

**SERVICE ESTIMATE, DESIGN REPORT AND
CALCULATION OF
INTERNAL DEVELOPMENT WORKS**

FOR

**PROPOSED GROUP HOUSING COLONY AREA MEASURING
4.525 ACRES UNDER TOD POLICY DATED 09.02.2016
(LICENSE NO. 155 OF 2023 DATED 03.08.2023) IN SECTOR – 71,
GURUGRAM – MANESAR URBAN COMPLEX BEING
DEVELOPED BY M/S PYRAMID INFRATECH PVT. LTD.**

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED GROUP HOUSING COLONY"AREAMEASURING 4.525 ACRES(UNDER TOD POLICY DATED 09.02.2016) (LICENSE No. 155 of 2023 Dated 03.08.2023) IN SECTOR – 71, GURUGRAM – MANESAR URBAN COMPLEX BEING DEVELOPED BY M/s PYRAMID INFRATECH PVT. LTD.

Gurugram town of Haryana State situated on N.H. -48 road at a distance of 35 Km from Delhi. Being in the national capital region, the town has fast developing tendency and potential. Further, it has also started sharing the growing residential, commercial and Industrial load of Delhi. In order to review the growing pressure of population in National Capital of Delhi, It has been decided by the Haryana Government to develop various infrastructure facilities in Gurugram Manesar Urban Complex. This report is for a part of service estimate for proposed " Group Housing Colony" measuring 4.525 acres Under TOD policy Dt. 09.02.2016 (License No. 155 of 2023 dated 03.08.2023) in Sector – 71, Gurugram – Manesar urban complex being developed by M/s. Pyramid Infratech Pvt. Ltd., has been prepared with the following provisions which are as under :-

1. WATER SUPPLY

The source of water supply in this area is by GMDA Mains. It has been proposed to construct underground tanks of capacity as per attached details and to location for domestic purpose and for fire protection. The underground tankswill be fed from the GMDA based supply, which will feed O.H. tanks on the roof of the Building and has been designed as per the Hazen Williams formula. Presently there is proposed / under execution GMDA W/S in this area. However the provision of tube well have been taken due to non availability of water but after getting the approval from the competent authority through tube wells / tankers / any other approved source till GMDA W/Swill made available. The proposed tube wells shall be 510mm bore drilled with reverse rotary rig and installed with 80mm i/d housing pipe and 50mm i/d slotted tube as strainer, hence the provision of One No. Tube Wells have been taken in this estimate.

DESIGN

The scheme has been designed for population of 2936persons considering @ 5 persons / units for main units, EWS and servant @ 2 Persons / Each Unit for Group Housing and other provision etc. The combined quantum of water supply (domestic + flushing) per head / day has been taken as 172.50Liters per head per day as per design calculation.

PUMPING EQUIPMENTS

It has been proposed to install pumping set as described with standby of equal capacity. The provision for standby generating set has also been provided in case of any time electricity failure. Generator will be provided separately or added to the capacity of main generator.

2. SEWERAGE

The scheme is designed for sewer connecting to the STP and bypass connection to GMDA sewer scheme. The sewer lines have designed for three times average D.W.F in relation to water supply demand. It has assumed that about 80% of the domesticand flushing water supply shall find its way into the proposed

sewer. Sewer lines shall be running by gravity and discharge to STP proposed. Treated water will be used for Irrigation & Flushing purpose (through recycling) under the pipe line system.

3. STORM WATER DRAINAGE

It has been proposed to lay R.C.C pipes with required number of manholes for disposal of storm water, which will be connected to the HSVP drain. The intensity of rain fall has been taken as 6.00mm per hour. A minimum size of 400mm i/d R.C.C pipe for storm water drain will be provided and designed as per Manning's formula. Necessary provision of rainwater harvesting arrangement has also been taken in this estimate.

4. ROADS

Road, Parking and Pavement have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP.

5. STREET LIGHTING AND ELECTRIFICATION :-

Provision for external lighting and electrification of proposed area has been made.

6. HORTICULTURE :-

Estimate and details of plantation, landscaping, signage etc. have been included.

7. FIRE FIGHTING :-

Provision of Fire Fighting system has been made.

8. Provision of construction of ESS Shed has been taken in this estimate.

9. SPECIFICATIONS

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

10. RATES

The estimate has been based on the present market rates.

11. COST

The total cost of the scheme including cost of all services works out to Rs. ~~623.25~~ ^{894.15} including 3% For contingencies and 4% departmental charges + Price escalation and cost per acre comes out to Rs. ~~137.74~~ ^{197.60} Lacs.


 Authorised Signatory
 (Authorized Signatory)

DESIGN CALCULATION :-

• Total Area of plot	= 4.525 Acres or 18311.996 Sqm
• Permissible Ground Coverage @40%	= 7324.798 Sqm
• Total Permissible F.A.R.	= 92774.042 Sqm
• Total Proposed F.A.R	= 92637.670 Sqm
• Nursing School 1 No.	= 318.254 Sqm
• Proposed Convenient Shopping	= 91.384 Sqm
• Main Units	= 528 Nos.
• E.W.S.	= 94 Nos.
• Servant	= 54 Nos.

Detail of Units

No. of Units	No. of Floors	No. of Block	Unit / Block	Total Unit	Density
Tower -1	G + 46	2	88	176	880
Tower -2	G + 46	2	88	176	880
Tower -3	G + 46	2	88	176	880
E.W.S.	G + 10	1	94	94	188
Servants	G + 46	3	18	54	108
Total Density				676	2936

I. Water Requirement :-

Total Population = 2936 Persons
 @ 172.50 LPCD = 506460.00 LPD

Commercial & Community Buildings :-

• Commercial Convenient Shopping	= 91.384 Sqm
@ 3 Sqm / person = 31 Persons @ 45 LPCD	= 1395.00 LPD
• Community Block L.S	= 5000.00 LPD
• Swimming Pool	= 20000.00 LPD
• Nursery School (Area 318.24 Sqm) L.s	= 5000.00 LPD
• Other staff i.e. mtc staff & Guard's etc. (L.S.)	= 10,000.00 LPD
Total	= 547855.00 LPD Or 548 KLD

Say 550 KLD

II. FIRE DEMAND

(i) Population = 2936 Persons
 (p) $\frac{1}{2} \times 100/1000 = (2.936) \frac{1}{2} \times 100$ = 171.34 KLD Say 200 KLD

III. Garden Irrigation Requirement (For Total Area) = 50.00 KLD**IV. Total Water Requirement for UGT**

(Excluding Fire Demand)

Hence Domestic Water Requirement (67%) = 550 x 67% = 369.00 KLD

Hence Flushing Water Requirement (33%) = 550 x 33% = 181.00 KLD

one Day Requirement @ 50%

370 = 250 K.L. for Domestic

182 = 120 K.L. for Flushing

Say 370 KL
 Say 182 KL

4.525 Acres Group Housing Colony in Sec – 71, Gurugram

M/s Pyramid Infratech Pvt. Ltd.

But it is proposed to construct an underground tank i.e. ~~250~~ ³⁷⁰ K.L. in two compartment for domestic use and ~~120~~ ¹⁸² K.L. for non potable water in two compartment (at STP) and 200 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan.

