in Mains & Specials 10 Mtrs.
- g. Residual head 15 Mtrs.
- h. Max Clear Head required 8 Mtrs.
33 Mtrs.
35 M
- SAY
- j. HP of each pump required

$$\text{Pump - HP} = \frac{150 \times 35}{60 \times 75 \times 0.6} = 1.9$$

Say 2.0 HP Each

6. PUMPS FOR FIRE PROTECTION

S. No.	Parameters	Location	Jockey	Main	Diesel	Water curtain
a)	Discharge in lpm	Pump Room	180 lpm	2850 lpm	2850 lpm	1620
b)	Head in meters		85	85	85	35
c)	HP		5.5	85	85	21
d)	Quantity in Nos.		2	2	1	1

VII. GENERATING SETS:

HP of Domestic Pump	= 3.5 x 2	= 7
HP of Flushing Pump	= 4 x 1	= 4
HP of Irrigation Pump	= 2 x 1	= 2
HP of Jockey pump	= 5.5 x 2	= 11
HP of Provision for lighting	= 15 x 1	= 15

Total HP = 39 HP

SAY = 40 HP

IN KW = 40 X 0.746 = 29.84 KW

IN KVA = 37.3 KVA

SAY = 50 KVA

50 KVA capacity required for the plumbing & fire equipment will be added on to the main DG.

For ELAN, LIMITED

Authorised Signr

PROPOSED BUILDING PLANS OF INTEGRATED COMMERCIAL COLONY (UNDER LEFT OVER POCKET POLICY) MEASURING 2.0 ACRES (LICENCE NO 32 OF 2020 DATED 31/10/2020 FALLING IN THE VILLAGE ADAMPUR, SUB TEHSIL WAZIRABAD , SECTOR- 50, DISTRICT GURUGRAM,MANESAR URBAN COMPLEX BEING DEVELOPED BY- PYRAMID CITY PROJECT LLP IN COLLABORATION WITH ELAN LIMITED

FINAL ABSTRACT OF COST

		Amount in Rs. Lacs
SUB WORK NO. I	WATER SUPPLY SCHEME	82.24 129.14
SUB WORK NO. II	SEWERAGE SCHEME	26.64 61.22
SUB WORK NO. III	STORM WATER DRAINAGE <i>Drainage</i>	22.60 37.25
SUB WORK NO. IV	ROADS & FOOT PATHS	23.52 50.92
SUB WORK NO. V	STREET LIGHTING	2.0 7.68
SUB WORK NO. VI	PLANTATION & ROAD SIDE TREES	0.70 2.35
SUB WORK NO. VII	MAINTENANCE CHARGES & RESURFACING OF ROADS	28.68 70.01
	TOTAL	166.5 358.70
	Add 3% contingencies & PH Charges	4.90
	TOTAL	171.46
	Add 49% Departmental charges, price escalation, unforeseen, Admin.	84.01
	TOTAL	255.47
	SAY IN LAKHS	255.47

AUTHORISED SIGNATORY

Checked subject to comments in forwarding letter No. 63954 Dt. 8/4/2021 and notes attached with the estimate

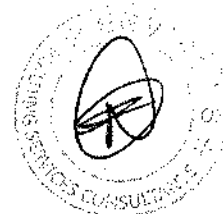
Executive Engineer
HSVP Division No. I,
Gurugram

Add. Chief Engineer
HSVP, Gurugram

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula

For ELAN LIMITED

Authorised Signatory



10/10/10

Approved Signature

PROPOSED BUILDING PLANS OF INTEGRATED COMMERCIAL COLONY (UNDER LEFT OVER POCKET POLICY) MEASURING 2.0 ACRES (LICENCE NO 32 OF 2020 DATED 31/10/2020 FALLING IN THE VILLAGE ADAMPUR, SUB TEHSIL WAZIRABAD , SECTOR- 50, DISTRICT GURUGRAM,MANESAR URBAN COMPLEX BEING DEVELOPED BY- PYRAMID CITY PROJECT LLP IN COLLABORATION WITH ELAN LIMITED

