

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

website:-http://tcpharyana.gov.in

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
		22/2min	2-1
		2/1/2/2min	0-5
	40	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	
		35	1min	6-14
	36	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


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% Contingencies and 49% Departmental Charges *, price escalation*
unseen, Admn.

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

Net Cost Per Acre

~~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 BALAJIKA 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
A. Block - A (38 Plots)													
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
	Total Block A	18364.416		3052		86160		41630		44530			77834
B. Block B (40 Plots)													
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
	Total Block B	19884.254		3296		93390		45180		48210			84354
C. Block C (28 Plots)													
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
	Total Block C	11591.154		1907		53595		25855		27740			48424





1		Water Transfer Pumps (Domestic)													
a)	Water Pump Capacity														
i	Total Domestic Demand (l)														
ii	Daily Working Hrs for pumping														
iii	Required Pumping Capacity														
iv	Proposed pump set (1 W + 1 S)														
v	Each pump Capacity														
b)	Water Pump Head														
i	Suction lift														
ii	Elevation Height														
iii	Residual Head required at farthest ferrule														
iv	Friction Head Loss														
v	Total pump head required														
c)	Proposed Pump head														
i	Pump HP														
	Power Required each pump (Lpm*head (m)/75*60* .6)(eff)														
2		Flushing / Irr. Water Transfer Pump													
a)	Flush. water Pump Capacity														
i	Total Flu. / Irr. Demand (l)														
ii	Daily Working Hrs for pumping														
iii	Required Pumping Capacity														
iv	Proposed pump set (1 W + 1 S)														
v	Each pump Capacity														
c)	Flushing water Pump Head														
i	Suction lift														
ii	Elevation Height														
iii	Residual Head required at farthest ferrule														
iv	Friction Head Loss														
v	Total pump head required														
	Proposed Pump head														
d)	Pump HP														
i	Power Required each pump (Lpm*head (m)/75*60* .6)(eff)														
6		CAPACITY OF DG SET													
	Equipment Description														
i	Domestic Water Transfer Pumps (Working)														
ii	Flu. / Irr. Water Transfer Pumps (Working) for Ph. 1 & 3														
	Total HP Required														
	DG KVA Required (HP* .746)														
	DG Capacity- Say														
6		HUDA Water Supply Line													
	Total Daily Water Demand LPD														
	1.5 Times Daily Water Demand														
	Line														
	Flow														
	Proposed Dia														
	Length of Line														
	Frictional Head Loss														
	Velocity														
	Total Head Loss														
	Total Power Consumption														
	Unit														

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	6526256	195787	6722039	3293748	10015835
Water Supply	43,88,590 104.46	1,31,656 3.13	45,20,248 107.59	22,14,921 52.72	67,35,169 160.31
Sub Work-2	6359400	316789	6676189	5228390	15898579
Sewerage	71,43,400 73.21	2,14,302 2.19	73,57,702 75.40	36,05,274 36.95	1,09,62,976 112.35
Sub Work-3	5523906	166077	5690083	2792969	8483052
Drainage	48,55,406 82.0	1,45,662 2.46	50,01,068 84.46	24,50,524 41.39	74,51,592 125.85
Sub Work-4	9035544	628079	9663623	1056272	3913009
Road Works	97,43,563 184.19	2,92,307 5.53	1,00,35,869 189.72	49,17,576 92.96	1,49,53,445 282.68
Sub Work-5	1365937	4078	1406715	689388	2096303
Street Lighting	9,10,625 22.76	27,319 0.68	9,37,944 23.44	4,59,592 11.48	13,97,536 34.92
Sub Work-6	142182700	42045	142224745	724162	142232107
Plantation & Road side Trees/Horticulture	7,66,250 6.39	23,048 0.19	7,91,298 6.58	3,87,736 3.22	11,79,033 9.80
Sub Work-7	2061687	618485	2680172	1420990	3763963
MTC Charge and Resurfacing of Road	66,07,350 226.55	1,98,221 6.80	68,05,571 233.35	33,34,730 114.34	1,01,40,300 347.69
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				Rs. 10,24,75,395.20

