

## Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector 18 A, Madhya Marg, Chandigarh

Phone: 0172-2549349 e-mail:tcpharyana7@gmail.com

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Regd.  
To

Sewak Developers Pvt. Ltd., Sidhivinayak Buildcon Pvt. Ltd.,  
Maestro Estates Pvt. Ltd., Janitor Propbuild Pvt. Ltd.,  
Gamete Propbuild Pvt. Ltd., Hope Promoters Pvt. Ltd.,  
In collaboration with Emaar India Ltd.,  
(Formerly known as Emaar MGF Land Pvt. Ltd.)  
306-308, Square One, C-2, District Centre, Saket,  
New Delhi-110017.

Memo No. LC-4752/JE (SK)/2024/2217 Dated: 19-01-2024

**Subject:** Approval of Service Plan Estimate for proposed Commercial plotted Colony (SCO) over an area measuring 9.10625 acres under licence no. 241 of 2023 dated 09.11.2023 in the revenue estate of Village Kherki Daula, Sector-83, GMUC.

**Ref:** Chief Engineer-I, HSVP, Panchkula office memo no. CE-I/SE(HQ)/EE(M)/SDE(W-1)/2023/3234 dated 04.01.2024.

The Service Plan Estimate for proposed Commercial plotted Colony (SCO) over an area measuring 9.10625 acres under licence no. 241 of 2023 dated 09.11.2023 in the revenue estate of Village Kherki Daula, Sector-83, GMUC being developed by you, has been checked and corrected wherever necessary by Chief Engineer-I, HSVP, Panchkula and are hereby approved subject to the following terms & conditions:

1. That you will abide by all the conditions and notes mentioned in the Service Plan Estimates of the subject cited colony contained in the Chief Engineer-I, HSVP, Panchkula office memo dated 04.01.2024.
2. That you will have to pay the proportionate cost to the External Development Charges for setting up Commercial plotted Colony (SCO) for the services like water supply, sewerage, storm water drainage, roads, bridges, community building, street lighting, horticulture and maintenance thereof etc. on gross acreage basis as and when determined by HSVP. These charges will be modifiable as and when approved by the authority/State Govt. and will be binding upon the colonizer.
3. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
4. That you shall be responsible for maintenance and upkeep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of the completion certificate under rule 16 unless earlier relieved of this responsibility and there upon to transfer all such roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be.

5. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
6. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
7. All technical notes and comments incorporated in the estimates in two sets will also be applicable. A copy of these is also appended as Annexure-A.

**Note (1):-**

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 Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office. DA/As Above.



(Narender Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning,  
Haryana, Chandigarh

Endst. No. LC-4752/JE (SK)-2024/

Dated:

A copy is forwarded to the Chief Engineer-I, HSVP, Panchkula with reference to his memo no. Chief Engineer-I, HSVP, Panchkula memo no. CE-I/SE(HQ)/EE(M)/SDE(W-1)/2023/3234 dated 04.01.2024 for information and necessary action please.



(Narender Kumar)  
District Town Planner (HQ)  
For Director, Town & Country Planning,  
Haryana, Chandigarh

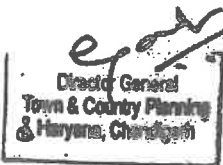
FORM LC -V  
(See Rule 12)  
HARYANA GOVERNMENT  
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 241 of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & the Rules 1976, made thereunder to Sewak Developers Pvt. Ltd., Sidhivinayak Buildcon Pvt. Ltd., Maestro Estates Pvt. Ltd., Janitor Propbuild Pvt. Ltd., Gamete Propbuild Pvt. Ltd., Hope Promoters Pvt. Ltd., In collaboration with Emaar India Ltd., (Formerly known as Emaar MGF Land Pvt. Ltd.) 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017 for setting up of Commercial Plotted Colony over an area measuring 9.10625 acres in the revenue estate of village Kherki Daulla, Sector-83, Gurugram.

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

- a) That Commercial plotted 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 the licensee will pay the Infrastructure Development Charges amounting to Rs. 5,52,79,499/- @ 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 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 building Plan. The licensee 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 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.
- g) That the licensee 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.



- t) That the licensee 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 the licensee 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 Ltd., (Formerly known as Emaar MGF Land Pvt. Ltd.) 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 the licensee 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 the licensee shall obey all the directions/restrictions imposed by the Department from time to time in public interest.
  - z) That the licensee 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 the licensee 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.

  
 Director General  
 Town & Country Planning  
 Haryana, Chandigarh

To be read with License No. 241. Dated 09/11/2023 of 2023

**Detail of land owned by Sewak Developers Pvt. Ltd.**

Village	Rect. No.	Killa No.	Area (K-M)
Kherki Daulla	35	12/2	4-0
		19/1min	3-9
		21/1	3-16
	40	22/2min	2-1
		2/1/2/2min	0-5
		Total	13-11

**Detail of land owned by Sidhivinayak Buildcon Pvt. Ltd. 1/100 share.**  
**Maestro Estates Pvt. Ltd. 99/100 share**

Village	Rect. No.	Killa No.	Area (K-M)
Kherki Daulla	20	21/1min	0-9
		1min	6-14
	35	9/2	2-0
		10	8-0
		11	8-0
		5min	0-6
		6min	4-4
		7min	0-1
		14min	2-12
		15	8-0
		16/1/1	4-14
		27min	0-13
		Total	45-13

**Detail of land owned by Sidhivinayak Buildcon Pvt. Ltd. 1/100 share.**  
**Maestro Estates Pvt. Ltd. 33/100 share**  
**Janitor Propbuild Pvt.Ltd.33/50 share**