SUB WORK No. 1		Water Supply & Fire Fighting
1 Sub Head No. 01	Pumping Machinery	70.00 4,800,000.00
2 Sub Head No. 02	HSVP/GMDA Rising Main	3.23 395,000.00
3 Sub Head No. 03	Distribution System domestic	1.65 133,000.00
4 Sub Head No. 04	Fire rising Main	5.68 566,000.00
5 Sub Head No. 05	Recycling water riser (irrigation and flushing)	3.58 329,250.00
	TOTAL	84.15 6,224,150.00
	SAY IN LAKHS	62.24

2aleh
2aleh
2aleh
2aleh
2aleh

84.15 laler
2.52 laler
86.67 laler
42.47 laler
129.14 laler

Add 48 % depletr. charge for ice escalation & Admin. charge.

C.O. to final abstract of cost

For ELAN LIMITED
Authorised Signatory



Authorized Signatory
- SIGNED -

Sub -Work No. 1
Sub -Head No. 01

Water Supply & Fire Fighting
Pumping Machinery

SL. NO	Description	Unit	Qty	Rate	Amount
1	Providing and installing electricity driven pumping set for domestic and flushing supply complete with motor and other accessories				
	Domestic 150 LPM at 55 M Head 3.5 HP	Each	3	100000.00	300,000.00
	Flushing 170 LPM at 60 M Head 4 HP	Each	2	125000.00	250,000.00
	Irrigation 150 LPM at 35 M Head 2 HP	Each	2	75000.00 50000.00	1,50,000.00 100,000.00
2	Providing and installing pumping set of following capacities for Fire protection.				
	180 lpm at 85 M head (5.5 HP)	Each	2	1,50,000.00 75,000.00	3,00,000.00 150,000.00
	2850 lpm at 85 M head (85 HP)	Each	2	7,50,000.00 500,000.00	15,00,000.00 1,00,00,000.00
	2850 lpm at 85 M head DG pump (85 BHP)	Each	1	9,00,000.00 700,000.00	9,00,000.00 7,00,000.00
	1620 lpm at 35 M head Water curtain electric pump (21 BHP)	Each	1	4,00,000.00 250,000.00	4,00,000.00 250,000.00
3	Provision for chlorination plant complete	Each	1	100000.00	100,000.00
4	Provision for making foundations and erection of Pumping Machinery.	LS		100000.00	100,000.00
5	Provision for carriage of material and other unforeseen items etc.	LS		50000.00	50,000.00
6	Provision for pipes, valves and specially inside the pump chamber and boosting chamber	LS		100000.00	100,000.00
7	Provision for electric service connection including electrical fitting.	LS		100000.00	100,000.00
8	Construction of U.G Tanks 500 KL @ Rs.3500 /KL (Dom, 100 + Fire 300 + Flushing 100)	KL	500	4500 2000.00	22,50,000.00 1,00,00,000.00
9	Provision for Gen. set of 50 KVA capacity @ Rs 10,000/- per KVA	LS		600000.00	6,00,000.00
	(C/O To Abstract of cost for subwork No.1)	SAY			70,00,000.00 4,00,000.00
					48.00 Lakhs

K



70.00

Sub -Work No. 1
Sub -Head No. 02

Water Supply Rising Main from HSVP/GMDA

SL.NO	Description	Unit	Qty	Rate	Amount
1	Providing , laying, jointing and testing pipe lines including Cost of excavation etc. complete in all respects .			1250/-	1,25,000/-
	100 mm dia. pipe DI/GI pipe.	Each	80	2000.00	160,000.00
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. completed in all respects.			12,000/-	12,000/-
	100 mm i/d	Each	1	20000.00	20,000.00
3	Providing and fixing indicating plates for sluice valve and air Valves .			1000/-	1,000/-
		Each	1	5000.00	5,000.00
4	Providing and fixing air release valve and scour valve. .				
		Each	1	10000.00	10,000.00
5	Provision for carriage for materials and other unforeseen items .				
		LS		50000.00	50,000.00
6	Making water supply connection from HSVP/GMDA .				
		Each	1	100000.00	100,000.00
7	Provision for cutting of roads and making good to In its original condition.				
		LS		50,000.00	50,000.00
	(C/O To Abstract of cost for subwork No.1)	SAY			395,000.00
					3.95 Lakhs