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

Rs. 1073.60 lacs
9.10625 Acre

Net Cost Per Acre

Rs. 58,00,417.50

117.90 lacs per Acre

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

RANJ
Superintending Engineer,
HSVP Division No. V,
Gurugram

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

Director
Town & Country Planning
& Municipalities,
Haryana, Chandigarh



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



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

**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	73,8750 Rs. 3,04,750.00 4.74 lacs
2	Sub Head 2	Pumping and machinery <i>in Head works</i>	19,19,600 Rs. 22,47,500.00 58.03 lacs
3	Sub Head 3	Domestic Water supply	16,20,400 Rs. 12,39,530.00 20.42 lacs
4	Sub Head 4	Flushing/Irrigation System	65,26,250 Rs. 5,96,810.00 21.23 lacs
TOTAL			65,26,250 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. 4,500 1460/-	Rs. 1,12,500.00
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. 6,250 1200/-	Rs. 6,250.00
3	Providing and fixing indicating plates for sluice valve and air valves	1.00
a)	1 Nos. @ Rs. 6,000 6000/- each	Rs. 6,000.00
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 50000/-
	1 Nos. @ Rs. 1,00,000	Rs. 1,00,000.00
Total of Sub Head 1		Rs. 3,04,750.00
Carried over to summary of Sub work - 1		


 KULMEET BHARGAVA
 ARCHITECT
 CA/97/21741



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	4.000000
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
TOTAL COST TO SUB WORK - 1		Rs. 22,47,500.00

- 10) Boring and installing 200mmild T.W with reserve / discs setting and complete with fibre strainer to a depth of 80m complete INR @ Rs 15.00/ls Rs 15.00 las
 - 11) Const of electric driven electr of submersible pumping sets ^{capacity} complete 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) Proc. for footpaths, hedges and lawns at T.W (L.S) Rs 1.00 las
 - 14) Proc. for Const of staff cuts for mtc. (L.S) Rs 7.50 las
- Rs 58.03 las



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.	
a)	100 mm Pipe 1220 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.	Rs. 17,96
a)	100 mm 6 Each @ Rs. 5,620	Rs. 33,720
3	Providing and fixing External Fire Hydrants including chamber	Rs. 35,000
	5 Nos @ Rs. 7,000	
4	Providing and fixing air release valve and scour valve	Rs. 12,000
	2 Nos @ Rs. 6,000	
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

KULMEET BHANGARI
ARCHITECT
CA/97/21741



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 1500	Rs. 4,100.00 7500
1.2	105 mm OD Pipe 137 Mtr @ Rs. 575 1200 14601	Rs. 78,775.00 1644000 17.91 lac
1.3	108 mm OD Pipe 1084.5 Mtr @ Rs. 330 1000	Rs. 3,57,885.00 1084500
	1227m	
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 5000	Rs. 3,850.00 15000
2.2	105 mm 2 Each @ Rs. 3,850 12000	Rs. 7,700.00 24000 0.96
2.3	150 mm 5 Each @ Rs. 3,500 10000	Rs. 17,500.00 50000
	8	
3	Providing and fixing Garden Hydrant 18 Nos. @ Rs. 2,500 each 7500	Rs. 45,000.00 135000 0.90
4	Providing and fixing air release valve and scour valve 2 Nos. @ Rs. 2,000 each 5000	Rs. 4,000.00 10000 0.20
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
		100000
		2127 lac
TOTAL CO to SUB WORK - 1		Rs. 5,96,810.00

KULMEET SHANGARI
ARCHITECT
CA/97/21741



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 EINMAR IGF LAND LIMITED.

S No.	Line No.	Total			Fixed Population			Floating Population			Flushing Water supply hydraulic calculation												
		Self	Branch	Total	Self	Branch	Total	Self	Branch	Total	Flushing Water Demand @ 20 lpcd for fixed population	Total water demand/hr	Total water demand/hr (considering BHR pumping)	Length of pipe (ft)	Proposed line dia. (ID)	Velocity in m/sec	Head loss	Self head losses	Total Head Loss	HL at Start	HL at End	Residual Head	
		MOS	MOS	MOS	MOS	MOS	MOS	MOS	MOS	MOS	LPM	LPM	LPM	Mtr	MM	Mtr/sec	Mtr	Mtr	Mtr	Mtr	Mtr	Mtr	Mtr
1	2	0	116	116	0	3854	3854	0	5548	5548	132560.0	132560.0	3682.2	5	80	1.464	0.03716	0.1858	0.1858	0.1858	44.81	44.81	44.828
2	F1-F7	7	57	64	233	1893	2126	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	4	133	133	191	191	181	181	4570.0	4570.0	12.7	32	50	0.129	0.00072	0.0230	2.3143	2.3143	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	5	166	166	240	240	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	8	266	266	383	383	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	3	100	100	143	143	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	181	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	17	565	565	813	813	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	31	1030	1030	1483	1483	1483	1483	35430.0	35430.0	98.4	276	50	1.002	0.03165	8.7901	14.6576	14.6576	43.08	34.29	19.632
15	F3-F3A	10	10	10	332	332	478	478	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.	
		19.65 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.	
		1.68 lacs
	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 (L.S)	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.	
		3.75 lacs
	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 16000/- 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 miscellaneous 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
		2.00
		73.21 lacs
TOTAL CO to FINAL ABSTRACT OF QUANTITY		Rs. 71,43,400.00