Total Capacity of UGT	= 250 + 200 ³⁷⁰	= 450.00 KLD ^{570.00}
Total Requirement for Flushing and Irrigation at STP =	120 + 30 ^{120 + 30}	= 150.00 KLD ^{150.00}
^{one day} (120 KLD + 50 x 60% = 30 KLD)	182 ¹⁸²	= 232 ^{say 235K}
V. Tube Well		For UGT
a) Yield		= 15 K.L. / Hr.
b) Working Hour per day		= 16 Hr. / Per Day
c) Total water demand (Domestic)		= 369 M3/Day
d) Number of tube well required		= 1.53Nos
(Water Demand / Discharge / Hr. working Per day)		
e) Add 5% extra		= 0.07
Total		= 1.60 Nos
Say		= 2 Nos

(Water to the proposed development is to be supplied by GMDA. However consider 50% T.W.'s it is proposed to install only one no. tube wells for augmentation / standby purposes and provision has also been taken in the estimates due to non availability of water but after getting the approval from the competent authority.

I) Pumping Machinery for Tube wells

a) Gross Working Head	= 80 Mtr
b) Average fall in S.L	= 2 Mtr
c) Depression Head	= 6 Mtr
d) Friction loss in main	= 10 Mtr
Total	= 98 Mtr
e) Discharge	= 15000 LPH (Or 4.17 LPS Say 4.50 LPS)
f) Horse Power	= 9.80 H.P.
HP = (4.50 x 98) / (75 x 0.60)	
Say	= 10.00 H.P.

It is proposed to provide 1 No. pumping set of 4.50 LPS discharge at 98Mtr head (1W)

II) Boosting Machinery for domestic water For UGT

Total Water Requirement	= 369.00 KLD
Pumping per hour @ 8 hr. pumping / day	= 369 / 8 KL / hr.
	= 46.125 KL / hr.
	= 768.75 lpm = 12.81 lps ^{384.38 lpm}
	^{2 Pump Working} Say 2 No. 8.00 lps each ^{say 400 lpm}
Gross working head	For UGT
- Suction lift	= 8.00 mts.
- Frictional loss in mains & specials	= 7.00 mts.
- Clear Head required	= 190.00 mts.
Total	= 205.00 mts.
Say	= 205.00 mts.
Pump HP	= (8.00 x 205) / (75 x 0.60) = 36.44 H.P.
	⁵ ^{400 x 205} ^{60 x 75 x 0.60} = 30.37 HP
	say 30HP

4.525 Acres Group Housing Colony in Sec - 71, Gurugram

M/s Pyramid Infratech Pvt. Ltd.

Say $\frac{30.0}{40.00}$ HP

It is proposed to provide 3 Nos of pumping set of ~~8.00~~ ^{400 lpm} lps discharge at 205mts Head each (2W + 1S) for UGT

III) Boosting Machinery for flushing water at STP

Total Water Requirement = ~~181~~ ² K.L.DPumping per hour @ 8 hr. pumping / day = ~~181~~ ² / 8 KL / hr. / 2= ~~22.625~~ KL / hr. ^{11.375 KLD or}

~~189.58~~ = ~~377.08~~ lpm = ~~6.28~~ lps, ^{say 200 lpm}
~~Say 2 No. 4.00 lps each~~

Gross working head

- Suction lift = 8.00 mts.

- Frictional loss in mains & specials = 7.00 mts.

- Clear Head required = 190.00 mts.

Total = 205.00 mts.

Say = 205.00 mts.

Pump HP = ~~(4.00 x 205) / (75 x 0.60)~~ ^{200 x 205}= ~~18.22~~ HP ^{15.18} ^{75 x 60 x 0.60}Say = ~~20.00~~ HP ^{17.50}

It is proposed to provide 3 Nos of pumping set of ~~4.00~~ ^{200 lpm} lps discharge at 205 mts Head each (2W + 1S)

IV) Boosting Machinery for Irrigation water

Total Water Requirement = 50 KLD

Pumping per hour @ 5 hr. pumping / day = 50 / 5 KL / hr.

= 10.00 KL / hr.

= 166.66 lpm = 2.77 lps

Say = 5.00 LPS

Gross working head

- Suction lift = 3.00 mts.

- Frictional loss in mains & specials = 3.00 mts.

- Clear Head required = 20.00 mts.

Total = 26.00 mts.

Say = 26.00 mts.

Pump HP = $(5.00 \times 26) / (75 \times 0.60)$

= 2.88 HP

Say = 3.00 HP

It is proposed to provide 2 No. of pumping set of 5.00 lps discharge at 26 mts Head each (1W + 1S)

V) Boosting Machinery for Fire water**Total Water Requirement**

Hydrant pump as per CFO Directive

= 2280 LPM, 250M Head and 220 H.P = 1 Nos

Jockey pump (Hydrant) as per NBC table No. 23

= 180 LPM, 250M Head and 20 H.P = 1 Nos

Diesel pump as per CFO Directive

= 2280 LPM, 250 M Head and 220 H.P = 1 Nos

Gross working head

- Suction lift

= 8.00 mts.

- Frictional loss in mains & specials

= 7.00 mts.

- Clear Head required

= 235.00 mts.

Total

= 250.00 mts.

Jockey Pump HP (Fire)

= $(3 \times 250) / (75 \times 0.60)$

= 16.66 HP

Say = 20.0 HP (1W)

VI) DG Set for plumbing**DG Set Requirement**

Submersible Pump (1 x 10)

= 10 HP

Domestic Pump (2 x 30)

= 60 HP

Street Light and other etc.

= 15 HP

Fire Jockey pump

= 20 HP

Total pump load**= 105.00 HP**~~105~~ = ~~125.00~~ x 0.746 x 1.50= ~~139.88~~ K.W **117.50****= 1 No. 150 KVA 120****Total DG capacity**

Hence it is proposed to provide 1 No. D.G. Set of 150 KVA capacity at U.G.T.

Hence it is proposed to provide 1 No. D.G. set at S.T.P. = $55 \times 0.746 \times 1.5 = 61.54$ KVA Say **60** KVA

(2 X 20 = 40 HP + 15.00 HP street lighting = 55 H.P.)

~~17.50~~ = **35**~~3.0~~ = **3.0****FLOW TO SEWAGE TREATMENT PLANT****Total Water Requirement = 369 KLD for domestic & 181 KLD for flushing**

i) 80% of total Domestic Water Demand = 80% of 369 KLD = 295.20 KLD

ii) 80% of total Flushing Water Demand = 80% of 181 KLD = 144.80 KLD

Total = 440.00 KLD

Considering 5% marginal factor

= 22.00 KLD**G. Total = 462.00 KLD****Say 470 KLD****Proposed STP Capacity = 470 KLD Or 0.47 MLD**

For Pyramid Infratech Pvt. Ltd.



(Authorized Signatory)

FINAL ABSTRACT OF COST

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SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			377.27
1	SUB WORK NO. I	WATER SUPPLY SCHEME	229.30
			137.33
2	SUB WORK NO. II	SEWERAGE SCHEME	91.79
			75.96
3	SUB WORK NO. III	STORM WATER DRAINAGE	65.61
			136.23
4	SUB WORK NO. IV	ROAD AND FOOTPATH	90.44
			17.35
5	SUB WORK NO. V	STREET LIGHTING	10.42
			6.25
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	6.39
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS (After 1st 5 years of 1st Phase & Next 5 years in 2nd Phase)	129.30
			143.75
			894.14 lacs
		TOTAL	623.25

say Rs 894.15 lacs

Cost Per Acre = Rs. ~~623.25~~ Lacs / 4.525 = Rs. ~~137.74~~ Lacs Per Acre
 For Pyramid Infratech Pvt. Ltd. ~~Acce~~ 197.60

AUTHORISED SIGNATORY *Authorized Signatory*

R. D. Dahiya
 Superintending Engineer,
 HSVP Circle, Gurugram

4/5

Director
 Town & Country Planning
 Haryana, Chandigarh

[Signature]
 Executive Engineer
 HSVP Division No. V,
 Gurugram.

