LC-4456

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATION OF

INTERNAL DEVELOPMENT WORKS

FOR

PROPOSED "COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 3.6423 ACRES" (LICENSE NO.95 OF 2021 DATED 12.11.2021) IN THE REVENUE ESTATE OF VILLAGE CHAUMA, IN SECTOR - 109, GURUGRAM – MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S GILLSON CHITS PVT. LTD. IN COLLABORATION WITH M/S BRISK INFRASTRUCTURE DEVELOPERS PVT. LTD.

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "COMMERCIAL PLOTTED COLONY OVER AN AREA MEASURING 3.6423 ACRES'' (LICENSE NO.95 OF 2021 DATED 12.11.2021) IN THE REVENUE ESTATE OF VILLAGE CHAUMA, IN SECTOR - 109, GURUGRAM – MANESAR URBAN COMPLEX BEING DEVELOPED BY M/S GILLSON CHITS PVT. LTD. IN COLLABORATION WITH M/S BRISK INFRASTRUCTURE DEVELOPERS 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-8014 dated 16.11.2021. This report is for a part of service estimate for proposed "commercial plotted colony" area measuring 3.6423 acres'' (License No.95 of 2021 Dated 12.11.2021) in the Revenue Estate of Village Chauma, in Sector - 109, Gurugram – Manesar urban complex being developed by M/s Gillson Chits pvt. ltd. in Collaboration with M/s Brisk Infrastructure Developers 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 3755 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 2nd & 3rd floor and maintenance staff 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**

642·55
~~391.15~~

The total cost of the scheme including cost of all services works out to Rs. ~~363.86~~ Lacs (~~Rupees Three Crores Sixty Three Lacs Eighty Six Thousand only~~) including 3% contingencies and 49% departmental charges + price as calculation and cost per acre comes out to Rs. ~~99.90~~ Lacs.

~~107.40~~ 176·41 Lakh

(Authorized Signatory)

DESIGN CALCULATION

Total Area of Plot (Commercial)	=	3.6423 Acres Or 14739.842 Sqm
Permissible Ground Coverage @ 35%	=	5158.945 Sqm
Permissible FAR @ 150%	=	22109.763 Sqm
Proposed Ground coverage	=	5058.528 Sqm
Area Under Public Utility	=	68.187 Sqm
Proposed FAR Achieved	=	21765.120 Sqm
Nos. Of S.C.O.'s	=	56 Nos.

I) WATER REQUIREMENT

A). Ground + First Floor

1 Area on Ground Floor (Shopping Area) S.C.O.'s	=	5058.528 Sqm
Occupancy @ $3m^2$ / person	=	1687 Persons
2 Shopping area on First floors	=	5058.528 Sqm
Occupancy @ 6 m^2/person	=	843 Persons
Total occupancy	=	**2530 Person**
Water Requirement @ 10% shopkeeper =253 nos. @ 45 LPCD	=	11385 LPD
Water Requirement @ 90% visitors =2277 nos. @ 15 LPCD	=	34155 LPD
Total	=	**45540 LPD.....(A)**

B. 2nd Floor & 4rth Floor (Office Area)

i) Office Area (Remaining area 21765.120 – 10117.056)	=	11648.064 Sqm
Occupancy @ 10 m^2 / Person	=	1165 Persons
Water Requirement @ 90% official = 1049 Persons @ 45 LPCD	=	47205 LPD
Water Requirement @ 10% visitors = 116 Nos @ 15 LPCD	=	1740 LPD
Total	=	**48945 LPD.....(B)**

C) For Public Utility Services L.S. = **5000.00 LPD.....(C)**

D) MTC. STAFF + GUARD ETC.

Considering water requirement for mtc. Staff + Guard etc. L.S.	=	60 Persons
Water Requirement @ 45% LPCD	=	2700 LPD .....(D)
Total Water Requirement (A+B+C+D)	=	1,02,185.00 LPD OR 103.00 KLD Say 110 KLD

II) FIRE DEMAND

(i) For UGT i.e. Population	=	3755 Persons
(p) ½ x 100/1000 = (3.755) ½ x 100x1/3 (Considering 1/3 of total)	=	64.60 KLD
Add. 15 % extra for marginal factor	=	9.69 KLD
Total	=	74.20 KLD Say 100.00 KLD

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III) **Garden Irrigation Requirement (For Total Area)** = **30.00 KLD**

IV. **Total Water Requirement** = **110.00 KLD**
(Excluding Fire Demand)
Hence Domestic Water Requirement (67%) = 110 x 67% =80.00 KLD
Hence Flushing Water Requirement (33%) = 110 x 33% =40.00 KLD
Day Requirement @ 60%
= 48.00 K.L. for Domestic Say 60.00 K.L.
= ~~24.00~~ 42.00 K.L. for Flushing Say ~~30.00~~ 50.00 K.L.

DWS
FWS = (40+30) X 60% =

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~~ 50 KLD
(FWS Tank Cap.)