Village	Rect. No.	Killa No.	Area (K-M)
Kherki Daulla	35	20	8-0

**Detail of land owned by Gamete Propbuild Pvt.Ltd. 1337/1352 share**  
**Hope Promoters Pvt. Ltd. 15/1352 share**

Village	Rect. No.	Killa No.	Area (K-M)
Kherki Daulla	40	1/1min	3-8
		2/2/1/1min	2-5
		Total	5-13
		Grand Total	72-17

Or 9.10625 Acres

*[Signature]*  
Director General  
Town & Country Planning  
Haryana, Chandigarh

**INTERNAL DEVELOPMENT WORKS**

**DESIGN AND COST ESTIMATES**

**FOR**

**COMMERCIAL PLOTTED COLONY ON LAND  
MEASURING 9.10625 ACRES FALLING IN  
THE REVENUE ESTATE OF VILLAGE KHERKI  
DAULLA, SECTOR 83 GURUGRAM**

**OWNER**

**SEWAK DEVELOPERS PVT. LTD. & OTHERS  
IN COLLABORATION WITH M/S EMMAR  
INDIA LIMITED.**



**ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.**

**Report**

Gurugram town of Haryana State is situated in 30 Kms from Delhi. Being in the national capital Region, the town has fast developing tendency and potential. Further, it has also started sharing the growing Industrial load of Delhi. In order to relieve the growing pressure of population in National Capital of Delhi, Haryana Shahari Vikas Pradhikaran ( HSVP) has already developed many commercial/residential sectors. Further to the increasing demand HSVP has planned to develop new sectors in Gurugram. This report and estimate is for approximately 9.10625 Acres, Sector - 83, Gurugram, proposed to be developed by Active Promoters Pvt. Ltd. and Balalaika Builders Private Limited In Collaboration With M/S Emmar Mgf Land Limited.

**WATER SUPPLY**

At present the source of water supply in this area is HSVP Supply direct connection to each plot. The water supply system has been designed as per the Hazen William formula.

**DESIGN**

The scheme has been designed for population as given in attached sheets.

**SEWERAGE SCHEME**

Sewer line from proposed development will be connecting to the proposed sewage treatment plant( STP). Surplus sewage / treated effluent shall be disposing to HSVP sewer line on Sector Road. The sewerage system has been marked on the respective plans.

Sewer lines have been designed for three times average D.W.F in relation to water supply demand. It has been assumed that about 80% of the domestic & flushing water supply shall find its way into the proposed sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft./sec self-cleaning velocity. Sewer line up to 400mm dia has been designed to run half full and above 400mm dia has been designed to run three fourth full at peak flow. Necessary provision for laying S.W/RCC pipe sewer line, construction of required number of manholes etc., has been made in the estimate. Considering the future expansion/ development STP capacity is increased.

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

**STORM WATER DRAINAGE**

We are proposing to lay underground R.C.C. pipe drains with required number of catch basins, manholes and rainwater recharge pits with over flow to the Proposed HSVP storm drain on sector Road. The intensity of rain fall has been taken as  $\frac{1}{4}$ " per hour. R.C.C storm water line will be designed as per Manning's formula.



**SPECIFICATIONS**

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

**ROADS**

Estimate of Road work is prepared as per revised specifications adopted by HUDA

**STREET LIGHTING**

Provision for streets lights also has been made

**HORTICULTURE**

Estimates of plantation, landscaping, signage, etc., have been included

**RATES**

The estimate has been prepared based on the present market rates

**COST**

The total cost of the scheme, including cost of all services works out to be **Rs. 5,28,20,051.90** *1073.60 / as*  
**Including** 3% Contigencies and 49% Departmental Charges *unforseen, Admin. price escalation*