Checked subject to Comments
 In forwarding letter No.
 Dt.and notes
 Attached with the estimate

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



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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Panchkula

CE-I No. 17110
Dated: 28/01/2024

Annexure-A

SUB:- Approval of service plan estimate of the Group Housing Colony on the land measuring 4.525 acres under TOD Policy dated 09.02.2016 (Licence no. 155 of 2023 dated 03.08.2023) in Sector-71, Gurugram being developed by M/s Pyramid Infratech Pvt. 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

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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.

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SUB WORK NO. 1 (Abstract of cost)

WATER SUPPLY SCHEME

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			66.78
1	Sub Head No. 01	Head Works	39.50
			124.00
2	Sub Head No. 02	Pumping Machinery	55.50
			29.92
3	Sub Head No. 03	Water Supply Distribution & Rising main pipe (Down + F / urising + Rising main)	28.64
4	Sub Head No. 04	External Fire Hydrants	21.12
			4.01
6	Sub Head No. 05	Irrigation	4.65
			245.83
		TOTAL	149.41
		Add 3% contingency & P.H. Services	4.48 7.37
		Total	153.89 253.20
		Add 49% Department charges + Price Escalation	75.41 124.07
		G. Total	229.300 377.27
		Say in Lacs	229.30

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(C.O. to Final Abstract Of Cost)

/0

SUB WORK NO. I

Sub Head No. 01

WATER SUPPLY

Head Works

Sr. NO.	Description	Amount in Rs.
1	Construction of U.G. tanks and Fire Tank Including pipes, valve & Specials. 450 KLD @ Rs. 4500/- per K.L.D	2025000 31.35 lak
b	Storage at S.T.P. 150 K.L. @ Rs. 4500/- per KLD	675000 12.93
2	Provision for construction of Boosting Station 1 Nos @ Rs. 200000/- each (L.S)	200000.00 4.00
3	Boring and installing tube well reverse rotary rig complete with pipes and strainer to a depth of about 120 Mtr complete in all respect. 1 Nos @ Rs. 700000/- each	700000.00 15.00 lak
4	Provision for construction of tube well chamber size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 100000/- each	100000.00
5	Provision for ESS/Electric Panel L.S.	150000.00
6	Provision for carriage of material and unforeseen items L.S.	50000.00
7	Provision of specials for tube well & rising main to UGT L.S.	50000.00
	Total	3950000.00
	Say	39.50 66.78 lak

(C.O. to Abstract of cost of Sub Work No. I)

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SUB WORK NO. 1

Sub Head No. 02

WATER SUPPLY
Pumping Machinery

Sr. NO.	Description	Amount in Rs.
1	Providing and installing Hydro pneumatic pumping set of following capacities for domestic water Supply with specials	
440 lpm	8.00 lps at 205 mts head - 3 No. (2W+1SB) - @ Rs. 2,00,000/- each Set (40.00HP)	600000.00 18.00
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply	
200 lpm	4.00 lps at 205 mts head - 3 No. (2W+1SB) @ Rs. 120,000/- 1 Set (20.0 HP each)	360000.00 10.50 lps
3	Providing and installing Submersible pump for tube wells with specials	
	4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 100,000/- 1 Set (10HP each) (L.S.)	100000.00
4	Providing and installing pumping sets of following capacities for Fire Protection etc. with foundation complete	
	- 180 lpm at 205 M head 1 No. @ Rs. 120,000/- (20 HP each)	120000.00
	- 2280 lpm at 205 M head 1 No. @ Rs. 8,50,000/- (220 HP each) (Hydrant)	850000.00 30.00 lps
	- 2280 lpm at 205 M head 1 No. @ Rs. 10,00,000/- (220 HP) (Diesel Engine)	1050000.00 30.00 lps
5	Provision for D.G. Set for stand by arrangement for all machinery (150 + 70) = 1 No. 220 KVA @ Rs. 20,00,000/- L.S.	2000000.00 25.00 lps
6	Provision for making foundations & erection of pumping machinery	150000.00
7	Provision for pipes, valve & specials inside boosting chamber	250000.00
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc. 2.50 lps cost of transformer	120000.00 2.50 lps
9	Provision for carriage of materials and other unforeseen items L.S.	50000.00
	Total	5550000.00
	Say	55.50 124.00 lps

(C.O. to Abstract of cost of Sub Work No. I)

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SUB WORK NO. 1

Sub Head No. 03

WATER SUPPLY

Water Supply Distribution & Rising Main Pipe

(Dom. + Flushing + Rising main)

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects	
i)	100mm dia D.I. Pipe 455 Mtr @ Rs. 1460/- Per Mtr	664300.00
ii)	150mm i/d D.I. Pipes - 755 Mtr @ Rs. 2040/- Per Mtr	1540200.00
iii)	200mm i/d D.I. Pipes 12 Mtr @ Rs. 2700/- per mtr	28800.00
		0.82 lacs
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect	
	a) 100mm i/d 8 No. @ Rs. 7500/- each	60000.00
	b) 150mm i/d 10 No. @ Rs. 10000/- each	100000.00
	c) 200mm i/d 1 No. @ Rs. 20000/- each	20000.00
3	Providing and fixing indicating plates for sluice valve 20 No. @ Rs. 2000/-	40000.00
4	Prov. & fixing air valve and scum valve etc. (1.5)	1.00 lacs
5	Provision for carriage of materials and other unforeseen items	50000.00
6	Provision for making connection with HSVP Pipe & T.W's etc.	200000.00
		1.00 lacs
7	Provision for cutting the road and making good the same	50000.00
		29.92 lacs
	Total	2863300.00
	Say	28.64

(C.O. to Abstract of cost of Sub Work No. I)

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SUB WORK NO. 01
SUB HEAD NO. 04

WATER SUPPLY
EXTERNAL FIRE HYDRANTS

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing Heavy Class M.S. Pipes for fire rising main including cost of fittings, valves, connection etc. complete in all respect	
a)	100mm dia - 126 M @ Rs. 1460/- Per Mtr	183960.00
b)	150mm dia - 721 M @ Rs. 2040/- Per Mtr	1470840.00
2	Providing and fixing fire Hydrant with accessories 21 No. @ Rs. 15000/- each	315000.00
3	Provision for Security Services for Fire Arrangement L.S.	50000.00
4	Providing and fixing indicating plate -21 No. @ Rs. 2000/- each	42000.00
6	Provision for carriage of material L.S.	50000.00
	Total	2111800.00
	Say	Rs. 21.12 Lacs

(C.O. to Abstract of cost of Sub Work No. I)

