

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

**FOR**

**PROPOSED "COMMERCIAL PLOTTED COLONY OVER AN AREA  
MEASURING 4.15625 ACRES" (LICENSE NO.125 OF 2023 DATED  
15.06.2023) IN THE REVENUE ESTATE OF VILLAGE GURUGRAM,  
IN SECTOR - 14, GURUGRAM – MANESAR URBAN COMPLEX  
BEING DEVELOPED BY M/S SPJ PROPERTIES PVT. LTD.**

**SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 4.15625 ACRES" (LICENSE NO.125 OF 2023 DATED 15.06.2023) IN THE REVENUE ESTATE OF VILLAGE GURUGRAM, IN SECTOR - 14, GURUGRAM - MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S SPJ PROPERTIES PVT. LTD.**

**REPORT :-**

Gurugram town of Haryana State situated on N.H. -48 road at a distance of 35 Km from Delhi. Being in the national capital region the town has fast developing tendency and potential. Further, it has also started sharing the growing residential, commercial and Industrial load of Delhi. In order to review the growing pressure of population in National Capital of Delhi, It has been decided by the Haryana Government to develop various infrastructure facilities in Gurugram - Manesar Urban Complex. The layout plan was approved vide DTCP Haryana Chandigarh Drg. No. DTCP-9329 dated 15.06.2023. This report is for a part of service estimate for proposed "commercial plotted colony" area measuring 4.15625 acres" (License No.125 of 2023 Dated 15.06.2023) in the Revenue Estate of Village Gurugram, in Sector - 14, Gurugram - Manesar urban complex being developed by M/s SPJ PROPERTIES PVT. LTD. has been prepared with the following provisions which are as under:-

**1. WATER SUPPLY**

The source of water supply in this area is by HSVP/GMDA Mains. It has been proposed to construct underground tanks of capacity as per attached details and the location for domestic purpose and for fire protection. The underground tanks will be fed from the HSVP/GMDA based supply, which will feed O.H. tanks on the roof of the SCO's and has been designed as per the Hazen Williams formula. Presently there is HSVP/GMDA W/S in this area. However the provision of tube well has been taken in this estimate due to non-availability of water but after getting the approval from the competent authority through tube well / tankers / any other approved source till HSVP/GMDA W/S will made available. The proposed tube well shall be 510mm bore drilled with reverse rotary rig and installed with 80mm i/d housing pipe and 50mm i/d slotted tube as strainer.

**DESIGN**

The scheme has been designed for population of 4350 persons, considering 1 person per 3 sqm area for ground floor and 1 person per 6 sqm for first floor for plotted commercial colony and considering @ 10% for shopkeeper @ 45 LPCD and @ 90% for visitors @ 15 LPCD and office area 1 person per 10 sqm for 2<sup>nd</sup> & 3<sup>rd</sup> floor and considering @ 90% for official @ 45 LPCD and @ 10% for visitors @ 15 LPCD and other requirement etc. as per design calculations.

**PUMPING EQUIPMENTS**

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

**2. SEWERAGE**

The scheme is designed for sewer connecting to the STP and bypass connection to HSVP/GMDA sewer scheme.

The sewer lines have designed for three times average D.W.F in relation to water supply demand. It has assumed that about 80% of the domestic and flushing water supply shall find its way into the proposed sewer. Sewer lines shall be running by gravity and discharge to STP proposed. Treated water will be used for Irrigation & Flushing purpose (through recycling) under the pipe line system.

**3. STORM WATER DRAINAGE**

It has been proposed to lay R.C.C pipes with required number of manholes for disposal of storm water, which will be connected to the HSVP/GMDA drain. The intensity of rain fall has been taken as 6.00mm (1/4") per hour. A minimum size of 400mm i/d R.C.C pipe for storm water drain will be provided and designed as per manning's formula. Necessary provision of rainwater harvesting arrangement has also been taken in this estimate.

**4. ROADS**

Road have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP/GMDA.

**5. STREET LIGHTING AND ELECTRIFICATION**

Provision for external lighting of proposed area has been made.

**6. HORTICULTURE**

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

**7. FIRE FIGHTING**

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

**8. SPECIFICATIONS**

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

**9. RATES**

The estimate has been based on the present market rates.

**10. COST**

The total cost of the scheme including cost of all services works out to Rs. ~~612.05~~ <sup>743.67</sup> ~~Lacs~~ <sup>745.21</sup> including 3% contingencies and 49% departmental charges + price as calculation and cost per acre comes out to Rs. ~~147.26~~ <sup>178.92</sup> Lacs.

**For SPJ PROPERTIES PVT. LTD.**

(Authorized Signatory)

*Authorised Sign./Director*

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**DESIGN CALCULATION**

Total Area of Plot (Commercial)	=	4.15625 Acres Or
		16819.72 Sqm
Permissible Ground Coverage @ 35%	=	5886.902 Sqm
Permissible FAR @ 150%	=	25229.58 Sqm
Proposed Ground coverage	=	5886.32 Sqm
Area Under Public Utility	=	50.00 Sqm
Proposed FAR Achieved	=	25227.086Sqm
Nos. Of S.C.O.'s	=	46 Nos.