Area of commercial development as per License **9.10625 Acre**

**Net Cost Per Acre**

*112.53 less for Amc*  
**Rs. 58,00,417.50**  
*117.90 / as*

For: **M/S ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.**

**Authorized Signatory**





ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALAJI BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.													
Water Demand & Calculation Based on NBC of India 2016													
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Sl. No.	Description	Multi-dwelling unit or Area in Sqm.	Population /Unit or per Sqm.	Total Population	Water Demand in LPCD	Total Water Demand in LPCD	Domestic Water Demand in LPCD	Total Domestic Water Demand in LPCD	Flushing Water Demand in LPCD	Total Flushing Water Demand in LPCD	80% of Domestic in LPCD	100% of Flushing in LPCD	Total Flow in LPCD
<b>A. Block - A (38 Plots)</b>													
1	Ground Floor (Retail)	4332	3	1444									
1.1	Fixed Population @ 10% of			144	45	6480.00	25.00	3600.00	20.00	2880.00	2880.00	2880	5760.00
1.2	Floating Population @ 90% of			1300	15	19500.00	5.00	6500.00	10.00	13000.00	5200.00	13000	18200.00
2	First Floor (Retail)	3073.1645	6	512									
2.1	Fixed Population @ 10% of			51	45	2295.00	25.00	1275.00	20.00	1020.00	1020.00	1020	2040.00
2.2	Floating Population @ 90% of			461	15	6915.00	5.00	2305.00	10.00	4610.00	1844.00	4610	6454.00
3	2nd, 3rd & 4th Floor (Office)	10959.252	10	1096	45	49320.00	25.00	27400.00	20.00	21920.00	21920.00	21920	43840.00
3.1	Visitors for Office Area @ 10%			110	15	1650.00	5.00	550.00	10.00	1100.00	440.00	1100	1540.00
	<b>Total Block A</b>	<b>18364.416</b>		<b>3052</b>		<b>86160</b>		<b>41630</b>		<b>44530</b>			<b>77834</b>
<b>B. Block B (40 Plots)</b>													
1	Ground Floor (Retail)	4677.6	3	1559									
1.1	Fixed Population @ 10% of			156	45	7020.00	25.00	3900.00	20.00	3120.00	3120.00	3120	6240.00
1.2	Floating Population @ 90% of			1403	15	21045.00	5.00	7015.00	10.00	14030.00	5612.00	14030	19642.00
2	First Floor (Retail)	3254.7649	6	542									
2.1	Fixed Population @ 10% of			54	45	2430.00	25.00	1350.00	20.00	1080.00	1080.00	1080	2160.00
2.2	Floating Population @ 90% of			488	15	7320.00	5.00	2440.00	10.00	4880.00	1952.00	4880	6832.00
3	2nd, 3rd & 4th Floor (Office)	11951.889	10	1195	45	53775.00	25.00	29875.00	20.00	23900.00	23900.00	23900	47800.00
3.1	Visitors for Office Area @ 10%			120	15	1800.00	5.00	600.00	10.00	1200.00	480.00	1200	1680.00
	<b>Total Block B</b>	<b>19884.254</b>		<b>3296</b>		<b>93390</b>		<b>45180</b>		<b>48210</b>			<b>84354</b>
<b>C. Block C (28 Plots)</b>													
1	Ground Floor (Retail)	2754	3	918									
1.1	Fixed Population @ 10% of			92	45	4140.00	25.00	2300.00	20.00	1840.00	1840.00	1840	3680.00
1.2	Floating Population @ 90% of			826	15	12390.00	5.00	4130.00	10.00	8260.00	3304.00	8260	11564.00
2	First Floor (Retail)	1878.367	6	313									
2.1	Fixed Population @ 10% of			31	45	1395.00	25.00	775.00	20.00	620.00	620.00	620	1240.00
2.2	Floating Population @ 90% of			282	15	4230.00	5.00	1410.00	10.00	2820.00	1128.00	2820	3948.00
3	2nd, 3rd & 4th Floor (Office)	6758.787	10	676	45	30420.00	25.00	16900.00	20.00	13520.00	13520.00	13520	27040.00
3.1	Visitors for Office Area @ 10%			68	15	1020.00	5.00	340.00	10.00	680.00	272.00	680	952.00
	<b>Total Block C</b>	<b>11391.154</b>		<b>1907</b>		<b>53595</b>		<b>25855</b>		<b>27740</b>			<b>48424</b>







1	Water Transfer Pumpset (Domestic)									
	a)	Water Pump Capacity								
	i	Total Domestic Demand (l)							143	KLD
	ii	Daily Working Hrs for pumping							6	Hrs
	iii	Required Pumping Capacity							397.22	LPM
	iv	Proposed pump set (1 W + 1S)								
	v	Each pump Capacity							396	LPM
									400	LPM
	b)	Water Pump Head			Say					
	i	Suction lift							0	Mtr
	ii	Elevation Height							10	Mtr
	iii	Residual Head required at farthest ferrule							17	Mtr
	iv	Friction Head Loss							17	Mtr
	v	Total pump head required							44	Mtr
		Proposed Pump head			Say				45	Mtr
	c)	Pump HP								
	i	Power Required each pump (Lpm*head (m)/75*60* .6)(eff)							6.67	HP
					Say				7.50	HP
2	Flushing / Irr. Water Transfer Pump									
	a)	Flush. water Pump Capacity								
	i	Total Flu. / Irr. Demand (l)							169	KLD
	ii	Daily Working Hrs for pumping							6	Hrs
	iii	Required Pumping Capacity							475	LPM
	iv	Proposed pump set (1 W + 1S)							475	LPM
	v	Each pump Capacity							475	LPM
					Say				475	LPM
	c)	Flushing water Pump Head								
	i	Suction lift							0	Mtr
	ii	Elevation Height							10	Mtr
	iii	Residual Head required at farthest ferrule							17	Mtr
	iv	Friction Head Loss							17	Mtr
	v	Total pump head required							44	Mtr
		Proposed Pump head			Say				45	Mtr
	d)	Pump HP								
	i	Power Required each pump (Lpm*head (m)/75*60* .6)(eff)							7.41	HP
					Say				7.50	HP
6	CAPACITY OF DG SET									
		Equipment Description	Working	Standby	No of Pump	Each	Total Power Consumption	Unit		
	i	Domestic Water Transfer Pumps (Working)	1	1	1	7.5	7.5	HP		
	ii	Flu. / Irr. Water Transfer Pumps (Working) for Ph. 1 & 3	1	1	1	7.5	7.5	HP		
		Total HP Required					15.0	HP		
		DG KVA Required (HP* .746)					11.3	KW		
		DG Capacity- Say					15	KVA		
6	HUDA Water Supply Line									
	Total Daily Water Demand LPD	1.5 Times Daily Water Demand	Line	Flow	Proposed Dia	Length of Line	Friction Head Loss	Velocity	Total Head Loss	
	143	213.89	HSVP to UGT	LPM	mm	Mtr.	Mtr. / Mtr.	Mtr./Sec.	Mtr.	
				0.22	100	75	0.00000014	0.0006	0.0000010	



**ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.**

Amount Rs in/lacs

Description	Total of sub work	3% Contingencies	TOTAL	49% departmental	Grand Total
Sub Work-1	<del>6526256</del>	<del>195787</del>	<del>6722039</del>	<del>3293748</del>	<del>10015835</del>
Water Supply	43,88,590	1,31,658	45,20,248	22,14,921	67,35,169
Sub Work-2	<del>6359400</del>	<del>216789</del>	<del>6576189</del>	<del>3228390</del>	<del>9804579</del>
Sewerage	71,43,400	2,14,302	73,57,702	36,05,274	1,09,62,976
Sub Work-3	<del>5523956</del>	<del>166017</del>	<del>5690073</del>	<del>2792961</del>	<del>8483034</del>
Drainage	48,55,406	1,45,662	50,01,068	24,50,524	74,51,592
Sub Work-4	<del>9093544</del>	<del>628079</del>	<del>9721623</del>	<del>4566272</del>	<del>14287895</del>
Road Works	97,43,563	2,92,307	1,00,35,870	49,17,576	1,49,53,445
Sub Work-5	<del>1365937</del>	<del>40778</del>	<del>1406715</del>	<del>689388</del>	<del>2096103</del>
Street Lighting	9,10,625	27,319	9,37,944	4,59,592	13,97,536
Sub Work-6	<del>1421827</del>	<del>42045</del>	<del>1463872</del>	<del>724162</del>	<del>2208034</del>
Plantation & Road side	7,66,250	23,048	7,91,298	3,87,736	11,79,033
Trees/Horticulture					
Sub Work-7					
MTC Charge and	<del>2061687</del>	<del>618485</del>	<del>2680172</del>	<del>1204990</del>	<del>3885162</del>
Resurfacing of Road	66,07,350	1,98,221	68,05,571	33,34,730	1,01,40,300
TOTALS	Rs. 3,44,17,183.75	Rs. 10,32,515.51	Rs. 3,54,49,699.26	Rs. 1,73,70,352.64	Rs. 5,28,20,051.90
Amount	Rs. 5,28,20,051.90				

Area of commercial development as per License 9.10625 Acre

Net Cost Per Acre

Rs. 58,00,417.50

For: M/S ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

Authorized Signatory

Executive Engineer  
HSVP Division No. V,  
Gurugram

Superintending Engineer,  
HSVP Division V, Gurugram

Checked subject to Comments  
In forwarding letter No. 3234  
Dt. 4/01/2024 and notes  
attached with the file

Executive Engineer (M)  
for Chief Engineer  
HSVP, Panchsala

Director  
Town & Country Planning  
& Housing, Chandigarh

KULMEET BHARGAVA  
ARCHITECT  
CA/97/21741





हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI  
VIKAS PRADHIKARAN

Tel. : 2570982  
Toll Free No. : 1800-180-3030  
Website : www.hsvp.in  
Email : cencrhuda@ gmail.com

Address: C-3, HSVP, HQ Sector-6  
Panchkula

CE-I No. 3284

Dated: 04/01/2024

Annexure-A

**SUB:-** Approval of service plan estimate for proposed Commercial Plotted Colony (SCO) over an area measuring 9.10625 acres (licence no. 241 of 2023 dated 09.11.2023) in the revenue estate of Village Kherki Daula, Sector-83, Gurugram Manesar Urban Complex being developed by M/s Sewak Developers Pvt. Ltd. & others in collaboration with Emmar India Ltd.

**Technical note and comments:-**

1. All detailed working drawings would have to be prepared by the colonizer for Integrating the internal services proposals with the master proposals of town.
2. The correctness of the levels will be the sole, responsibility of the colonizer for the integration of internal proposals, with the master proposals, of town and will be got confirmed before execution.
3. The material to be used shall the same specifications as are being adopted by HSVP and further shall also confirm to such directions, as issued by Chief Engineer, HSVP from time to time.
4. The work shall be carried out according to Haryana PWD specification or such specifications as are being followed by HSVP. Further it shall also confirm to such other directions, as are issued by Chief Engineer, HSVP from time to time.
5. The colonizer will be fully responsible to meet the demand of water supply and allied services till such time these are made available by State Government/ HSVP. All link connections with the State Government/ HSVP system and services will be done by the colonizer. If necessary extra tube-wells shall also be installed to meet extra demand of water beyond the provision according to EDC deposited.
6. Structural design & drawings of all the structures, such as pump chamber, boosting chamber, RCC OHSR, underground tanks, quarters, manholes chamber, sections of RCC pipes sewer and SW pipes, sewer, ventilating shafts for sewerage and Masonry Ventilation Chamber for Chamber for storm water drainage, temporary disposal/ arrangement etc. will be as per relevant I.S codes and PWD specifications, colonizer himself will be responsible for structural stability of all structures.
7. Potability of water will be checked and confirmed and the tube-wells will be put into operation after getting chemical analysis of water tested.
8. Only C.I/D.I pipes will be used in water supply and flushing system, UPVC/HDPE pipe for irrigation purposes.



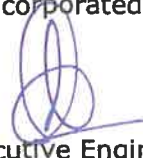
हरियाणा शहरी विकास प्राधिकरण

**HARYANA SHEHARI  
VIKAS PRADHIKARAN**

Tel. : 2570982  
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**Address: C-3, HSVP , HQ Sector-6  
Panchkula**

9. A minimum 100 i/d C.I/D.I, 200mm i/d SW and 400mm id RCC NP-3 pipes will be used for water supply, sewerage and storm water drainage respectively.
10. Standard X-section for S.W. pipes sewer, RCC pipes sewer etc. will be followed as are being adopted in Haryana Public Health Engineering Deptt. or HSVP. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
11. The X-section, width of roads, will be followed as approved by the Chief Town Planner, Haryana, Chandigarh. The kerbs and channels will also be provided as per approved X-section and specifications. If needed, the same may be sought by the colonizer from concerned Executive Engineer of HSVP.
12. The specifications for various roads will be followed as per IRC/MORTH specifications.
13. The wiring system of street lighting and specifications of street lighting fixture will be as per relevant standards.
14. This shall confirm to such other conditions as are incorporated in the approved estimate and the letter of approval.