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SUB WORK NO. 01

WATER SUPPLY

SUB HEAD NO. 05

IRRIGATION

Sr. NO.	Description	Amount in Rs.
1	Providing, Laying, jointing and testing UPVC pipe lines suitable for 6 kg pressure including cost of fittings, valves, connection etc. complete in all respect	0.96 lacs
a)	25mm dia - 320 M @ Rs. 300/- Per Mtr	160000.00
2	Providing and fixing 25mm dia, Irrigation hydrant valve complete in all respect 40 Nos @ Rs. 5000/- each	200000.00
3	Provision for carriage of materials and other unforeseen items L.S.	50000.00
4	Provision for indicating plate with safety box etc. complet in all respect	25000.00
6	Provision for road cutting and making it condition as original L.S.	30000.00
	Total	465000 4.01 lacs
	Say	4.65 Rs 4.01 lacs

(C.O. to Abstract of cost of Sub Work No. I)

SUB WORK NO. II

SEWERAGE SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, jointing, cutting and testing stoneware pipe grade A and lowering into trenches including cost of excavation, bed concrete, cost of manholes etc. complete	
	a) SW Pipe 200mm i/d avg. depths 0 - 2.00M 30 M @ Rs. 1700/- per Mtr	51000.00
	b) SW Pipe 250mm i/d avg depth 2.00 M 309 M @ Rs. 2000/- per Mtr	618000.00
	c) SW Pipe 300mm i/d avg depth 2.75 M 6 M @ Rs. 2300 2300/- per Mtr	13800.00
2	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respect - 150mm dia Heavy Class DI pipes (overflow for STP)	0.17 lacs
	a) 150MM i/d D.I. Pipe - 70 M @ Rs. 2400 2400/- Per Mtr	1.43 lacs
3	Provision of lighting and watching etc. and vent pipe as per P.H. requirement at suitable place (L.S.)	250000.00
4	Provision for cartage of material	50000.00
5	Provision for making connection with Govt. L.S.	2.00 lacs
6	Provision for construction of Sewerage Treatment Plant (STP) including the cost of tertiary treatment level with recycling storage tank and machinery with all arrangement etc. complete in all respect. 470 KLD or (0.47 MLD) Capacity @ Rs. 160000 160000/- per KLD	4700000.00 75.20 lacs
7	Provision for culturing of roads & making good to its in (L.S.)	1.00 lacs
	original Add 3% contingency & P.H. Services	5980800.00
	Total	179424
	Add 49% Department charges + Price Escalation	6160224
	G. Total	3018510
	Say	9178734
		91.79

(C.O. to Final Abstract of Cost)

16

SUB WORK NO. III

STORM WATER DRAINAGE SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, a) RCC Np3 pipe 400mm i/d = 682M @ Rs. 2500/- Per Mtr	1705000.00
2	Provision for Rain Water Harvesting arrangement including the cost of screening chamber and pit with all type of pipes and other material etc. complete in all respect as per standard drawing and bore upto requirement of site etc. 5 Nos RWH @ Rs. 3,50,000/- each	1750000.00
3	Provision for road gulley & pipe with connection	2,75,000.00
3	Provision for lighting and watching	20000.00
4	Provision for timbering and shoring	50000.00
5	Provision for cartage of material & other unforeseen items.	3,50,000.00
6	Provision for making connection with Govt. storm water drain	300000.00
8.	Provision for cutting of Road & making good to its original	1,00,000.00
9.	Provision for temporary drainage arrangement till Hsrd services are provided	5,00,000.00
	Add 3% contingency & P.E. Services	128250.00
	Total	4275000.00
	Add 49% Department charges + Price Escalation	128250.00
	G. Total	4403250.00
	Say	6560842.50
		65.61

(C.O. to Final Abstract of Cost)

Rs 75.96/las

Sub Work No. IV

ROAD AND FOOTPATH

17

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Per Acre	4.525	100000 1.75 lacs	452500.00 7.92 lacs
2	i) Providing and laying 100mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150mm thick RMC grade M-40 OR ii) Providing and laying Bituminous road (300mm GSB, 250mm WMM, 50mm DBM, 30mm BC).	Sqm	3870	1000 1500	3870000.00 58.05 lacs
3	Provision for kerbs & channels of C.C. 1:2:4	Metre	1050	600	630000.00
4	Provision for arrangement of guide map and indicating board etc.	LS			150000.00
5	Provision for parking arrangement with 100mm thick PCC under pavement cement concrete of specified grade 1:4:8 and 80mm thick interlocking paver block etc. complete in all respect.	Sqm	1050	1800	840000.00 10.50 lacs
6	Prov. for Traffic light arrangement			(L.S.)	2.00 lacs
7	Provision for carriage of material by other unfor seen items	LS			250000.00
	Sub Total				5892500.00
	Add 3% contingencies & PH Services				176775.00
	Sub Total				6069275.00
	Add 49% Departmental Charges + Price Escalation				2973944.75
	Total				9043219.75
	Say Rs. In Lacs				90.44

88.77

2.61

91.43

44.80

136.23

lacs

(C.O. to Final Abstract of cost)

18

Sub Work No. V

STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete	Acre	4.525	150000	678750 11.31 lacs
	Add 3% contingencies & PH Services				20363 0.34 lacs
	Total				699113 11.65 lacs
	Add 49% Departmental Charges + Price Escalation				342565 5.70 lacs
	Total				1041678 17.35 lacs
	Say Rs. In Lacs				10.42

(C.O. to Final Abstract of cost)

19

Sub Work No. VI

HORTICULTURE

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Development of Lawn Areas				
a.	Trenching of ordinary soil upto depth of 60 cm i/c removal & stacking of serviceable material & disposing by spreading and levelling within a lead of 50 M and making up the trench area for proper levels by filling with earth or earth mixed with manure before and after flooding trench with water i/c cost of imported earth and manure with all fitting and valve etc. complete				
b.	Rough dressing of turfed area				
c	Grassing with "Cynadon dactylon" i/c watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit for moving in row 7.5 cm part in either direction				
d	organized green 4751.127 Sqm Or 1.18 Acres (As per detail given in green park area calculation)	Acre	1.18	200000 1.50 las	236000.00 1.77 las
2	Providing and planting trees along boundary @ 12 m interval (Length appx 1050 M) = 1050/12 = 88 Nos Say No. of trees = 100 Nos Cost details : Excavation = Rs. 60 Manure = Rs. 90 100 Tree Plant = Rs. 150 Tree Guard = 1500 2000 Total Rs. = Rs. 1800 2310				
		Each	100	1800 2310	180000.00 2.31 las
	Total				416000.00 4.08 las
	Add 3% contingencies & PH Services				12480.00 0.12 las
	Total				428480.00 4.20 las
	Add 49% Departmental Charges + Price Escalation				209955.20 2.05 las
	Total				638435.20 6.25 las
	Say Rs. In Lacs				-6.39

(C.O. to Final abstract of cost)

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Sub Work No. VII

Mtc. Of services & Resurfacing of Road

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Mtc. Of water supply, sewer, storm water drain, roads, street light, hort. Etc. for period of 10 years including operation charges full establishment etc. complete in all respects	Acre	4.525	750000 8.00 lacs	3393750 36.20 lacs
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick DBM including leveling coarse and 30mm BC as per crust design whichever is safer	Sqm	3870	600 660/-	2322000 25.54 lacs
3	2nd phase after next five years of 1st phase (50mm DBM & 30mm BC or as per crust design whichever is safer	Sqm	3870	700 825/-	2709000 31.93 lacs
	Sub Total				8424750 93.67 lacs
	Add 3% contingencies & PH Services				252743 2.81 lacs
	Sub Total				8677493 96.48 lacs
	Add 49% Departmental Charges , unforseen,				4251971 47.27 lacs
	Total <i>pro escalation, Admin.</i>				12929464 143.75 lacs
	Say Rs. In Lacs				129.30

