

**PROPOSED AFFORDABLE RESIDENTIAL PLOTTED
COLONY UNDER DDJAY MEASURING 7.3755
ACRES (LICENSENO. 56 OF 2021 DATED
20.08.2021) IN VILLAGE HARSARU, SECTOR-88A,
GURUGRAM, HARYANA.**

SUBMISSION REPORT ON SERVICES ESTIMATES/PLAN

CLIENT:

M/S GCC INFRA.

ARCHITECT:

CREATIVE LINE

ARCHITECTS, INTERIOR DESIGNERS & PLANNERS

STUDIO: 2ND FLOOR, SHRI HITH PLAZA, C-25, SEC-13

VASUNDHARA, GHAZIABAD, UTTAR PRADESH.

CONSULTANT:

PKV CONSULTING ENGINEERS (P) LTD.

PUBLIC HEALTH & FIRE SERVICES

815- C, DDA FLATS, SHAHDARA, DELHI – 110 093

PLOTTED DDJAY COLONY AT GURUGRAM

SUBMISSION REPORT

Estimate for providing external services i. e. water supply, sewerage and storm water drainage irrigation system for landscaping, road and street lighting for **PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSE NO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A, GURUGRAM, HARYANA.**

Report on Complex:

The proposed site for complex is located in Gurugram, Haryana. The above-mentioned housing is being developed and constructed by M/S GCC INFRA.

WATER SUPPLY:

At present the source of water supply in this area is borewell. As the underground water is potable, provision for one number of Borewells have been made in this estimate. It has been proposed to construct underground tanks of capacity as per attached details, and at location for domestic purpose. The underground tanks will be fed from the borewells and HUDA supply, from there water will be pumped to plots proposed. The water supply system has been designed as per the Hazen William formula.

DESIGN:

The scheme has been designed for population of approx. 2268 persons considering 18 persons for each plot. The rate of water supply per head/day has been taken as 135 liters per head per day as per HUDA Norms including flushing water supply.

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 electricity failure.

SEWERAGE SCHEME:

This scheme is designed for sewer connecting to Master Sewer of HUDA Main Scheme. The Sewerage System has been marked on the respective plans.

Sewer lines have been designed for three 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. Sewer line up to 400 mm dia. has been designed to run half full and above 400 mm dia. has been designed to run three fourth full at peak flow. Necessary provision for laying S.W./RCC pipe sewer line, construction of required number of manholes etc., have been made in the estimate.

Necessary design statement for entire sewerage system has been prepared and attached with estimate. Manning's formula has been used on the design of sewerage system.

PLOTTED DDJAY COLONY AT GURUGRAM

STORM WATER DRAINAGE:

It is proposed to lay underground RCC pipe drains with required number of catch basins for disposal of storm water. The intensity of rain fall has been taken as 1/4" per hour. A minimum size of 400 mm RCC storm water line will be provided and 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./HUDA.

Road:

Roads have been provided to above zones and estimate is prepared as per revised specifications adopted by HUDA.

Street Lighting:

Provision for streets also has been made.

Horticulture:

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

Rates:

The estimate has been prepared based on the present market rates.

Cost:

The total cost of the scheme, including cost of all services works out to be Rs. 606.34 lacs including 1% contingencies @ 49% departmental charges.

For M/s. GCC Infra

Authorised Signatory

PLOTTED DDJAY COLONY AT GURUGRAM

I. Design Calculation:(Part-I)

i) Domestic Water Requirement (Part-1)

a) No. of Plots	126 Nos.
and population @18 person per plot	2268 Persons
Domestic water requirement 2268 person	306180 LPD
@ 135 LPD	

ii) Infra-structural facilities

a) Community Facilities	32000 LPD
b) Commercial Shops	6500LPD

Total = 38500 LPD

TOTAL WATER DEMAND (I + ii) 344680 LPD

SAY 350KLD
Flow to STP
@80% of water
Supply=280
KLD
Say=300 KLD

PLOTTED DDJAY COLONY AT GURUGRAM

III. BOREWELLS :

Approx. discharge of borewells @25 KL /hr. and working 16 hrs/day.

a) Total water demand		= 350.00
b) Number of borewells 760/16/25		= 0.875 nos.
c) Add 10% as standby		= 0.0875 nos.
Total		= 0.9625 nos.
		= Say=1 no.

Since the entire water to the proposed development is to be supplied by HUDA from its scheme and it is yet to come-up, it is proposed to install 1 numbers of bore-wells out of which 1 no is standby.

IV. PUMPING MACHINERY FOR BOREWELLS:

a) Gross working head		= 40.00 mts.
b) Average fall in S.L.		= 3.05 mts.
c) Depression Head		= 6.10 mts.
d) Friction loss in main		= 3.05 mts.
Total		= 52.20 mts.
		= Say=60.0 mts

$$\text{HP} = 25000 \times 60 \times 1/60 \times 60 \times 75 \times 0.6 = 9.30$$

$$\text{Say} = 10.00 \text{ HP}$$

V. U.G. TANK:

a) Daily demand (domestic)		= 350 KLD
b) 1/3 day demand	350/3	= 116.66 KLD
		Say=150 KL

PLOTTED DDJAY COLONY AT GURUGRAM

VII. BOOSTING MACHINERY:

- i) Total Water Demand = 350.0 KLD
- ii) Pumping per hour @8 hours pumping/day = 43.75 KLH
= 729.167 LPM
Say = 750 LPM
- iii) Gross working head:
- Suction lift = 0.00 meter
Frictional loss in = 10.00 meter
- iv) Clear head required = 15.00 meter
Total = 25.00 meter
Say = 30.00 meter
- v) Motor HP = $750 \times 30 / 60 / 75 / 0.60$ = 8.33. HP
Say = 10 HP

It is proposed to provide 3 nos. of pumping sets of 375 lpm discharge at 30 mtr. Head for entire complex of 2 working and other as standby.

VIII. CAPACITY OF DG SETS:

S.No.	Equipment	Qty	HP	Total HP
1.	Borewell	1	10.00	10.00
2.	Booster Pump		10.0	10.00
3.	STP		30.00	30.00
4.	External Lighting		5.00	5 HP
			Total	55 HP

$$\text{KVA} = 90 \times .746 \times 1.50 = 61.545\text{KVA} = \text{SAY } 80 \text{ KVA}$$

It is proposed to add 80 KVA capacity for above said machinery to the main D.G. set for plots

Name of Work:- PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSENO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A, GURUGRAM, HARYANA.					
Subject:	Final Abstract of Cost				
S.No	SUB WORK NO	DESCRIPTION	AMOUNT		
1	SUB WORK NO. 1	WATER SUPPLY SCHEME	60.33		
2	SUB WORK NO. 2	SEWERAGE SCHEME	95.00		
3	SUB WORK NO. 3	STORM WATER DRAINAGE SCHEME	48.04		
4	SUB WORK NO. 4	ROAD NETWORK	131.15		
5	SUB WORK NO. 5	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	21.56		
6	SUB WORK NO. 6	STREET LIGHTING	27.75		
7	SUB WORK NO. 7	MTC OF SERVICES & RESURFACING OF ROAD ETC.	222.51		
		TOTAL	606.34		
	Total:	606.34			
	Area of the Site	7.3755			
	Cost per acre	82.21	lacs per acre		
	Say	82	lacs per acre		

Name of Work:- PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSENO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A, GURUGRAM, HARYANA.					
Sub Work No. 1 (Final Abstract of Cost)		Water Supply Scheme			
S.No.	Sub Work No	Description	Amount		
1	Sub Head No 01	Potable Water (Domestic Water Supply)	32.31		
2	Sub Head No 02	Irrigation and Flushing water supply	7.78		
Total			40.09		
Add 1% Contigencies & PE chanrges			0.4009		
TOTAL			40.4909		
Add 49% Administrative Charges, Price Excalation, Unforseen department			19.84054		
Say Rs in Lacs			60.33		

Name of Work:- PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSE NO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A,				
Sub Work No. 1		Water Supply Scheme		
Sub Head No. 1		Potable Water (Domestic Water Supply)		
SL. No.	Description	Amount		
1	Providing and laying Ductile Iron Pipes conforming to I.S:8329 Class K-7 Pipes including the cost of excavation etc. complete in all respect.			
	800 mm I/d D.I Pipes-287Mtr@Rs. 900/ per metre	258300.00		
	100 mm I/d D.I Pipes-720Mtr@Rs. 1105/- per metre	795600.00		
2	Providing and fixing C.I. Sluice valve (with cap) complete with bolts, nuts, rubber insertions etc. (the tail pieces if required will be paid separately) with indicating plates etc. complete in all respect.			
	80mm i/d D.I. pipes -6No.@ Rs. 10000 each.	60000.00		
	100mm i/d D.I. Pipes-1 No.@12000 each	12000.00		
3	Provision For Construction of RCC Underground Water Tank 150 Kilo ltr. Capacity @ Rs.6.00 per ltr.	900000.00		
4	Provision for making connection in existing lines	120000.00		
5	Provision for cutting and making its original condition etc L.S	120000.00		
6	Provision for Carriage of materials and other unforeseen items etc. L.S	65000.00		
7	Provision for providing, installation of machinery get. Set	400000.00		
8	Provision for Cost for Tubewell for emergency purposes 1 No. Tubewell @ Rs.500000/- each (including machinery)	500000.00		
Total		3230900.00		
SAY (Total Rs in Lakhs.)		32.31		
CC/O To Abstract of cost for Sub Work No.1				

