

DETAILED PROJECT REPORT CUM EXPLANATORY NOTE

**RESIDENTIAL PLOTTED COLONY
(ADDITIONAL LICENSE)
OF
LICENSE No. 35 OF 2009
BEING SET UP ON AN AREA
AD-MEASURING 47K-14M, i.e., 5.96250 ACRES
IN THE REVENUE ESTATE OF
VILLAGE(S) DHALIAWAS & DHAMLAKA,
SECTOR – 26, TEHSIL & DISTRICT REWARI,
HARYANA**

**B. M. GUPTA DEVELOPERS PVT. LTD.
BMG ELEGANT CITY, SECTOR - 26,
GARHI BOLNI ROAD, REWARI – 123 401,
HARYANA (INDIA)
WEBSITE: <https://www.bmggroupindia.com>**

Company Profile

B. M. Gupta Developers Pvt. Ltd. is a Company incorporated under the Companies Act, 1956 (No. 1 of 1956) as a Private Limited Company on 24th March 2008 by the Ministry of Company Affairs in the National Capital Territory of Delhi and Haryana with a Corporate Identity Number (CIN)–U45400DL2008PTC175758 having its registered office situated at Room No. 2, First Floor, 5948-49, Basti Harphool Singh, Sardar Thana Road, Delhi – 110 006. The copy of the Certificate of Incorporation issued is enclosed.

The Company is a group company of '**BMG Group**', a renowned business house based in Rewari with diversified business interests ranging from Metals to Multiplex and from Retail to Real Estate. BMG group came into existence three decades ago with the manufacturing of Metal in year 1989, later it diversified into IT Services and Real Estate.

As one of the fastest growing Company in reality, the organization focuses on delivering finesse and quality. It has set a new benchmark in quality through its commercial project BMG Mall, which also happens to be the first shopping mall of Rewari.

Its innovative ideas are always technology focussed and the convictions of its highly qualified team of professional's helps superior project management and time bound delivery. Its business ethics have helped it win many discerning customers across segments. BMG Group is executing projects in both residential and commercial real estate sectors.

The most recent venture of the group is developing BMG Elegant City located at Sector 26 at Rewari. Elegant City opens door to the new world of urban lifestyle for the achievers of today. Compact, charming, cool and classy – the living quarters ooze out with oodles of luxuries. Right from gateway to the interiors, the township touches the heart with a rare warmth. With every possible amenity from daily conveniences to safety and security taken care of, the city of pleasures stands at an ideal location welcoming the dwellers to fulfil their aspirations and dreams. The management strongly believes in the theory of building a loyal customer base.

Strategically located off the Jaipur – Delhi highway, Rewari forms an all-important link intimately connecting to Delhi. Its proximity to Gurugram adds on to its ease of accessibility. With many industrial units and MNC's venturing in to Manesar, Chopanki, Khushkhera, Bhiwadi and Bawal, make the location pulsating with power. Soon Rewari is expected to witness tremendous upsurge in employment opportunities with the commencement of some major industrial projects in the region.

BMG Elegant City admeasuring 52.218 acres is licensed by Town & Country Planning Department, Haryana bearing License No. 35 of 2009 dated 11th July 2009 valid until 10th July 2023, copy enclosed.

It is just 2 Km from the National Highway No. 48 (formerly NH-8) and is just 8 Km from the industrial hub of NCR, the Bawal Industrial Area. The City is 50 Kms from Gurugram and 70 Kms from the Indira Gandhi International Airport at Delhi. The infrastructure development of the residential plotted colony has been completed and part completion granted by the Town & Country Planning Department, Haryana on 26th May 2016. The integrated township comprises of Schools, Nursing Homes, Independent Floors and Plots.

The integrated township also comprises of a Group Housing Colony on an area admeasuring 9.943 acres out of which Phase I of the Group Housing Colony, namely, Elegant Heights comprising of 2 & 3 BHK apartments on an area admeasuring 8.74068 acres has been completed. The building plans were lastly approved by the Town & Country Planning Department, Haryana vide Memo No. ZP-620/JD(NC)/2020/4517 dated 17th February 2020 and the construction of Blocks 2 to 9, club house and shopping complex as a part of the Group Housing complex and EWS have since been completed and the Occupation Certificate granted vide Memo No. ZP-620/AD(RA)/2021/8254 dated 26th March 2021.