**I) WATER REQUIREMENT****A). Ground + First Floor**

1 Area on Ground Floor (Shopping Area) S.C.O.'s	=	5886.32 Sqm
Occupancy @ 3m <sup>2</sup> / person	=	1963 Persons
2 Shopping area on First floors	=	5886.32Sqm
Occupancy @ 6 m <sup>2</sup> /person	=	981 Persons
<b>Total occupancy</b>	=	<b>2944 Person</b>
Water Requirement @ 10% shopkeeper		
=295 nos. @ 45 LPCD	=	13275 LPD
Water Requirement @ 90% visitors		
=2649 nos. @ 15 LPCD	=	<u>39735</u> <del>34155</del> LPD
<b>Total</b>	=	<b>53010 LPD.....(A)</b>

**B. 2<sup>nd</sup> Floor & 4<sup>th</sup> Floor (Office Area)**

i) Office Area (Remaining area 25227.086 – 11772.64 )	=	13454.446 Sqm
Occupancy @ 10 m <sup>2</sup> / Person	=	1346 Persons
Water Requirement @ 90% official = 1212Persons		
@ 45 LPCD	=	54540 LPD
Water Requirement @ 10% visitors = 134 Nos		
@ 15 LPCD	=	2010 LPD
<b>Total</b>	=	<b>56550LPD.....(B)</b>

<b>C) For Public Utility Services L.S.</b>	=	<b>10000.00 LPD.....(C)</b>
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**D) MTC. STAFF + GUARD ETC.**

Considering water requirement for mtc. Staff		
+ Guard etc. L.S.	=	60 Persons
Water Requirement @ 45% LPCD	=	2700 LPD .....(D)

<b>Total Water Requirement (A+B+C+D)</b>	=	<b>1,22,260.00 LPD</b>
		<b>OR 123.00 KLD Say 130 KLD</b>

**II) FIRE DEMAND**

(i) For UGT i.e. Population	=	4350 Persons
(p) $\frac{1}{2} \times 100/1000 = (4.350) \frac{1}{2} \times 100 \times 1/3$		
( Considering 1/3 of total )	=	69.52KLD
Add. 15 % extra for marginal factor	=	10.43KLD
<b>Total</b>	=	<b>79.95 KLD Say 100.00 KLD</b>

III)	<b>Garden Irrigation Requirement (For Total Area)</b>	= 30.00 KLD
IV.	<b>Total Water Requirement</b>	= 130.00 KLD
	(Excluding Fire Demand)	
	Hence Domestic Water Requirement (67%)	= 130 x 67% = 87.00 KLD
	Hence Flushing Water Requirement (33%)	= 130 x 33% = 43.00 KLD
	Day Requirement @ 60%	= 53.00 K.L. for Domestic Say 60.00 K.L.
		= 26.00 K.L. for Flushing Say 30.00 K.L.

But it is proposed to construct an underground tank capacity 60 K.L. in two compartment for domestic use, 30 K.L. for non-potable water in two compartment (at STP) and 100 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan with UGT.

Total Capacity of UGT	= 60 + 100	= 160.00 KLD
Total storage capacity of S.T.P. ( 30 + 30 )		= 60.00 KLD

V.	<b>Tube Well</b>	<b>For UGT</b>
	a) Yield	= 15 K.L. / Hr.
	b) Working Hour per day	= 16 Hr. / Per Day
	c) Total water demand	= 80 M3/Day
	d) Number of tube well required	= 0.333
	(Water Demand / Discharge / Hr. working Per day)	
	e) Add 5% extra	= 0.016
	Total	= 0.349 Nos
	Say	= 1 Nos

(Water to the proposed development is to be supplied by HSVP/GMDA. However, it is proposed to install only one no. tube wells for augmentation / standby purposes and provision has also been taken in the estimates due to non-availability of water but after getting the approval from competent authority..

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

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

II)	<b>Boosting Machinery for domestic water For UGT</b>	
	<b>Total Water Requirement</b>	= 88.00 KLD
	Pumping per hour @ 8 hr. pumping / day	= 88 / 8 KL / hr.
		= 10.875KL / hr.
		= 181.25 lpm = 3.02lps
		Say 4.00lps

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Gross working head	For UGT
Suction lift	= 7.00 mts.
- Frictional loss in mains & specials	= 6.00 mts.
- Clear Head required	= 35.00 mts.
Total	= 48.00 mts.
Say	= 48.00 mts.
Pump HP	= $(4.00 \times 48) / (75 \times 0.60)$
	= 4.26 H.P.
Say	= 5.00 HP

It is proposed to provide 2 No. of pumping set of 4.00 lps discharge at 48 mts Head each (1W + 1SB) for UGT

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

Total Water Requirement	= 43 K.L.D
Pumping per hour @ 8 hr. pumping / day	= 43 / 8 KL / hr.
	= 5.375 KL / hr.
	= 89.58 lpm = 1.49 lps,
Say 1 No. 2.00 lps each	

Gross working head	
- Suction lift	= 7.00 mts.
- Frictional loss in mains & specials	= 6.00 mts.
- Clear Head required	= 35.00 mts.
Total	= 48.00 mts.
Say	= 48.00 mts.
Pump HP	= $(2.00 \times 48) / (75 \times 0.60)$
	= 2.13 HP
Say	= 3.00 HP

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

### IV) Boosting Machinery for Irrigation water

Total Water Requirement	= 30 KLD
Pumping per hour @ 5 hr. pumping / day	= 30 / 5 KL / hr.
	= 6.00 KL / hr.
	= 100.00 lpm = 1.67 lps
Say	= 2.00 LPS