KULMEET BHANGANI
ARCHITECT
CA/97/217M1



ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10626 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALAJAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

DESIGN STATEMENT OF SEWERAGE LINE																				
S No	Line No	Plot		Total Domestic water consumption	Total Flushing water consumption	Daily waste water (80% of domestic water demand and 100% of flushing)	Total Waste water (peak-aver age*3)	Total Waste water (peak-aver age*3)	Dia Proposed	Gradient	Velocity	Design discharge	Length	Fall in Pipe Line (m)	Invert Level Upper	Invert Level Lower	Depth Start	Depth End	Average Depth	
		Self	Total																	LPD
1	S1	19	19	20325.09	21712.41	37972.483	60975.259	0.71	200	200	0.74	11.59	153	0.77	-900.000	-1665.000	0.9000	1.6650	1.2825	
2	S2	23	42	44929.14	47995.86	83939.172	134787.41	1.56	200	200	0.74	11.59	186	0.93	-1665.000	-2595.000	1.6650	2.5950	2.1300	
3	S3A	7	7	7488.19	7999.31	13989.862	22464.969	0.26	200	200	0.74	11.59	41	0.21	-900.000	-1105.000	0.9000	1.1050	1.0025	
4	S3	3	62	66323.97	70851.03	123910.21	198971.9	2.30	200	200	0.74	11.59	59	0.30	-2595.000	-2890.000	2.5950	2.8900	2.7425	
5	S8	SUMP	10	10697.41	11427.59	19985.517	32092.241	0.37	200	200	0.74	11.59	72.5	0.36	-900.000	-1262.500	0.9000	1.2625	1.0813	
5	S5	S6	15	16046.12	17141.38	29978.276	48138.362	0.56	200	200	0.74	11.59	95	0.48	-900.000	-1375.000	0.9000	1.3750	1.1375	
6	S7A	S7B	8	8557.931	9142.07	15988.414	25673.793	0.30	200	200	0.74	11.59	62	0.31	-900.000	-1210.000	0.9000	1.2100	1.0550	
7	S7C	S7B	6	6418.448	6856.55	11991.31	19255.345	0.22	200	200	0.74	11.59	35	0.18	-900.000	-1075.000	0.9000	1.0750	0.9875	
8	S7B	S6	6	21394.83	22855.17	39971.034	64184.483	0.74	200	200	0.74	11.59	42	0.21	-1210.000	-1420.000	1.2100	1.4200	1.3150	
9	S6	S7	7	44929.14	47995.86	83939.172	134787.41	1.56	200	200	0.74	11.59	51	0.26	-1420.000	-1675.000	1.4200	1.6750	1.5475	
10	S7A	S7	5	5348.707	5713.79	9992.7586	16046.121	0.19	200	200	0.74	11.59	32	0.16	-900.000	-1060.000	0.9000	1.0600	0.9800	
11	S7	S4	7	57766.03	61708.97	107921.79	173298.1	2.01	200	200	0.74	11.59	74	0.37	-1675.000	-2045.000	1.6750	2.0450	1.8600	
12	S4	STP	0	124090	132560.00	231832	372270	4.31	200	200	0.74	11.59	4	0.02	-2890.000	-2910.000	2.8900	2.9100	2.9000	
		BY Pass connection				231832	695496	8.05	110				115							