The Phase II of the Group Housing Colony on an area admeasuring 1.20232 acres for which the building plans to enable construction of Tower 10, namely BMG Aspire have been approved vide Memo No. ZP-620/JD(NC)/2020/4517 dated 17th February 2020 and the construction work of Tower – 10 is in progress. The project has been registered with Haryana Real Estate Regulatory Authority vide Certificate No. HRERA-PKL-RWR-208-2020 dated 23rd July 2020 and is expected to be completed in 2023.

The Commercial portion, named as City Centre admeasures 1.68500 acres for which the building plans have been approved and the construction work of the super structure has been completed. The project finish work is in progress and is expected to be completed by end of 2022. The project is located on the Garhi Bolni Road.

The Company keeping in mind the avenues India offers in the field of Real Estate specially offering ***"Housing for All @ 2022"*** diversified its activities by foraying in the Affordable Real Estate Sector and is currently also developing an Affordable Group Housing under Affordable Housing Policy 2013 of Haryana by the name of BMG Antriksh Towers on an area admeasuring 5.975 acres situated in

Sector 26 & 27, Rewari has been licensed by Town & Country Planning, Haryana bearing License No 73 of 2014 dated 1st August 2014 valid until 26th September 2021 and applied for renewal for the period 27th September 2021 to 26th September 2022 on the prescribed LC-VI.

The building plans of the Affordable Group Housing have been approved vide Memo No. ZP-1034/AD(RA)/2015/8610 dated 26th May 2015 and the construction of the project has been completed. The Occupation certificate application has been applied on 5th May 2022.

Looking into the immense potential in the country for development of **'Affordable Plotted Housing Colony'** the group also decided to foray in this space and develop a plotted housing colony under Deen Dayal Jan Awas Jojna (DDJAY) – 2016 of Haryana adjoining the Elegant City. The company has been issued a License No. 22 of 2021 dated 13th May 2021 for the land parcel admeasuring 12.70625 acres falling in Sector 26 & 27, Rewari and has been registered with Haryana Real Estate Regulatory Authority vide Certificate No. HRERA-PKL-RWR-246-2021 dated 30th June 2021 and is expected to be completed towards the end of 2022.

To develop the entire area falling under Sector 26 & 27 of Rewari as a composite colony with the Residential Plotted Colony of 52.218 acres comprising of 9.943 acres as the regular Group Housing Colony and 1.685 acres as the Commercial, adjoined by the Affordable Group Housing on an area of 5.975 acres and further extended by Affordable Plotted Housing Colony on an area of 12.70625 acres under DDJAY, the company now desires to apply for an additional license to their original license no 35 of 2009 on an area admeasuring 5.96250 acres by consolidating the left out pockets to further improve the layout plan of the township addressing to the complete range of demography.

The Board of Directors of the Company as on date with their addresses, PAN Card and Aadhaar Card details are enlisted hereunder –

S. No.	Name & Address	Gender	Date of Birth	Aadhaar Card No.	PAN Card No.
1	Mr. Radhey Shyam Gupta (Director) S/o Sh. Braj Mohan Gupta R/o 8-L, Model Town, Rewari – 123 401, Haryana	Male	27-09-1951	XXXX XXXX 4029	AFSPG7799H
2	Mr. Vijay Kumar Gupta S/o Sh. Braj Mohan Gupta R/o 138, Sector - 3, Rewari – 123 401, Haryana	Male	14-07-1956	XXXX XXXX 4259	AFSPG7794L
3	Mr. Ripu Daman Gupta S/o Sh. Braj Mohan Gupta R/o 139, Sector - 3, Rewari – 123 401, Haryana	Male	06-07-1959	XXXX XXXX 6666	AFSPG7795M
4	Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector-3, Part – 1, Rewari – 123 401, Haryana	Male	28-01-1963	XXXX XXXX 4242	AFSPF7800D

The Authorized Share Capital of the Company is Rs. 8,00,00,000/- (Rupees Eight Crores only) divided into 80,00,000 (Eighty Lakh) Equity Shares of Rs. 10/- each Paid Up Capital as on date is Rs. 7,29,00,000/- (Rupees Seven Crores Twenty Nine Lakhs only) as reflected in the Company Master Data enclosed.

The PAN CARD No. of B. M. Gupta Developers Pvt. Ltd. is AADCB5204B, copy enclosed.

