

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
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	11391.154		1907		53595		25855		27740			48424



[illegible]

Total Water Demand
Total Domestic Water Demand
Total Flushing Water Demand
Total Irrigation Water Demand
Flow To Sewer
Total recycled water Available

312005 LPD	312 KLD
142590 LPD	143 KLD
132560 LPD	133 KLD
36855 LPD	37 KLD
231832 LPD	232 KLD
208648 LPD	208 KLD

124090

124090

Total recycled water Available per day (90% of waste water Generated)

[illegible]

STP - 232 K.

Dem. UCF. 143 ice with 0-60 storage = 85-80K say 100K
1.03K

Factor influencing PPV

$$\begin{array}{r} 11.60\text{K} \\ \hline 243.60\text{K} \end{array}$$

F. water-Tank 133K + 37K dirt
with 60% storage

10214 say 10514

507 256k



Page 6

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/las

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	1,31,658	45,20,248	22,14,921	67,35,169
Sub Work-2	6359400	216789	6576189	3228390	9804579
Sewerage	71,43,400	2,14,302	73,57,702	36,05,274	1,09,62,976
Sub Work-3	5523956	166017	5690073	2792961	8483034
Drainage	48,55,406	1,45,662	50,01,068	24,50,524	74,51,592
Sub Work-4	9093544	628079	9721623	4566272	14287895
Road Works	97,43,563	2,92,307	1,00,35,870	49,17,576	1,49,53,445
Sub Work-5	1365937	40778	1406715	689388	2096103
Street Lighting	9,10,625	27,319	9,37,944	4,59,592	13,97,536
Sub Work-6	1421827	42045	1463872	724162	2208034
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	2061687	618485	2680172	1204990	3885162
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, Gurugram

Director
Town & Country Planning
& Housing, Chandigarh

KULMEET BHARGAVA
ARCHITECT
CA/97/21741





हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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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.



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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>	58.03 Rs. 22,47,500.00 1.25 lacs
3	Sub Head 3	Domestic Water supply	19,19,600 Rs. 12,39,530.00 20.42 lacs
4	Sub Head 4	Flushing/Irrigation System	16,20,400 Rs. 5,96,810.00 21.23 lacs
TOTAL			65,26,250.00 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 2000/- 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 Rs. 50,000.00
	1 Nos. @ Rs. 1,00,000	Rs. 1,00,000.00
Total of Sub Head 1		4.74 Rs. 3,04,750.00
Carried over to summary of Sub work - 1		

KULMEET BHARGAVA
ARCHITECT
CA/97/21741



SUB WORK No. 1

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

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

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.	1720600
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	50000
	5 Nos @ Rs. 7,000	Rs. 35,000
4	Providing and fixing air release valve and scour valve	24000
	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.

S. No.	Line No	Totals				Fixed Population			Floating Population			Domestic Water supply hydraulic calculation										HL at Start	HL at End	Residual Head			
		Self		Branch		Total	Self	Branch	Total	Domestic Water Demand @ 25 lpcd per Fixed Population and 5 lpcd per Floating Population	Total water demand @ 25 lpcd per Fixed Population and 5 lpcd per Floating Population	Total water demand @ 25 lpcd per Fixed Population and 5 lpcd per Floating Population	Length of Pipe	Pressure	Velocity	Head loss	Self Head losses	Total Head Loss									
		NOS	ft	NOS	ft														NOS	ft	NOS				ft	LPCD	LPCD
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
		NOS	NOS	NOS	NOS			NOS						LPCD	LPCD	LPCD	mm	M/sec	M/sec	mm	mm	mm	mm	mm	mm	mm	mm
1	WTP-D1	0	116	116	0	3854	3854	0	5547	5547				124085.0	124085.0	344.7	5	100	0.877	0.01109	0.0555	0.0555	45.00	44.94	44.889		
2	D1-D2	2	57	59	66	1894	1960	96	2725	2821				63105.0	63105.0	175.3	13	100	0.446	0.00317	0.0444	0.0999	44.945	44.80	44.800		
3	D3-D2	4				133	133	1		191				4280.0	4280.0	11.9	34	100	0.030	0.00002	0.0007	0.1006	44.900	44.90	44.799		
4	D3-D4	6	47	53	199	1562	1761	287	2247	2634				56695.0	56695.0	157.5	50	100	0.401	0.00260	0.1300	0.2299	44.900	44.77	44.540		
5	D4-D5	7	13	20	233	665	432	335	622	957				21410.0	21410.0	59.5	48	100	0.151	0.00043	0.0206	0.2504	44.770	44.75	44.499		
6	D5-D6	5		5	166	239		239		239				5345.0	5345.0	14.8	30	100	0.038	0.00003	0.0010	0.2514	44.750	44.75	44.497		
7	D5-D7	8		8	266	266		266		383				8565.0	8565.0	23.8	74	100	0.061	0.00008	0.0568	0.2563	44.750	44.74	44.487		
8	D4-D7	9	18	27	299	598	897	430	860	1290				28875.0	28875.0	80.2	53	100	0.204	0.00075	0.0395	0.2694	44.770	44.73	44.461		
9	D7-D8	5	13	18	166	432	598	239	621	860				19250.0	19250.0	53.5	28	100	0.136	0.00035	0.0069	0.2792	44.744	44.73	44.455		
10	D8-D8A	3		3	100			143		143				3215.0	3215.0	8.9	18	100	0.023	0.00001	0.0002	0.2795	44.734	44.73	44.454		
11	D8-D10	0	10	10	0	332	332	0	478	478				10690.0	10690.0	29.7	43	100	0.076	0.00012	0.0051	0.2843	44.734	44.73	44.444		
12	D10-D9	10		10	332			478		478				10690.0	10690.0	29.7	61	100	0.076	0.00012	0.0051	0.2843	44.734	44.73	44.444		
13	D1-D11	9	48	57	299	1594	1984	430	2298	2728				60980.0	60980.0	169.4	124	100	0.431	0.00298	0.3690	0.4245	44.729	44.72	44.430		
14	D11-D10	31		31	1030			1483		1483				33185.0	33185.0	92.1	276	100	0.234	0.00096	0.2659	0.6904	44.575	44.31	43.619		
15	D11-D12	17		17	565			813		813				18190.0	18190.0	50.5	372	100	0.129	0.00032	0.1178	0.5423	44.575	44.46	43.915		
		116																									