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<u>Sub Work No. 1</u>		<u>Water Supply Scheme</u>			
<u>Sub Head No. 2</u>		<u>(Irrigation/Flushing Water Supply)</u>			
SL. No.	Description	Amount			
1	Providing and laying Ductile Iron Pipes conforming to I.S:8329 Class K-7 Pipes including the cost of excavation etc. complete in all respect.				
	65 mm I/d D.I Pipes-35Mtr@Rs. 700/- per metre	24500.00			
	80 mm I/d D.I Pipes-720Mtr@Rs. 900/- per metre	576000.00			
2	Providing andfixing C.I.Sluice valve(with cap) complete with bolts,nuts,rubber insertions etc.(the tail pieces if required will be paid seperately) with indicating plates etc. complete in all respect.				
	65mm i/d D.I. pipes -6No.@ Rs. 8000 each.	48000.00			
	80mm i/d D.I. pipes -1No.@ Rs. 10000 each.	10000.00			
3	Provision for making connection in existing lines	60000.00			
4	Provision for cutting and making its original condition etc L.S	60000.00			
5	Provision for providing and laying, testing PVC pipe line Suitable for pressure including cost of filling etc.				
	a) 20mm I/d 71 Mtr @ Rs. 150/- Per Mtr.	10650.00			
6	Provision for providing and fixing 25mm I/d irrigation Hydrant/Valve etc Complete in all respect 2 nos @ Rs. 3500/- Per Mtr.	7000.00			
7	Provision for carriage of materials and other unforeseen items etc. L.S	6000.00			
Total		777650.00			
Say (Total Rs. In Lakhs.)		7.78			

CC/O to Abstract of Cost for Sub Work No. 1				
Name of Work:- PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSENO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A,				
<u>Sub Work No. 2</u>		<u>Sewerage Scheme</u>		
SL. No.	Item	Amount (Rs)		
1	;			
	a) SW Pipe 200 mm ID avg. depth upto 2.1 m 606mtrs @Rs.1250/ mtrs.	757500.00		
	b) SW Pipe 250 mm ID avg. depth upto 2.8 m 13mtrs @Rs.1400/ mtrs.	145600.00		
2	Provision for vent shaft at suitable places as per P.H. Requirement L.S	120000.00		
3	Provision for providing oblique function L.S	25000.00		
4	Provison for temporary timbering L.S	25000.00		
5	Provision for cutting of roads & making good to its original condition L.S	60000.00		
6	Provision for making connection with existing lines	120000.00		
7	Provision for cost for Sewerage Treatment Plant L.S	5000000.00		
8	Provision for Cartage of material L.S	60000.00		
Total in Rs.		6313100.00		
SAY (Total Rs in Lakhs.)		63.13		
Add 1% Contigencies & PE chanrges		0.6313		
TOTAL		63.7613		
Add 49% Administrative Charges, Price Excalation,		31.243037		
Say Rs in Lacs		95		

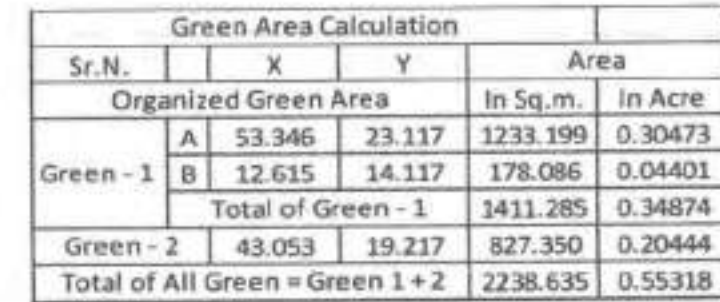
Name of Work:- PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSE NO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A,				
Sub Work No. 3		Storm Water Drainage Scheme		
SL. No.	Item	Amount (Rs)		
1	Providing, Lowering, laying, jointing RCC pipe class NP3 pipes and specials in trenches including cost of excavation, manholes, ventilating chambers etc. complete in all respect.			
	a) RCC Pipe 400 mm ID 701 mtrs. @ Rs.2500/ mtrs.	1752500.00		
2	Provision for road gulley with 300 mm ID Pipe Connection L.S	500000.00		
3	Provision for lighting, watching, timbering & shoring and temporary diversion of traffic L.S	120000.00		
4	Provision for Rain Water Harvesting pits with desilting chamber L.S	500000.00		
5	Provision for cutting of roads & making good to its original Condition L.S	80000.00		
6	Provision for making connection with existing lines	120000.00		
7	Provision for Cartage of material L.S	120000.00		
Total in Rs.		3192500.00		
SAY (Total Rs in Lakhs.)		31.925		
Add 1% Contingencies & PE charges		0.31925		
TOTAL		32.24425		
Add 49% Administrative Charges, Price Escalation,		15.7996825		
Say Rs in Lacs		48.04		

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Sub Work No. 4			Road Network		
SL. No.	Item	Unit	Quantity	Rate	Amount (Rs)
1	Construction of Road by providing the following:- 200 mm thick GSB 150 mm thick WMM 50 mm thick DBM 25 mm thick Premix	Sq Mtr	6855.00	930	6375150
2	Providing and Fixing Cement Concrete 1:1 1/2: 3 Kerbs & Channel both side of the road	Per Mtr	753.00	400	301200
3	Provision for Guide Maps plot indicators road marking signs etc.	L.S			60000
4	Provision for traffic light arrangement	L.S			25000
5	Provision for making parking & pavement of commercial area	L.S			300000
6	Provision for carriage of material	L.S			60000
7	Supply and laying of Fly Cash under road portion 6855 sqm X 0.75 = 5141.25 cum	cum	5141.25	310	1593787.5
Total in Rs.					8715137.50
SAY (Total Rs in Lakhs.)					87.151375
Add 1% Contingencies & PE changes					0.87151375
TOTAL					88.02288875
Add 49% Administrative Charges, Price Excalation, Unforseen department					43.13121549
Say Rs in Lacs					131.15

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Sub Work No. 5			Horticulture (Plantation & Road Side		
SL. No.	Item	Unit	Quantity	Rate	Amount (Rs)
1	Development of Lawn Areas				
	Trenching of ordinary soil upto depth of 60 cm i.e. 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.				
a	trench with water ic cost of imported earth and manure				
b	Rough dressing of turfed area				
c	Grassing with Doob Grass ic watering and maintenance of lawns for free from weeds and fit for moving in rows 7.50 cm in either direction including for beges and grill and barred wire fencing around park and green belts (As per HUDA Norms)	acres	7.3755	150000	1106325
2	Laying of trees 6m cc on both sides of the road including cost of excavation, manure, tree plant, tree guard on both sides of the 9M wide road of length	Nos	251	1300	326300
	753 Mtr x 2 =1506/6 =251nos				
Total in Rs.					1432625.00
SAY (Total Rs in Lakhs.)					14.32625
Add 1% Contingencies & PE changes					0.1432625
TOTAL					14.4695125
Add 49% Administrative Charges, Price Excalation, Unforseen department					7.090061125
Say Rs in Lacs					21.56

Name of Work:- PROPOSED AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY MEASURING 7.3755 ACRES (LICENSENO. 56 OF 2021 DATED 20.08.2021) IN VILLAGE HARSARU, SECTOR-88A, GURUGRAM, HARYANA.					
Sub Work No. 6			Street Lighting		
SL. No.	Description	Unit	Quantity	Rate	Amount
				(In Rs.)	(In Rs.)
1	Providing lighting of surrounding areas per standard specifications of HVPNL with CFL	Acr	7.3755	250000	1843875
SAY (Total Rs in Lakhs.)					18.43875
Add 1% Contigencies & PE changes					0.1843875
TOTAL					18.6231375
Add 49% Administrative Charges, Price Excalation, Unforseen department					9.125337375
Say Rs in Lacs					27.75

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Sub Work No. 7			MTC OF SERVICES & RESURFACING OF		
S. N.	Description	Unit	QTY.	RATE	AMOUNT
1	Provision for maintenance charges for water supply, sewerage, storm water drainage, road, street light, horticulture etc. complete in all respect including operation and establishment charges as per HUDA norms	Acre	7.3755	750000	5531625
2	Provision for resurfacing of road for two times in 10 years				
2.1	Provision of maintenace of roads after 1st 5 years if maintenace (100mm thick top layer) (black top road:width of the black top road - 6m is used for calculating the road area	Sqm	6855.00	600	4113000
2.2	Resurfacing of roads after 10 years of maintenance by providing 25mm thick premix carpet with seat coat with mechanical paver (100mm thick top layer) : width of the black top road - 6m is used for calculating the area road	Sqm	6855.00	750	5141250
Total Amount					14785875.00
SAY (Total Rs in Lakhs.)					147.85875
Add 1% Contigencies & PE chanrges					1.4785875
TOTAL					149.3373375
Add 49% Administrative Charges, Price Excalation, Unforseen department					73.17529538
Say Rs in Lacs					222.51