ABOUT REWARI

Rewari is a city and a Municipal Council falling in the State of Haryana. It is in the extreme South of the State. Its distance ranges between 8 – 10 kilometres from Delhi – Jaipur National Highway No. 48 (formerly NH-8). It is situated between 27.52° - 28.50° North latitude and between 76.0° - 76.5° East longitude. Its distance

from Gurgaon is approximately 51 Kms and from Delhi is 82 Kms. Rewari town is situated at the height of 241.95 meters above from the sea level.

Its geographical boundaries have District Jhajjar in its North, Mahendergarh District in its West and District Gurugram in its East and North – East directions. District Alwar of Rajasthan State touches the District Rewari in the South-East.

Rewari is connected by four National Highways –

- a. NH – 11 starting from Delhi – Jaipur NH – 48 and going to Narnaul – Jhunjhunu – Bikaner – Jaisalmer;
- b. NH – 48 (formerly NH – 8) connecting Delhi – Jaipur – Mumbai – Pune – Bangalore;
- c. NH – 352 (formerly NH – 71) connecting Narwana – Jind – Rohtak – Jhajjar – Rewari; and
- d. NH – 919 (formerly NH - 71B) between Rewari – Dharuhera – Sohna – Palwal

Delhi Mumbai Industrial Corridor project is a mega infrastructural project with financial and technical aid of Japan, connecting Delhi and Mumbai. It will initially link Rewari to Mumbai.

The population of Rewari is expected to increase considerably due to industrial growth of adjoining industrial estates of Bawal and Dharuhera and thus will attract in migration of population from surrounding districts.

The normal monsoon and annual rainfall of the district is 489 mm and 553 mm, respectively. The elevation of the water table in the district varies from 220 m to 280 m above MSL.

The final development plan has been notified vide Memo No. CCP (NCR)/RE/FDP/2020/492 dated 3rd June 2020.

PROJECT LOCATION

The proposed project, i.e., additional license to License No. 35 of 2009 is located at Sector – 26 in the revenue estates of Village Dhaliawas & Dhamlaka in Tehsil and District Rewari, Haryana and has the connectivity through the existing internal roads as well as internal circulation road of 24 meter width passing through BMG Elegant City and also shall further have the connectivity to the proposed 45 meter wide Sector Road of Sector 26 and Sector 27 of Rewari apart from to the existing 45 meter wide Garhi Bolni Road at Rewari. The Google Map of the proposed site is appended as under –



LAND DETAILS

B. M. Gupta Developers Pvt. Ltd. are now desirous of improving the layout of **“Residential Plotted Colony”** Licensed vide License No. 35 of 2009 by Directorate of Town & Country Planning, Haryana in the revenue estate(s) of Village Dhaliawas and Dhamlaka falling under Sectors – 26, Tehsil and District - Rewari, Haryana with the land details as under –

S. No.	Village / Jamabandi	Khewat No.	Khatoni No.	Rectangle No.	Killa No.	License Area A/f		
						K-M	Share	Acres
VILLAGE DHALIAWAS (HADBAST # 173), TEHSIL & DISTRICT REWARI								
1	Dhaliawas (Hadbast # 173) / Jamabandi 2018-19	193//187	219	36//	2/1	2K-19M	Salem	0.36875
					9/5	7K-6M		0.91250
					12	2K-11M		0.31875
2		108//104	127	36//	4	8K-0M	1/3	0.33333
					5	3K-14M		0.15417
					6	6K-13M		0.27708
3		194//188	220	36//	7	7K-7M	1/3	0.30625
					108//104	127	36//	4
		5	3K-14M	0.30833				
		6	6K-13M	0.55417				
		194//188	220	36//	7	7K-7M	2/3	0.61250
SUB - TOTAL					7 Kitta	38K-10M		4.81250
VILLAGE DHAMLAKA (HADBAST # 155), TEHSIL & DISTRICT REWARI								
4	Dhamlaka (Hadbast # 155) / Jamabandi 2017-18	55//41	62	3//	23/2	6K-0M	Salem	0.75000
					24/1	1K-12M		0.20000
				6//	4/1	1K-12M		0.20000
SUB - TOTAL					3 Kitta	9K-4M		1.15000
TOTAL					10 Kitta	47K-14M		5.96250

The land parcels ownership and title detailed at S. Nos. 1, 2 & 4 are in the name of Developer and the land parcel mentioned at S. No. 3 is under Collaboration Agreement between the Land Owner and the Developer detailed hereinabove as per the revenue records, mutation and jamabandi.