V. **Tube Well** **For UGT**
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 (Water Demand / Discharge / Hr. working Per day) = 0.333
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) **Pumping Machinery for Tube wells**
a) Gross Working Head = 50 Mtr
b) Average fall in S.L = 2 Mtr
c) Depression Head = 6 Mtr
d) Friction loss in main = 10 Mtr
Total = 68 Mtr
e) Discharge = 15000 LPH (Or 4.17 LPS Say 4.50 LPS)
f) Horse Power
HP = (4.50 x 68) / (75 x 0.60) = 6.80 H.P.
Say = 10.00 H.P.

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 68 Mtr head (1W)

II) **Boosting Machinery for domestic water For UGT**
Total Water Requirement = **80.00 KLD**
Pumping per hour @ 8 hr. pumping / day = 80 /8 KL / hr.
= 10.00 KL / hr.
= 166.66 lpm = 2.77 lps
Say 4.00 lps

	For UGT
Gross working head	= 7.00 mts.
Suction lift	= 6.00 mts.
- Frictional loss in mains & specials	= 35.00 mts.
- Clear Head required	= 48.00 mts.
Total	= 48.00 mts.
Say	= (4.00x48)/(75x0.60)
Pump HP	= 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	**= 40 K.L.D**
Pumping per hour @ 8 hr. pumping / day	= 40 /8 KL / hr.
	= 5.00 KL / hr.
	= 83.33 lpm = 1.38 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 x 48) / (75 x 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 x 31) / (75 x 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 plumbing

DG Set Requirement

Submersible Pump	(1 x 10)	= 10.00 HP
Domestic Pump	(1 x 5.00)	= 5.00 HP
Flushing Pump	(1 x 3.00)	= 3.00 HP
For External Electrification		= 10.00 HP
For Irrigation		= 2.00 HP
Total pump load		**= 30.00 HP**
		= 30.00 x 0.746 x 1.50
		= 33.57 K.W
Total DG capacity		**= 1 No. 40 KVA**

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

VI) FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = 80 KLD for domestic & 40 KLD for flushing

i)	80% of total Domestic Water Demand = 80% of 80 KLD	= 64.00 KLD
ii)	80% of total Flushing Water Demand = 80% of 40 KLD	= 32.00 KLD
	Total	**= 96.00 KLD**
	Considering 5% marginal factor	= 4.80 KLD
	G. Total	**= 100.80 KLD**
	Say	**110 KLD**

Proposed STP Capacity = 110 KLD Or 0.11 MLD

Brisk Infrastructure & Developers Pvt. Ltd.

(Authorized Signatory)

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FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	SUB WORK NO.I	WATER SUPPLY SCHEME	~~63.79~~ 116.40
2	SUB WORK NO. II	SEWERAGE SCHEME	~~37.41~~ ~~56.44~~ 45.35
3	SUB WORK NO. III	STORM WATER DRAINAGE	~~26.15~~ 46.08
4	SUB WORK NO. IV	ROAD NETWORK	~~79.77~~ 220.12
5	SUB WORK NO. V	STREET LIGHTING	~~6.71~~ 13.98
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	~~4.66~~ 5.97
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS	~~72.64~~ 192.63 ~~126.34~~ ~~391.13~~ 642.53
		TOTAL	~~363.86~~
		Say Rs.	642.55 Lakh

~~TOTAL : (Rupees Three Crore Sixty Three Lacs Eighty Six Thousand only)~~

642.55 ~~391.15~~ ~~107.39~~ 176.41

Cost Per Acre = Rs.~~363.86~~ Lacs / 3.6423 = Rs. ~~99.90~~ Lacs Per Acre

Say Rs 176.41 ~~107.40~~ Lakh.

AUTHORISED SIGNATORY

Executive Engineer
HSVP Division No.V,
Gurugram

Director
Town & Country Planning
Haryana, Chandigarh

Checked subject to comments in forwarding letter No. 103642 Dt. 23/06/2022 .....and notes attached with the estimate

Superintending Engineer,
HSVP Circle, Gurugram

Superintending Engineer (HQ)
for Chief Engineer 1 HSVP
Panchkula
20.6.2022

SDE(U/G)
22/6/2022

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SUB WORK NO. 1 (Abstract of cost) WATER SUPPLY

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
1	Sub Head No. 01	Head Works	~~16.30~~ 32.45
2	Sub Head No. 02	Pumping Machinery	~~6.80~~ 14.50
3	Sub Head No. 03	Rising Main from Plant Room	~~13.16~~ 20.79
4	Sub Head No. 04	External Fire Hydrants	~~3.43~~ 5.61
5	Sub Head No. 05	Irrigation	~~1.87~~ 2.49
		TOTAL	~~41.56~~ 75.84
		Add 3% contigencies & P.H. Services	~~1.25~~ 2.28
		TOTAL	~~42.81~~ 78.12
		Add 49% Departmental Charges + Price escalation	~~20.98~~ 38.28
		TOTAL	~~63.78~~ 116.40
		~~Say in Lacs~~	~~63.79~~

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SUB WORK NO. 1
Sub Head No. 01

