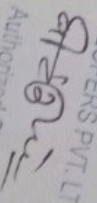




PROJECT REPORT

For AZUMI DEVELOPERS PVT. LTD.

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Project Name MAADHAV GREENS

AREA 9 Acre Development under (DDJAY 2016)

Sector- 34 District Rewari

Village -Ladhuwas

For AZITHA GREENS PVT. LTD.

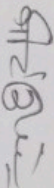


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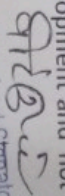


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DESIGN REPORT ON "PROJECT"

HIGHLIGHTS OF THE PROJECT : This section enlists the key attributes of the design of the development which shall constitute the fundamental principles;

DESCRIPTION	DESIGN ATTRIBUTES
DESIGN OBJECTIVES	<ul style="list-style-type: none"> To create a development of approximately 9 acres in proximity to National highways NH-11,NH-71,NH-48, an existing Town REWARL. Provide a balance between order and diversity, urban concentration and suburban living, high density and low density, public transport and personal automobile for a walk able and safer neighborhood. Self sustainable community. To provide housing for all types of living – comprises of residential dwelling units in the form of plots along with local shopping centers and community facilities, parks, outdoor opens spaces etc. for its residents. To provide for shopping, entertainment etc to create a vibrant city of high quality public realm. To provide an urban framework - services, infrastructure - culture. The Project has been conceived keeping in view the present day residential requirement of single unit families, senior executives and also businessmen of standing.
DESIGN PRINCIPLES	<ul style="list-style-type: none"> To build on the traditional pattern of streets, parks and special districts to create a memorable public places for the pedestrian. To provide a clear urban plan and prescription for land use, density, open spaces, linkages. To provide design guidelines enabling a discipline to future development without limiting creativity of architecture. To ensure that the public realm forms the important framework for development and not the other way round.

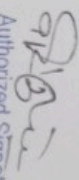

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	<ul style="list-style-type: none"> • To provide a system of open space and linkages for a better network of connectivity and street functioning. • To provide hierarchy of development zones, thereby establishing the value of future development. • To provide for safe secure precincts and addressing zones
TYPICAL SECTOR ROAD	<ul style="list-style-type: none"> • The green link concept calls for planting street trees and adding undivided cyclist / pedestrian routes. The aim is to not only promote shaded walkways but also provide a healthy environment. The common planning objective is to strike a balance between vehicular traffic mobility and the capacity of other modes of travel (walking and transit) as well as making the streets safer for the pedestrians. • Apart from the objective of pedestrian friendly zone we propose signalized traffic controls to create a move towards balancing a number of desired qualities of intersection such as better traffic flow and uninterrupted transit movement. This ensures safer modes of mobility. Signage, marked crossings etc. • The central median would add another line of green to the road and also have recharge pits for rain water harvesting. An environmental friendly approach is adopted to the road network for better habitable conditions.
TYPICAL RESIDENTIAL STREET	<ul style="list-style-type: none"> • Scale of the street: The typical residential street includes 5.5 m carriageway at center, parking and walkways on either side. • Trees: The tree pits are located in the walkways adjacent to the curb stone. They would be spaced as per the plot sizes and final layouts issued by Landscape Consultant. • Lights: Low height street lights are proposed to be provided at the walkways in between trees in a staggered format. • Pedestrian and handicapped crossovers: The crossovers to be provided at junctions / crossings to ease the pedestrian and handicapped movement throughout the site.

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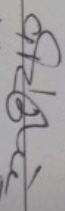
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SIGNAGES	<ul style="list-style-type: none"> • Directional Signage • Informational Signage • Regulatory Signage • Statutory Warning Signage • Business related Signage
STREET FURNITURE	<ul style="list-style-type: none"> • The placement of street furniture is used to define space and guide pedestrian. • They should be placed with care and restraint in order to respect civic character of the public realm and avoid excessive street clutter. • Street furniture would comprise of the following wherever needed; <ul style="list-style-type: none"> a) Tree grilles b) Drainage channel covers c) Metal work designs for furniture, stands etc. d) Cycle stands e) Lighting columns f) Information boards
INVENTORY DETAILS OF THE PROJECT : This section enlists the inventory details of the development;	
No. of Saleable Plots 160 Area of Saleable Plots 20073.59 SOM Plot Category 83.22 SOM to 150 SOM Commercial 1456.66 SOM Community Center 3643.56 SOM	For AZUMI DEVELOPMENT  Authorized Signatory

SPECIFICATIONS OF THE PROJECT : This section enlists the key specifications of the design of the development which shall constitute the fundamental principles;