(C.O. to Final abstract of cost)

21

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	3936	Persons
2	Total Water Requirement (Domestic)	369	KLD
3	Total Water Requirement (Flushing)	181	KLD
4	Total Water Requirement (Horticulture)	50	KLD
5	U. G Tank (Domestic) 250 K.L.D	1	No.
6	U.G.T (Fire) 200 KLD	1	No.
7	No. of Domestic WS pumps UGT	2 + 1	Set
8	No. of Flushing pumps at STP	2+1	No.
9	No. of submersible pumps	1	No.
10	Main Fire Hydrant electrical pumps	1	No.
11	Diesel fire pumps	1	No.
12	Jockey fir pumps	1	No.
13	Generating sets for UGT (150+70)	1	130+70 KVA
14	S.T.P. (Cap. 470 KLD)	1	Nos. 120+60

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

22

S. No.	Description	Size of pipe upto valve in 100mm	Size of pipe upto valve in 150mm	Size of pipe upto valve in 200mm
1	Domestic		424 M	12 M
2	Flushing	289 M	331 M	-
3	Rising Main (H.S.V.P. + R.O.S.V. + T.W.)	166 M	-	-
	Total	455 M	755 M	12 M

MATERIAL STATEMENT (DOMESTIC WATER SUPPLY)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			200MM	150MM	100MM
1	UGT	A	200	12	12		
2	A	B	150	114		114	
3	B	C	150	50		50	
4	A	A1	150	120		120	
5	A1	C	150	140		140	
	Total			436	12	424	0

200mm i/d Pipe Length

150mm i/d Pipe Length

12 Mtr

424 Mtr

24

MATERIAL STATEMENT (FLUSHING WATER SUPPLY)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			200mm	150mm	100mm
1	STP	a	150	5		5	
2	a	b	150	26		26	
3	b	c	150	130		130	
4	c	d	100	50			50
5	d	e	100	74			74
6	a	f	150	54		54	
7	f	g	100	50			50
8	g	e	100	115			115
9	f	d	150	116		116	
	Total			620	0	331	289

150mm i/d Pipe Length

331 Mtr

100mm i/d Pipe Length

289 Mtr

25

MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND HUDA MAIN

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100mm	150mm	200mm
1	T.W.	UGT	100	6	6	-	-
3	HSVP Line	UGT	100	160	160		
	Total			166	166		

MATERIAL STATEMENT FOR SEWERAGE SCHEME

26

S. No.	Line No.		Length (In Mtr)	Pipe Dia	Av. Depth	Length in Mtr			
						200mm i/d	250mm i/d	300mm i.d	400mm i.d
	From	To				0 to 2.00 Mtr	0 to 2.00 Mtr	0 to 2.50 Mtr	0 to 3.00
1	A	B	86	250	1.24		86		
2	B1	B	30	200	1.04	30			
3	B	C	82	250	1.57		82		
4	C2	C1	116	250	1.07		116		
5	C1	C	25	250	1.47		25		
6	C	STP	6	300	1.69			6	
7	STP - Govt. / Sewer By Pumping 150mm i/d D.I. Pipe = 270Mtr								
	Total		345			30	309	6	0

200mm i/d Pipe Length 30 Mtr

250mm i/d Pipe Length 309 Mtr

300mm i/d Pipe Length 6 Mtr

150mm i/d D.I. Pipe (By Pumping) = 70 Mtr

MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

27

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe
			Length in Mtr
	From	To	
1	A	B	46
2	B1	B	30
3	B	C	126
4	C2	C1	95
5	C1	C	72
6	C	D	48
7	D2	D1	30
8	D1	D	175
9	D	Govt. S.W.D.	60
	Total Length		682

Total Length 400mm i/d RCC Np3 pipe = 682 Mtr

Total Rain Water Harvesting (RWH) = 5 Nos

Material Statement of Road Works

28

Sr. No.	Road No.	Length	Width	Area	
1	1	196.00	6.00	1176.00	Sqm
2	2	112.00	6.00	672.00	Sqm
3	3	125.00	6.00	750.00	Sqm
4	4	64.00	12.00	768.00	Sqm
5	4A	20 X 32 / 2	0.00	320.00	Sqm
	Total	497.00		3686.00	Sqm
Add 5% extra for curves				184	Sqm
G. Total				3870	Sqm

Say 3870 Sqm.

ii) Kerbs & Channels

6 Mtr wide Road = 2 x 433	866 Mtr
12 Mtr wide Road = 2 x 64	128 Mtr
Total	994 Mtr
Add. 5% extra for Curves	50
Total	1044 Mtr

Say 1050 Mtr

II) PARKING :-

i) Approach of Towers L.S.	= 1000.00 Sqm
Total	=1000.0 Sqm
Add. 5% extra for Curves	50.00
Total	1050 Sqm.

Say 1050 Sqm.

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

HYDRAULIC STATEMENT OF IRRIGATION WATER SUPPLY

S. No.	Line Reference	Population	Peak Flow in LPH	Velocity (m/s)	Size of the pipe required (in mm)	Size of the Pipe Recommend (mm)	Hydraulic Radius	Total Friction Loss in m/m	Length (M)	Loss of Head in Line (M)	Formation Level	Available head (M)
1	From Flushing Water Supply line	50000 (50 K.L.)	-	-	25.00	25	-	-	320	-	-	-

Note :-

60 Nos connections are to be done from flushing water supply line i.e. 40 Nos x 8 Mtr/each = 320 Mtr for 25mm i/d

SUBHEAD : DOMESTIC WATER SUPPLY SCHEME - DESIGN CALCULATION

31

32

32

DESIGN STATEMENT OF SEWERAGE SCHEME

SUBHEAD - SEWERAGE SCHEME - DESIGN CALCULATION

S. No.	Line Reference	Tower No.	Unit / Flat					Population @ 5 person per flat for main units and 2 persons per EWS flat and servant	Water Requirement @ 172.50 LPCD	Other Requirement i.e. comm. / community / Nursery School etc.	Total water requirement LPD	Sew. Quantity after evaporation lossess @ 20% (In LPD)	Sewerage Discharge Peak Flow (m3/sec)	Size of pipe in (mm)	Gradient in (m)	Velocity (m/sec)	Carrying capacity of pipe (m3/sec)	Length in Mtr	Fall + Extra Fall in line due to slope (m)	Ground Level		Formation Level		Invert Level		Depth	
			From	To	Self	Branch	Total													Start	End	Start	End	Start	End	Start	End
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
1	A	B	2, 3 Ser.	194	0	194	916	158010	5000	163010	130408	0.0045	250	305	0.76	0.019	86	0.28	229.60	229.72	229.70	229.90	228.70	228.42	1.00	1.66	1.33
2	B1	B	0	0	0	0	0	0	20000	20000	15000	0.0006	200	225	0.76	0.012	30	0.13	229.75	229.72	229.95	229.90	228.95	228.82	1.00	1.43	1.22
3	B	C	1, 2, 3, EWS, Ser.	144	194	338	1468	253230	25000	278230	222584	0.0077	250	305	0.76	0.019	82	0.27	229.72	229.50	229.90	229.90	228.42	228.15	1.48	1.92	1.70
4	C2	C1	1, 2, 3, Ser.	291	0	291	1374	237015	5000	242015	193612	0.0067	250	305	0.76	0.019	116	0.38	229.32	229.45	229.55	229.70	228.80	228.32	1.00	1.39	1.20
5	C1	C	1, 2, 3, EWS, Ser.	47	291	338	1468	253230	16395	269625	215700	0.0075	250	305	0.76	0.019	25	0.08	229.45	229.50	229.70	229.80	228.32	228.24	1.95	1.56	1.76
6	C	STP	1, 2, 3, EWS, Ser.	0	676	676	2936	506460	41395	547855	438284	0.0152	300	385	0.76	0.027	6	0.02	229.50	229.50	229.80	229.80	228.12	228.10	1.68	1.70	1.69
7	STP	HSVP Sewer	By Pumping (Recycling) D.i. Pipe 150mm i/d = 70 Mtr											70	0.80	229.50	229.20	229.80	229.50	227.80	227.00	2.00	2.50	2.25			