WATER SUPPLY
HEAD Works

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks and Fire TanK Including pipes, valve & Specials. i) UGT 160 KLD @ Rs. ~~3500~~ 4500/- per K.L.D FWS Tank 50 KL @ Rs 4500/- KL	~~560000.00~~ 720,000/- 225000/-
2	Provision for construction of Boosting Station 1 Nos @ Rs. ~~200000~~ 3,00,000/- each	~~200000.00~~ 3,00,000/-
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 68 Mtr complete in all respect. 1 Nos @ Rs. ~~700000~~ 15,00,000/- each	~~700000.00~~ 15,00,000/-
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.	~~20000.00~~ 50,000/-
6	Provision of special for tube well and rising main to U.G.T. L.S.	50000.00
7.	Provision of quarter for mtc. staff L.S	3,00,000/-
	TOTAL	~~1630000.00~~ 3245000/-
	Say in Lacs 32.45 Lakh	~~16.30~~

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

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SUB WORK NO. 1 **WATER SUPPLY**
Sub Head No. 02 **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 1,00,000/-	2,00,000/-
	4.00 lps at 48 mts head - 2 No. (1W+1SB) - @ Rs. ~~40,000~~/- each Set (5.00HP)	~~80000.00~~
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply 75000/-	1,50,000/-
	2.00 lps at 48 mts head - 2 No. (1W+1SB) @ Rs. ~~30,000~~/- 1 Set (3.00 HP each)	~~60000.00~~
3	Providing and installing Submersible pump for tube wells with specials 1,50,000/-	1,50,000/-
	4.50 lps at 68 mts head - 1 Nos (1W) @ Rs. ~~1,00,000~~/- 1 Set (10HP each)	~~100000.00~~
4	Providing and installing Hydro Penumatic pumping set of following capacities for irrigation drainage 50,000/-	1,00,000/-
	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 = 1 No. 40 KVA @ Rs. ~~2,50,000/-~~ each L.S	~~250000.00~~ 5,00,000/-
6	Provision for making foundations & erection of pumping machinery	~~20000.00~~ 50,000/-
7	Provision for pipes, valve & specials inside boosting chamber	~~20000.00~~ 50,000/-
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	~~100000.00~~ 2,00,000/-
9	Provision for carriage of materials and other unforeseen items L.S.	~~20000.00~~ 50,000/-
	TOTAL	~~680000.00~~ 14,50,000/-
	Say in Lacs 14.50 Lakh	~~6.80~~

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

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SUB WORK NO. 1 **WATER SUPPLY**

Sub Head No. 03 **Rising main upto Plant Room, Domestic & 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 1460/-	1633740/-
i)	100mm dia D.I. Pipe 1119 Mtr @ Rs. ~~1000~~/- Per Mtr	~~1119000.00~~
	2040/-	
ii)	150mm i/d D.I. Pipes - 16 Mtr @ Rs. ~~1200~~/- Per Mtr	~~19200.00~~ 32640/-
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect 12000/-	1,20,000/-
	i) 100mm i/d 10 No. @ Rs. ~~7500~~/- each	~~75000.00~~
	ii) 150mm i/d 2 No. @ Rs. ~~10000~~/- each	~~20000.00~~ 30,000/-
	15000/-	
3	Providing and fixing indicating plates for sluice valve 12 No. @ Rs. 1000/-	12000.00
4	Provision for carriage of materials and other unforeseen items	~~20000.00~~ 50,000/-
5	Provision for making connection with Govt. Pipe etc.	~~20000.00~~ 1,50,000/-
6	Provision for cutting the road and making good the same	~~30000.00~~ 50,000/-
	TOTAL	~~1315200.00~~ 2078380/-
	Say in Lacs Rs. 20.79 Lakh	~~13.16~~

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

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SUB WORK NO. 1 **WATER SUPPLY**
Sub Head No. 04 **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 - 170M @ Rs. ~~800~~/- Per Mtr 1460	~~136000.00~~ 248200/-
2	Providing and fixing fire Hydrant with accessories 17 No. @ Rs. ~~10000~~/- each 15000/-	~~170000.00~~ 255000/-
3	Provision for carriage of materials (Lump sum)	~~10000.00~~ 20,000/-
4	Providing and fixing indicating plate -17 No. @ Rs. 1000/- each	17000.00
5	Provision of road cutting and making its condition as original - L.S.	~~10000.00~~ 20,000/-
	TOTAL	~~343000.00~~ 560200/-
	Say in Lacs 5.61 LaKh	~~3.43~~

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

SUB WORK NO. 1 **WATER SUPPLY**
Sub Head No. 05 **Irrigation**

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect 300/-	54000/-
	i) 25mm i/d 180 M @ Rs. 150/- Per Mtr	~~27000.00~~
2	Providing and fixing 20mm dia, Irrigation hydrant valve complete in all respect 30 No. @ Rs. ~~3000~~/- 3500/- each	~~90000.00~~ 105000/-
2	Provision for indicating plates with boxes etc.	
	30 Nos. @ R.s 1000/- Each	30000.00
3	Provision for carriage of materials and other unforeseen items (Lump sum)	~~20000.00~~ 30,000/-
4	Provision for road cutting and making as original condition L.S.	~~20000.00~~ 30,000/-
	TOTAL	~~187000.00~~ 249000/-
	Say in Lacs Rs. 2.49 LaKh	~~1.87~~