200 mm Ø S.W. PIPES - 906.50 m/L



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- ³ excavation, manholes etc. complete in all respects	
1.1	400 mm dia Average Depth upto 2 Mtr. ⁹⁴⁰ 914.00 Mtr. @ ^{2,500} Rs 2,250	Rs. 20,56,500.00 ^{22,50,000} Rs. 20,56,500.00 ^{23,50,000}
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.	Rs. 2,50,000.00 ^{3.00} Rs. 2,50,000.00
4	Provision for rainwater harvesting arrangements ^{at suitable places}	
	^{as attached} Rs. 2,25,000.00 per acre ^{10 No @ Rs. 3,50,000} 9.10625 Acre	Rs. 20,48,906.25 ^{35.00 lak} Rs. 20,48,906.25
5	Provision for timbering & shoring (L.S.)	Rs. 1,50,000.00
6	Provision for making connection with HSVP (L/S)	Rs. 1,50,000.00 ^{1,50,000} Rs. 1,50,000.00
TOTAL CO to FINAL ABSTRACT OF QUANTITY		Rs. 48,55,406.25 ^{55,23,906.25} Rs. 48,55,406.25

7) Prov. for Temporary disposal arrangements till
HSVP service are provided (L.S.)

^{10.00 lak}

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

^{5.00 lak}

Rs. 82.00 lak

[Signature]
KULMEET BHANGARI
ARCHITECT
CA/87/21741



ESTIMATE FOR PROVIDING INTERNAL DEVELOPMENT WORKS OF PLOTTED COMMERCIAL PLOTTED COLONY ON LAND MEASURING 9.10626 ACRES FALLING IN THE REVENUE ESTATE OF VILLAGE KHERKI DAULLA, SECTOR 83 GURUGRAM BEING DEVELOPED BY ACTIVE PROMOTERS PVT LTD AND BALAJAIKA BUILDERS PRIVATE LIMITED IN COLLABORATION WITH M/S EMMAR MGF LAND LIMITED.

DESIGN OF STORM WATER DRAINAGE SYSTEM

SL NO	LINE NO.		LENGTH MTR	SELF AREA TO BE DRAINED IN SQM	AREA IN HACTARES			DISCHARGE IN CUM/SEC RAIN INTENSITY =6.25mm M3/HR	DISCHARGE IN M3/SEC	Pipe Dia IN MM	SLOPE 1 IN	VELOCITY M/SEC	DISCHARGE CAPACITY IN M3/SEC	FALL MM	INVERT LEVEL AT START MM	INVERT LEVEL AT END MM
	FROM	TO			SELF	BRANCH	TOTAL									
1	D1	D2	128.00	1900	0.19		0.19	7.125	0.0020	400	600	0.677	0.08	213.333	-900.000	-1115.000
2	D2A	D2	36.00	1200	0.12		0.12	4.500	0.0013	400	600	0.677	0.08	60.000	-900.000	-960.000
3	D4A	D4B	178.00	3120	0.31		0.31	11.700	0.0033	400	600	0.677	0.08	298.667	-900.000	-1195.000
4	D4C	D4B	72.00	2500	0.25		0.25	9.375	0.0028	400	600	0.677	0.08	120.000	-900.000	-1020.000
5	D4B	D4	47.00	3200	0.32		0.88	33.075	0.0082	400	600	0.677	0.08	78.333	-1195.000	-1275.000
6	D6A	D6	12.00 36	1200	0.12		0.12	4.500	0.0013	400	600	0.677	0.08	20.000	-900.000	-920.000
7	D6B	D6	24.00	2807	0.26		0.26	9.776	0.0027	400	600	0.677	0.08	40.000	-900.000	-940.000
8	D6	D5	22.00	2070	0.21	0.38	0.59	22.039	0.0061	400	600	0.677	0.08	36.667	-940.000	-975.000
9	D5A	D5	12.00	1900	0.19		0.19	7.125	0.0020	400	600	0.677	0.08	20.000	-900.000	-920.000
10	D5	D4	24.00	3800	0.38	0.78	1.16	43.414	0.0121	400	600	0.677	0.08	40.000	-875.000	-1015.000
11	D4	D3	64.50	2800	0.28	2.04	2.32	86.989	0.0242	400	600	0.677	0.08	107.500	-1275.000	-1385.000
12	D3A	D3	30.00	2300	0.23		0.23	8.625	0.0024	400	600	0.677	0.08	50.000	-900.000	-950.000
13	D3B	D3	36.00	1650	0.17		0.17	6.188	0.0017	400	600	0.677	0.08	60.000	-900.000	-960.000
14	D3	D2	63.50	1800	0.18	2.71	2.89	108.551	0.0302	400	600	0.677	0.08	105.833	-1385.000	-1480.000
15	D2	MUNICIPAL DRAIN	10.00		0.00	14.52	14.52	544.489	0.1512	400	600	0.677	0.08	16.667	-1480.000	-1505.000
1	D1	D2	150.00	4805	0.48		0.48	18.019	0.0050	400	600	0.677	0.08	250.000	-900.000	-1150.000
2	D2	MUNICIPAL DRAIN	5.00	0	0.00	0.48	0.48	18.019	0.0050	400	600	0.677	0.08	8.333	-1150.000	-1160.000