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

= 1.38 HP

Say = 2.00 HP

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

#### V) DG Set for pumping

##### DG Set Requirement

Submersible Pump (1 x 10)

= 10.00 HP

Domestic Pump (1 x 5.00)

= 5.00HP

For External Electrification

= 15.00 HP

Total pump load

= 30.00 HP

=  $30.00 \times 0.746 \times 1.50$ 

= 33.57K.W

Total DG capacity

= 1 No. 40 KVA

Hence it is proposed to provide 1 No. D.G. Set of 40 KVA capacity at UGT

For STP ( DG set ) = Flushing + Irrigation =  $3+2+5 = 10$  HP

=  $10 \times 0.746 \times 1.50 = 11.19$  KVA or 15 KVA

#### VI) FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = 87 KLD for domestic & 43 KLD for flushing

i) 80% of total Domestic Water Demand = 80% of 87 KLD = 69.60 KLD

ii) 80% of total Flushing Water Demand = 80% of 43 KLD = 34.40 KLD

~~ADD capacity of Irrigation~~ Total = 104.00 KLD

Considering 5% marginal factor ~~document~~ = 5.20 KLD ✓

G. Total = 109.20 KLD

Say 110 KLD

Proposed STP Capacity = 110 KLD Or 0.11 MLD

For SPJ PROPERTIES PVT. LTD.

Authorised Sign./Director

(Authorized Signatory)



## FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO. I	WATER SUPPLY SCHEME	<del>109.00</del> <del>97.74</del> 130.92
2	SUB WORK NO. II	SEWERAGE SCHEME	<del>54.34</del> <del>87.00</del> 52.41 62.00
3	SUB WORK NO. III	STORM WATER DRAINAGE	<del>75.25</del> 53.47 241.22
4	SUB WORK NO. IV	ROAD NETWORK	<del>231.50</del> 189.47
5	SUB WORK NO. V	STREET LIGHTING	<del>9.57</del> 16.00
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	4.01 ✓
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS	<del>221.45</del> <del>265.38</del> 235.18
		TOTAL	<del>612.05</del> <del>738.78</del> 743.67


Cost Per Acre = Rs. ~~612.05~~ Lacs / 4.15625 = Rs. ~~147.26~~ Lacs Per Acre

AUTHORISED SIGNATORY

For SPJ PROPERTIES PVT. LTD.

  
 Authorised Sign./Director

  
 Executive Engineer  
 HSVP Division No VI  
 Gurugram

  
 Superintending Engineer,  
 HSVP Circle, Gurugram

Checked subject to Comments  
 In forwarding letter No.....  
 Dt..... and notes  
 attached with estimate

  
 Superintending Engineer (HQ)  
 for Chief Engineer  
 HSVP, P...

SPR-2



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

## WATER SUPPLY

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			<del>36.10</del>
1	Sub Head No. 01	Head Works	<del>21.10</del> 24.00
			<del>17.50</del>
2	Sub Head No. 02	Pumping Machinery	<del>11.60</del> 14.00
			<del>24.05</del>
3	Sub Head No. 03	Rising Main from Plant Room	<del>23.57</del> 25.10
4	Sub Head No. 04	External Fire Hydrants	4.62 ✓
			<del>3.04</del>
5	Sub Head No. 05	Irrigation	<del>2.80</del>
			<del>85.31</del>
		TOTAL	<del>63.69</del> 71.02
		Add 3% contingencies & P.H. Services	<del>2.56</del> 1.91 2.13
		TOTAL	<del>87.87</del> 65.60 73.15
		Add 49% Departmental Charges + Price escalation	<del>43.05</del> 32.14 35.84
		TOTAL	<del>97.745</del> 108.99
		Say in Lacs	<del>130.192</del> 97.74
			109.00

c.o to final abstract of cost

SUB WORK NO. 1  
Sub Head No. 01

WATER SUPPLY  
HEAD Works

Sr. NO.	Description	Amount in Rs.
	<i>incl. 100 KL cap. for fire</i>	<i>960000/-</i>
1	a) Construction of U.G. tanks and Fire Tank Including pipes, valve & Specials. i) UGT 160 KLD @ Rs. 4500/- per K.L.D <i>5500/-</i>	<del>720000.00</del> <i>8.80</i> <del>360000/-</del>
	b) Construction of storage tank at STP = 60 KLD @ Rs. 4500/- per KLD <i>6000/-</i>	<del>270000.00</del>
2	Provision for construction of Boosting Station 1 Nos @ Rs. 250000/- each <i>4.10 lac</i>	<del>250000.00</del> <i>4.10</i>
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 98 Mtr complete in all respect. 1 Nos @ Rs. 700000/- each <i>only for drinking purpose with 15.00 permission of Govt</i>	<del>700000.00</del> <i>15.00 lac</i>
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 100000/- each	100000.00
5	Provision for carriage of material and unforeseen items L.S.	<del>20000.00</del>
6	Provision of special for tube well and rising main to U.G.T. L.S.	50000.00
7	<i>Prov. for boundary wall around the 4 side</i>	<i>2.00 lac</i>
8	<i>Prov. for foot path, hedges and lawn etc</i>	<i>1.00 lac</i>
	<b>TOTAL</b>	<del>2440000/-</del> <i>2440000/-</i>
	<b>Say in Lacs</b>	<del>24.40</del> <i>24.40</i>