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

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	518500/-
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 305 M @ Rs. ~~1200~~/- per Mtr 1700	~~366000.00~~
	b) SW Pipe 250mm i/d avg depth 2.00 M 90 M @ Rs. ~~1300~~/- per Mtr 2000/-	~~117000.00~~ 180000/-
	c) SW Pipe 300mm i/d avg depth 3.00 M 8 M @ Rs. ~~1500~~/- per Mtr 2880/-	~~12000.00~~ 23040/-
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 150mm dia Heavy Class DI pipes (overfow for STP) 2040/-	173400/-
	a) 150MM i/d D.I. Pipe - 85 M @ Rs. ~~1200~~/- Per Mtr	~~102000.00~~
3	Provision of lighting and watching etc. L.S	~~10000.00~~ 50000/-
4	Provision for cartage of material & cutting of roads etc. L.S	~~20000.00~~ 50000/-
5.	Provision for timbering & Shoring L.S	50,000/-
6 5	Provision for making connection with Govt. sewer line	~~50000.00~~ 1,50,000/-
7 6	Provision for STP 110 KLD (Tertiary Treatment Level with recycling storage). Complete in all respect. ~~L.S.~~ @ Rs. 16000/- KLD	~~3000000.00~~ 1760000/-
	TOTAL 2437000/-	~~3677000.00~~ 2954940/-
	Add 3% contigencies & P.H. Services ~~73110~~/-	~~110310~~ 88648/-
	TOTAL 2510110/-	~~3787310~~ 3043588/-
	Add 49% Departmental Charges + Price escalation	~~1855782~~ 1491358/-
	TOTAL	~~5643092~~ 4534946/-
	Say in Lacs Rs. 45.35 Lakh	~~56.44~~ 37.41 Lacs.

(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 = 453 M @ Rs. ~~1200~~ 2500/- Per Mtr		~~543600.00~~ 1132500/-
2	Provision for road gulley & with pipe connection L.S.		~~250000.00~~ 3,00,000/-
3	Provision for lighting and watching L.S.		~~20000.00~~ 50,000/-
4	Provision for timbering and shoring L.S.		~~20000.00~~ 50,000/-
5	Provision for cartage of material ~~L.S.~~ & unforeseen items		~~20000.00~~ 50,000/-
6	Provision for making connection with Govt. storm water drain L.S.		~~50000.00~~ 1,50,000/-
			3,50,000/-
7	Providing rain water harvesting arrangement for 04 No. pits @ Rs. ~~200000~~/- each		~~800000.00~~ 14,00,000/-
		TOTAL	~~1704800.00~~ 3132500/-
		Add 3% contigencies & P.H. Services	~~51144.00~~ 93975
		TOTAL	~~1755944.00~~ 3226475/-
		Add 49% Departmental Charges + Price escalation	~~858656.62~~ 1580973/-
		TOTAL	~~2614600.62~~ 4807448/-
		Say in Lacs 48.08 Lakh	~~26.15~~

(C/O to Final Abstract of cost)

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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	3.6423	~~100000~~ 175000/-	~~364230~~ 637403/-
2	~~i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40~~ ii) Providing and laying Bituminous road (250mm GSB, ~~300~~ 250mm WMM, 50mm DBM, ~~40~~ 30mm BC).	Sqm	6490	~~500~~ 1500/-	~~3245000~~ 9735000/-
3	Provision for kerbs & channels of C.C. 1.2:4	Metre	2000	~~300~~ 600/-	~~600000~~ 12,00,000/-
4	Provision for making approach and pavement to building, provision for C.C pavement	Sqm	L.S.		~~50000~~ 5,00,000/-
5	Interlocking tile 80mm thick for surface of pavement etc. over PCC 1:4:8, 100mm thick (parking area)	Sqm	2170	~~400~~ 1000/-	~~868000~~ 21,70,000/-
6	Provision for parking arrangement, guide map and indicating board, Traffic light control etc.	LS			50000
7	Provision for carriage of material & unforseen items.	LS			~~20000~~ 50,000/-
	Sub Total				~~5197230~~ 14342403/-
	Add 3% contingencies & PH Services				~~155917~~ 430272/-
	Sub Total				~~5353147~~ 14772675/-
	Add 49% Departmental Charges				~~2623042~~ 7238611/-
	Total				~~7976189~~ 22011286/-
	Say Rs. In Lacs				~~79.77~~ Rs. 220.12 Lakh

(C.O. to Final abstract of cost)

17

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	3.6423	~~120000~~ 250,000/-	~~437076~~ 910575/-
	Add 3% contingencies & PH Services				~~13112~~ 27317/-
	Total				~~450188~~ 937892/-
	Add 49% Departmental Charges				~~220592~~ 459567/-
	Total				~~670781~~ 1397459/-
	Say Rs. In Lacs				~~6.71~~ 13.96 Lakh