Sr. N.	Particular	In Sq.m.	In Acres
1	Total Plot Area	29847.542	7.3755
2	Required Green Area @7.5%	2238.566	0.553
3	Proposed Green Area @7.5%	2238.635	0.553
4	Required Community Plot @10%	2984.754	0.7375
5	Proposed Community Plot @10%	2984.861	0.7375
6	Permissible Plotted Area @65% (Residential + Commercial)	19400.902	4.794
7	Proposed Total Plotted Area @59.01%	17613.100	4.352
8	Permissible Maximum Commercial Plotted Area @4%	1193.902	0.295
9	Proposed Commercial Plotted Area @4%	1193.179	0.295
10	Proposed Residential Plotted Area @55.01%	16419.921	4.057
11	Permissible Maximum Density @400 PPA	2950	
12	Permissible Minimum Density @240 PPA	1770	
13	Proposed Total Density @18 Persons Per Plot	2268	
14	Proposed Per Acre Density @18 Persons Per Plot	308	



24m Wide Road

1. That the Sector 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 constructed 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 DTCP for the modification of layout plans of the colony.
5. That the revenue rastra 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 DTCP, 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 areas 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 9 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(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 HSPV & 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 construct the STP & UGT as underground and shall maintain the landscaped green on the entire surface of STP & UGT property.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.12/52/2005-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-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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

(DINESH KUMAR)
SD(HC)



Freeze Plot's Calculation							
Type	Sr. Nos. of Plots	Front	Depth	Plot's Size	Nos. of Plot	Total Area	Area Unit
A	1 To 9	8.707	17.027	148.254	9	1334.287	Sq.M
B	12a, 14 & 16	7.893	17.027	134.394	3	403.182	Sq.M
C	17 To 28	9.118	14.117	128.719	12	1544.626	Sq.M
D	38 To 42	9.246	14.117	130.526	5	652.629	Sq.M
E	43 To 62	8.442	14.117	119.176	20	2383.514	Sq.M
F	67 & 68	8.193	17.000	139.281	2	278.562	Sq.M
H	76	7.518	(14.459 + 16.129)/2	114.980	1	114.980	Sq.M
I	77	7.518	(16.129 + 17.8)/2	127.539	1	127.539	Sq.M
J	78	7.518	(17.8 + 19.471)/2	140.102	1	140.102	Sq.M
K	79	(7.735 + 9.687)/2	14.059	122.468	1	122.468	Sq.M
M	96	(9.687 + 11.64)/2	14.059	149.918	1	149.918	Sq.M
N	97	(9.507 + 11.458)/2	14.060	147.384	1	147.384	Sq.M
O	106	9.064	14.060	127.440	1	127.440	Sq.M
P	115, 116, 118, 120, 122 & 126	8.966	14.117	126.573	6	759.438	Sq.M
Total					64	8286.069	Sq.M
						2.047	Acre
						50.45%	

Plot's Calculation							
Type	Sr. Nos. of Plots	Front	Depth	Plot's Size	Nos. of Plot	Total Area	Area Unit
A	1 To 9	8.707	17.027	148.254	9	1334.287	Sq.M
B	10 To 16	7.893	17.027	134.394	7	940.759	Sq.M
C	17 To 28	9.118	14.117	128.719	12	1544.626	Sq.M
D	29 To 42	9.246	14.117	130.526	14	1827.361	Sq.M
E	43 To 65	8.442	14.117	119.176	23	2741.041	Sq.M
F	66 To 72	8.193	17.000	139.281	7	974.967	Sq.M
G	73 To 75	8.518	14.500	123.511	3	370.533	Sq.M
H	76	7.518	(14.459 + 16.129)/2	114.980	1	114.980	Sq.M
I	77	7.518	(16.129 + 17.8)/2	127.539	1	127.539	Sq.M
J	78	7.518	(17.8 + 19.471)/2	140.102	1	140.102	Sq.M
K	79	(7.735 + 9.687)/2	14.059	122.468	1	122.468	Sq.M
L	80 To 95	9.774	14.059	137.413	16	2198.603	Sq.M
M	96	(9.687 + 11.64)/2	14.059	149.918	1	149.918	Sq.M
N	97	(9.507 + 11.458)/2	14.060	147.384	1	147.384	Sq.M
O	98 To 114	9.064	14.060	127.440	17	2166.477	Sq.M
P	115 To 126	8.966	14.117	126.573	12	1518.876	Sq.M
Total					126	16419.921	Sq.M
						4.057	Acres

EXTERNAL PLUMBING DRAINAGE NOTES:-

S.NO.	DESCRIPTION
1.	ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
2.	WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DRAWINGS ARE NOT TO BE SCALED.
3.	PLEASE CO-ORDINATE THIS DRAWING WITH ALL OTHER RELEVANT DRAWINGS OF ALL THE SERVICES.
4.	SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED IN CASE OF ANY CHANGES IN LAYOUT AS PER SITE CONDITIONS.
5.	ALL LINES SHOWING IN LAYOUT ARE CENTER LINES.
6.	FOR LOCATION OF MANHOLE PLEASE REFER SETTING OUT PLAN ISSUED BY LANDSCAPE CONSULTANT.
7.	INVERT LEVEL/LOCATION AND SIZES OF EXTERNAL DRAIN SHALL BE CHECKED AT SITE BEFORE EXECUTION IF EXISTING DRAIN HIGHER THEN THE PURPOSE INVERT LEVEL PLEASE CONSULTS PROJECT ARCHITECT/CONSULTANTS.
8.	ALL DRAIN LINE SHALL BE LAID ON PCC BED.
9.	ALL BURIED PIPES SHALL BE TESTED FOR LEAKAGES AND STRAIGHTNESS AS PER SPECIFICATION.
10.	TRENCH SHALL BE REFILLED ONLY AFTER PIPE TESTING.
11.	ALL STORM WATER LINE SHALL BE LAID IN S & S RCC (NP2) PIPE CONFORMING TO IS : 458.

DRAINAGE LEGEND :		
S. No.	SYMBOL	DESCRIPTION
1.		600X600MM DRAINAGE MANHOLE
2.		9100/12000/15000 DRAINAGE MANHOLE
3.		RAIN WATER HARVESTING PIT
4.		DRAINAGE LINE

S. No.	SYMBOL	DESCRIPTION	DEPTH (MM)
1.	A	800X900mm	600 TO 900
2.	B	910mm DIA	900 TO 1650
3.	C	1220mm DIA	1651 TO 2300
4.	D	1520mm DIA	2301 TO 9000

GENERAL NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN METERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. WHEREVER AREA IS CALCULATED BY COMPUTER CALCULATION IS THE RESPONSIBILITY OF THE ARCHITECT

[illegible]

SITE PLAN & LAYOUT PLAN

PROJECT:


LAYOUT PLAN FOR AFFORDABLE
RESIDENTIAL PLOTTED COLONY
UNDER DEEN DAYAL JAN AWAS
Yोजना MEASURING 7.3755 ACRES
(LICENSE No. 56 OF 2021 DATED
20.08.2021) IN VILLAGE - HARSARU
SECTOR - 88A, GURUGRAM (HR.)

DEVELOPER'S

GCC INFRA

Architect's Signature	Developer's Signature
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1. The structure of the organization is	
2. The structure of the organization is	



ARCHITECT:

7 ARCHITECT:

□□◆ creative line

creative line

architects interior designers & planners

studio: 2nd fl., shri hith plaza, c-25, sector-13, vasundhara, ghz.
phone: 0120 4208127 +91 9811132248