3.23

Material statement of HSVP/GMDA Rising Main

Line Name	Dia in MM	Length
M1-tank	100	80

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1971

1971

Sub -Work No. 1
Sub -Head No. 03

Water supply Distributing System Domestic

Sl.No	Description	Unit	Qty	Rate	Amount
1	Providing , Laying, jointing and testing G.I. pipe line including Fittings, valves, cost of excavation etc. complete in all respect.			1250	1,00,000/-
	G.I Pipe 80mm	M	80	1,000.00	80,000.00
2	Provision for carriage of materials and other unforeseen items and cutting of roads.	L.S.		50,000.00	50,000.00
3	Providing and fixing valve.			10,000/-	10,000/-
	80 mm dia	Each	1	2,000.00	2,000.00
4	Providing and fixing air release valve			5000/-	5000/-
		Each	1	1,000.00	1,000.00
	(C/O To Abstract of cost for subwork No.1)	SAY			133,000.00
					1.33 Lakhs


For domestic material refer Annexure-1
1.65 Lakh.



For ELAN LIMITED
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<u>DOMESTIC MATERIAL SHEET</u>			
S.NO.	LINE	LENGTH OF PIPE IN MTR	SIZE OF RISER PIPE IN MM
1	Pumproom-D1	80	100 80



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DOMESTIC DESIGN SHEET																			
S.NO.	LINE	SELF TOTAL DOMESTIC WATER REQUIREMENT FROM WATER CALCULATION LPD	PROGRESSIVE WATER REQ. IN LPD	TOTAL DOMESTIC WATER REQ. PER DAY LPD	PUMP WORKING 8 HOURS LPH	SELF WATER REQ. IN LPM	LENGTH OF PIPE IN MTR	HEAD LOSS MTR/ MTR	SELF HEAD LOSS IN MTRS	CUMULATIVE HEAD LOSS IN MTRS	TOTAL HEAD LOSS IN MTRS	GROUND LEVEL AT LOWER END IN MTRS	GROUND LEVEL AT UPPER END IN MTRS	HLVL. AT lower end IN MTRS	HLVL. AT upper end IN MTRS	Residual head loss IN MTRS	VELOCITY IN M/SEC	SIZE OF RISER PIPE IN MM	Remarks
1	Pump room-D1	134000	0	134000	16750	279	80	0.022	1.781	0.000	1.781	-5	33	50	48.22	15.22	0.925	80	GL AT PUMP ROOM -5.00 AND PUMP HEAD 55 m H.Lvl = 50 m



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Sub -Work No. 1
Sub -Head No. 04

Fire fighting Rising Main

SL. NO	Description	Unit	qty	Rate	Amount
1	Providing , Laying , jointing and testing M.S. pipes lines for fire rising main including cost of fittings, valves, connection etc. complete in all respect.				
i	150 mm m.s. pipe line	M	104	1575 1800.00	163800 487,200.00
ii	100 mm i/d	M	71	1250 4500.00	88750 406,500.00
iii	80 mm i/d	M	116	1000 1200.00	116000 439,200.00
2	Providing & fixing valve 80 mm dia			10,000	60,000
		Each	6	2000.00	12,000.00
3	Providing and fixing fire Hydrant .				
		Each	6	15000 12000.00	90,000 72,000.00
4	Providing for carriage of material as other unforeseen items .				
		LS		50000.00	50,000.00
	(C/O To Abstract of cost for subwork No.1)				566,900.00
	SAY				566.90 Lakhs

For Fire fighting Rising Main material refer Annexure-2

say Rs 5.68 Lakhs.