(C.O. to Final abstract of cost)

18

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 eighter direction				
d	organized green 2200 Sqm (Appx)Or 0.55 Acres (Considering for part area L.S.)	Acre	0.55	150000	82500
2	Providing and planting trees along boundary @12 m interval (Length appx 2000M) = 2000/12 = 167 Nos Say No. of trees = 170 Nos Cost details : Excavation = Rs. 60 Manure = Rs. 90 Tree Plant = Rs. 150 Tree Guard = Rs. ~~1000~~ 1500/- Total = Rs. ~~1300~~ 1800/-			1800/-	306000/-
		Each	170	~~1300~~	~~221000~~
	Sub Total				~~303500~~ 385500/-
	Add 3% contingencies & PH Services				~~9105~~ 11555/-
	Sub Total				~~312605~~ 400155/-
	Add 49% Departmental Charges				~~153176~~ 196076/-
	Total				~~465781~~ 596231
	Say Rs. In Lacs		Rs 5.97 LaKh		~~4.66~~

(C.O. to Final abstract of cost)

19

Sub Work No. 7 **Mtc. Of services & Resurfacing of Road**

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects ~~19.4255~~ 3.6423 acres @ Rs. ~~3.00~~ 8.00 lacs per acre	Acre	3.6423	~~300000~~ ~~750000/-~~ 8,00,000/-	~~1092690~~ ~~2731725/-~~ 2913840/-
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thiCK BM including leveling coarse and ~~25~~ 30mm BC as per crust design whichever is safer	Sqm	6490	~~500~~ ~~600/-~~ 660/-	~~3245000~~ ~~3894000/-~~ 4283400/-
3	2nd phase after next five years of 2nd phase (50mm DBM & ~~25~~ 30mm BC or as per crust design whichever is safer	Sqm	6490	~~600~~ ~~750/-~~ 825/-	~~3894000~~ ~~4867500~~ 5354250/-
	Sub Total			~~11493225~~	~~8231690~~ 12551490/-
	Add 3% contingencies & PH Services			~~344796/-~~	~~246951~~ 376545/-
	Sub Total			~~11838021~~	~~8478641~~ 12928035/-
	Add 49% Departmental Charges			~~5800630~~	4154534 6334737/-
	Total			17638652	~~12633175~~ 19262772/-
	Say Rs. In Lacs			192.63/qM ~~172.64~~	~~126.34~~
				lacs.	

(C.O. to Final abstract of cost)

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	3755	Persons
2	Total Water Requirement (Domestic)	80	KLD
3	Total Water Requirement (Flushing)	40	KLD
4	Total Water Requirement (Horticulture)	30	KLD
5	U. G Tank (Domestic + Fire) 100 KLD	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)	1	40 KVA
10	S.T.P. (110 KLD)	1	No.

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

21

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	506 M	10 M	-
2	Flushing	513 M	6 M	-
3	Rising Main	100 M	-	-
	Total	**1119 M**	**16 M**	-

22

MATERIAL STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	UGT	A	150	10		10	-
2	A	B	100	120	120		-
3	B	C	100	115	115		-
4	A	D	100	54	54		-
5	D	E	100	120	120		
6	E	C	100	55	55		
7	B	E	100	42	42		
	Total			**516**	**506**	**10**	-

Total for 100mm i/d D.I. Pipe Length 506 Mtr
Total for 150mm i/d D.I. Pipe Length 10 Mtr
Total 516 Mtr

MATERIAL STATEMENT OF WATER SUPPLY SCHEME (FLUSHING)

23

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	STP	a	150	6		6	
2	a	b	100	95	95		
3	b	c	100	115	115		
4	a	d	100	78	78		
5	d	e	100	127	127		
6	e	c	100	55	55		
7	b	e	100	43	43		
	Total			519	513	6	0

Total for 100mm i/d Pipe Length 513 Mtr
Total for 150mm i/d Pipe Length 6 Mtr
Total = 519 Mtr

24

MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND Govt. MAIN

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	30	0	30
2	Govt. Line	UGT	100	70	0	70
	Total			**100**	**0**	**100**

25

MATERIAL STATEMENT FOR SEWERAGE SCHEME

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Length in Mtr		
					200mm i/d	250mm i/d	300mm i.d
	From	To					
1	A	B	115	200	115	-	-
2	B1	B	40	200	40		-
3	B	C	90	250		90	-
4	C2	C1	70	200	70		
5	C1	C	80	200	80		
6	C	S.T.P.	8	300	0		8
7	STP	Govt line (BY Pumping) 150mm i/d D.I. PIPE= 85 mtr				-	-
	Total		403		305	90	8

200mm i/d Pipe Length	305 Mtr
250mm i/d Pipe Length	90 Mtr
300mm i/d Pipe Length	8 Mtr
150mm i/d D.I. PIPE (BY PLUMBING) =	85 Mtr

26

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	115
2	B1	B	50
3	B	C	48
4	C	D	85
5	D1	D	70
6	D2	D	25
7	D	Govt. S.W.D.	60
	Total Length		**453**

Total Length 400mm i/d RCC Np3 pipe = 453 Mtr

TOTAL RAIN WATER HARVESTING (RWH)= 4 No.