website: www.creativeinestudio.in, email: creativeinestudio2010@gmail.com

DATE	SCALE	NORTH
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June-2022	N.T.S.	
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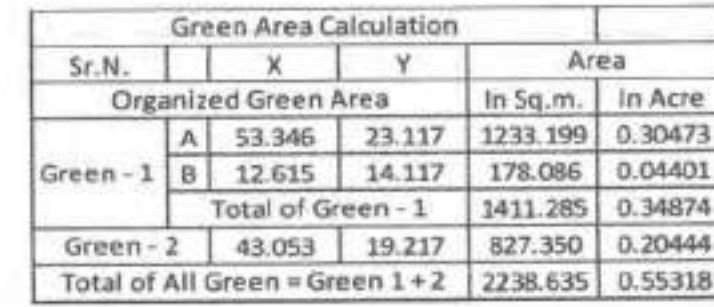
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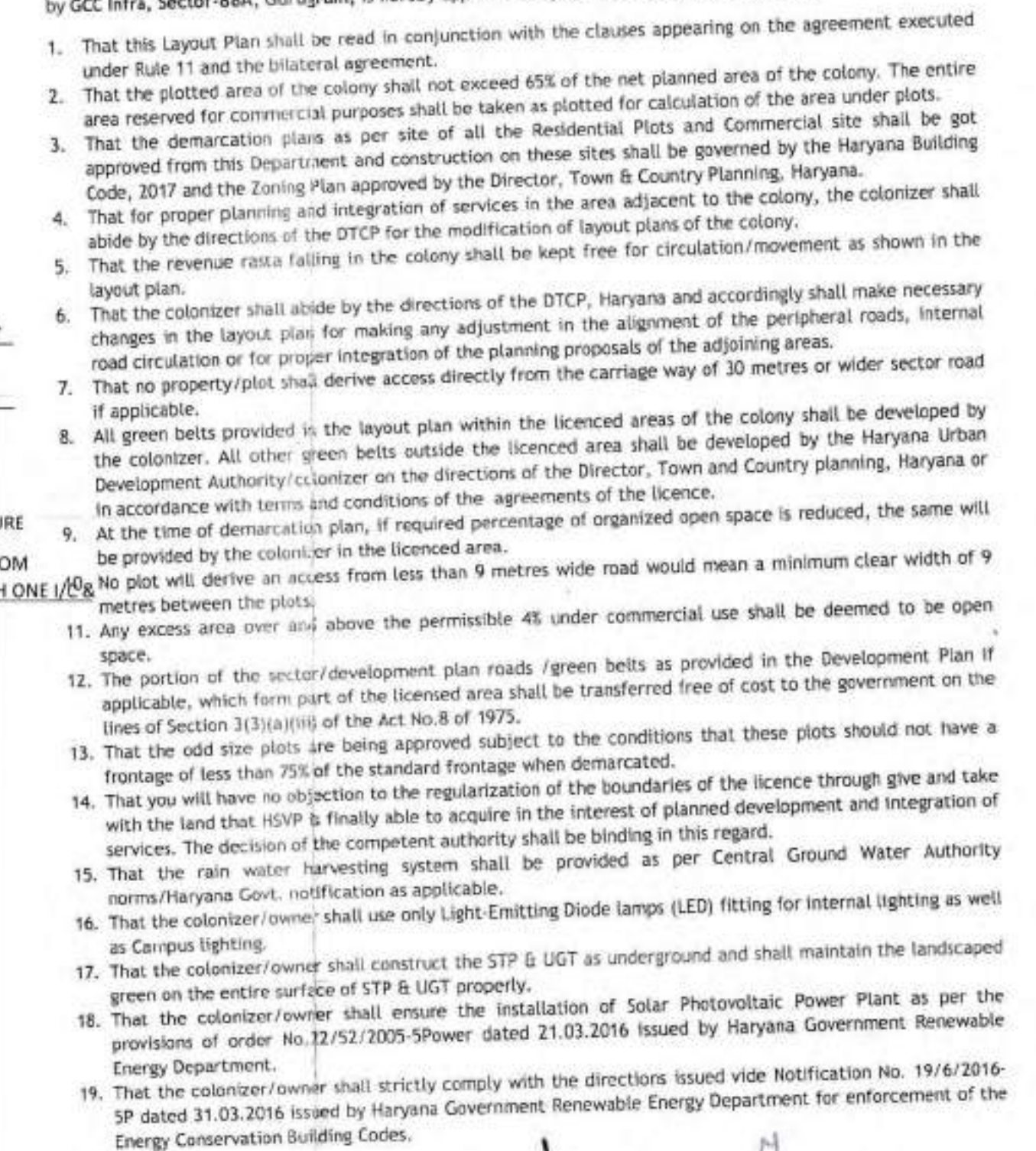
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VIRUS	NAVDEET	
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Sr.N.	Particular	In Sq.m.	In Acres
1	Total Plot Area	29847.542	7.3755
2	Required Green Area @7.5%	2238.566	0.553
3	Proposed Green Area @7.5%	2238.635	0.553
4	Required Community Plot @10%	2984.754	0.7375
5	Proposed Community Plot @10%	2984.861	0.7375
6	Permissible Plotted Area @65% (Residential + Commercial)	19400.902	4.794
7	Proposed Total Plotted Area @59.01%	17613.100	4.352
8	Permissible Maximum Commercial Plotted Area @4%	1193.902	0.295
9	Proposed Commercial Plotted Area @4%	1193.179	0.295
10	Proposed Residential Plotted Area @55.01%	16419.921	4.057
11	Permissible Maximum Density @400 PPA	2950	
12	Permissible Minimum Density @240 PPA	1770	
13	Proposed Total Density @18 Persons Per Plot	2268	
14	Proposed Per Acre Density @18 Persons Per Plot	308	



(S.K. SEHRAWAT)
DTP(HQ)

(HISHAMA)
(HITESH SHARMA)
STP(M/HQ)

(P. P. JINJH)
STP(HR)

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

(SANJAY NARANG)
ATP(HQ)

(DINESH KUMAR)
SD(HQ)



Freeze Plot's Calculation							
Type	Sr. Nos. of Plots	Front	Depth	Plot's Size	Nos. of Plot	Total Area	Area Unit
A	1 To 9	8.707	17.027	148.254	9	1334.287	Sq.M
B	12a, 14 & 16	7.893	17.027	134.394	3	403.182	Sq.M
C	17 To 28	9.118	14.117	128.719	12	1544.626	Sq.M
D	38 To 42	9.246	14.117	130.526	5	652.629	Sq.M
E	43 To 62	8.442	14.117	139.176	20	2383.514	Sq.M
F	67 & 68	8.193	17.000	139.281	2	278.562	Sq.M
H	76	7.518	(14.459 + 16.129)/2	114.980	1	114.980	Sq.M
I	77	7.518	(16.129 + 17.8)/2	127.539	1	127.539	Sq.M
J	78	7.518	(17.8 + 19.471)/2	140.102	1	140.102	Sq.M
K	79	(7.735 + 9.687)/2	14.059	122.468	1	122.468	Sq.M
M	96	(9.687 + 11.64)/2	14.059	149.918	1	149.918	Sq.M
N	97	(9.507 + 11.458)/2	14.060	147.384	1	147.384	Sq.M
O	106	9.064	14.060	127.440	1	127.440	Sq.M
P	115, 116, 118, 120, 122 & 126	8.966	14.117	126.573	6	759.438	Sq.M
Total					64	8286.069	Sq.M
						2.047	Acres
						50.45%	

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Total					126	16419.921 4.057	Sq.M Acres

EXTERNAL PLUMBING DUAL PLUMBING NOTES:-	
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3.	PLEASE CO-ORDINATE THIS DRAWING WITH ALL OTHER RELEVANT DRAWINGS OF ALL THE SERVICES.
4.	ALL WATER SUPPLY LINES INCLUDED IRRIGATION LINES WORK SHALL BE CARRIED OUT IN HDPE PIPES OF CLASS-3, PE-100 CONFORMING TO IS : 4984
5.	ALL LINES SHOWING IN LAYOUT ARE CENTER LINES.
6.	ALL WATER SUPPLY LINES SHALL BE LAID 750mm BELOW FROM FINISH GROUND LVL.
7.	ALL BURIED PIPES SHALL BE TESTED FOR LEAKAGES AND STRAIGHTNESS AS PER SPECIFICATION.

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4.	ALL WATER SUPPLY LINES INCLUDING IRRIGATION LINES WORK SHALL BE CARRIED OUT IN HOPE PIPES OF CLASS-3, PE 100 CONFORMING TO IS : 4984
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WATER SUPPLY LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.		RIISING MAIN LINE (FROM T/W TO U.G.)
2.		MUNICIPAL WATER SUPPLY PIPE LINE
3.		DOMESTIC WATER SUPPLY LINE
4.		FLUSHING WATER SUPPLY LINE
5.		PROPOSED TUBE WELL
6.		MASONRY CHAMBER FOR ISOLATING VALVE

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DEVELOPER'S


GCC INFRA

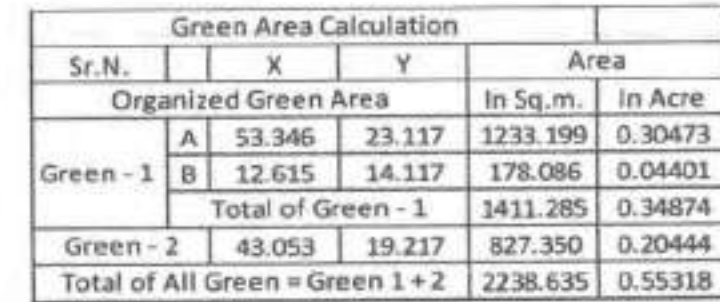
Architect's Signature	Developer's Signature
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ARCHITECT:

 **creative line**
architects interior designers & planners
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phone: 0120 4206127, +91 9811132248
website: www.creativelinedstudio.in, email: creativelinedstudio2010@gmail.com

DATE	SCALE	NORTH
June-2022	N.T.S.	
DEALT BY	CHKD BY	DRG . NO.
VIKAS	NAVDEEP	01











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Total					126	16419.921	Sq.M
						4.057	Ac.