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MATERIAL SHEET FOR EXTERNAL FIRE HYDRANT SYSTEM							
S.No	LINE NO		PIPE IN METER	SIZE OF PIPE IN MM	DIA		
	FROM	TO	LENGTH	DIA	80	100	150
1	EFH-1	EFH-2	56	80	56		
2	EFH-2	EFH-3	45	100		45	
3	EFH-3	EFH-4	53	150			53
4	EFH-4	F1	18	150			18
5	EFH-5	EFH-6	60	80	60		
6	EFH-6	F1	26	100		26	
7	F1	Pump room	33	150			33
			Total		116	71	104
TOTAL EXTERNAL FIRE HYDRANT = 6 Nos							

For ELAN LIMITED
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Sub -Work No. 1
Sub -Head No. 05


Recycling of water (Irrigation and flushing riser)

SL. NO	Description	Unit	Qty	Rate	Amount	
1	Providing , Laying, jointing and testing G.I. pipe line including Fittings, valves, cost of excavation etc. complete in all respect.					
	G.I Pipe 80 mm	M	45	1,000.00	45,000.00	
2	Providing , Laying, Jointing and testing pipe line Conforming to IS 4985 including cost of excavation etc. complete in all respect .			300		
a	25 mm OD	M	100	250.00	25,000.00	30,000/-
b	32 mm OD	M	50	325.00	16,250.00	17,500/-
c	40 mm OD	M	150	400.00	60,000.00	60,000/-
d	50 mm OD	M	76	450.00	34,200.00	38,000/-
e	63 mm OD	M	38	500.00	19,000.00	25,650/-
3	Providing and fixing valve.			10,000/-		
	80 mm dia	Each	1	2000.00	2,000.00	10,000/-
	65 mm dia	Each	1	1800.00	1,800.00	9,000/-
	50 mm dia	Each	2	1500.00	3,000.00	6,000/-
	indication plate					
4	Providing and fixing air release valve					
		Each	4	1000.00	4,000.00	4,000/-
5	Providing and fixing 20 mm dia irrigation hydrant Valve complete in all respect.					
		Each	16	3500/-	56,000.00	56,000/-
				4500.00	72,000.00	
6	Provision for carriage of materials and other unforeseen items and cutting of roads.					
		L.S.		50000.00	50,000.00	
	(C/O To Abstract of cost for subwork No.1)	SAY			329,250.00	3,57,150/-
					3,57,150.00	Lakhs
	For flushing Rising Main material refer Annexure-3a					
	For Irrigation material refer Annexure-3 b					

For ELAN LIMITED
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FLUSHING MATERIAL SHEET			
S.NO.	LINE	LENGTH OF PIPE IN	SIZE OF RISER PIPE
1	Pumproom-F1	45	80

For ELAN LIMITED

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FLUSHING DESIGN SHEET																			
S.NO.	LINE	SELF TOTAL DOMESTIC WATER REQUIREMENT FROM WATER CALCULATION LPO	PROGRESSIVE WATER REQ. IN LPO	TOTAL DOMESTIC WATER REQ. PER DAY LPO	PUMP WORKING 8 HOURS LPH	SELF WATER REQ. IN LPM	LENGTH OF PIPE IN MTR	HEAD LOSS MTR/ MTR	SELF HEAD LOSS IN MTRS	CUMULATIVE HEAD LOSS IN MTRS	TOTAL HEAD LOSS IN MTRS	GROUND LEVEL AT LOWER END IN MTRS	GROUND LEVEL AT UPPER END IN MTRS	H.LVL. At lower and upper end IN MTRS	Residual head loss IN MTRS	VELOCITY IN M/SEC	SIZE OF RISER PIPE IN MM	Remarks	
1	STP-F1	81000	0	81000	10125	169	45	0.009	0.394	0.000	0.394	-3	33	52	51.61	18.61	0.559	80	G.I. AT PUMP ROOM - 52.00 AND PUMP HEAD 60 m H.Lvl = 52 m