MATERIAL STATEMENT FOR EXTERNAL FIRE FIGHTING

27

Total length of water supply line (Domestic) = 506 M

Fire hydrant Considering @ 30M c/c each (506/30) = 17 Nos.

For 100mm dia with Fire Hydrant = 17 Nos

For 100mm dia pipe = 17 x 10.00 = 170.00 Mtr

Material Statement of Road Works

28

i) 6.00 Mtr wide Road

i) Road / Parking

a) Road No.-1=60.00 x 6.00 M =		360.00	Sqm.
b) Road No. -2 = 62.0 x 6.00 M =		372.00	Sqm.
c) Road No. -3 = 115.0 x 6.00 M =		690.00	Sqm.
d) Road No. -4 = 85.0 x 6.00 M =		510.00	Sqm.
e) Road No. -5 = 54.0 x 6.00 M =		324.00	Sqm.
f) Road No. -6 = 82.0 x 6.00 M =		492.00	Sqm.
2) 24.0 m wide road			
g) Road No. -7 = 2(215.0 x 7.00) M =		3010.00	Sqm.
h) Road No. -8 = 2(30.0 x 7.00) M =		420.00	Sqm.
Total		**6178.00**	Sqm.
Add. 5% extra for Curves		308.90	Sqm.
Total		**6486.90**	Sqm.
	Say	**6490.00**	Sqm.

ii) Kerbs & Channels

a) 6.00 m wide road = 2 X 458 m =		916.00	~~Sqm.~~ M+M
b) 24.00 m wide road = 2 X 2 X 245 m =		980.00	~~Sqm.~~ M+M
Total		**1896.00**	~~Sqm.~~ M+M
Add. 5% extra for Curves		94.80	~~Sqm.~~ M+M
Total		**1990.80**	~~Sqm.~~ M+M
	Say	**2000.00**	~~Sqm.~~ M+M

iii) Pavement :-

a) Street No. - 1 = 36.00 x 3.0 M =	108.00	Sqm.	
b) Street No. - 2 = 70.00 x 3.0 M =	210.00	Sqm.	
c) 24.00 m wide road= 2X245 X1.50 m =	735.00	Sqm.	
d) open surface parking =81X2.5 X5.0=	1012.50		
Total	**2065.50**	Sqm.	
Add. 5% extra for Curves	103.28	Sqm.	
Total	**2168.78**	Sqm.	
Say	**2170.00**	Sqm.	

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

HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

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

SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

HYDRAULIC STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

S. No.	Line Reference	Population	Total Water Requirement in LPD (As per 21.31 LPCD)	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (m)	Size of the Pipe Recommend (mm)	Total Friction Loss in M/M	Length (M)	Loss of Head in Line (M)	Formation Level (L/E)	Available head (M) (L / E)	Remarks
1	UGT -A	3755	80019	30007	0.29	100	150	0.001	10	0.01	218.20	266.19	Finish Ground level of UGT i.e. at water works F.S.L. = 218.20 Boosting Head = 48.00M Haudraulic head = 266.20 Mtr at water works
2	A - B	2855	60840	22815	0.39	100	100	0.003	120	0.36	218.30	265.83	
3	B - C	1317	28065	10524	0.23	100	100	0.001	115	0.12	218.35	265.71	
4	A - D	900	19179	7192	0.2	80	100	0.001	54	0.05	218.00	266.14	
5	D - E	900	19179	7192	0.20	80	100	0.001	126	0.13	218.25	266.01	
6	E - C	0	0	0	0.16	80	100	0.001	55	0.06	218.35	265.95	
7	B - E	783	16686	6256	0.16	80	100	0.001	42	0.04	218.25	265.97	

SUB HEAD : FLUSHING WATER SUPPLY SCHEME - DESIGN CALCULATION

HYDRAULIC STATEMENT OF WATER SUPPLY (FLUSHING)

S. No.	Line Reference	Population	Total water requirement in LPD (as per 10.66 LPCD)	Peak flow in LPH	Velocity (m/sec)	Size of pipe required (in M)	Size of pipe recommended (in mm)	Total friction loss in (m/m)	Length in Mtr	Loss of head in line (M)	Formation level	Available head (M)	Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	STP -a	3755	40028	15010	0.29	100	150	0.001	6	0.01	218.25	266.24	Finishing G.L. at STP = 218.25
2	a - b	2499	26639	9989	0.27	80	100	0.002	95	0.19	218.30	266.05	Boosting Head = 48.00
3	b - c	1317	14039	5264	0.20	80	100	0.001	115	0.12	218.35	265.93	Flushing Hydraulic head at
4	a - d	1256	13389	5020	0.20	80	100	0.001	78	0.08	218.00	266.16	STP = 266.25 M
5	d - e	900	9594	3597	0.20	80	100	0.001	127	0.13	218.25	266.03	
6	e - c	0	0	0	0.16	80	100	0.001	55	0.06	218.35	265.97	
7	b - e	783	8347	3130	0.16	80	100	0.001	43	0.04	218.25	266.01	