ELECTRICAL LEGEND :		
S. No.	SYMBOL	DESCRIPTION
1.		HUME PIPE ONLY FOR ROAD CROSSING
2.		DWC PIPE
3.		600X600 MANHOLE
4.		HT CABLE -900 MM DEEP FROM GROUND LEVEL
5.		LT CABLE -750 MM DEEP FROM GROUND LEVEL
6.		HT CABLE TRENCH - 750(W) X900(D)
7.		LT CABLE -750 MM DEEP FROM FEEDER PILLAR TO PLOTS
8.		1000X1000 MANHOLE

ELECTRICAL SITE PLAN

(S.K. SEHRAWAT)
DTP(HQ)

Hsharma
(HITESH SHARMA)
DTP(M)HQ

P. P. MISHRA
(P. P. MISHRA)
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DEVELOPER'S

GCC INFRA

Architect's Signature	Developer's Signature
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[illegible]

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Wood

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ARCHITECT:

ARCHITECT: _____

 creative line

creative line

architects interior designers & planners

studio: 2nd fl., shri hith plaza, c-25, sector-13, vasundhara, gurgaon.
phone: 0120 4208127 +91 9811132248

website: www.creativeinstitute.in, email: creativeinstitute2015@gmail.com

DATE	SCALE	NORTH
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June-2022	N.T.S.	
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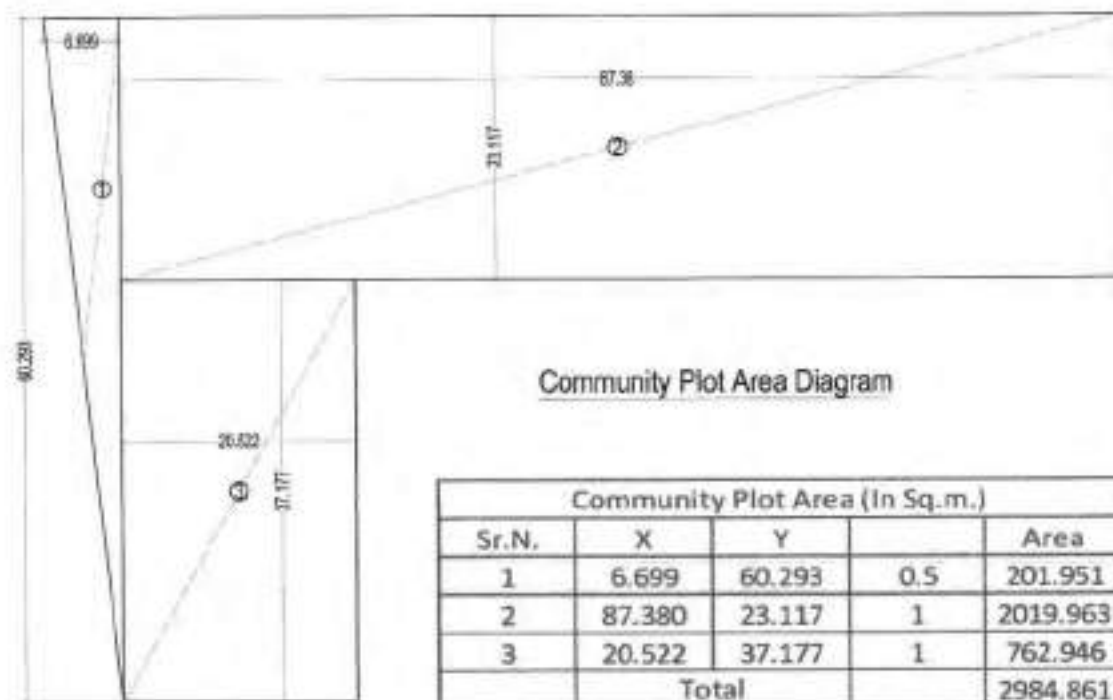
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DEALT BY	CHKD BY	DRG. NO.
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VIKAS	NAVDEEP	01
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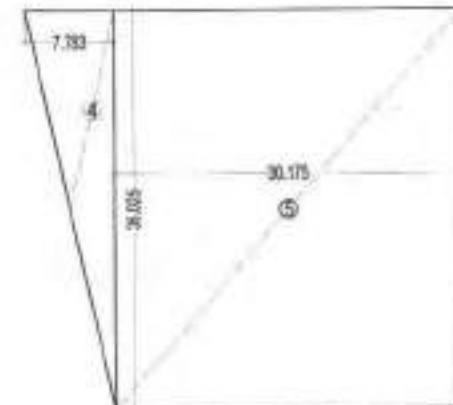
VIRUS	NAVDEET	
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Community Plot Area Diagram

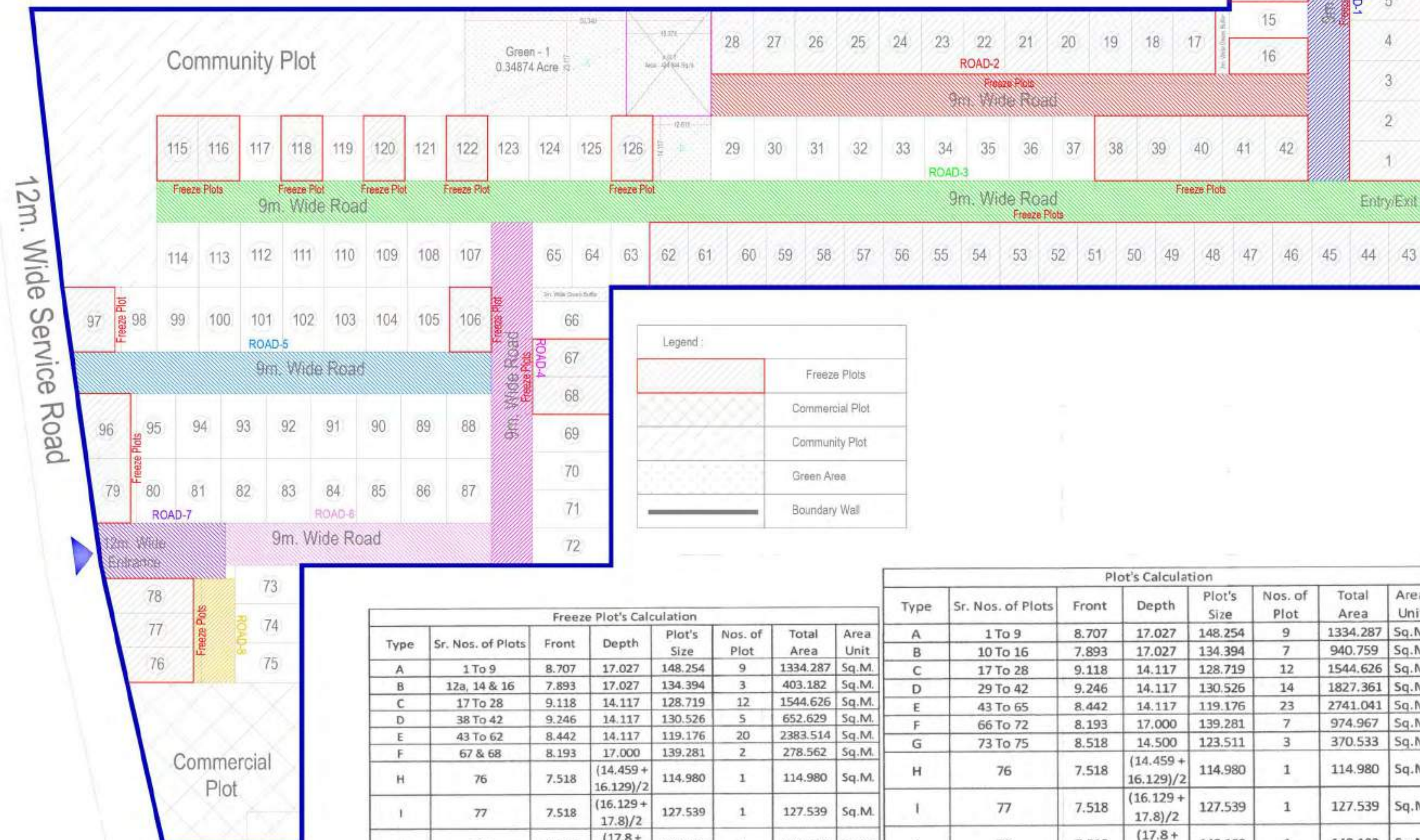
Community Plot Area (In Sq.m.)				
Sr.N.	X	Y	Area	
1	6.699	60.293	0.5	201.951
2	87.380	23.117	1	2019.963
3	20.522	37.177	1	762.946
Total				2984.861
Commercial Plot Area (In Sq.m.)				
4	7.783	35.025	0.5	136.300
5	30.175	35.025	1	1056.879
Total				1193.179