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

*36.10 lac*

## SUB WORK NO. 1

## Sub Head No. 02

WATER SUPPLY  
Pumping Machinery

Sr. NO.	Description	Amount in Rs.
1	Providing and installing Hydro pneumatic pumping set of following capacities for domestic water Supply with specials 4.00 lps at 48 mts head - 2 No. (1W+1SB) - @ Rs. <del>80,000/-</del> each Set (5.00HP)	<del>160000.00</del> 3.00 lacs
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply 2.00 lps at 48 mts head - 2 No. (1W+1SB) @ Rs. <del>50,000/-</del> 1 Set (3.00 HP each)	<del>100000.00</del> 1.20 lacs
3	Providing and installing Submersible pump for tube wells with specials 4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. <del>1,00,000/-</del> 1 Set (10HP each)	<del>100000.00</del> 2.00 lacs
4	Providing and installing Hydro Penumatic pumping set of following capacities for irrigation drainage 2.00 - lps at 31 mts head 2 Nos (1W + 1SB) @ Rs. 15,000/- (2.0 HP )	30000.00
5	Provision for D.G. Set for stand by arrangement for all machinery (40+15) = 1 No. <del>40</del> KVA @ Rs. <del>10,000/-</del> per kVA	<del>550000.00</del> 6.00 lacs
6	Provision for making foundations & erection of pumping machinery	50000.00
7	Provision for pipes, valve & specials inside boosting chamber	100000.00
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	<del>300000.00</del> 2.50 lacs
9	Provision for carriage of materials and other unforeseen items L.S.	20000.00
	<b>TOTAL</b>	<del>1160000.00</del> 14.10 lacs
	<b>Say in Lacs</b>	<del>11.60</del> 17.50 lacs

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

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## SUB WORK NO. 1

Sub Head No. 03

## WATER SUPPLY

Rising main upto Plant Room, Domestic &amp; Flushing Water Supply

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects <i>(Dom. &amp; Flushing water line)</i>	<i>17.81 lacs</i>
i)	100mm dia D.I. Pipe 12 <del>19</del> Mtr @ Rs. 1460/- Per Mtr	<del>1779740.00</del>
ii)	150mm i/d D.I. Pipes <del>18</del> Mtr @ Rs. 2040/- Per Mtr	16320.00
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	<i>0.40</i>
i)	100mm i/d <del>10</del> No. @ Rs. 11000/- each	<del>110000.00</del>
ii)	150mm i/d 2 No. @ Rs. <del>13</del> 000/- each	<i>30000</i> <del>26000.00</del>
3	Providing and fixing indicating plates for sluice valve <del>12</del> No. @ Rs. 2000/-	<del>24000.00</del>
4	Provision for carriage of materials and other unforeseen items	<i>1.00</i> <del>50000.00</del>
5	Provision for making connection with Govt. Pipe etc. <i>water supply line on main road</i>	<i>2.00</i> <del>200000.00</del>
6	Provision for cutting the road and making good the same	100000.00
7.	<i>Prov. and fixing air valve and scour valve, scour tap incl. cost of masonry chamber</i>	<i>1.00</i>
	TOTAL (Ls) <i>2510060/-</i>	<del>2356060.00</del>
	Say in Lacs	<i>23.57</i>

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

*\$ 24.05 lacs*

**SUB WORK NO. 1****Sub Head No. 04****WATER SUPPLY****Fire Rising Main**

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing Heavy Class M.S. Pipes for fire rising main including cost of fittings, valves, connection etc. complete in all respect	
a)	100mm dia - 96M @ Rs. 1460/- Per Mtr	140160.00
2	Providing and fixing fire Hydrant with accessories 16 No. @ Rs. 15000/- each	240000.00
3	Provision for carriage of materials (Lump sum)	25000.00
4	Providing and fixing indicating plate -16 No. @ Rs. 2000/- each	32000.00
5	Provision of road cutting and making its condition as original - L.S.	25000.00
	<b>TOTAL</b>	<b>462160.00</b>
	<b>Say in Lacs</b>	<b>4.62</b>

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

## SUB WORK NO. 1

## Sub Head No. 05

## WATER SUPPLY

## Irrigation

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect	0.54 lacs
	i) 25mm i/d 180 M @ Rs. 300/- Per Mtr	<del>90000.00</del>
2	Providing and fixing 20mm dia, Irrigation hydrant valve complete in all respect 30 No. @ Rs. 3000/- each	<del>90000.00</del>
		1.58 lacs
2	Provision for indicating plates with boxes etc.	
	30 Nos. @ Rs. 2000/- Each	60000.00
3	Provision for carriage of materials and other unforeseen items (Lump sum)	20000.00
4	Provision for road cutting and making as original condition L.S.	20000.00
		3.04 lacs
	<b>TOTAL</b>	<del>280000.00</del>
	<b>Say in Lacs</b>	<del>2.80</del>