  
Executive Engineer (M),  
for Chief Engineer-I, HSVP,  
Panchkula

**ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.**

S No.	Heads	Description	Amount
1	Sub Head 1	HSVP Water Supply	<del>73,8750</del> Rs. 3,04,750.00 4.74 lacs
2	Sub Head 2	Pumping <del>and</del> machinery <i>in Head works</i>	<del>58.03</del> Rs. 22,47,500.00 1.25 lacs
3	Sub Head 3	Domestic Water supply	<del>19,19,600</del> Rs. 12,39,530.00 20.42 lacs
4	Sub Head 4	Flushing/Irrigation System	<del>16,20,400</del> Rs. 5,96,810.00 21.23 lacs
<b>TOTAL</b>			<del>65,26,250.00</del> Rs. 43,88,590.00 104.46 lacs

c.o. to final abstract of work

*[Signature]*  
KULMEET BHANGARI  
ARCHITECT  
CA/97/21741



## SUB WORK No. 1

## WATER SUPPLY

Sub Head 1		HUDA Water Supply Distribution System
ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.		
S No.	Description	Amount
A	HSVP Rising Main	
1	Providing, laying, jointing and testing CI/DI pipe lines Including cost of excavation etc. complete in all respects.	1.10
a)	100 mm dia pipe 75 Mtr. @ Rs. <del>4,500</del> 1460/-	Rs. <del>1,12,500.00</del>
2	Providing and fixing sluice valve and air release valve including cost of surface boxes and masonry chambers etc. complete in all respects	0.12
a)	100 mm dia 1 Nos. @ Rs. <del>6,250</del> 1200/-	Rs. <del>6,250.00</del>
3	Providing and fixing indicating plates for sluice valve and air valves	1.00
a)	1 Nos. @ Rs. <del>6,000</del> 2000/- each	Rs. <del>6,000.00</del>
4	Provision for carriage for materials and other unforeseen items (L/S)	0.50 Rs. 30,000.00
5	Provision for cutting of roads and making good to its original conditions ( L/S)	1.0 Rs. 50,000.00
6	Provision for making connection with HSVP water main (L/S)	2.0 5000/-
	1 Nos. @ Rs. 1,00,000	Rs. 1,00,000.00
Total of Sub Head 1		4.74 163
Carried over to summary of Sub work - 1		Rs. 3,04,750.00

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## SUB WORK No. 1

Headwork/  
WATER SUPPLY  
Pumping and machinery

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount
1	Providing & installing VFD based pumping set of following capacity for Domestic Supply	
a)	Capacity 400 LPM each pumps @ 45 mtr. (7.50HP) 2 Nos. @ Rs. 1,50,000.00 each.	Rs. 3,00,000.00
2	Providing & installing VFD pumping set of following capacity for Flushing/Irrigation Pumps	
a)	Capacity 475 LPM each pumps @ 45 mtr. (10HP) 2 Nos. @ Rs. 2,65,000.00 each.	Rs. 5,30,000.00
3	Provisions for chlorination plant complete 1 Nos. @ (L.S) Rs. 50,000.00 each	Rs. 50,000.00
4	Provision for making foundations and erection of pumping machinery 2 Set @ Rs. 25,000.00 (L.S)	Rs. 50,000.00
5	Provision for pipes, valves and specials inside the boosting chamber 2 Set @ Rs. 10,000.00 (L.S)	Rs. 20,000.00
6	Provision for Gen Set. 15 KVA @ Rs. 4,500.00 200 incl. 100 KL for fire reserve	Rs. 2,25,000.00
7	Provision for Plumbing Plant Room and 245 KL Capacity water Tank complete in all respect and 105 KL cap. F. Water Tank near STP 245 KL @ Rs. 4,000.00 per KL	Rs. 9,80,000.00
9	Provision for carriage of material and other unforeseen items etc. L/S	Rs. 50,000.00
	<b>TOTAL COST TO SUB WORK - 1</b>	<b>Rs. 22,47,500.00</b>

- 10) Boring and installing 200mm dia T.W with reserve / direct setting & complete with pipe strainer to a depth of 80m complete 1 Nos @ Rs 15.0/las Rs 15.00 las
- 11) Const of electric driven electr of submersible pumping sets capacity delivery 25 KL water P.H.D. Complete with motor and other accessories 1 No. (L.S) Rs 2.00 las
- 12) Const of boundary wall around the T.W. side water works side (L.S) Rs 2.50 las
- 13) Prov. for footpath, hedges and lawns at T.W (L.S) Rs 1.00 las
- 14) Prov. for Const of staff chs for mtr. (L.S) Rs 7.50 las
- 58.03 las**

KULDEEP JANGHAT  
ARCHITECT  
CA/97/217W1



SUB WORK No. 1  
Sub Head 3

WATER SUPPLY  
Domestic Water supply

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No	Description	Amount
1	Providing, laying, jointing and testing DI/CILA/HDPE/UPVC pipe lines including fittings, valves, cost of excavation etc. complete in all respects.	<del>1720600</del>
a)	100 mm Pipe 1230 Mtr @ Rs. 890 per Mtr	Rs. 10,93,810
2	Providing and fixing sluice valve including cost of surface boxes and masonry chambers etc. complete in all respects.	17.96
a)	100 mm 6 Each @ Rs. 5,620	Rs. 33,720
3	Providing and fixing External Fire Hydrants including chamber	<del>50000</del>
	5 Nos @ Rs. 7,000	Rs. 35,000
4	Providing and fixing air release valve and scour valve	<del>24000</del>
	2 Nos @ Rs. 6,000	Rs. 12,000
5	Indication plate for valves, hydrant AV etc.	Rs. 25,000
6	Provision for carriage of materials and other unforeseen items	Rs. 40,000
TOTAL CO to SUB WORK - 1		Rs. 12,39,530.00

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ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.0625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALAJIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S ENIMAR MGF LAND LIMITED.