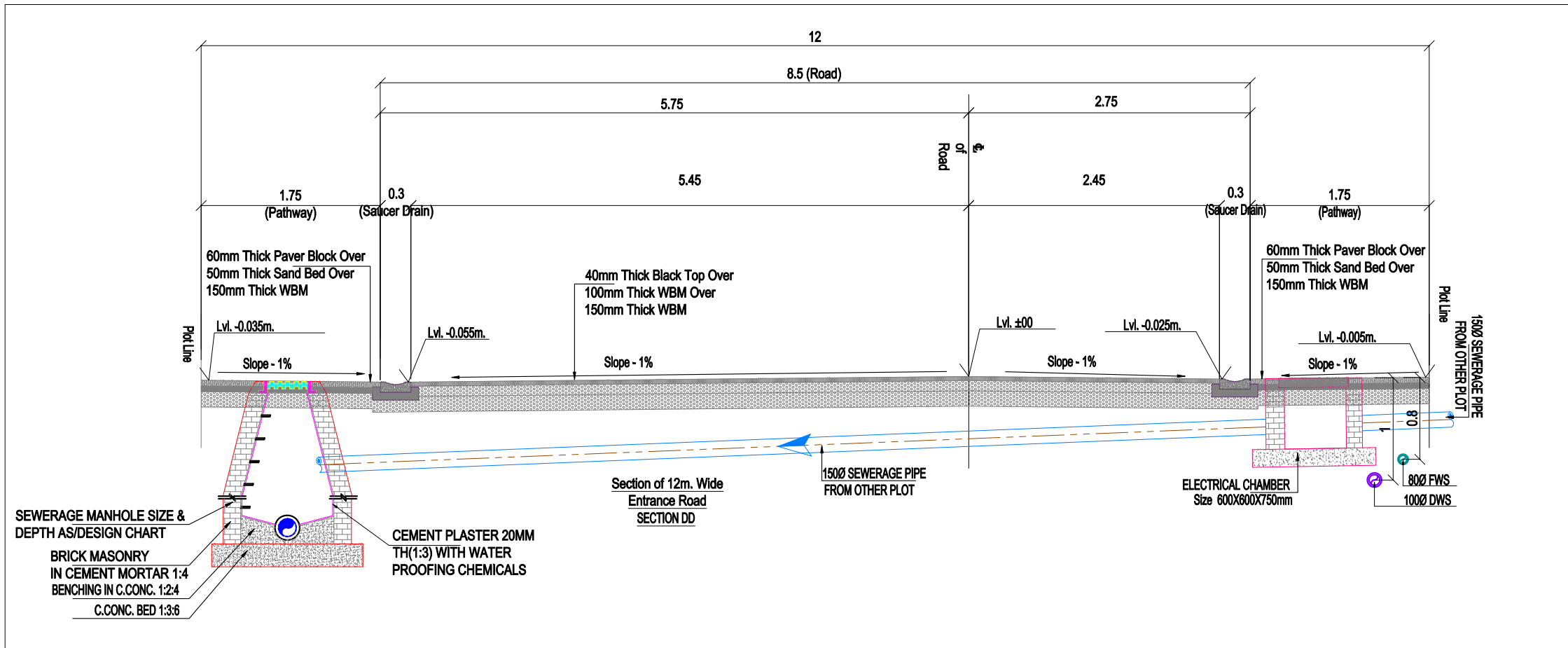
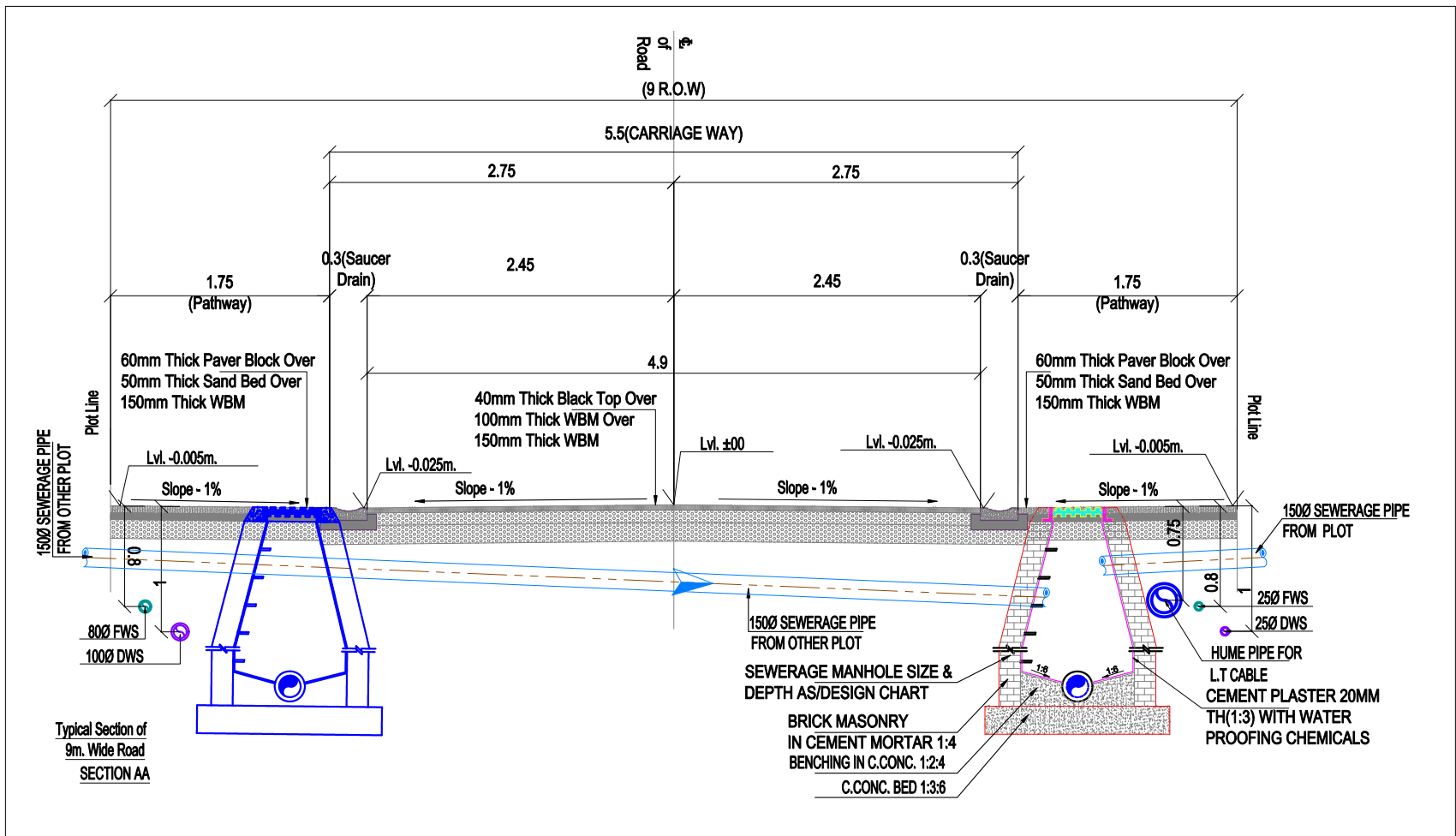
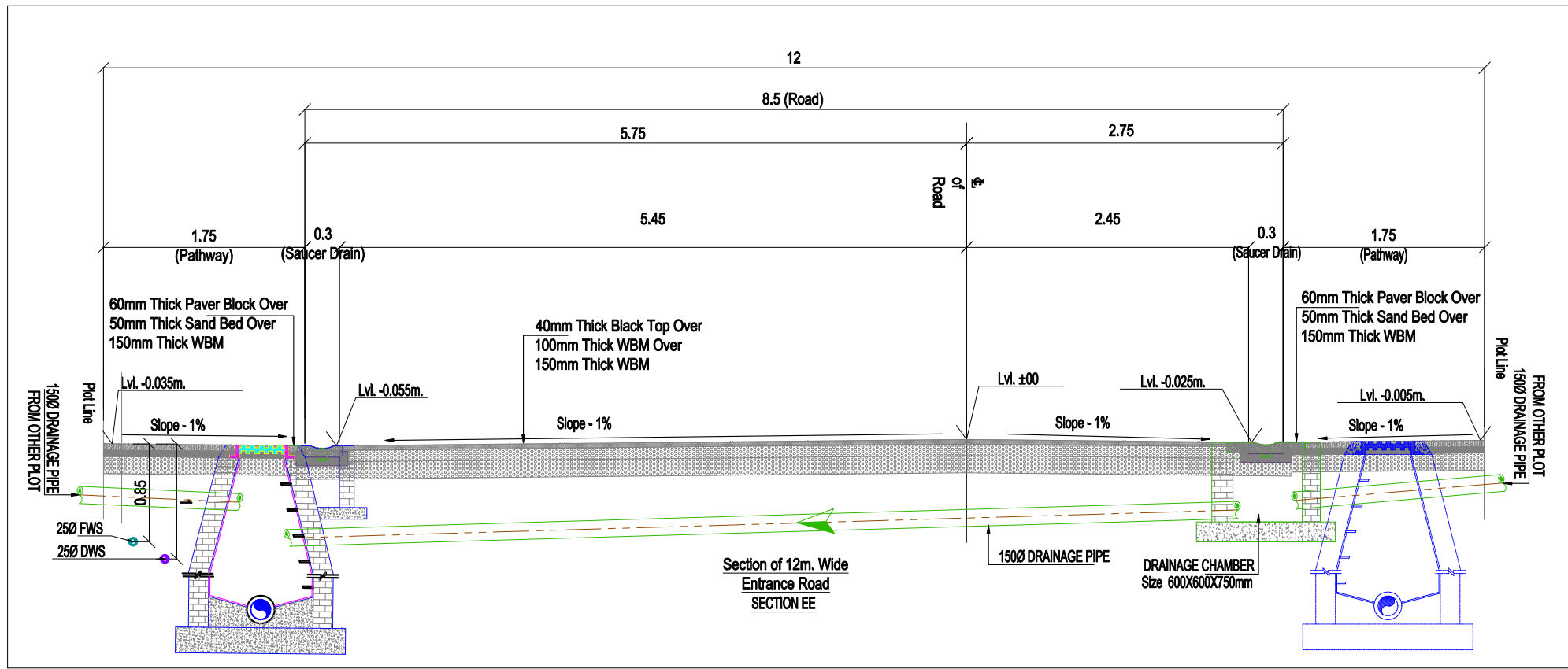
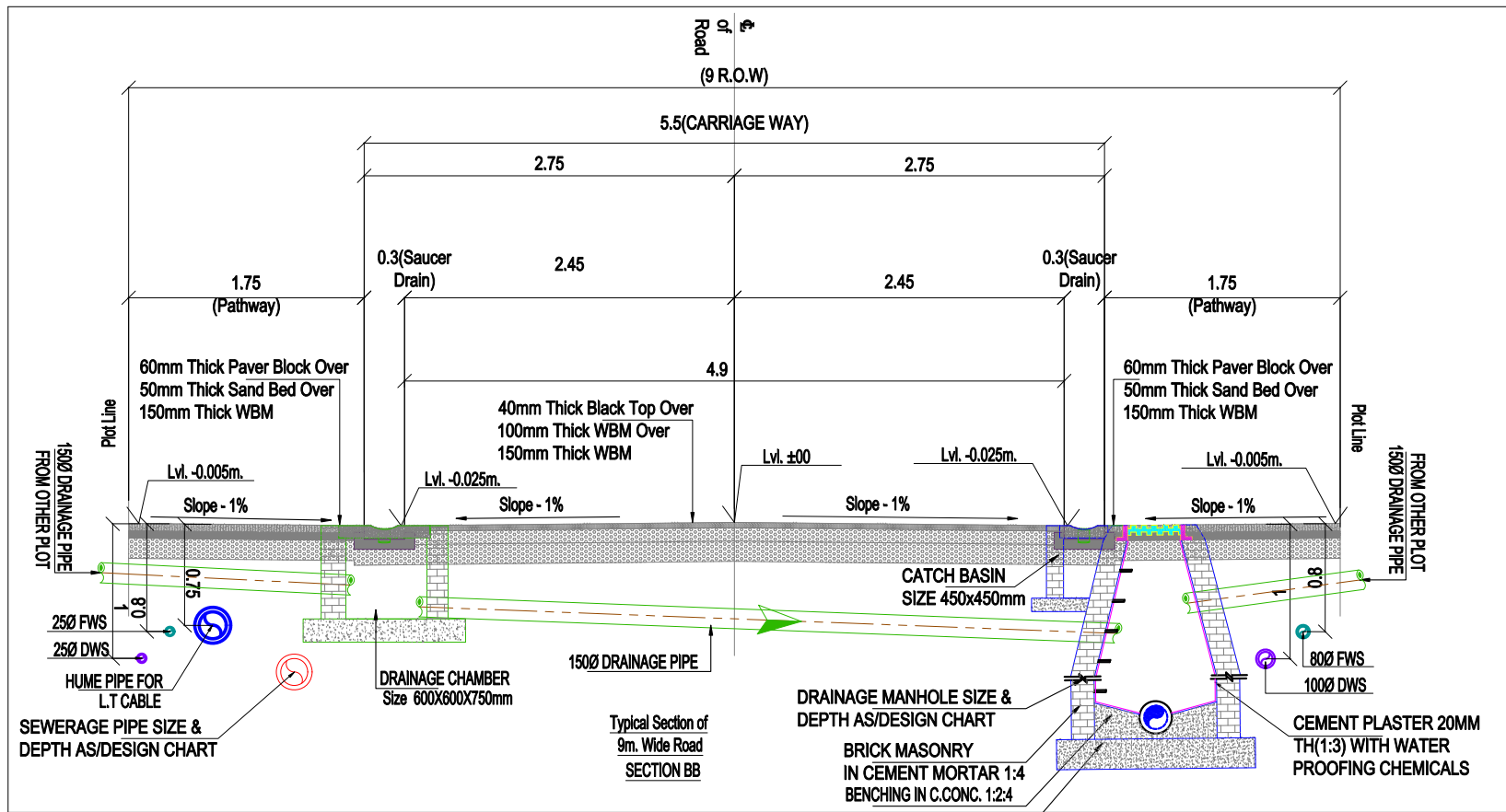