122759

Donec 12/30/01

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. 820 150	Rs. 4,100.00
1.2	105 mm OD Pipe 137 Mtr @ Rs. 575 1200 14601	Rs. 78,775.00
1.3	108 mm OD Pipe 1084.5 Mtr @ Rs. 330 1000	Rs. 3,57,885.00
	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 1500	Rs. 3,850.00
2.2	105 mm 2 Each @ Rs. 3,850 12000 ✓	Rs. 7,700.00
2.3	150 mm 5 Each @ Rs. 3,500 10000	Rs. 17,500.00
	8	
3	Providing and fixing Garden Hydrant 18 Nos. @ Rs. 2,500 each 7500	Rs. 45,000.00
4	Providing and fixing air release valve and scour valve 2 Nos. @ Rs. 2,000 each 5000	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
		100000
		2127165
	TOTAL CO to SUB WORK - 1	Rs. 5,96,810.00

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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 Demand @ 20 lpcd for fixed population and 40 lpcd for floating population				Total water demand ltr/day (considering 60 ltr pumping)				Length of Pipe (ft)	Proposed line dia. (mm)	Velocity in m/sec	Head loss	Self Head losses	Total Head Loss	HL at Start	HL at End	Residual Head					
		Self		Branch		Self		Branch		Self		Branch		Self		Branch		Self		Branch															
		NO	NOS	NO	NOS	NO	NOS	NO	NOS	NO	NOS	NO	NOS	NO	NOS	NO	NOS	NO	NOS	NO	NOS														
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	26	27	28	29	30	31	32	33	34	35	
1	STP-F1	0	116	116	0	3854	3854	0	5548	5548	132560.0	132560.0	388.2	5	80	1.464	0.03716	0.1858	0.1858	45.00	44.81	44.628													
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	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	2.3143		42.69	40.371													
4	F7-F6	6	47	53	199	1561	1760	287	2248	2535	60550.0	60550.0	168.2	51	50	1.112	0.08592	4.3819	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	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	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	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	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	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	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	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	0.994	0.02313	1.7346	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	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	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	34.29	34.09	25.482													

PLANNED DEVELOPMENT
CITY ENGINEER
GURUGRAM
24/07/2011



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
		73.21 lacs
TOTAL CO to FINAL ABSTRACT OF QUANTITY		Rs. 71,43,400.00

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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. @ ²⁵⁰⁰ Rs 2,250	Rs. 20,56,500.00 ^{22,50,000} Rs. 20,56,500.00
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 ^{as applicable 10 No @ Rs. 3.50 lak at suitable places}	Rs. 2,25,000.00 per acre - 9.10625 Acre ^{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 ^{0.00} Rs. 1,50,000.00
TOTAL CO to FINAL ABSTRACT OF QUANTITY		Rs. 48,55,406.25 ^{55,33,906.25} Rs. 48,55,406.25

7) Prov. for Temporary disposal arrangements till
more serious 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

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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	SELF AREA TO BE DRAINED IN SQM	AREA IN HACTARES			DISCHARGE IN CUM/SEC RAIN INTENSITY =6.25mm	DISCHARGE IN M3/SEC	Pipe Dia In mm	SLOPE	VELOCITY M/SEC	DISCHARGE CAPACITY	FALL	INVERT LEVEL AT START	INVERT LEVEL AT END	
	FROM	TO			MTR	SQM	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	296.667	-900.000	-1195.000	
4	D4C	D4B	72.00	2500	0.25		0.25	9.375	0.0026	400	600	0.677	0.08	120.000	-900.000	-1020.000	
5	D4B	D4	47.00	3200	0.32	0.56	0.88	33.075	0.0092	400	600	0.677	0.08	76.333	-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	2607	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	-975.000	-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	-800.000	-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	

928m² 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
6	120	6	720
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	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
			218.50		85.50		
	Total	119.5	184.5	202.5	0	33.5	294
	SAY	120	185	205	0	35	295

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 & 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 (43)	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.	
	$(35/12) + ((295) \times 2 / 12) = 53$ @ 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}

[Signature]
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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. 1,20,000 per acre 8.00/las	Rs. 72.85
2	Provision for resurfacing of roads after First five year of maintenance.	
	Total Road area 10350.00 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 10350.00 Sqmt @ Rs. 420 825 per Sqmt	Rs. 12,72,600.00
	TOTAL CO to FINAL ABSTRACT OF QUANTITY	Rs. 226.55
		Rs. 66,07,350.00

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