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MATERIAL SHEET FOR IRRIGATION SYSTEM									
S.No	LINE NO		PIPE IN METER	SIZE OF PIPE IN MM	DIA				
	FROM	TO			25	32	40	50	63
1	GH1	GH2	25	25	25				
2	GH2	GH3	25	25	25				
3	GH3	GH4	25	32		25			
4	GH4	GH5	25	40			25		
5	GH5	GH6	25	40			25		
6	GH6	GH7	25	40			25		
7	GH7	GH8	25	50				25	
8	GH8	G1	15	50				15	
9	GH9	GH10	25	25	25				
10	GH10	GH11	25	25	25				
11	GH11	GH12	25	32		25			
12	GH12	GH13	25	40			25		
13	GH13	GH14	25	40			25		
14	GH14	GH15	25	40			25		
15	GH15	GH16	25	50				25	
16	GH16	G1	11	50				11	
17	G1	PUMP ROOM	38	63					38
				Total	100	50	150	76	38
TOTAL GARDEN HYDRANT = 16 Nos									

For ELAN LIMITED

Authorised Signatory



10/10/2010

10/10/2010

Sub -Work No. II

Sewerage Scheme

SL. NO	Description	Unit	Qty	Rate	Amount
1	Providing and fixing CILA/GI pipe, including painting & cutting holes in walls and floors and making good where required, excluding cost of fittings and dripseal joint For STP overflow.			1575	189055/-
a	CILA/GI pipe 100mm	M	120	2200.00	264,000.00
2	Provision for cartage of material and other unforeseen items.			L.S. 50,000/-	50,000/-
3	Provision for lighting & watchup	LS		50000.00	50,000.00
3	Provision for making HSVP/GMDA connection.	LS		100000.00	100,000.00
4	STP capacity 225 KLD				
				16000/-	3600,000/-
		KLD	225 KL	40000.00	2,250,000.00
					3989,000/-
	Add 3.1. Contingency charges				119,670/-
	(C/O To Abstract of cost for subwork No.II)	SAY			2,664,000.00
	Add 4.1. dehtd. charges				26.64 Lakhs
					41,08,670/-
					20,13,248/-
					61,21,918/-
	Material statement of STP Overflow to HSVP/GMDA Main Line				
	Line Name	Dia in MM	Length		
	STP-Outfall	100	120		
		150			

CO. to final abstract of cost.

Say Re 61.22 Lakh.

[Signature]



Sub -Work No. III

Storm Water Scheme

SL.NO	Description	Unit	Qty	Rate	Amount
1	Providing, Laying R.C.C. pipes drain class NP-2 with cement joint manholes excavation, etc. complete in all respects.			2500/-	582505/-
a	400 mm dia.	M	233	4850.00	431,950.00
2	Provision for road gully including pipe connection			LS	150000/-
					400,000.00
3	Providing, Laying, jointing and testing G.I pipe line including Fittings, valves, cost of excavation etc. complete in all respect. Sump Riser Pipe -			1575/-	244125/-
a	150 mm dia.	M	155	2500.00	387,500.00
4	Providing & Fixing Sump Pumps For near ramp - Capacity 700 lpm at 10 M head.				
a		Each	6	125000.00	750,000.00
5	Provision for roof top rain harvesting arrangement - Recharge pit.			250000/-	5,00,000/-
		Each	2	200000.00	400,000.00
6	Provision for carriage of material and unforeseen items				
		LS		50000.00	50,000.00
7	Provision for making HSVP/GMDA connection.				
		LS		100000.00	100,000.00
8	Provision for cutting of roads and making good to its original condition				
		LS			50,000.00
	(G/O To Abstract of cost for subwork No.III)		SAY	Total	2,268,550.00
					22.68 Lakhs

For Storm material refer Annexure-5.

Add 3% contingency charge.