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



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## SUB WORK NO. II

## SEWERAGE SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, jointing, cutting and testing stoneware pipe grade A and lowering into trenches including cost of excavation, bed concrete, cost of manholes etc. complete	<del>2270/-</del> 1700/- <del>354120/-</del>
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 156 M @ Rs. 1700/- per Mtr	265200.00 <del>2165120</del>
	b) SW Pipe 250mm i/d avg depth 2.00 M 229 M @ Rs. 2000/- per Mtr <del>2550/-</del>	458000.00 <del>583950/-</del> <del>4.60 lac</del>
	c) SW Pipe 300mm i/d avg depth 3.00 M 4 M @ Rs. 2400/- per Mtr <del>2700/-</del>	9600.00 <del>10800/-</del>
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 150mm dia Heavy Class DI pipes (overflow for STP)	13500
	a) 150MM i/d D.I. Pipe - 290 M @ Rs. 2040/- Per Mtr	591600.00
3	Provision of lighting and watching etc.	50000.00
4	Provision for cartage of material & cutting of roads etc.	50000.00 <del>2.10</del>
5	Provision for making <del>sewer</del> connection with Govt. sewer line <del>on master road</del>	<del>350000.00</del> <del>2.10 lac</del>
6	Provision for STP 110 KLD (Tertiary Treatment Level with recycling storage). Complete in all respect. @ Rs. 16,000/- per KLD	1760000.00 <del>3750000/-</del> <del>17.60 lac</del>
	<b>TOTAL</b>	<del>6670470/-</del> <b>2414400.00</b> <del>35.41</del>
	Add 3% contingencies & P.H. Services	<del>170114/-</del> <b>102432</b> <del>1.06</del>
	<b>TOTAL</b>	<del>5840584/-</del> <b>3516832</b> <del>35.41</del>
	Add 49% Departmental Charges + Price escalation	1723248 <del>2861886/-</del> <del>36.47</del>
	<b>TOTAL</b>	<del>8702470/-</del> <b>5240080</b> <del>17.87</del>
	Say in Lacs	<del>52.41</del> <del>87.00</del> <b>54.34</b>

(C/O to Final Abstract of cost)

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## SUB WORK NO. III

## STORM WATER SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, manholes, specials into trenches including manholes, chambers etc. excavation, backfilling and disposal of surplus earth complete in all respect	
	a) RCC Np3 pipe 400mm i/d = 616 M @ Rs. 2500/- Per Mtr	1540000.00
2	Provision for road gulley & with pipe connection L.S.	50000.00
3	Provision for lighting and watching L.S.	50000.00
4	Provision for timbering and shoring L.S.	50000.00
5	Provision for cartage of material L.S.	50000.00
6	Provision for making connection with Govt. storm water drain L.S.	350000.00
7	Providing rain water harvesting arrangement for 05 No. pits @ Rs. 25000/- each	1250000.00
	<b>TOTAL</b>	3490000.00
	Add 3% contingencies & P.H. Services	104700.00
	<b>TOTAL</b>	3594700.00
	Add 49% Departmental Charges + Price escalation	1761403.00
	<b>TOTAL</b>	5356103.00
	Say in Lacs	53.57

(C/O to Final Abstract of cost)

Handwritten notes and corrections on the right side of the table:

- For item 1: 2980/-
- For item 1a: 1817200/-
- For item 2: 15.40 lacs
- For item 3: 2.50 lacs
- For item 4: 2.00 lacs
- For item 5: 2.00 lacs
- For item 6: 3.50 lacs
- For item 7: 17.50 lacs
- For item 7: 22.50 lacs
- For item 7: 40.40 lacs
- For item 7: 1.21 lacs
- For item 7: 41.61 lacs
- For item 7: 25.6946 lacs
- For item 7: 20.39 lacs
- For item 7: 62.6 lacs
- For item 7: 76.25 lacs

## Sub Work No. 4

## ROAD WORKS

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Per Acre	4.15625	<del>100000</del> 175000	<del>415625</del> 727344/-
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40 ii) Providing and laying Bituminous road (200mm GSB, 300mm WMM, 50mm DBM, 40mm BC).	Sqm	8080	<del>1500</del> 1200	<del>9696000</del> 12120000/-
3	Provision for kerbs & channels of C.C. 1.2:4	Metre	1400	600	840000
4	Provision for making approach and pavement to building, provision for C.C pavement	Sqm	L.S.		150000
5	Interlocking tile 80mm thick for surface of pavement etc.	Sqm	1430	<del>1000</del>	<del>1430000</del> 14.30
6	Provision for parking arrangement, guide map and indicating board etc.	LS			150000
7	Provision for carriage of material	LS			200000
8	Prov. for Traffic light control			(LS)	1.00
	<b>Sub Total</b>			<del>15081344</del>	<del>12345625</del>
	Add 3% contingencies & PH Services			<del>452440</del>	<del>370369</del>
	<b>Sub Total</b>			<del>15533784</del>	<del>12715994</del>
	Add 49% Departmental Charges			<del>7611554</del>	<del>6230837</del>
	<b>Total</b>			<del>23145338</del>	<del>18946831</del>
	<b>Say Rs. In Lacs</b>				<del>189.47</del>
					<del>231.50</del>

(C.O. to Final abstract of cost)

157.17

4.72

161.89

79.33

241.22

1as

## Sub Work No. 5

## STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Providing lighting at surrounding area s per standard specifications of HVPN	Acre	4.1563	<del>150000</del> 250000	<del>623437.5</del> 1039075
	Add 3% contingencies & PH Services				<del>18703</del> 31172/-
	Total				<del>642141</del> 1076247/-
	Add 49% Departmental Charges , price escalation unfor seen, admin				<del>314649</del> 524421/-
	Total				<del>956790</del> 1594668/-
	Say Rs. in Lacs				<del>9.57</del> 16.00

(C.O. to Final abstract of cost)