The total land applied for additional license for setting up of an **“Residential Plotted Colony”** situated in the revenue estates of Village Dhaliawas (Hadbast No. 173) admeasures 38K-10M, i.e., 4.81250 acres and 9K-4M, i.e., 1.15000 acres in Village Dhamlaka (Hadbast No. 155) falling in the Tehsil and District Rewari, Haryana thus totally admeasuring **47K-14M, i.e., 5.96250 acres** under Medium Potential Zone. The entire area falls in Sector 26 of District of Rewari as per Sectoral Circulation Plan.

PROJECT PLANNING PROPOSITION

It is proposed to develop the above colony comprising of the modern facilities, namely,

- a) Water Supply System comprising of dual plumbing to conserve the raw water needs and recycle the wastewater from sewage treatment plant for flushing, horticulture and pavement washing, etc.;
- b) A low maintenance and self-sustaining sewerage system to be laid using RCC/ SW Pipes and drainage system using RCC Pipes designed all around the colony;
- c) Rainwater harvesting system to reduce rainwater runoff in the parks and green areas.
- d) Enough water supply through Underground Tank (UGT) and submersible pumping / distribution system shall be provisioned in the colony.
- e) The Parks and Green Spaces shall be landscaped in such a way to provide walkways beautifully hardscaped to enable usage by all sections of demography.
- f) Pedestrian Walkways on either side of the road passing through the proposed licensed area shall be provided for senior citizens and other sections of the society to unwind themselves.
- g) Motor able roads with 5.50-meter width WBM / Pavers shall be planned for easy manoeuvrability within the colony.
- h) All the streets shall be lighted using Light Emitting Diode (LED) lamp fittings to ensure safety and comfort to the residents.

- h) All the streets shall be lighted using Light Emitting Diode (LED) lamp fittings to ensure safety and comfort to the residents.
- i) Dedicated Community Facility area shall be provided in the colony as per policy norms to be handed over to Government of Haryana.
- j) Commercial area has been provisioned in the colony as per policy to cater to daily needs and necessities being met at a walking distance.
- k) A milk booth is being proposed in the colony.
- l) A robust power distribution system with independent Feeder Pillars for each block shall be laid, in turn connected to LT distribution panels fed by outdoor / indoor transformers in the colony to ensure stable power supply to the residents.
- m) A collection tank for Sewage shall be constructed in the Colony and a Sewage Treatment Plant (STP) shall be provided as per the designed capacity.

PROJECT PLANNING PARAMETERS

The additional land applied for license under the colony is proposed being developed as part area conjoining Elegant City under the Residential Plotted Colony admeasuring 38K-10M, i.e., 4.81250 acres falling in revenue estate of Village Dhaliawas (Hadbast No. 173) and the remaining area adjoining Elegant heights as Group Housing Colony admeasuring 9K-4M, i.e., 1.15000 acres falling in revenue estate of Village Dhamlaka (Hadbast No. 155) situated in Sector 26 of Rewari.

The land area utilization under various heads with the efficiency proposed being achieved in the colony is detailed hereunder –

LAND AREA ALLOCATION & EFFICIENCY @ 5.96250 Acres

AREA CHART OF PROPOSED LICENSED COLONY (DDJAY)					
S. NO.	PARTICULARS	PERMISSIBLE AS PER POLICY		PROPOSAL OR ACHIEVED	
		(IN ACRES)	%	(IN ACRES)	%
I	AREA OF THE SCHEME			5.96250	100.00%
II	AREA FALLING UNDER 45M SECTOR ROAD			-	-
III	UNDETERMINED AREA			0.30946	5.19%
III	BALANCE AREA			5.65304	94.81%
IV	LESS: AREA UNDER GROUP HOUSING			1.15000	19.29%
V	NET PLANNED AREA			4.50304	75.52%
VI	AREA UNDER PLOTS (OF LICENSED AREA)			2.46182	54.67%*
VII	MAX. AREA UNDER COMMERCIAL (OF LICENSED AREA)			-	-
VIII	TOTAL SALEABLE AREA (OF NET PLANNED AREA)			2.46182	54.67%*
IX	OPEN SPACE OR PARKS (OF LICENSED AREA)	2.5 SQM per person	-	0.44386	6.92%

**Overall Net Planned Area (including balance efficiency left in License # 35 of 2009)*

Details of Land Areas falling under Various Heads @ 4.81250 Acres (after excluding GH Area proposed) –