72799/-

2499424/-

Add 4% dep't. charges, price escalation & Admin. charges

1224718/-

3724142/-


Say Re 37.25 Lakh

For ELAN LIMITED

Authorised

C.O to final₁₆ abstract of cost

MATERIAL STATEMENT - STROM WATER DRAINAGE.			
SL	SW LINE	DIA OF	LENGTH
NO.	MARKED AS	PIPE	OF LINE
		IN MM	IN MTR.
1	1-2	400	118.00
2	2-3	400	48.00
3	3-4	400	60.00
4	4-5	400	7.00
	Total		233
SL	SW LINE	DIA OF	LENGTH
NO.	MARKED AS	PIPE	OF LINE
1	SUMP1- MH3	150	45
2	SUMP2- MH4	150	80
3	SUMP3- MH4	150	30
		TOTAL	155

For ELAN LIMITED

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Содержание

DESIGN STATEMENT - STORM WATER DRAINAGE.

SL NO.	SW LINE MARKED AS	AREA SERVED		RUNOFF ASSUMING		DIA OF PIPE	GRADIENT	VELOCITY	DESIGN DISCHARGE	CHECK FOR CARRYING CAPACITY	LENGTH OF LINE	FALL IN METER	Starting and end (G.L.)	Starting (LL)	End (BL)	Starting manhole depth	End manhole depth
		self (sqm)	BRANCH (sqm)	TOTAL (sqm)	RE @ (25mm)												
					IN LPS.	IN MM	%	m/sec	IN LPS				Mtr.	Mtr.		Mtr.	Mtr.
1	1-2	2697.90	0.00	2697.90	13.11	400.00	450.00	0.88	76.60	OK	118.00	0.26	0.00	-1.40	-1.66	1.40	1.66
2	3-5	2697.90	2697.90	5395.80	26.23	400.00	450.00	0.88	76.60	OK	49.00	0.11	0.09	-1.40	-1.51	1.40	1.51
3	4-5	2697.90	0.00	2697.90	13.11	400.00	450.00	0.88	76.60	OK	60.00	0.13	0.09	-1.40	-1.53	1.40	1.53
4	5-Outlet	0.00	8093.70	8093.70	39.34	400.00	450.00	0.88	76.60	OK	7.00	0.02	0.00	-1.53	-1.55	1.53	1.55

For ELAN LIMITED

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Sub -Work No.IV

Roads and Footpaths

SL.NO	Description	Unit	Qty	Rate	Amount
1	Provision for leveling and earth filling as Per site condition 2.0 acres				
		Acre	2	150,000/-	3,00,000/-
2 (i)	Soiling Coat 100mm thick (63-45mm) gauge Completed to 75mm thick WBM conforming to MOT specification (Table 400-6 grading No.2)			200mm GSB 250mm WMM	
(ii)	Wearing coat (Top Coat) 100mm thick (53 to 22.4mm gauge compacted to 75mm thick Conforming to MOT specification (Table 400-6 Grading No.2)			50mm DBM 25mm BC	
(iii)	25mm thick pre-mix carpet with seal coat			1200/-	2721600/-
		sqmt.	2268	850.00	1,927,800.00
3	Provision for kerb and channels of CC (1:1.5:3) (Length=360)			600/-	216000/-
		M	360	400.00	144,000.00
4	Provision for making approach and pavement to building				
		Acre	2	10000.00	20,000.00
5	Provision for guide map and other unforeseen items and Indicating board etc. LS				
		Acre	2	5000.00	10,000.00
6	Provision for cartage of material an other unforeseen items.			L.S.	
		LS		100000.00	50,000.00
	(G/O To Abstract of cost for subwork No.IV)	SAY			2,351,800.00
					23.52 Lakhs
					For Road material refer Annexure-6

Add 3% contingency charges

99528/-

3417128/-

Add 4% depn. charges, price escalation & admin. charges

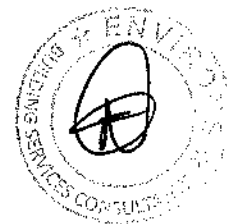
1674393/-

5091521/-

Say Rs 50.92 Lakh.