## Sub Work No. 6

## HORTICULTURE

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Development of Lawn Areas				
a.	Trenching of ordinary soil upto depth of 60 cm i/c removal & stacking of serviceable material & disposing by spreading and levelling within a lead of 50 M and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water i/c cost of imported earth and manure				
b.	Rough dressing of turfed area				
c	Grassing with "Cynadon dactylon" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5 cm part in either direction				
d	organized green 1200 Sqm (Appx) Or 0.30 Acres ( Considering for part area L.S. )	Acre	0.3	150000	45000
2	Providing and planting trees along boundary @12 m interval (Length appx 1400M) = $1400/12 = 119$ Nos <b>116.66</b> Say No. of trees = 120 Nos Cost details : Excavation = Rs. 100 Manure = Rs. 100 Tree Plant = Rs. 100 Tree Guard = Rs. 1500 Total = Rs. 1800				
		Each	120	1800	216000
	<b>Sub Total</b>				<b>261000</b>
	Add 3% contingencies & PH Services				7830
	<b>Sub Total</b>				<b>268830</b>
	Add 49% Departmental Charges				131727
	<b>Total</b>				<b>400557</b>
	<b>Say Rs. In Lacs</b>				<b>4.01</b>

(C.O. to Final abstract of cost)



## Sub Work No. 7

## Mtc. Of services &amp; Resurfacing of Road

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)	
1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects 4.15625 acres @ Rs. 5.00 lacs per acre	Acre	4.1563	<del>500000</del> 8110210	<del>2078125</del> 33125 3117225/-	
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick DBM including leveling coarse and 30mm BC as per crust design whichever is safer	Sqm	8080	<del>600</del> 6601	<del>4848000</del> 53.33 lacs	
3	2nd phase after next five years of 2nd phase (50mm DBM & 30mm BC or as per crust design whichever is safer)	Sqm	8080	<del>800</del> 8201	<del>6464000</del> 66.66 lacs	
	<b>Sub Total</b>			<del>14429225/-</del>	<b>13390125</b>	153.24
	Add 3% contingencies & PH Services			<del>432877/-</del>	401704	4.60
	<b>Sub Total</b>			<del>14866212/-</del>	<b>13791829</b>	157.84
	Add 49% Departmental Charges			<del>7282430/-</del>	6757996	77.34
	<b>Total</b>			<del>2214452/-</del>	<b>20549825</b>	235.18
	<b>Say Rs. In Lacs</b>				<b>205.58</b>	
					<b>22145</b>	

(C.O. to Final abstract of cost)



**SUMMARY OF DESIGN REQUIREMENT**

S. No.	Description	Qty	Unit
1	Total Population	4350	Persons
2	Total Water Requirement (Domestic)	87	KLD
3	Total Water Requirement (Flushing)	43	KLD
4	Total Water Requirement (Horticulture)	30	KLD
5	U. G Tank (Domestic + Fire) 60+ 100 KL = 160 KL	1	No.
6	No. of Domestic WS pumps UGT	1 + 1	Set
7	No. of Flushing pumps	1 + 1	Set
8	No. of submersible pumps	1	No.
9	Generating sets (40 KVA + 15 KVA = 55 KVA )	1	55 KVA
10	S.T.P. (110 KLD)	1	No.

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

22

S. No.	Description	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic	466 M	5 M	-
2	Flushing	458 M	3 M	-
3	Rising Main	295 M	-	-
	<b>Total</b>	<b>1219 M</b>	<b>8 M</b>	<b>-</b>

say 1220m

10m<sup>h</sup>

## MATERIAL STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

23

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	UGT	A	150	5		5	-
2	A	B	100	105	105		-
3	B	C	100	128	128		-
4	A	A1	100	128	128		-
5	A1	C	100	105	105		
	Total			471	466	5	-

Total for 100mm i/d D.I. Pipe Length 466 Mtr

Total for 150mm i/d D.I. Pipe Length 5 Mtr

Total 466 Mtr

## 24

Total for 100mm i/d Pipe Length	458 Mtr
Total for 150mm i/d Pipe Length	3 Mtr
Total	= 461 Mtr

Total for 100mm i/d Pipe Length	458 Mtr
Total for 150mm i/d Pipe Length	3 Mtr
Total	= 461 Mtr

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

25

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			150mm	100mm
1	T.W.	UGT	100	15	0	15
2	Govt. Line	UGT	100	280	0	280
	Total			295	0	295

26

## MATERIAL STATEMENT FOR SEWERAGE SCHEME

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Length in Mtr		
	From	To			200mm i/d	250mm i/d	300mm i.d
1	A	B	88	200	88	-	-
2	B	C	102	250		102	-
3	C2	C1	68	200	68		
4	C1	C	127	200		127	
5	C	S.T.P.	4	300	0		4
6	STP	Govt line (BY Pumping ) 150mm i/d D.I. PIPE=290 mtr				-	-
	<b>Total</b>		<b>389</b>		<b>156</b>	<b>229</b>	<b>4</b>

200mm i/d Pipe Length

156 Mtr

250mm i/d Pipe Length

229 Mtr

300mm i/d Pipe Length

4 Mtr

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

290 Mtr

230 m



**MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME**

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe
			Length in Mtr
	From	To	
1	A	B	102
2	B	C	135
3	C3	C2	105
4	C2	C1	72
5	C5	C4	50
6	C6	C4	36
7	C4	C1	27
8	C1	C	29
9	C	Govt. S.W.D.	60
	<b>Total Length</b>		<b>616</b>