[illegible]

122757

Dr. 1230571

## SUB WORK No. 1

## Sub Head 4

WATER SUPPLY  
Flushing/Irrigation System

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount
1	Providing, laying, jointing and testing pipes lines conforming uPVC pipe 10 Kg/Sq.cm Class-IV (IS: 4985) including cost of excavation etc. complete in all respects.	
1.1	100 mm OD Pipe 5 Mtr @ Rs. 820 <del>150</del>	Rs. 4,100.00
1.2	105 mm OD Pipe 137 Mtr @ Rs. 575 <del>1200</del> 14601	Rs. 78,775.00
1.3	108 mm OD Pipe 1084.5 Mtr @ Rs. 330 <del>1000</del>	Rs. 3,57,885.00
	<b>1227m</b>	
2	Providing and fixing sluice valve including cost of surface boxes and masonry chambers etc. complete in all respects.	
2.1	100 mm 1 Each @ Rs. 3,850 <del>1500</del>	Rs. 3,850.00
2.2	105 mm 2 Each @ Rs. 3,850 <del>12000</del>	Rs. 7,700.00
2.3	150 mm 5 Each @ Rs. 3,500 <del>10000</del>	Rs. 17,500.00
	<b>8</b>	
3	Providing and fixing Garden Hydrant 18 Nos. @ Rs. 2,500 each <del>7500</del>	Rs. 45,000.00
4	Providing and fixing air release valve and scour valve 2 Nos. @ Rs. 2,000 each <del>5000</del>	Rs. 4,000.00
5	Indication plate for valves, hydrant AV etc.	Rs. 30,000.00
6	Provision for carriage of materials and other unforeseen items	Rs. 48,000.00
		<b>100000</b>
		<b>2127165</b>
	<b>TOTAL CO to SUB WORK - 1</b>	<b>Rs. 5,96,810.00</b>

KULMEET SHANGARI  
ARCHITECT  
CA/97/21741





ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALAJIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S ENMAR MGF LAND LIMITED.

S No.	Line No	Total				Fixed Population				Floating Population				Flushing Water supply hydraulic calculation										Proposed line dia. (ID)	Velocity in m/sec	Head losses	self head losses	Total Head Loss	HL at Start	HL at End	Residual Head
		Self		Branch		Total		Self		Branch		Total		Flushing Water Demand @ 20 lpcd for Fixed Population and 40 lpcd for Floating Population		Total water demand ltr /day (considering 9HR pumping)		Length of Pipe													
		Self MOS	Branch MOS	Total MOS	Self MOS	Branch MOS	Total MOS	Self MOS	Branch MOS	Total MOS	Self MOS	Branch MOS	Total MOS	Self LPD	Branch LPD	Total LPD	Self LPM	Branch LPM	Total LPM	Self Mtr	Branch Mtr	Total Mtr									
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	STP-F1	0	116	116	0	3854		3854	0	5548	132560.0	132560.0	368.2	5	80	1.464	0.03716	0.1858	0.1858	0.1858	45.00	44.81	44.628								
2	F1-F7	7	57	64	233	1893	2128	335	2726	3061	73130.0	73130.0	203.1	62	65	1.224	0.03396	2.1055	2.2913	2.2913	44.81	42.71	40.417								
3	F7-F7A	4		4	133		133	191		191	4570.0	4570.0	12.7	32	50	0.129	0.00072	0.0230	0.23143	0.23143	42.71	42.69	40.371								
4	F7-F6	6	47	53	199	1561	1760	287	2248	2535	60550.0	60550.0	168.2	51	50	1.712	0.08592	4.3819	6.6732	6.6732	42.71	38.33	31.654								
5	F6-F5A	7	13	20	232	432	664	335	623	958	22860.0	22860.0	63.5	47.5	50	0.646	0.01415	0.6720	7.3452	7.3452	38.33	37.65	30.310								
6	F5A-F5B	5		5	166		166	240		240	5720.0	5720.0	15.9	30	50	0.162	0.00109	0.0326	7.3779	7.3779	37.65	37.62	30.244								
7	F5A-F5	8		8	266		266	383		383	9150.0	9150.0	25.4	71	50	0.259	0.00260	0.1843	7.5295	7.5295	37.65	37.47	29.941								
8	F6-F5	9	18	27	299	598	897	430	860	1290	30840.0	30840.0	85.7	49	50	0.872	0.02463	1.2070	7.8802	7.8802	38.33	37.12	29.240								
9	F5-F4	5	13	18	166	432	598	239	621	860	20560.0	20560.0	57.1	30.5	50	0.581	0.01163	0.3546	8.2347	8.2347	37.12	36.77	28.531								
10	F4-F4A	3		3	100		100	143		143	3430.0	3430.0	9.5	27	50	0.097	0.00042	0.0114	8.2461	8.2461	36.77	36.75	28.508								
11	F4-F3	0	10	10	0	332	332	0	478	478	11420.0	11420.0	31.7	43.5	50	0.323	0.00391	0.1702	8.4164	8.4164	36.77	36.60	28.179								
12	F1-F2	4	48	52	133	1595	1728	191	2296	2487	59430.0	59430.0	165.1	75	65	0.984	0.02313	1.7346	1.9204	1.9204	44.81	43.08	41.159								
13	F2-F2A	17		17	565		565	813		813	19430.0	19430.0	54.0	377	50	0.549	0.01047	3.9471	5.8675	5.8675	43.08	39.13	33.265								
14	F2-F3	31		31	1030		1030	1483		1483	35430.0	35430.0	98.4	276	50	1.002	0.03185	8.7901	14.6576	14.6576	43.08	34.29	19.632								
15	F3-F3A	10		10	332		332	478		478	11420.0	11420.0	31.7	50	50	0.323	0.00391	0.1957	8.6120	8.6120	34.29	34.09	25.482								