By Pumping (Recycling) D.I. Pipe 150mm /d = 70 Mtr

DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENSITY OF RAIN FALL = 0.006 MTR /HR

IMPERMEABILITY FACTOR = 0.6

S. No.	Name of Node		Area (Self)	Area (Self)	Branch Area	Total Area	Total Area	Rain fall	Discharge @ 17.36 lps/Hector	Length	Pipe dia	Slope	Velocity	Cap. Of drain	Fall + Extra Fall	Ground Level		Formation Level		Invert Level		Depth of M.H's		Average Depth	Remarks
	From	To	IN SQM	In Acre	In Acre	In Acre	In Hector	mm / hr.	IN LPS	In Mtr	In mm	In Mtr	IN m/sec	IN LPS	IN Mtr	Start	End	Start	End	Start	End	Start	End		
1	2	3	1150	0.28	0	0.28	0.11	6.00	1.90	46	400	570	0.76	98.57	0.08	17	18	19	20	21	22	23	24	25	
1	A	B	1200	0.30	0	0.30	0.12	6.00	2.08	30	400	570	0.76	98.57	0.05	229.63	229.72	229.85	229.90	228.85	228.77	1.00	1.13	1.07	
2	B1	B	4500	1.11	0.58	1.69	0.68	6.00	11.80	126	400	570	0.76	98.57	0.22	229.75	229.72	229.95	229.90	228.95	228.90	1.00	1.00	1.00	
3	B	C	2850	0.70	0	0.70	0.28	6.00	4.86	95	400	570	0.76	98.57	0.17	229.72	229.60	229.90	229.70	228.77	228.55	1.13	1.15	1.14	RWH - 1
4	C2	C1	2160	0.53	0.7	1.23	0.50	6.00	8.68	72	400	570	0.76	98.57	0.13	229.83	229.72	230.00	229.85	229.00	228.83	1.00	1.02	1.01	
5	C1	C	800	0.20	2.92	3.12	1.26	6.00	21.87	48	400	570	0.76	98.57	0.08	229.72	229.60	229.85	229.70	228.83	228.70	1.02	1.00	1.01	
6	C	D	900	0.22	0	0.22	0.09	6.00	1.56	30	400	570	0.76	98.57	0.05	229.50	229.40	229.80	229.70	228.80	228.75	1.00	0.95	0.97	RWH - 2
7	D2	D1	4450	1.10	0.22	1.32	0.53	6.00	9.20	175	400	570	0.76	98.57	0.31	229.40	229.32	229.70	229.55	228.55	228.47	1.15	1.08	1.11	
8	D1	D	320	0.08	4.44	4.52	1.83	6.00	31.76	60	400	570	0.76	98.57	0.11+50 =.61	229.32	229.05	229.55	229.30	228.44	227.83	1.11	1.47	1.29	RWH - 3 , RWH - 4 RWH - 5

Directorate of Town & Country Planning, Haryana
Nagar Yojna Bhawan, Plot No. 3, Sector 18-A, Madhya Marg, Chandigarh
Phone: 0172-2549349 e-mail: tcpharyana7@gmail.com
website: <http://tcpharyana.gov.in>

BR-III
(See Code 4.2 (4))
Form of Sanction

To

Pyramid Infratech Pvt. Ltd.,
H-38, Ground Floor,
M2K White House,
Sector-57, Gurugram.

Memo No. ZP-1844/JD(RA)/2024/ 1224 Dated: 11-01-2024

Subject: Approval of Building plans of Group Housing Colony (under TOD Policy dated 09.02.2016) an area measuring 4.525 acres (Licence No. 155 of 2023 dated 03.08.2023) in Sector-71, Gurugram Manesar Urban Complex being developed by Pyramid Infratech Pvt. Ltd.

Reference your application dated 21.08.2023 and subsequent application dated 21.12.2023 for permission to erect the buildings of Group Housing Colony (under TOD Policy dated 09.02.2016) an area measuring 4.525 acres (Licence No. 155 of 2023 dated 03.08.2023) in Sector-71, Gurugram Manesar Urban Complex in accordance with the plans submitted with it alongwith the online payment amounting to ₹ 13,73,400/- towards Infrastructure Development Charges for additional 12.0% additional FAR in lieu of Gold Star Rating under IGBC being considered as incentive for providing green buildings as per provision of Code 6.5 of Haryana Building Code, 2017 and with additional FAR of 27450.0 Sqm in Residential component of aforesaid licence in lieu of TDR utilization certificate.

The building plans submitted vide above referred application have been checked and placed before the Building Plan Approval Committee constituted under the Chairmanship of CTP, Hr. after seeking comments of HSVP, Fire Officer concerned & STP, Gurugram. It has unanimously been decided to approve the same being in accordance with the provisions of Haryana Building Code-2017.

Hence, permission is hereby granted to raise construction on the licenced land in accordance with the provisions of the respective Acts and Haryana Building Code-2017 subject to the following amendments, terms and conditions:-

1. The plans are valid for a period of 2 years of the buildings less than 15.00 meters in height and 5 years for the multistoried buildings from the date of issuance of sanction, subject to validity of licenses granted for this scheme.
2. The structural responsibility of the construction shall be entirely of the owner/ supervising architect/ Engineer of the scheme.

Further that:-

- a) The building shall be constructed in accordance to the Structure Design by Structure Engineer and certified by Proof Consultant on prescribed Form BR-V (A2).
 - b) All material to be used for erection of building shall conform to I.S.I. and N.B.C. standards.
 - c) No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
 - d) The roof slab of the basement external to the buildings if any shall be designed/ constructed to take the load of fire tender up to 45 tones.
3. FIRE SAFETY:
- (i) The colonizer and the Supervising Architect of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws.
 - (ii) That you shall get approved the fire fighting scheme in accordance with the section 15 of The Haryana Fire Safety Act 2009 and directions issued by the Director, Haryana Fire Services, Haryana, before starting the construction work at site.
4. No addition and alteration in the building plans/ layout plan shall be made without the prior approval of DG,TCP. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of DG,TCP shall be pre-requisite.
 5. That you shall furnish the service plan/ estimate of this scheme in accordance with approved building plans within 60 days from the date of issue of this letter.
 6. Based on the actual estimated cost of internal development of the commercial colony you shall furnish additional bank guarantee, if required.
 7. The revenue Rasta if any passing through the site shall be kept unobstructed.
 8. If any infringement of byelaws remains unnoticed, the Department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the Department shall stand indemnified against any claim on this account.
 9. The layout showing the electric installation shall have to be got approved from the competent authority before execution of work at site.
 10. No person shall occupy or allow any other person to occupy any new building and before grant of occupation certificate, you shall apply for occupation certificate as per the provisions of Code 4.10 of the Haryana Building Code-2017 which shall be accompanied by certificates regarding completion of works described in the plans and it shall be accompanied by:
 - (i) Structural stability certificate duly signed by the recognized Architect & Structural Engineer.

