

**VANESSA**

Builders & Developers Pvt. Ltd.

# PROJECT REPORT

For Vanessa Builders and Developers Private Limited

A handwritten signature in blue ink, appearing to be 'G. R. S.', is written over the text 'For Vanessa Builders and Developers Private Limited'.

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Project Name Sirsa Greens

AREA 10.34375 Acre Development under (DDJAY 2016)

Sector- 1 District Sirsa

For Vanessa Builders and Developers Private Limited



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Village -Kanganpur

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## DESIGN REPORT ON "PROJECT"

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

DESCRIPTION	DESIGN ATTRIBUTES
<b>DESIGN OBJECTIVES</b>	<ul style="list-style-type: none"> <li>• To create a development of approximately 10.34375 acres in proximity to Kanganpur Bajekan road ,an existing Town Sirsa.</li> <li>• Provide a balance between order and diversity, urban concentration and suburban living, highdensity and low density, public transport and personal automobile for a walk able and safer neighborhood.</li> <li>• Self sustainable community.</li> <li>• To provide housing for all types of living – comprises of residential dwelling units in the form of plots along with local shopping centers and community facilities, parks, outdoor opens spaces etc. for its residents.</li> <li>• To provide for shopping, entertainment etc to create a vibrant city of high quality public realm.</li> <li>• To provide an urban framework - services, infrastructure - culture.</li> <li>• The Project has been conceived keeping in view the present day residential requirement of single unit families, senior executives and also businessmen of standing.</li> </ul>
<b>DESIGN PRINCIPLES</b>	<ul style="list-style-type: none"> <li>• To build on the traditional pattern of streets, parks and special districts to create a memorable public places for the pedestrian.</li> <li>• To provide a clear urban plan and prescription for land use, density, open spaces, linkages.</li> <li>• To provide design guidelines enabling a discipline to future development without limiting creativity of architecture.</li> <li>• To ensure that the public realm forms the important framework for development and not the other way round.</li> </ul>


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

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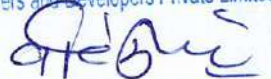
<b>SIGNAGES</b>	<ul style="list-style-type: none"> <li>• Directional Signage</li> <li>• Informational Signage</li> <li>• Regulatory Signage</li> <li>• Statutory Warning Signage</li> <li>• Business related Signage</li> </ul>
<b>STREET FURNITURE</b>	<ul style="list-style-type: none"> <li>• The placement of street furniture is used to define space and guide pedestrian.</li> <li>• They should be placed with care and restraint in order to respect civic character of the public realm and avoid excessive street clutter.</li> <li>• Street furniture would comprise of the following wherever needed; <ul style="list-style-type: none"> <li>a) Tree grilles</li> <li>b) Drainage channel covers</li> <li>c) Metal work designs for furniture, stands etc.</li> <li>d) Cycle stands</li> <li>e) Lighting columns</li> <li>f) Information boards</li> </ul> </li> </ul>
<b>INVENTORY DETAILS OF THE PROJECT : This section enlists the inventory details of the development;</b>	
<div> <div> No. of Sellable Plots    185  Area of Sellable Plots    22328.914 SQM  Plot Category            69.180 SQM to 150 SQM  Commercial                0.24661 Acres  Community Center        1.03440 Acres </div> <div> For Vanessa Builders and Developers Private Limited    Authorized Signatory </div> </div>	