**Total Length 400mm i/d RCC Np3 pipe = 616 Mtr**

**TOTAL RAIN WATER HARVESTING (RWH)= 5 No.**

## Material Statement of Road Works

28

## i) 6.00 Mtr wide Road

## a) Road / Parking

a) Road No. -1 = 120.00 x 6.00 M =	720.00	Sqm.
b) Road No. -2 = 110.0 x 6.00 M =	660.00	Sqm.
c) Road No. -3 = 120.0 x 6.00 M =	720.00	Sqm.
d) Road No. -4 = 108.0 x 6.00 M =	648.00	Sqm.
e) Road No. -5 = 48.0 x 6.00 M =	288.00	Sqm.
f) Road No. -6 = 48.0 x 6.00 M =	288.00	Sqm.

## b) Parking Area

a) Parking No. -i = 72.0 x 48.00 M =	3456.00	Sqm.
b) Parking No. -ii = 30.0 x 24.00 M =	720.00	Sqm.
b) Parking No. -iii = 23.00 x 8.00 M =	184.00	Sqm.
<b>Total</b>	<b>7680.00</b>	<b>Sqm.</b>
Add. 5% extra for Curves	384.20	Sqm.
<b>Total</b>	<b>8064.20</b>	<b>Sqm.</b>
<b>Say</b>	<b>8080.00</b>	<b>Sqm.</b>

## ii) Kerbs &amp; Channels

a) 6.00 m wide road = 2 X 554 m =	1108.00	Sqm.
b) Parking = 72.0 + 48.0 + 64.20 + 40.0 =	224.20	Sqm.
<b>Total</b>	<b>1332.20</b>	<b>Sqm.</b>
Add. 5% extra for Curves	66.61	Sqm.
<b>Total</b>	<b>1398.81</b>	<b>Sqm.</b>
<b>Say</b>	<b>1400.00</b>	<b>Sqm.</b>

## iii) Pavement :-

i) Pavement - (a) = 68.00 x 3.0 M =	204.00	Sqm.
ii) Pavement - (b) = 48.00 x 3.0 M =	144.00	Sqm.
iii) Pavement - (c) = 78.00 x 3.0 M =	234.00	Sqm.
iv) Pavement - (d) = 40.00 x 3.0 M =	120.00	
v) Pavement - (e) = 21.60 x 6.0 M =	129.60	
vi) Pavement - (f) = 20.50 x 6.0 M =	123.00	
vii) open surface parking = L.S.	400.00	
<b>Total</b>	<b>1354.60</b>	<b>Sqm.</b>
Add. 5% extra for Curves	67.73	Sqm.
<b>Total</b>	<b>1422.33</b>	<b>Sqm.</b>
<b>Say</b>	<b>1430.00</b>	<b>Sqm.</b>

### **MATERIAL STATEMENT FOR EXTERNAL FIRE FIGHTING**

Total length of water supply line ( Domestic ) = 471 M

Fire hydrant Considering @ 30M c/c each ( 471/30 ) = 16 Nos.

**For 100mm dia with Fire Hydrant = 16 Nos**

**For 100mm dia pipe = 16 x 6.00 = 96.00 Mtr**

## SUBHEAD : IRRIGATION WATER SUPPLY SCHEME - DESIGN CALCULATION (HORTICULTURE)

## HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Population	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (in mm)	Size of the Pipe Recommended (mm)	Hydraulic Radius	Total Friction Loss in m/m	Length (M)	Loss of Head in Line (M)	Formation Level	Available head (M)
1	From Flushing Water Supply line	30000	-	-	25.00	25	7	-	180	-	-	-

Note :- 30 Nos connections are to be done from flushing water supply line i.e. 30 Nos x 6 Mtr/each = 180 Mtr for 25mm i/d

## HYDRAULIC STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

[illegible]

## HYDRAULIC STATEMENT OF WATER SUPPLY (FLUSHING)

32



# DESIGN STATEMENT OF SEWERAGE SCHEME

25

## DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENSITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0.6


S. No.	Name of Node	Area (Self)	Area (Self)	Branch Area	Total Area	Total Area	Rain fall mm / hr.	Discharge @ 12.36 LPS/4.12	Length	Pipe dia	Slope	Velocity	Cap. Of drain	Fall + Extra Fall	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks	
															Start	End	Start	End	Start	End	Start	End			
1	2	IN SQM	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	A - B	2550	0.63	0	0.63	0.26	6.00	9.01	102	400	570	0.76	98.57	0.18	0.18	220.05	219.85	220.25	220.10	219.05	218.87	1.20	1.23	1.21	RWH - 1
2	B - C	3375	0.83	0.63	1.46	0.59	6.00	10.24	135	400	570	0.76	98.57	0.24	0.24	219.85	219.50	220.10	219.90	218.87	218.63	1.23	1.27	1.25	RWH - 2
3	C3 - C2	3570	0.88	0	0.88	0.36	6.00	6.25	105	400	570	0.76	98.57	0.18	0.18	220.00	220.00	220.30	220.05	219.10	218.92	1.20	1.13	1.17	
4	C2 - C1	1800	0.44	0.88	1.32	0.53	6.00	9.20	72	400	570	0.76	98.57	0.13	0.13	220.00	219.55	220.05	219.85	218.92	218.79	1.13	1.06	1.10	RWH - 3
5	C5 - C4	1650	0.41	0	0.41	0.17	6.00	3.98	50	400	570	0.76	98.57	0.09	0.09	220.00	219.90	220.10	220.00	219.10	219.01	1.00	0.99	1.00	
6	C6 - C4	1080	0.27	0	0.27	0.11	6.00	1.90	36	400	570	0.76	98.57	0.06	0.06	219.95	219.90	220.10	220.00	219.10	219.04	1.00	0.96	0.98	
7	C4 - C1	560	0.14	0.68	0.82	0.33	6.00	5.75	27	400	570	0.76	98.57	0.05	0.05	219.90	219.55	220.00	219.85	219.01	218.96	0.99	0.89	0.94	RWH - 4
8	C1 - C	725	0.18	2.14	2.32	0.94	6.00	16.31	29	400	570	0.76	98.57	0.05	0.05	219.55	219.50	219.85	219.90	218.79	218.74	1.06	1.16	1.11	
9	C - Govt. S.W.D. line	1500	0.37	3.18	3.55	1.68	6.00	29.16	60	400	570	0.76	98.57	0.11	0.11	219.50	219.30	219.90	219.60	218.63	218.52	1.27	1.08	1.18	RWH - 5
								58.30																	
																					</				