DESCRIPTION	DESIGN ATTRIBUTES
ELECTRICAL	<ul style="list-style-type: none"> The Electrical system followed all statutory obligations where applicable, including: Regulations of Indian Electricity Act, Rules of Electricity Supply Authority, National Electrical Code of India, Haryana Building Code, HREDA Norms, Energy Conservation Building Code (ECBC), and Bureau of Energy Efficiency of India (BEE). Street Lighting provision for external lighting of Development area has been made.
PLUMBING	<ul style="list-style-type: none"> Basic design guideline is as per National Building Code of India (NBC) Part 9 'Plumbing Services' and various design codes published by Bureau of Indian Standards. Reference is taken from CPWD Specifications 2002. The water demand per person taken as 135 lit/day as per IS codes. Separate water distribution system for domestic and flushing adopted as per EIA norms (Dual plumbing system). Horticulture flushing water networks for plantation; landscaping etc. has been included in this township. Sewerage scheme is designed for captive Sewage Treatment and Recycling Plant within the Township and only emergency overflow to be connected to HUDA sewer to be laid along main HUDA sector road. The sewer lines have been designed for three times average D.W.F in relation to water supply demand. It has been assumed that about 90% of the domestic water (as per MOEF guidelines for EIA approval) supply shall find its way into the underground sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46ft/sec self cleaning velocity. Complete rainwater harvesting system has been adopted in accordance with CGWA and MOEF EIA guidelines. Manning's formula has been used for the design of sewerage system & storm water drainage separately (Non-pressure under gravity flow).


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ENERGY CONSERVATION	<ul style="list-style-type: none"> • Community rainwater harvesting - Saucer shaped rain gardens: Green parks / landscape area are kept slightly depressed from nearby roads and pavements that serves as both a component of a landscape plan and a storm water management technique that catches the maximum amount of rainfall runoff. • Artificial rainwater harvesting system has also been provided at the places where rain water run off generation is more, consisting of combination of de-silting chamber and rainwater harvesting pit with bores, to recharge the surface runoff into the ground. • Dual plumbing system: To restrict the usage of potable water into non-potable activities, dual plumbing pipe network system has been adopted in the entire township i.e. separate water distribution network for potable (drinking, cooking, bathing etc.) and non-potable activities (flushing, irrigation, etc.). • Use of recycled wastewater for the irrigation of landscaped area • Solar Lights in Parks
FIRE AND LIFE SAFETY	Fire and life safety to be in line with the stipulated fire norms.

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"PROJECT MAADHAV GREENS 9 Acres"
ACRES PLOTS INVENTORY


S.No.	Category	Plot Size In SQM	No. of Plots
1	A	150	40
2	B	150	21
3	C	137.63	11
4	D	92	13
5	E	102.94	12
6	F	148.40	4
7	G	93.02	1
8	H	102.7	13
9	I	83.22	6
10	J	94.10	17
11	K	139.31	14
12	L	109.69	10
13		COMMERCIAL (1456.66 SQM)	
14		COMMUNITY SITE (3643.56SQM)	
Total (In No's)			160

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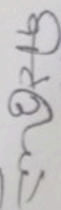
**Budget For "Project MADHAAV GREENS " 09 Acres
in Sector - 34**

Sr. No.	Components	Estimated Cost (In Lakhs.)
1	Roads and Pavements	223.00
2	Water Supply	186.50
3	Sewerage	123.86
4	Storm water drainage	117.78
5	Electrification	150.00
6	Street lighting	34.54
7	Security and fire-fighting	25.00
8	Parks & Play grounds (Green Area)	50.00
9	Renewable energy system	NIL
10	Parking	15.00
11	STP	100.00
12	Underground water tank	37.15
13	Rain water harvesting	18.00
14	Electrical sub station	62.25
15	Club Building	250.00
16	Earth Felling	30.00
17	Boundary Wall	125.00
18	Maintenance of services for ten years including of road after 1 st five years and 2 nd five years of maintenance	237.21

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19	Conversation charges and EDC	378.89
20	Marketing	200.00
21	Advertisement	118.90
22	Architect Fees	15.00
23	Consultant fees	20.00
24	Gate Entry	40.00
25	Grand Total	2558.08

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CLASSIFICATION OF PLOTS

PLOT TYPE	SIZE OF PLOT		AREA OF PLOT (SQ. MTR)	NO OF PLOTS.	TOTAL AREA OF PLOTS (SQ.MTR)
	LENGTH	WIDTH			
A	18.75	8.00	150.00	40.00	6000.00
B	20.00	7.50	150.00	21.00	3150.00
C	18.75	7.34	137.63	11.00	1513.88
D	13.94	6.60	92.00	13.00	1196.05
E	15.25	6.75	102.94	12.00	1235.25
F	19.50	7.61	148.40	4.00	593.58
G	15.20	6.12	93.02	1.00	93.02
H	15.20	6.75	102.60	13.00	1333.80
I	13.94	5.97	83.22	6.00	499.33
J	13.94	6.75	94.10	15.00	1411.43
K	18.75	7.43	139.31	14.00	1950.38
L	16.25	6.75	109.69	10.00	1096.88
TOTAL				160.00	20073.59

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