## SUB WORK No. 2

## SEWERAGE SCHEME

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount ( RS)
1	Providing, laying, jointing and testing Sewer pipe lines (stoneware pipes class SP-1/ DWC Pipes) including fittings, valves, Manholes & cost of excavation and connect to STP along with bypass to HSVP sewer line etc. complete in all respects.	
		12.65 lacs
a)	200 mm dia Average Depth upto 2 Mtr. 843.5 Mtr. @ Rs. 1,300	Rs. 10,96,550.00
b)	200 mm dia Average Depth 2 to 4 Mtr. 63 Mtr. @ Rs. 1,800	Rs. 1,13,400.00
2	Providing, laying, jointing and testing Sewer by-pass pipe lines HDPE Pipe - PE 100 (PN-6.0) conforming to IS:4984 including fittings, Manholes & cost of excavation etc. complete in all respects.	
	110 mm OD Average Depth upto 1.5 Mtr. 115 Mtr. @ Rs. 1,460	Rs. 1,66,750.00
3	Providing Sewage Lifting sump Pumps near ramp - incl. cost of sewage sump well Capacity 50 lpm at 15 M head, 2 Nos. @ Rs. 50,000	Rs. 1,00,000.00
4	Providing, laying, jointing and testing Sewage Sump Riser HDPE Pipe - PE 100 (PN-6.0) conforming to IS:4984 including fittings, Manholes & cost of excavation etc. complete in all respects.	
	90 mm OD Average Depth upto 1.5 Mtr. 257 Mtr. @ Rs. 1,460	Rs. 2,82,700.00
5	Sewage Treatment Plant of 280 KL @ Rs. 17600/ KL	Rs. 49,28,000.00
6	Provision for providing oblique junctions (L.S)	Rs. 96,000.00
7	Provision for temporary timbering etc. (L.S) cutting of road & making ford	Rs. 80,000.00
8	Provision for carriage of material (L.S) & other unforeseen items	Rs. 80,000.00
9	Provision for providing and fixing vent shaft at suitable places as per PH requirements. (L.S)	Rs. 1,00,000.00
10	Provision for making connection with HSVP sewer	Rs. 1,00,000.00
		2.0
		73.21 lacs
TOTAL CO to FINAL ABSTRACT OF QUANTITY		Rs. 71,43,400.00

KULMEET BHANGANI  
ARCHITECT  
CA/97/217M1





## SUB WORK No. 3

## STORM WATER DRAINAGE

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount
1	Providing, laying, RCC pipe class NP- <sup>3</sup> excavation, manholes etc. complete in all respects	
1.1	400 mm dia Average Depth upto 2 Mtr. <sup>940</sup> 914.00 Mtr. @ <sup>2500</sup> Rs 2,250	<del>Rs. 20,56,500.00</del> <sup>22,50,000</sup> 23.50 lacs
2	Provision for lighting and watching and temporary diversion of traffic	Rs. 2,00,000.00
3	Provision for road gullies & connecting pipe L.S.	<del>Rs. 2,50,000.00</del> <sup>1,00,000</sup> 3.00
4	Provision for rainwater harvesting arrangements <sup>as applicable</sup> <sup>10 No @ Rs. 3.50 lacs</sup> <sup>at suitable places</sup>	<del>Rs. 2,25,000.00 per acre</del> <sup>9.10625 Acre</sup> <del>Rs. 20,48,906.25</del> <sup>35.00 lacs</sup>
5	Provision for timbering & shoring (L.S.)	Rs. 1,50,000.00
6	Provision for making connection with HSVP (L/S)	<del>Rs. 1,50,000.00</del> <sup>0.00</sup>
TOTAL CO to FINAL ABSTRACT OF QUANTITY		<del>Rs. 48,55,406.25</del> <sup>55,33,906.25</sup>

7) Prov. for Temporary disposal arrangements till  
here serious are provided (L.S.)

<sup>10.00 lacs</sup>

8) Prov. for carriage of material & other unforeseen  
items (L.S.)

<sup>5.00 lacs</sup>

<sup>82.00 lacs</sup>

KULMEET BHANGARI  
ARCHITECT  
CA/87/21741





ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10825 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALAJIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

DESIGN OF STORM WATER DRAINAGE SYSTEM													
SL NO	LINE NO.		LENGTH	MTR	SQM	AREA IN HACTARES			DISCHARGE IN CUM/SEC RAIN INTENSITY =6.25mm	DISCHARGE IN M3/SEC	Pipe Dia In mm	SLOPE	VELOCITY M/SEC
	FROM	TO				SELF	BRANCH	TOTAL					
1	D1	D2	128.00		1900	0.19		0.19	7.125	0.0020	400	600	0.677
2	D2A	D2	36.00		1200	0.12		0.12	4.500	0.0013	400	600	0.677
3	D4A	D4B	178.00		3120	0.31		0.31	11.700	0.0033	400	600	0.677
4	D4C	D4B	72.00		2500	0.25		0.25	9.375	0.0026	400	600	0.677
5	D4B	D4	47.00		3200	0.32	0.56	0.88	33.075	0.0092	400	600	0.677
6	D6A	D6	<del>12.00</del> 36		1200	0.12		0.12	4.500	0.0013	400	600	0.677
7	D6B	D6	24.00		2807	0.28		0.28	9.776	0.0027	400	600	0.677
8	D6	D5	22.00		2070	0.21	0.38	0.59	22.039	0.0061	400	600	0.677
9	D5A	D5	12.00		1900	0.19		0.19	7.125	0.0020	400	600	0.677
10	D5	D4	24.00		3800	0.38	0.78	1.16	43.414	0.0121	400	600	0.677
11	D4	D3	64.50		2800	0.28	2.04	2.32	86.989	0.0242	400	600	0.677
12	D3A	D3	30.00		2300	0.23		0.23	8.625	0.0024	400	600	0.677
13	D3B	D3	36.00		1650	0.17		0.17	6.188	0.0017	400	600	0.677
14	D3	D2	63.50		1800	0.18	2.71	2.89	108.551	0.0302	400	600	0.677
15	D2	MUNICIPAL DRAIN	10.00			0.00	14.52	14.52	544.489	0.1512	400	600	0.677
1	D1	D2	150.00		4805	0.48		0.48	18.019	0.0050	400	600	0.677
2	D2	MUNICIPAL DRAIN	5.00		0	0.00	0.48	0.48	18.019	0.0050	400	600	0.677