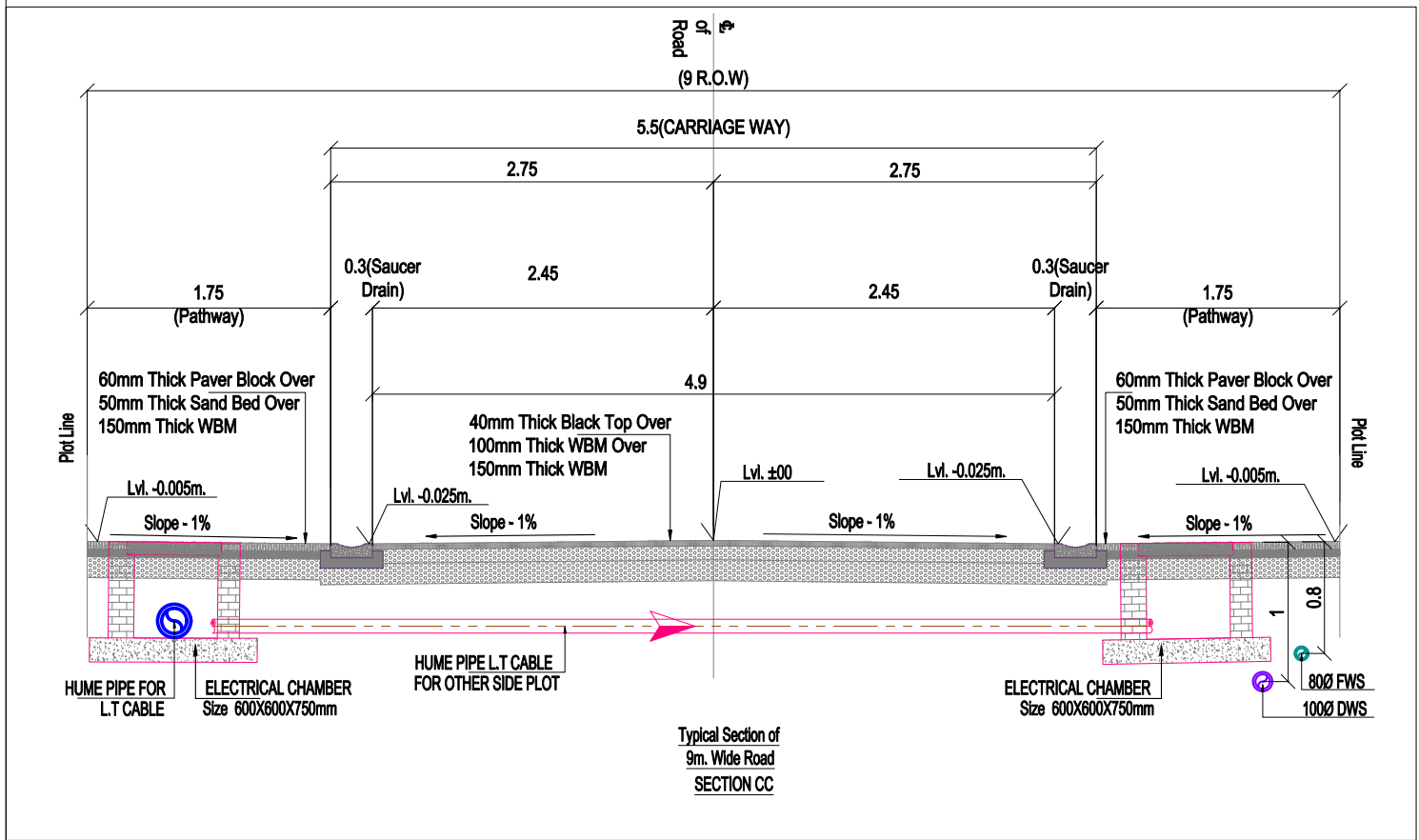
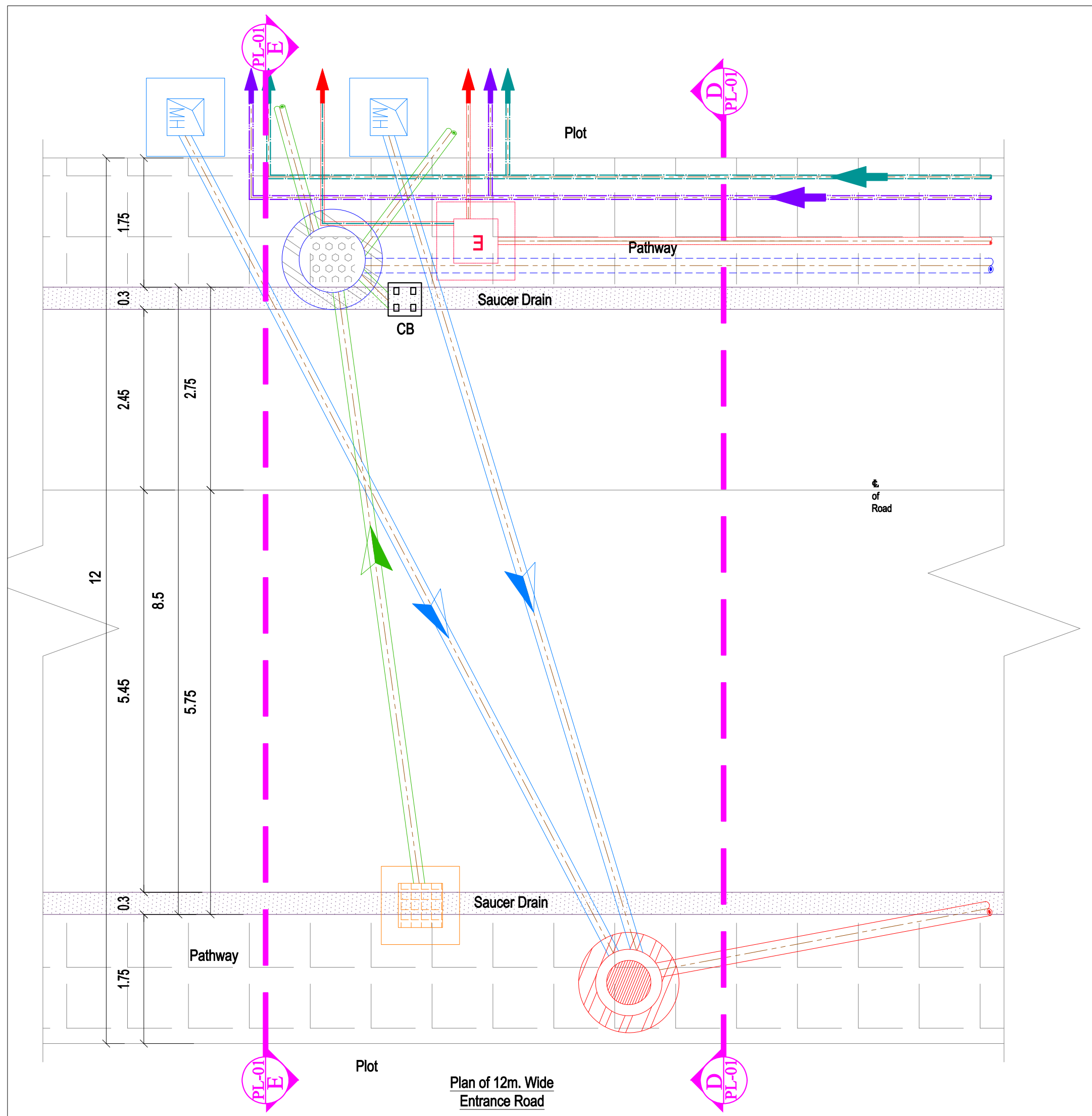
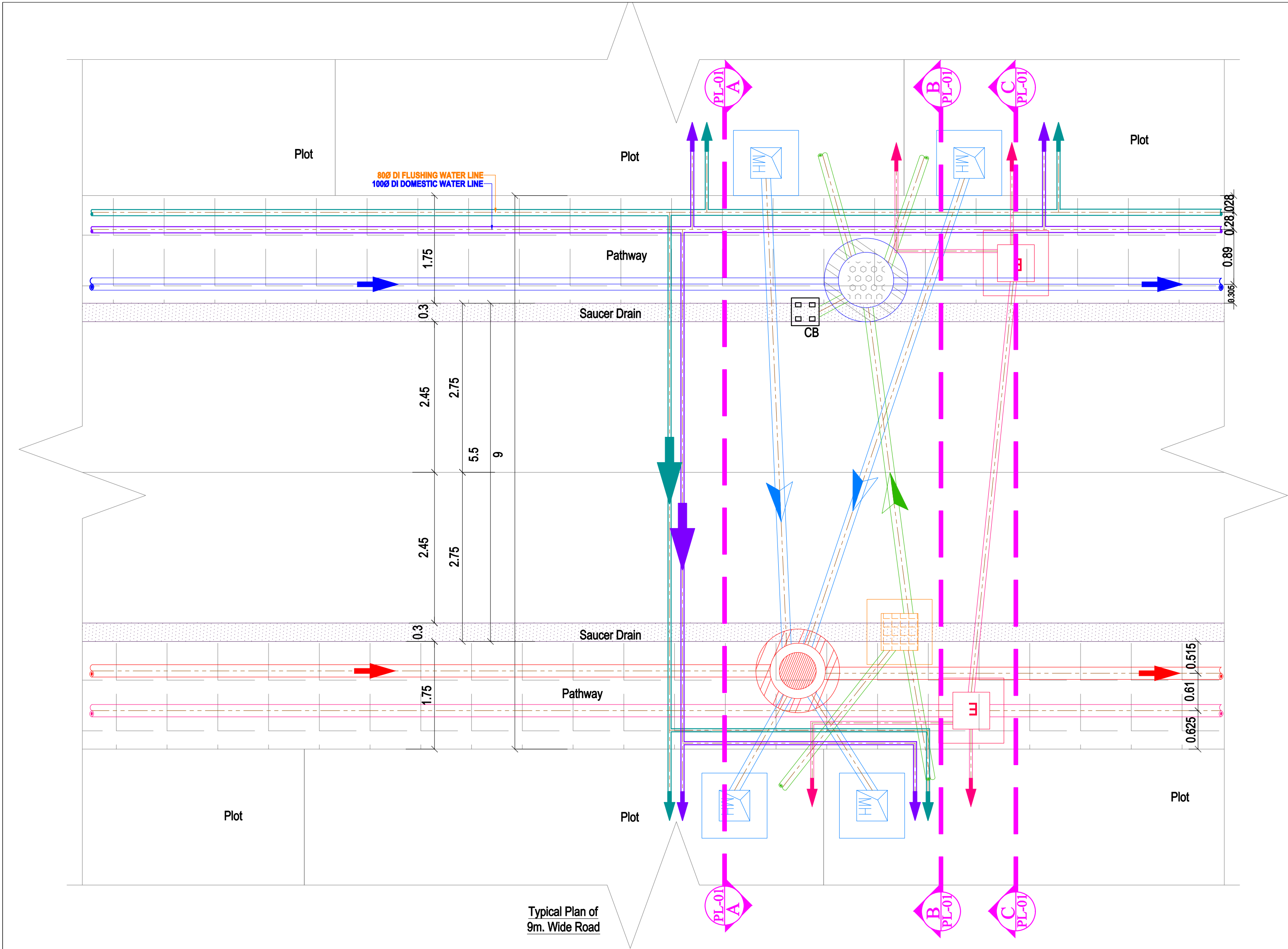