	Total Area (in SQM)	Total Area (in Acres)	% w.r.t. Licensed Area
Plots (43 Nos.)	9962.64	2.46182	51.15%
<i>Total Saleable Area</i>	9962.64	2.46182	51.15%
Nursery School	809.41	0.20000	4.16%
Green Area	1634.22	0.40381	8.39%
<i>Total Open Spaces / Green Area (2.5 SQM per person)</i>	1634.22	0.40381	8.39%
Roads & Pavements			
12 meter wide	1867.71	0.46152	9.59%
24 meter wide	3950.00	0.97606	20.28%
<i>Total Area under Road & pavements</i>	5817.71	1.43758	29.87%
UD Area	1252.33	0.30945	6.43%
<i>Grand Total</i>	19475.71	4.81250	100.00%

PLOT – TYPE WITH AREA (Falling in Additional License Area & Part Revision of Old Licensed Area due to shifting of Nursery School)

DETAILS OF PLOTS					
PLOT TYPE	PLOT SIZE		AREA (IN SQ.MT.)	NO. OF PLOT	TOTAL AREA (SQ.MT.)
	WIDTH (METERS)	LENGTH (METERS)			
E- Regular	12.039	26.00	313.014	16	5008.224
E - Regular	10.20	22.00	224.40	11	2468.400
E - Regular	13.35	35.00	467.25	6	2803.500
F - EWS	5.00	10.00	50.00	10	500.000
Nursery School			809.410	1	809.410
TOTAL					11589.534
				ACRE	2.86383 Acre

DENSITY CALCULATION @ 5.96250 Acres

S. NO.	DESCRIPTION	Total	UNITS
1	TOTAL NO. OF PLOTS	43	Plots
2	TOTAL NO. OF REGULAR PLOTS	33	Plots
3	NUMBER OF PERSONS IN 1 REGULAR PLOT	13.5	Persons
4	TOTAL NO. OF EWS PLOTS	10.00	Plots
5	NUMBER OF PERSONS IN 1 EWS PLOT	9	Persons
3	TOTAL NO. OF PERSONS	536	Persons
4	NET PLOT AREA	5.9625	Acres
5	DENSITY ACHIEVED	99.018	PPA

WATER SUPPLY

At present the source of water supply in this area is borewell. As the underground water is potable, provision for two numbers of tube well has been made. It has been proposed to construct the 2 Nos. underground tanks of capacity as per design details and at location for domestic purpose and for fire protection. The underground tanks will be fed from the borewell and HSVP supply, which will feed overhead tanks on the roof of the buildings. The water supply system has been designed as per Hazen Williams formula.

WATER DEMAND CALCULATION										
S. No.	Type of Plot	Category As Per NBC	Total Nos. of Plots (Nos.)	Total FAR Area (In Sq.M.)/ Person per plot	Population as per HSVP norms	Domestic Water Req. per person (In LPD)	Flushing Water Req. per person (In LPD)	Total Domestic Water Demand (In LPD)	Total Flushing Water Demand (In LPD)	Total Water Requirement (In LPD)
1	Residential Plot	Residential	33	13.50	445.5	115	57.50	51232.50	25616.25	76848.75
2	EWS Plot	Residential	10	9.00	90	115	57.50	10350.00	5175.00	15525.00
5	Maintenance Staff		LS		20	30	15.00	600.00	300.00	900.00
6	Nursery School	Institutional	1	809.41	202	25	20.00	5050.00	4040.00	9090.00
7	Teaching Staff		LS		20	25	20.00	500.00	400.00	900.00
8	Green Area			1634.33		0	6 lit./ sq.m	0.00	9805.98	9805.98
					777.5					
				G Total				67733	45337	113069.73
				Total Water Demand in KLD				67.73	45.34	113.07
	Sewage waste Generation									
				Domestic Water Demand (In LPD)	Sewage Waste Generation (In LPD)	Total Flushing Water Demand (In LPD)	Sewage Waste Generation (In LPD)			
1	Residential Plot	Residential		51232.5	46109.25	25616.25	25616			
2	EWS Plot	Residential		10350.00	9315	5175.00	5175			
5	Maintenance Staff			600.00	540	300.00	300			
6	Nursery School	Institutional		5050.00	4545	4040.00	4040			
7	Teaching Staff			500.00	450	400.00	400			
5	Green Area			0	0	9805.98	0			
			Total	67733	60959	45337	35531			
I	Total Waste water Generation				96491	LPD				
II	Capacity of Proposed STP				100.00	KLD				
III	Total Treated Effluent from STP				86.84	KLD				
IV	Treated Effluent to be recycled for Flushing, Irrigation, etc.				45.34	KLD				
V	Surplus Treated Effluent				41.50	KLD				
VI	Total Fresh Water Requirement				68.00	KLD				