928 mtr  
400x600



## SUB WORK No. 4

## ROAD WORK

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

Width in meter	length in meter	Metalled Portion	Area in Sqm.
5	0	5	0
<del>6</del>	<del>120</del>	<del>6</del>	<del>720</del>
7	185	7	1295
9	205	7	1435
12	90	7	0
15	35	9	245
24	295	14	4130
Total	840		7895

Add 5% for curves

394.75

Parking Area  
Total Area

2312.5

10602.25

SAY

10605

S No.	Description	Amount
1	Provision for leveling & earth filling as per site condition Approx 9.10625 Acre @ Rs. 80,000 per acre	Rs. 7,28,500.00
2a	P/L 100mm thick (compacted) WBM with earth as per most Specification using 63-40mm size stone aggregate. The rate is inclusive of all labour, material & equipment etc. 10605 Sqm @ Rs. 250 per sqm	Rs. 26,51,250.00
2b	Provision for making connection with HSVP (L/S) 10605 Sqm @ Rs. 250 per sqm	Rs. 26,51,250.00
2c	25mm thick premix carpet with seal coat 10350 10605 Sqm @ Rs. 300 per sqm	Rs. 31,81,500.00
3	Provision for guide map and other unforeseen item L.S	Rs. 80,000.00
4	Provision for plot indicators L.S	Rs. 80,000.00
5	Provision for demarcating burgies L.S	Rs. 80,000.00
6	Provision for traffic arrangement L.S	Rs. 1,20,000.00
7	Provision for making approach to each plot. Approx 9.10625 Acre @ Rs. 10,000 per acre	Rs. 91,062.50
8	Provision for carriage of material & unforeseen items L.S	Rs. 80,000.00
	TOTAL CO to FINAL ABSTRACT OF QUANTITY	Rs. 97,43,562.50

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## SUB WORK No. 4

## ROAD WORK

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

Sl. No.	Node	Road Width in Mtr.					
		6 Mtr. Wide	7 Mtr. Wide	9 Mtr. Wide	10 Mtr. Wide	15 Mtr. Wide	24 Mtr. Wide
1	R1	<del>85.5</del>	....	....	<del>85.5</del>	....	....
2	R2	<del>17</del>	<del>17</del>	....	....	....	....
3	R3	<del>17</del>	<del>17</del>	....	....	....	....
4	R4	....	184.5	....	....	....	....
5	R5	....	....	126.5	....	....	....
6	R6	....	....	76	....	....	....
7	R7	....	....	....	....	....	241.5
8	R8	....	....	....	....	33.5	....
9	R9	....	....	....	....	....	52.5
			<del>218.50</del>		<del>85.50</del>		
	<b>Total</b>	<b>119.5</b>	<b>184.5</b>	<b>202.5</b>	<b>0</b>	<b>33.5</b>	<b>294</b>
	<b>SAY</b>	<b>120</b>	<b>185</b>	<b>205</b>	<b>0</b>	<b>35</b>	<b>295</b>

220

90.0

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## SUB WORK No. 5

## Street Lighting

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount
1	Providing street lightning on roads as per standard specifications of HVPN.	
	Approx 9.10625 Acre @ Rs. 1,00,000 per acre	Rs. 9,10,625.00
	TOTAL CO to FINAL ABSTRACT OF QUANTITY	Rs. 9,10,625.00

22.76 lacs

22.76 lacs

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## SUB WORK No. 6

## Plantation &amp; Road side Trees/Horticulture

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount
1	<b>Development of Green areas</b>	
a	Trenching the ordinary soil up to dept of 60 cm including removal and stacking of serviceable material and disposing of by spreading and leveling within a lead to 50m and making up the trenches area of proper leads by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth and manure	
b	Rough dressing of roof area	
	Grassing with "Doob Grass" including watering and maintenance of lawns for 30 days till the grass a thick lawn, free weeds and fit for moving in rows 7.5m apart in either direction including provision for hedges and barbed wire fencing around park.	
	Approx. <del>9.10625 Acres</del> @ Rs. <del>80,000</del> per Acres (45)	Rs. <del>7,28,500.00</del> 5.00 lacs
2	<b>Planting Tree</b> 10	
a	Provision of trees, along 15.0 M wide(One Side) and 24 M wide (Both Side) roads at 12 Mtr intervals. 59.56 2310	1.39 lacs
	$(35/12) + ((295) \times 2 / 12) = 53 @$ Rs. 750 per tree	Rs. 39,750.00
	1) $(90+32) + 2(295) / 12 =$ TOTAL CO to FINAL ABSTRACT OF QUANTITY	6.39 lacs
		Rs. 7,68,250.00

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## SUB WORK No. 7

## MTC Charge and Resurfacing of Road

ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10625 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALALAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

S No.	Description	Amount
1	Provision for maintenance charge for Water supply, sewerage, storm water, Drainage, roads, street light, Hort. Etc. Complete including operation & Establishment charges as per HSVP Norms after completion.	
	Area 9.10625 Acre @ Rs. <del>1,20,000</del> per acre 8.00/las	Rs. 72.85
2	Provision for resurfacing of roads after First five year of maintenance.	
	Total Road area 10350 Sqmt @ Rs. 400 660 per Sqmt	Rs. 42,42,000.00
3	Provision for resurfacing of roads after 10 Years of MTC.	
	Total Road area 10350 Sqmt @ Rs. 420 825 per Sqmt	Rs. 12,72,600.00
	<b>TOTAL CO to FINAL ABSTRACT OF QUANTITY</b>	<b>Rs. 226.55</b>
		<b>Rs. 66,07,350.00</b>

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