Commercial Plot Area Diagram

Green Area Calculation				
Sr.N.	X	Y	In Sq.m.	In Acre
Organized Green Area				
A	53.346	23.117	1233.199	0.30473
B	12.615	14.117	178.086	0.04401
Total of Green - 1			1411.285	0.34874
Green - 2	43.053	19.217	827.350	0.20444
Total of All Green = Green 1 + 2			2238.635	0.55318

Sr.N.	Particular	In Sq.m.	In Acre
1	Total Plot Area	29847.542	7.3755
2	Required Green Area @7.5%	2238.566	0.553
3	Proposed Green Area @7.5%	2238.635	0.553
4	Required Community Plot @10%	2984.754	0.7375
5	Proposed Community Plot @10%	2984.861	0.7375
6	Permissible Plotted Area @65% (Residential + Commercial)	19400.902	4.794
7	Proposed Total Plotted Area @59.01%	17613.100	4.352
8	Permissible Maximum Commercial Plotted Area @4%	1193.902	0.295
9	Proposed Commercial Plotted Area @4%	1193.179	0.295
10	Proposed Residential Plotted Area @55.01%	16419.921	4.057
11	Permissible Maximum Density @400 PPA		2950
12	Permissible Minimum Density @240 PPA		1770
13	Proposed Total Density @18 Persons Per Plot		2268
14	Proposed Per Acre Density @18 Persons Per Plot		308





- GENERAL NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN METERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
 3. WHEREVER AREA IS CALCULATED BY COMPUTER CALCULATION IS THE RESPONSIBILITY OF THE ARCHITECT

DRG. TITLE

ROAD SECTION

PROJECT:

LAYOUT PLAN FOR AFFORDABLE
RESIDENTIAL PLOTTED COLONY
UNDER DEEN DAYAL JAN AWAS
YOJNA MEASURING 7.5675 ACRES
(LICENSE No. 56 OF 2021 DATED
20.08.2021) IN VILLAGE - HARSARU
SECTOR - 88A, GURUGRAM (HR.)

DEVELOPER'S

GCC INFRA

Architect's Signature Developer's Signature

ARCHITECT :

creative line
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DATE	SCALE	NORTH
Apr.-2022	N.T.S.	↑
DEALT BY	CHKD BY	DRG . NO.
VIKAS	NAVDEEP	01