The scheme has been designed for population of approximately 536 persons considering 13 persons for each regular plot, 9 person for each EWS plot and 202 nos. for nursery school @ 01 no. per 4.00 sq.m. area. The rate of water supply per head/day has been taken as 172.50 Litres per head per day as per HSVP norms for regular plot population. In addition to the above, necessary provision of water for

school and parks, etc. shall be considered for calculating the maximum quantity of water requirement.

UNDERGROUND STORAGE TANK

Underground storage tank provision for additional license area is not required as the capacity of three compartments of the existing UGT in old licensed area catering to raw-water, treated-water as well as for firefighting requirement. The water for fire water compartment shall overflow to the raw water compartment so that the water in the fire compartment remains full & fresh and will not contaminate.

DISTRIBUTION SYSTEM

The distribution system for the development shall be designed to supply @ 172.50 litres per head per day @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying DI / HDPE pipes confirming to relevant IS standard along with valves and special shall be made in the project. The minimum terminal head at any point will be as per standard design so that it can serve the S+4 floors construction envisaged in the plan.

SEWERAGE SCHEME

The scheme shall be designed for sewer connecting to sewer treatment plant with a provision of bypass connection to HSVP sewer scheme.

The sewer lines shall be designed for three times average D.W.F. in relation to water supply to water supply demand. It shall be assumed that 80% of the domestic water supply 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 lines shall be designed to run half full at peak flow. Necessary provision for laying

RCC / SW pipe sewer line, construction of required number of manholes etc. shall be made in the estimate.

Necessary design statement for entire sewerage system shall be prepared and attached with estimate. Manning's formula shall be used for designing of sewerage system.

STORM WATER DRAINAGE

It is proposed to lay underground RCC pipe drains with required number of catch basins for disposal of storm water which will be connected to the HSVP drain.

A minimum size of 400mm dia RCC storm water pipe will be provided and designed as per Manning's formula.

FIRE SYSTEM

Fire System shall be designed as per N.B.C. (National Building Code) with fire tanks & required capacity pumps provided.

SPECIFICATIONS

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

ROADS

The roads in the colony shall be planned as approximately 5.5 meters wide. The following specification shall be adopted in case BM Road is proposed:

1. GSB – 200 mm in one layer
2. WMM – 150 mm in two layers
3. DBM – 50 mm thick
4. BC – 30 mm thick

The above construction will be done on well compacted subgrade as per specifications. Complete work will be carried out as per MORTH specifications, IRC guidelines or HSVP specifications whichever is applicable.

Alternatively, road is proposed being laid with pavers of designed strength as the top layer.

STREET LIGHTING

Provision for street lighting on surrounding area has been made.

HORTICULTURE

Plantation, landscaping, signage, etc., shall be included as a part of design.

RATES

The estimate shall be prepared on the present market rates.

COST

The total cost of scheme, including cost of all services work shall be worked out and include 3% towards contingencies, price escalation and other unforeseen charges.

EXPENDITURE ENVISAGED

B. M. Gupta Developers Pvt. Ltd. – Additional Area under Res. Plotted Colony					
EXPENDITURE :					
LAND COST (PART OWNERSHIP & PART UNDER COLLABORATION ONLY)					
S. No.	Particulars	Area (In Acres)	Area (In SQM)	Rate (INR) @ per Acre	Amount (INR)
1	Non-Refundable Security paid to Landowners	5.9625	24129.40	3,53,84,653.00	21,09,80,994.00
	TOTAL				21,09,80,994.00
	<i>Land Cost</i>			<i>353.85 Lacs per Ac</i>	<i>8743.73 per SQM</i>