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

Licence No. 125 of 2023

This Licence has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rule 1976, made there under to SPJ Properties Pvt. Ltd., A-11, Pitampura, New Delhi-110034 for setting up Commercial Plotted Colony over an area measuring 4.15625 acres in the revenue estate of village Gurugram, Sector-14, District Gurugram Manesar Urban Complex.


1. The particulars of the land, wherein the aforesaid Commercial Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
  - i. That the licensee will pay the Infrastructure Development Charges amounting to Rs. 2,52,30,516/- in two equal instalments. First Instalment will be due within 60 days of grant of license and second Instalment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
  - ii. 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.
  - iii. That the licensee 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.
  - iv. That the licensee 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.
  - v. That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.
  - vi. That the licensee shall integrate the services with Haryana Shehri Vikas Pradhikaran services as and when made available.
  - vii. That the licensee have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the

  
Director General  
Town & Country Planning  
Haryana, Chandigarh

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.


- viii. That the licensee have understood that the development / construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company 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.
- ix. That the licensee 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.
- x. That the licensee 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 Shehari Vikas Pradhikaran.
- xi. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- xii. That the licensee 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.
- xiii. That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- xiv. That the licensee shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two month period from the date of grant of license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- xv. That the licensee 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- xvi. That the licensee 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 execution of the layout and development works in accordance with the license granted.
- xvii. That the licensee shall not give any advertisement for sale of commercial area before the approval of layout plan / building plans of the same.

- xviii. That the licensee 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.
- xix. That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- xx. That the licensee 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 Layout Plan, applicant company 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.
- xxi. That the licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- xxii. 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.
- xxiii. That no pre-launch/sale of commercial site will be undertaken before approval of the layout plan.
- xxiv. That the owner/developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Commercial Colony after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Owner/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- xxv. That the licensee 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.
- xxvi. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

  
Director General  
Town & Country Planning  
& Haryana, Chandigarh

- xxvii. That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.
- xxviii. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- xxix. The implementation of such mechanism shall, however, have no bearing on the EDC instalment 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 the EDC instalments that are due for payment get paid as per prescribed schedule.
- xxx. That the licensee shall 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, Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- xxxi. That the licensee shall obey all the directions/restrictions imposed by the Department from time to time.
- xxxii. That the licensee shall not encroach the revenue rasta, if any passes through the applied site and keep it thoroughfare movement of the general public.
3. That licenced land forming the part of Sector, Road, Service roads, Green belts and 24/18 mtrs wide road shall be transferred within a period of 30 days in favour of Government from the date of approval of Zoning Plan, if applicable.
4. That the licensee shall demolish the temporary construction from the site before issuance of zoning plan.
5. The licence is valid up to 14/06/2028.

Dated: 15/06/2023.  
Place:

  
(T. L. Satyaprakash, IAS)  
Director General,  
Town & Country Planning  
Haryana, Chandigarh

Endst. No. LC-5045/JE (SK)/2023/ 19076

Dated: 15/06/2023

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

1. SPJ Properties Pvt. Ltd., A-11, Pitampura, New Delhi-110034 alongwith a copy of agreement, LC-IV B, Bilateral agreement & layout plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
5. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula
6. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
7. Addl. Director Urban Estates, Haryana, Panchkula.

8. Administrator, HSVP, Panchkula
9. Chief Engineer, HSVP, Panchkula.
10. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
11. Land Acquisition Officer, Gurugram.
12. Senior Town Planner, Gurugram along with layout plan.
13. District Town Planner, Gurugram along with a copy of agreement and layout plan.
14. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
15. Nodal Officer (Website) to update the status on the website.

  
(Narender Kumar)


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

To be read with License No. 125.....Dated 15/06 of 2023

Detail of land owned by SPJ Properties Pvt. Ltd.

Village	Khasra no.	Area (B-B)
Gurugram	4234/1747	2-17
	4235/1747	3-7
	5416/4228/1741	0-9
	Total	6-13
Or 4.15625 Acres		

Note: - Khasra no. 4235/1747(0-5-1) is under mortgage.

  
Director General  
Town & Country Planning  
Haryana, Chandigarh  
*June 15/23*