For ELAN LIMITED

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C.O. to final abstract of cost

Age Group	U.S. should take action (%)	U.S. should not take action (%)
18-29	85	15
30-49	82	18
50-69	88	12
70+	92	8

[illegible]

MATERIAL STATEMENT OF ROAD				
S.NO	NODE		WIDE	LENGTH
	From	To	METER	METER
1	A	B/c	6	105
2	B/c	D	6	255
			Total	360
			AREA in SQM.	2160
			Add 5 % CURVE	108
			TOTAL AREA	2268
			TOTAL LENGTH	360



For ELAN LIMITED
 Authorised Signatory

CHAS. W. W. W.

CHAS. W. W. W.

Sub -Work No.V

Street Lighting

SL NO	Description	Unit	Qty	Rate	Amount
1	Providing Street lighting on roads as per standard specification of HVPN			2,50,000/-	5,00,000/-
		Acre	2	100000.00	200,000.00
	(C/O To Abstract of cost for subwork No.V)		SAY		200,000.00
					2.00 Lakhs

Add 3% contingency charges — 15000/-
51500/-

Add 4% dept. charges.
 force escalation & Admin. charges. 252350/-
767350/-

Say Rs 7.68 Lakh.

C o. to final abstract of cost



For ELAN LIMITED
 Authorised Signatory

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Sub -Work No.VI

Plantation and road side trees

SL.NO	Description	Unit	Qty	Rate	Amount
1	Development of lawn area (organised green 0.5 Acres)			150000	75000
		Acre	0.5	400000.00	50,000.00
a	Trenching the ordinary soil up to dept of 60cm including removal and stacking serviceable material and disposing of by spreading and leveling within a lead of 50m and making up the trenches area to proper leads by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth and manure.				
b	Rough dressing of turfed area				
c	Grassing with "Doob Grass" including watering and IV. Maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in rows 7.5 m Apart in either direction 8-Aeres @ 400000 per acre				
2	2. Providing tress, guards and planting trees along road at 45-m interval both side Total road length = (360) No of Tress = $24 \times 30 \times 2 = 60$ say = 25 60 <u>Cost Analysis of Planting Trees</u> Excavation = 6050 each Manure = 9050 each Tree plants = 15200 each 1300 Tree guards = 1000 each = Rs.800 per tree			12	
		Each	25 60	1300	78000
				800	20,000.00
					153000
	(C/O To Abstract of cost for subwork No.VI)		-SAY-		70,000.00
					0.70 Lakhs

Add 3% contingency charges → 4590/-
157590/-

Add 4% deptt. charges,
price escalation & Admin. charges } 7219/-
234809/-

Say Rs 2.35 Lakh.

C.O. to final abstract of cost



For ELAN LIMITED
Authorised Signatory

Sub -Work No.VII		Maintenance Charges & Resurfacing of Road			
SL.NO	Description	Unit	Qty	Rate	Amount
1	Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, street light, horticulture etc. complete including operation and establishment charges as per HSVP/GMDA norms after completion and resurfacing of roads after 10 years 2.0 Acres @ 5.00 lacs per acre.				
		Acre	2	300000.00	600,000.00
2	Provision for resurfacing of roads after 1st 5 years of maintenance by provision by providing 50mm thick B.M. & 25 mm thick Premix Carpet.				
		Sq. Mtr.	2268	400.00	907,200.00
3	Provision for resurfacing of roads after 10 years by providing 50mm thick B.M. & 25 mm thick Premix Carpet.				
		Sq. Mtr.	2268	600.00	1,360,800.00
	(C/O To Abstract of cost for subwork No.VII)				2,868,000.00
	SAY				28.68 Lakhs

Total — 4561800/-

Add 3% contingency charge → 136854/-
4698654/-

Add 4% depreciation charges,
 price escalation & Admin. charges. } 2302340/-
70,00,994/-

Say Rs 70.01 Lakh.
 c.o to final abstract of cost



For ELAN LIMITED
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