- (ii) A clearance from Fire Safety point of view from the competent authority.
11. You shall comply with the conditions laid down in the Memo no. 197205 dated 13.09.2023 of Chief Engineer, HSPV, Panchkula and Memo No. 8480 dated 20.09.2023 of Deputy Director, O/o Directorate of Fire Services, Haryana, Panchkula (copies enclosed).
12. You shall abide by the provisions of Haryana Apartment Ownership Act, 1983 and Rules framed there under. You shall have to register Deed of Declaration within the time scheduled as prescribed under the Haryana Apartment Ownership Act, 1983. Failure to do so shall invite legal proceedings under the statute.
13. GENERAL: -
- (i) That the colonizer/owner shall obtain the clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
 - (ii) That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - (iii) That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - (iv) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
 - (v) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department.
 - (vi) That you shall submit the scanned copy of the approved building plans of this scheme to this office from the issuance of this letter.
 - (vii) That you shall deposit the labour cess in future, time to time as per construction of work done at site.
 - (viii) That if any, site for Electric Sub Station is required, same will be provided by you in the colony.
 - (ix) That provision of parking shall be made within the area earmarked /designated for parking in the colony and no vehicle shall be allowed to park outside the premises.
 - (x) That you shall follow provisions of section 46 of 'The Persons with Disabilities (Equal Opportunities, protection of Rights and full Participation) Act, 1995' which includes construction of Ramps in public buildings, adaption of toilets for wheel chair users, Braille symbols and auditory signals in elevators or lifts and other relevant measures for

Hospitals, Primary Health Centre and other medical care and rehabilitation units.

14. Environment: That you shall strictly comply with the directions of MOEF Guidelines, 2010 while raising construction. In addition, you shall comply with the instructions of Director, Town & Country Planning, Haryana, Chandigarh issued vide order dated 14.05.2015, available on the Departmental Website www.tcpharyana.gov.in at URL: <https://tcpharyana.gov.in/Policy/Misc-392%20OA%20No.%2021%20of%202014%20Vardhaman%20Kaushik%20Vs.%20UOI.ors.pdf> in compliance of the orders dated 10.04.2015 passed by Hon'ble national Green Tribunal in OA No. 21 of 2014, which are as under:
 - (i) You shall put tarpaulin on scaffolding around the area of construction and the building. You are also directed that you shall not store any construction material particularly sand on any part of the street/roads.
 - (ii) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the Air in any form.
 - (iii) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - (iv) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
 - (v) The vehicles carrying construction material and construction debris of any kind should be cleaned before it is permitted to ply on the road after unloading of such material.
 - (vi) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
 - (vii) Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
 - (viii) It shall be the responsibility of every owner/builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of Hon'ble NGT order dated 10.04.2015 referred above.
 - (ix) All to take appropriate measures and to ensure that the terms and conditions of the Hon'ble NGT order dated 10.04.2015 referred above in OA No. 21 of 2014 and the earlier orders passed in said case should strictly comply with by fixing sprinklers, creations of green air barriers.
 - (x) Compulsory use of wet jet in grinding and stone cutting.

- (xi) Wind breaking walls around construction site.
 - (xii) That you shall ensure that least dust has emitted into air/atmosphere and all steps are taken to prevent the same.
 - (xiii) That all the builders, who are building commercial, residential complexes which are covered under the EIA Notification of 2006, shall provide green belt around the building that they construct and compliance of the same shall be ensured prior to issuance of occupancy certificate.
 - (xiv) If any person, owner and or builder is found to be violating any of the conditions stated in this order and or for their non-compliance such person, owner, builder shall be liable to pay compensation of ₹ 50,000/- per default in relation to construction activity at its site and ₹ 5,000/- for each violation during carriage and transportation of construction material, debris through trucks or other vehicles, in terms of Section 15 of the NGT Act on the principle of Polluter Pay. Such action would be in addition not in derogation to the other action that the Authority made take against such builder, owner, person and transporter under the laws in force.
 - (xv) All the owners/builders shall ensure that C&D waste is transported in terms of this order to the site in question only and due record in that behalf shall be maintained by the builders, transporters and NCR of Delhi.
 - (xvi) It is made clear that even if constructions have been started after seeking Environmental Clearance under the EIA notification 2006 and after taking other travel but is being carried out without taking the preventive and protective environmental steps as stated in above said order dated 10.04.2015 passed by NGT and MOEF guidelines, 2010, the State Government, SPCB and any officer of any Department as afore-stated shall be entitled to direct stoppage of work.
 - (xvii) That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
15. That the Service Plans/Estimates for electrical infrastructure shall be submitted to the concerned authority and submit the approval of the same to the Department before applying the completion certificate of the colony under Rule-16 of the Haryana Development and Regulation of Urban Areas Rules, 1976.
16. On the basis of IGBC "Gold Star Rating" Certificate duly submitted by the colonizer, and as per provision of Code 6.5 of Haryana Building Code, 2017, the additional FAR of 12% is allowed. Since, the final rating will be issued by IGBC "Gold Star Rating" after completion of total building complex/project, therefore, final occupation for three times the area of additional FAR (which is sought to be

availed, as incentive for green building), shall be withheld till the final rating from IGBC "Gold Star Rating" is obtained. However, if the colonizer fails to achieve the final rating, which is lesser than the provisional rating, the occupation certificate of all building complex shall be issued after compounding the additional FAR (i.e. difference of additional FAR from provisional rating & final rating) at the ten times of the rates of EDC applicable at the time of submission of occupation certificate.

This sanction will be void ab initio, if any of the conditions mentioned above are not complied with.

DA/As above alongwith one set of approved building plan.

H. Sharma
(Hitesh Sharma)

Senior Town Planner (M) HQ
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Memo No. ZP-1844/JD(RA)/2023/_____ Dated:-_____

A copy is forwarded to the following for information: -

1. Haryana State Pollution Control Board, Panchkula with the request that the compliance of the instructions issued by NGT shall be monitored and strict compliance to be ensured.
2. MD, HVPNL, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula with request to assess the power utility site requirement as per ultimate power load requirement.
3. State Environment Impact Assessment Authority, Haryana, Bay no. 55-58, Prayatan Bhawan, Sector-2, Panchkula
4. Administrator, HSVP, Gurugram.
5. Senior Town Planner, Gurugram.
6. Chief Engineer, Infra-II, GMDA, Gurugram.
7. District Town Planner, Gurugram, along with one set of approved building plans.
8. District Town Planner (E), Gurugram.
9. Nodal Officer, website updation.
10. Assistant Divisional Fire Officer O/o Director, Urban Local Bodies, Haryana, Panchkula.

(Hitesh Sharma)

Senior Town Planner (M) HQ
Member Secretary

For: Chief Town Planner, Haryana-cum-Chairman,
Building Plan Approval Committee.