424826
424826 Pass



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
6	120	6	720
7	185	7	1295
9	205	7	1435
12	90	7	0
15	35	9	315
24	295	14	4130
Total	840		7895

Add 5% for curves

1540
1127.50
495
350
7642.50
382.12

Parking Area
Total Area

2312.5
10602.25

10337.12

SAY

10605

10350 Sqm

S No.	Description	Amount
1	Provision for leveling & earth filling as per site condition Approx 9.10625 Acre @ Rs. 80,000 ^{1.75} per acre	15.94 Lak 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	26.51,250.00 26.51,250.00 <i>200 mm GSB 2.50 mm Stone Aggregate</i>
2b	Provision for making connection with HSVP (L/S) 10605 Sqm @ Rs. 250 per sqm	26.51,250.00 26.51,250.00 <i>50 mm DBM 30 mm BC.</i>
2c	25mm thick premix carpet with seal coat 10350 10605 Sqm @ Rs. 300 per sqm	31,81,500.00 31,81,500.00 <i>1500</i>
3	Provision for guide map and other unforeseen item L.S	2.00 Lak Rs. 80,000.00
4	Provision for plot indicators L.S	2.00 Lak Rs. 80,000.00
5	Provision for demarcating burgies L.S	2.00 Lak Rs. 80,000.00
6	Provision for traffic arrangement L.S	2.00 Lak Rs. 1,20,000.00
7	Provision for making approach to each plot. Approx 9.10625 Acre @ Rs. 10,000 per acre	91,062.50 91,062.50
8	Provision for carriage of material & unforeseen items L.S	5.00 Lak Rs. 80,000.00
	TOTAL CO to FINAL ABSTRACT OF QUANTITY	184.19 Lak Rs. 97,43,562.50

Kulmeet Shingari
KULMEET SHINGARI
ARCHITECT
CA/97/21741



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	85.5	....	....	85.5	....	....
2	R2	17	17	....	....	....	....
3	R3	17	17	....	....	....	....
4	R4	....	184.5	....	....	....	....
5	R5	....	....	126.5	....	....	....
6	R6	....	....	76	....	....	....
7	R7	....	....	....	....	....	241.5
8	R8	....	....	....	....	33.5	....
9	R9	....	....	....	....	....	52.5
			218.0		85.50		
	Total	119.5	184.5	202.5	0	33.5	294
	SAY	120	185	205	0	35	295

220

90.0

[Signature]
 KULMEET BHANGANI
 ARCHITECT
 CA/97/21741



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

Kulmeet Bhangari
 KULMEET BHANGARI
 ARCHITECT
 CA/97/21741



SUB WORK No. 6

Plantation & 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	Development of Green areas	
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. 9.10625 Acres @ Rs. 80,000 per Acres (45)	Rs. 7,28,500.00 5.00 lacs
2	Planting Tree	
a	Provision of trees, along 15.0 M wide (One Side) and 24 M wide (Both Side) roads at 12 Mtr intervals.	
	(35/12) + ((295)x2/12) = 53 @ Rs. 750 per tree	Rs. 39,750.00 1.39 lacs
	TOTAL CO to FINAL ABSTRACT OF QUANTITY	Rs. 7,68,250.00 6.39 lacs

KULMEET SHANGHARI
ARCHITECT
CA/97/21741



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. 1,20,000 per acre 8.00/las	72.85 Rs. 10,92,750.00
2	Provision for resurfacing of roads after First five year of maintenance.	
	Total Road area 10350 Sqmt @ Rs. 400 660 per Sqmt	68.31 Rs. 42,42,000.00
3	Provision for resurfacing of roads after 10 Years of MTC.	
	Total Road area 10350 Sqmt @ Rs. 120 825 per Sqmt	85.39 Rs. 12,72,600.00
	TOTAL CO to FINAL ABSTRACT OF QUANTITY	226.55 Rs. 66,07,350.00

KULMEET BHANGANI
ARCHITECT
CA/97/21741