LICENSING COST					
S. No.	Particulars	Area (In Acres)	Area (In SQM)	Unit Rate (INR) @ per SQM	Amount (INR)
1	Scrutiny Fee (LC-1)	5.96250	24129.40	10/- per SQM	2,46,129.00
2	License Cost	5.72400 (Plotted) 0.23850 (Commercial)	24129.40	6,25,000/- per Ac for plotted area and 62,50,000/- per Ac for Commercial Area	50,68,126.00
3	Conversion Charges	5.72400 (Plotted) 0.23850 (Commercial)	24129.40	60/- per SQM for plotted area and 350/- per SQM for Commercial Area	17,27,725.00
4	External Development Charges (EDC)	5.72400 (Plotted) 0.23850 (Commercial)	24129.40	62,45,800/- per Ac for Plotted Area 2,49,83,100/- per Ac for Commercial Area	5,29,64,762.00
5	Internal Development Charges (IDC)	5.72400 (Plotted) 0.23850 (Commercial)	24129.40	250/- per SQM for plotted area and 500/- per SQM for Commercial Area	62,74,000.00
	TOTAL				6,62,80,742.00
	<i>Licensing Cost</i>			111.16 Lacs per Ac	2746.89 per SQM
CONSULTANT, SURVEY AND TESTING FEE					
1	Architect / MEP / Consultant Fee	5.96250	L.S.	-	25,00,000.00
2	Surveying Fee (3 Days @ 15,000/- per day)	5.96250	L.S.	-	45,000.00
3	Geotechnical Survey	4 Bores	L.S.	-	50,000.00
4	Water Test	5.96250	L.S.	-	50,000.00
	TOTAL				26,45,000.00
	<i>Planning & Design Cost</i>			4.44 Lacs per Ac	109.62 per SQM
INFRASTRUCTURE DEVELOPMENT COST					
S. No.	Particulars	Area (In Ac)	Area (In SQM)	Unit Rate (INR)	Amount (INR)
1	Laying of Water Supply (Dual Plumbing) System with UGT & WTP	5.96250	24129.40	12,50,000/- per Ac	74,53,125.00
2	Laying of Sewage Disposal System with STP	5.96250	24129.40	11,00,000/- per Ac	65,58,750.00
3	Laying of Storm Water Drainage System with RWH	5.96250	24129.40	4,25,000/- per Ac	25,34,063.00
4	Laying of Internal Roads & Pavements	-	LS		55,00,000.00
5	Street Lighting	5.96250	-	2,00,000/- per Ac	11,92,500.00
6	Landscaping of Parks + Playgrounds	5.96250	-	1,50,000/- per Ac	894375.00
7	Maintenance Charges (10 Years) with Resurfacing of Roads (Twice at 5 Years interval)	5.96250	-	9,00,000/- per Ac for 10 Years	53,66,250.00
	Services Development & Maintenance Cost			49,47,432/- per Ac	2,94,99,063.00
8	Electrification (HT / LT & LV)	5.96250	-	14,70,000/- per Ac	87,64,875.00
	Electrification Development Cost			13,44,350/- per Ac	87,64,875.00
9	Toe Wall	-	L.S.		32,50,000.00
10	Fire Fighting Installations	-	LS	30,000/- per Ac	1,78,875.00
11	Signages		LS	30,000/- per Ac	1,78,875.00
	Safety & Security and Social Infrastructure Development Cost			6,05,073/- per Ac	36,07,750.00
	TOTAL				4,18,71,688.00
	<i>Infrastructure Development Cost</i>			68.97 Lacs per Ac	1735.00 / SQM

OTHER COSTS					
1	Administrative & Operative Expenses	1%	9962.64 sqm Plotted	50,000/- per SQM for Plotted Area	49,81,320.00
2	Finance Cost (2 Years)	11.5%			2,54,83,409.00
	TOTAL OTHER COSTS				3,04,64,729.00
	<i>Marketing, Administration & Finance Costs</i>			<i>51.09 Lacs per Ac</i>	<i>1262.56 per SQM</i>
	Total Expenditure (Envisaged)			590.76 Lacs per Ac	35,22,43,153.00
	Expenditure Incurred on Saleable Area				35,356.41 per SQM

GST payable extra on above rates, as applicable.

REVENUE :					
SALE PROCEEDS (DEVELOPER'S SHARE ONLY)					
S. No.	Particulars	Area (In Acres)	Area (In SQM)	Rate (INR) @ per SQM	Amount (INR)
1	Total	2.46182	9962.64	57,000.00	56,78,70,480.00
2	Nursery	0.20000	809.41	25,000.00	2,02,35,250.00
	TOTAL	2.66182	10772.05		58,81,05,730.00
	Landowner's	32.31%			18,34,78,952.00
	Developer's		67.79%		40,46,26,778.00
	Pro-rate Revenue	12.95%			5,23,83,625.00