Directorate of Town & Country Planning, Haryana

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

Web site tcpharyana.gov.in - e-mail: tcpharyana7@gmail.com

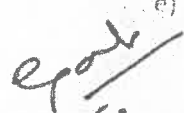
FORM LC -V

(See Rule 12)

License No. 155 of 2023

This License has been granted under the Haryana Development and Regulation of Urban Areas Act 1975 & the Rules 1976 made there under to Pyramid Infratech Pvt. Ltd., H-38, Ground Floor, M2K White House, Sector- 57, Gurugram-122002 to set up Group Housing Colony under TOD policy over an area measuring 4.525 acres in the revenue estate of village Begampur Khatola, Sector 71, Gurugram.

1. The particulars of the land, wherein the aforesaid Group Housing Colony is to be set up, are given in the schedule of land annexed hereto and duly signed by the Director General, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions:-
 - a) That you shall pay the Infrastructure Development Charges amounting to Rs.3,95,62,671/-, 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.
 - b) That you shall deposit the balance amount of licence fee, conversion charges and IAC in accordance with option-2 of TOD policy availed by you.
 - c) That you shall pay proportionate EDC as per schedule prescribed by the Director.
 - d) That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, you will be required to furnish an additional bank guarantee within 30 days from date of demand. It is made clear that bank guarantee of State Internal Development Works/EDC has been worked out on the interim rates.
 - e) That you shall maintain and upkeep all roads open spaces, public parks and public health services for a period of five years from the date of issue to the completion certificate, unless earlier relieved of this responsibility and thereupon to transfer all such roads/service roads, open spaces, public parks and public health services free of cost to the Government or the local authority, as the case may be, in accordable with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - f) That you shall construct at your own cost, or get constructed by any other institution or individual at its cost, schools, hospitals, community centers and other community buildings on the lands set apart for this purpose, in a period as may be specified, failing which action as per the Act/Rules shall be initiated. The land shall vest with the Government after such specified period, free of cost, in which case the Government shall be at liberty to transfer such-land to


 Director General
 Town & Country Planning
 Haryana, Chandigarh

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any person or institution including a local authority, for the said purposes, on such terms and conditions, as it may deem fit.

- g) That you shall pay the proportionate cost of construction of such percentage of sites of such school, hospital, community centre and other community building and at such rates as specified by the Director.
- h) That you shall arrange electric connection from HVPNL/DHBVN for electrification of your colony and shall install the electricity distribution infrastructure as per the peak load requirement of the colony for which you shall get the electrical (distribution) service plan/estimates approved from the agency responsible for installation of external electric services i.e. HVPNL/DHBVN Haryana and complete the same before obtaining completion certificate for the colony.
- i) That you shall permit the Director or any other officer authorised 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 licence granted.
- j) That you shall construct 24/30 m wide internal circulation road forming part of licenced area at your own costs and transfer the same free of cost to the Government.
- k) That you shall construct and allot EWS category flats as per policy dated 08.07.2013, or as amended from time to time.
- l) That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- m) That you shall make arrangement for water supply, sewerage, drainage etc. to the satisfaction of Director General, Town & Country Planning, Haryana till these services are made available from external infrastructure to be laid by Haryana Shehri Vikas Pradhikaran.
- n) That you shall convey the 'Ultimate Power Load Requirement' of the project to the concerned power utility, with a copy to the Director, within two months period from the date of grant of licence to enable provision of sites land in your colony for Transformers/Switching Station/Electric Sub-Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- o) That you shall provide the rain water harvesting system as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- p) That the development/construction cost of 24/30 m wide road/major internal road is not included in the EDC rates and therefore you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24/30 m wide road/major internal road as and when finalized and demanded by the Director/ Director General, Town & Country Planning, Haryana.

epd

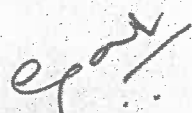
- q) That you shall provide the solar water heating system as provisions of HAREDA and shall be made operational, wherever applicable, before applying for the occupation certificate.
- r) That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled Bank, wherein you have to deposit thirty percentum of the amount from the Flat/shop buyers for meeting the cost of Internal Development Works in the colony.
- s) That you shall keep the pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- t) That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- u) That you shall not pre-launch/sale of flats/Comm. units before approval of the building plans.
- v) That you shall not use the ground water for the purpose of construction of building. The building plans shall be approved only after the source of water for construction proposal is explained to the satisfaction of HSVP Authority in terms of orders of the Hon'ble High Court dated 16.07.2012 in CWP's no. 20032 of 2008, 13594 of 2009 and 807 of 2012.
- w) That you shall obey all the directions/restrictions issued by the Department from time to time in public interest.
- x) That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- y) That you shall not give any marketing and selling rights to any other company other than the collaborator company.
- z) That you shall submit the NOC from the concerned Divisional Forest Officer regarding applicability any Forest law/ notification on the applied site before the approval of building plans.
- aa) That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- bb) That the owner/developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(I)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

2/2/11

- cc) That such 10% of the total receipt from each payment made by the allottee, which is received by the Department shall get automatically credited, on the date of receipt in the Government treasury against EDC dues.
- dd) That such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.
- ee) The implementation of such mechanism shall, however, have no bearing on EDC instalment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that by the EDC instalments that are due for payment that paid as per the prescribed schedule.
- ff) That you shall obey all the directions/restrictions imposed by the Department from time to time in public interest.

3. The licence is valid up to 02/08/2028.

Dated: 03/08/2023.
Place: Chandigarh



(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-4786/JE(DS)/2023/ 25397

Dated: 03-08-2023

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

1. ☒ Pyramid Infratech Pvt. Ltd., H-38, Ground Floor, M2K White House, Sector- 57, Gurugram-122002 and LC-IV, Bilateral agreement.
2. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
3. Chief Administrator, HSVP, Panchkula.
4. Chief Executive Officer, GMDA, Gurugram.
5. Chief Administrator, Housing Board, Panchkula alongwith copy of agreement.
6. Managing Director, HVPNL (Planning), Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment, Haryana - Cum-Secretary, SEIAC, Paryavaran Bhawan, Sector -2, Panchkula.
8. Director, Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Gurugram.
10. Chief Engineer, HSVP, Gurugram.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. Senior Town Planner (E&V), Haryana, Chandigarh.
15. District Town Planner, Gurugram along with a copy of agreement & Layout Plan.
16. Chief Accounts Officer (Monitoring) O/o Director, Town & Country Planning, Haryana, Chandigarh along with a copy of agreement.
17. PM (IT) for updation on the website.


(R.S. Bhat)
District Town Planner (HQ)
For Director General, Town & Country Planning,
Haryana, Chandigarh

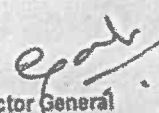
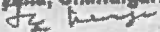
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To be read with License No. 155 Dated 13/08 of 2023

Detail of land owned by Pyramid Infratech Pvt. Ltd.

Village	Rect.No.	Killa No	Area (K-M)
Begampur Khatola	37	21	2-10
		16/2	4-16
		17/1/1	1-10
		24/2/2	3-18
		25	8-0
	51	4/2/2	6-4
		5	8-0
		1	1-6
	52		
		Total	36-4

OR 4.525 acres


Director General
Town & Country Planning
Haryana, Chandigarh


FINAL DEVELOPMENT PLAN FOR CONTROLLED AREAS
DENOTED ON DRG.NO.-D.T.P.(G)1936 DATED 16.04.2010
UNDER SECTION 5 (7) OF ACT NO. 41 OF 1963