SEWERAGE SCHEME - DESIGN CALCULATION

DESIGN STATEMENT OF SEWERAGE SCHEME

S. No.	Name of Node	Population	Total discharge as per 31.96 LPCD (IN LPD)	Sew. Quantity after evaporation losses (20%	Sewerage Discharge peak at 3 times	Size of pipe	Gradient	Velocity m/sec	Carrying Cap. Of pipe (In LPS)	Length in Mtr	Fall + Extra Fall	Ground level		Formation level		Invert Level		Depth of M.H		
			LPD	LPD	m3/sec	mm	mtr	m/sec	m3/sec		M	Start	End	Start	End	Start	End	Start	End	Average
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	A - B	1317	42091	33672	0.0011	200	225	0.76	0.012	115	0.51	218.15	218.10	218.35	218.30	217.15	216.64 216.61	1.20	1.66	1.43
2	B1 - B	783	25025	20019	0.0006	200	225	0.76	0.012	40	0.17	218.05	218.10	218.25	218.30	217.05	216.88	1.20	1.42	1.31
3	B - C	2499	79868	63894	0.0022	250	305	0.76	0.019	90	0.29	218.10	218.00	218.30	218.25	216.61	216.32 216.29	1.69	1.93	1.81
4	C2 - C1	900	28764	23011	0.0007	200	225	0.76	0.012	70	0.31	217.90	217.80	218.20	218.00	217.10	216.79	1.10	1.21	1.16
5	C1 - C	1256	40142	32112	0.0011	200	225	0.76	0.012	80	0.36	217.80	218.00	218.00	218.25	216.79	216.43	1.21	1.82	1.52
6	C - STP	3755	120010	96007	0.0033	300	385	0.76	0.027	8	0.02	218.00	218.00	218.25	218.25	216.29	216.27	1.96	1.98	1.97
7	STP - Govt. Sewer line	150mm i/d D.I. PIPE (BY PUMPING)								85	0.8	218.00	217.50	218.25	217.80	216.25	215.45	2.00	2.35	2.18

DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENCITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0.6

S. No.	Name of Node	Area (Self)	Area (Self)	Branch Area	Total Area	Total Area	Rain fall	Discharge @ 17.36 LPS/ Hector	Length	Pipe dia	Slope	Velocity	Cap. Of drain	Fall + Extra Fall	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks
		IN SQM	In Acre	In Acre	In Acre	In Hector	mm / hr.	IN LPS	In Mtr	In mm	In Mtr	IN m/sec	IN LPS	IN Mtr	Start	End	Start	End	Start	End	Start	End		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25
1	A - B	2500	0.62	0	0.62	0.25	6.00	4.34	115	400	570	0.76	98.57	0.20	218.25	218.10	218.35	218.35	216.35	216.15	2.00	2.20	2.10	RWH - 1
2	B1 - B	2000	0.49	0	0.49	0.20	6.00	3.47	50	400	570	0.76	98.57	0.08	218.15	218.10	218.30	218.35	216.80	216.72	1.50	1.63	1.57	-
3	B - C	2080	0.51	1.12	1.63	0.66	6.00	11.45	48	400	570	0.76	98.57	0.08	218.10	218.05	218.35	218.25	216.15	216.07	2.20	2.18	2.19	RWH - 2
4	C - D	800	0.20	1.63	1.83	0.74	6.00	12.84	85	400	570	0.76	98.57	0.14	218.05	217.90	218.25	218.10	216.07	215.93	2.18	2.17	2.18	RWH - 3
5	D1 - D	1400	0.35	0	0.35	0.14	6.00	2.43	70	400	570	0.76	98.57	0.12	218.05	217.90	218.30	218.10	216.80	216.68	1.50	1.42	1.46	-
6	D2 - D	2050	0.51	0	0.51	0.21	6.00	3.64	25	400	570	0.76	98.57	0.04	217.80	217.90	218.00	218.10	216.50	216.46	1.50	1.64	1.57	
7	D - Govt. S.W.D. line	300	0.07	2.69	2.76	1.12	6.00	19.44	60	400	570	0.76	98.57	0.10	217.90	217.50	218.10	217.80	215.93	215.83	2.17	1.97	2.07	RWH -4

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

Licence No. 95 of 2021

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Gillson Chits Pvt. Ltd in collaboration with Brisk Infrastructure & Developers Pvt. Ltd. B-1/1001, Vasant Kunj, New Delhi-110070 for setting up of Commercial Plotted Colony over an area measuring 3.6423 acres falling in the revenue estate of village Chauma, Sector-109, Gurugram.

1. The License is granted subject to the following conditions:

   a) That Commercial Colony will be laid out in accordance with the approved layout plan.

   b) That conditions of the agreements already executed are duly fulfilled and the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules 1976 made there under are duly complied with.

   c) That you will pay the Infrastructure Development Charges amounting to Rs. 2,21,10,582/-@ Rs. 1,000/- per sq. mtr for the commercial area, 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.

   d) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in building Plan, you would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

   e) 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.

   f) That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3) (a) (iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

   g) That you have understood that the development/construction cost of 24 m/30 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, along with the construction cost of 24 m wide major internal roads as and when finalized and demanded by the Department.

Director
Town & Country Planning
Haryana, Chandigarh

h) That you shall arrange electric connection from HVPNL/DHBVNL for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPNL/DHBVNL Haryana and complete the same before obtaining completion certificate for the colony.

i) That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DTCP till these services are made available from External Infrastructure to be laid by HSVP or any other Govt. Agency.

j) That you shall submit no objection certificate/approval, as required under notification dated 14.09.2006 issued by Ministry of Environment and Forest, Govt. of India before executing development works at site, in this office.

k) That you shall maintain and upkeep all roads, open spaces 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 and public health services free of cost to the Govt. or the local authority, as the case may be in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Rules, 1976.

l) That you shall pay the labour cess charges as per Policy dated 04.05.2010.

m) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

n) That you shall make the provision of solar water heating system as per HAREDA guidelines and shall be made operational where applicable before applying for an Occupation Certificate.

o) That you shall use only LED fittings for internal lighting as well as for campus lighting.

p) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of the Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank wherein you have to deposit thirty percentum of the amount from the shop buyers for meeting the cost of Internal Development Works in the colony.

q) That you shall provide the details of calculations per Sqm/per sq ft, to the allottees while raising demand from the commercial space owners in case at the time of booking of the commercial space the IDC/EDC rates were not included and are to be charged separately as per rates fixed by Government.

r) That you shall keep pace of the construction atleast in accordance with sale agreement executed with the buyers as and when scheme is launched.

s) That you shall not give any advertisement for sale of commercial area before the approval of layout plan.

t) That you have understood that provision of External Development Facilities may take long time by HSVP, the licensee shall not claim any damages against the Department for loss occurred, if any.

u) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the allottees on account of IDC/EDC, if being charged separately as per rates fixed by Govt.

v) That no pre-launch/sale of commercial site will be undertaken before approval of the layout plans.

w) That developer company, i.e. Emaar India Land Ltd. shall be responsible for compliance of all terms and conditions of license/provisions of the Act of 1975 and Rules 1976 till the grant of Final Completion Certificate to the colony or relieved of the responsibility by the Director, Town & Country Planning, Haryana whichever is earlier.

x) That you shall permit the Director or any other officer 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.

y) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

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

aa) That you shall integrate your bank account in which 70% allottee receipts are credited under Section-4(2)(l)(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.

bb) 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 of the concerned license of the colonizer.

cc) Such 10% deduction shall continue to operate till the total EDC dues get recovered from the colonizer against the said license.

dd) The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to you. You shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.

ee) That you shall take prior permission from the Divisional Forest Officer, Gurugram regarding cutting of any tree in their applied site.

ff) That you shall comply with the judgments passed by Hon'ble Supreme Court pertaining to such sites falling within 5 Km of Delhi boundary and obtain necessary permission from the competent authority for executing the project.

2. The license is valid up to 11/11/2026.

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

Dated: The 12/11/2021.
Chandigarh

Endst. No. LC-4456/JE (DS)/2021/ 29032 Dated: 16-11-2021

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

1. Gillson Chits Pvt. Ltd. C/o Brisk Infrastructure & Developers Pvt. Ltd. B-1/1001, Vasant Kunj, New Delhi-110070 along with a copy of agreement, LC-IV & Bilateral Agreement and Layout Plan.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Managing Director, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
5. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector -2, Panchkula.
6. Director, Urban Estates, Haryana, Panchkula.
7. Administrator, HSVP, Panchkula..
8. Chief Engineer, HSVP, Panchkula.
9. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
10. Land Acquisition Officer, Gurugram.
11. Senior Town Planner, Gurugram along with a copy of Layout Plan.
12. Senior Town Planner (Enforcement), Haryana, Chandigarh.
13. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
14. Chief Accounts Officer (Monitoring) O/o DTCP, Haryana.
15. Accounts Officer, O/o DTCP along with a copy of agreement.

(S.K. Sehrawat)
District Town Planner (HQ)
For Director, Town & Country Planning
Haryana Chandigarh

LC-4956

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To be read with License No. 95 Dated 12/11 Of 2021

Detail of land owned by Gillson Chits Pvt.ltd.

Village	Rect. No	Killa No	Area (K-M-S)
Chauma	45	15/1	2-10-0
		16/1/2	1-15-0
		16/2/2min	4-13-1
		17/1	2-5-0
		17/2	2-7-0
		24	9-16-0
	47	3/1min	0-15-3
		3/2min	0-16-3
		3/3min	0-7-6
		3/4min	0-4-3
		3/8min	0-17-6
		3/9 min	0-4-5
		4/1/1	0-13-0
		4/1/2min	1-17-7
		Total	**29-2-7**

Or 3.6423 acres

Director,
Town & Country Planning
Haryana