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


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

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

PROJECT:- SIRSA GREEN'S 10.34375 AC PLOTS INVENTORY							
S.NO	PLOT CATEGORY	PLOTS NUMBER	WIDTH IN M.	LENGTH IN M.	AREA IN SQM.	NO OF PLOTS.	TOTAL AREA. (SQM)
1	A	1	6.000	16.515	99.090	1	99.090
2		2	6.000	15.585	93.510	1	93.510
3		3	6.000	14.265	85.590	1	85.590
4		4	6.000	12.945	77.670	1	77.670
5		5	6.000	11.530	69.180	1	69.180
6		6	7.000	10.090	70.630	1	70.630
7		7	7.510	11.750	88.243	1	88.243
8	B	8, 9	5.720	18.000	102.960	2	205.920
9	C	10 - 26, 31 - 49	6.600	18.000	118.800	36	4276.800
10		27	6.600	17.725	116.985	1	116.985
11		28	6.600	16.275	107.415	1	107.415
12	D	29	7.600	14.605	110.998	1	110.998
13		30, 50	7.600	18.000	136.800	2	273.600
14		51	7.435	18.000	133.830	1	133.830
15	E	52 - 72	7.145	19.000	135.755	21	2850.855
16	F	73 - 78	6.000	16.000	96.000	6	576.000
17	E1	79	7.101	19.000	134.919	1	134.919
18		80 - 95	7.100	19.000	134.900	16	2158.400
19	G	96 - 133	6.870	19.000	130.530	38	4960.140
20		134	6.870	18.100	124.347	1	124.347
21		135	6.870	16.590	113.973	1	113.973
22	H	136 - 137	6.500	23.000	149.500	2	299.000
23	J	138	6.500	21.970	142.805	1	142.805
24		139	6.500	20.595	133.868	1	133.868
25		140	6.500	19.165	124.573	1	124.573
26		141	6.000	17.850	107.100	1	107.100
27		142	6.000	16.490	98.940	1	98.940
28		143	6.000	15.210	91.260	1	91.260
29		144	6.000	13.895	83.370	1	83.370
30		145	6.000	12.575	75.450	1	75.450
31		146	6.200	11.215	69.533	1	69.533
32	K	147 - 152	6.450	13.000	83.850	6	503.100
33	O	153	14.420	5.740	82.771	1	149.842
			$(8.480+6.400)/2 \times 9.015$		67.072		
34		154	14.420	6.460	93.153	1	98.905
			$1/2(5.810 \times 1.980)$		5.752		
35		155	16.530	5.605	92.651	1	99.153
			$(16.530+16.395)/2 \times 0.395$		6.503		
36		156 - 157	6.000	16.530	99.180	2	198.360
37		158	5.140	16.530	84.964	1	84.964
38		159	$(20.945+19.580)/2 \times 7.360$		149.132	1	149.132
39		160	$(22.155+20.945)/2 \times 6.500$		140.075	1	140.075
40		161	22.755	3.280	74.636	1	146.942
			$(22.755+22.155)/2 \times 3.220$		72.305		
41		162-163	6.500	22.755	147.908	2	295.815
42	L	164 - 173	6.330	18.000	113.940	10	1139.400
43		174 - 185	6.390	18.000	115.020	12	1380.240
		TOTAL				185	22339.921
		IN ACRE					5.52032

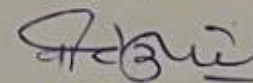
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## Project "SIRSA GREENS" Promoter "Vanessa Builders and Developers Private Limited"

### Pert Chart For Internal Development Work

					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Rs. In Lacs
S.No.	Components	Estimated expenditure planned to be incurred in whole project (In lacs)	Cost Incurred at the time of application 31-March-2024	Balance Cost	Q-2 of 2024 (Apr-Jun)	Q-3 of 2024 (Jul-Sep)	Q-4 of 2024 (Oct-Dec)	Q-1 of 2025 (Jan-Mar)	Q-2 of 2025 (Apr-Jun)	Q-3 of 2025 (Jul-Sep)	Q-4 of 2025 (Oct-Dec)	Q-1 of 2026 (Jan-Mar)	Q-2 of 2026 (Apr-Jun)	Q-3 of 2026 (Jul-Sep)	Q-4 of 2026 (Oct-Dec)	Q-1 of 2027 (Jan-Mar)	Q-2 of 2027 (Apr-Jun)	Q-3 of 2027 (Jul-Sep)	Q-4 of 2027 (Oct-Dec)	Q-1 of 2028 (Jan-Mar)	Q-2 of 2028 (Apr-Jun)	Total
1	Roads and Pavements	296.38	-	296.38	35.00	35.00	35.00	30.00	30.00	30.00	25.00	25.00	15.00	10.00	5.00	5.00	5.00	5.00	4.00	2.00	0.38	296.38
2	Water Supply	252.41	-	252.41	35.00	35.00	35.00	30.00	25.00	15.00	10.00	9.00	9.00	9.00	9.00	8.00	8.00	5.00	5.00	3.00	2.41	252.41
3	STP	88.40	-	88.40	8.00	8.00	8.00	7.00	7.00	7.00	7.00	5.00	5.00	5.00	5.00	4.00	4.00	4.00	3.00	1.00	0.40	88.40
4	Electrical sub station	62.25	-	62.25	7.00	7.00	5.00	5.00	4.00	4.00	4.00	4.00	3.00	3.00	3.00	3.00	2.50	2.50	2.50	2.00	0.75	62.25
5	Storm Water drainage	164.36	-	164.36	25.00	25.00	20.00	16.00	15.00	8.00	8.00	6.00	6.00	6.00	6.00	5.00	5.00	5.00	5.00	2.00	1.36	164.36
6	Parks and Play Grounds (Green Area)	12.31	-	12.31	2.00	2.00	2.00	1.00	1.00	1.00	0.56	0.50	0.35	0.35	0.35	0.25	0.25	0.25	0.25	0.20	-	12.31
7	Street Light	55.20	-	55.20	6.00	6.00	6.00	5.00	5.00	4.00	4.00	4.00	3.00	2.50	2.00	1.50	1.50	1.50	1.50	1.00	0.70	55.20
8	Security and Firefighting services	25.00	-	25.00	2.50	2.50	2.50	2.00	2.00	2.00	2.00	1.50	1.50	1.25	1.25	1.00	1.00	1.00	0.50	0.50	-	25.00
9	Sewerage	176.85	-	176.85	25.00	25.00	20.00	20.00	15.00	15.00	15.00	8.00	8.00	8.00	5.00	4.00	2.00	2.00	2.00	2.00	0.85	176.85
10	Electrification	79.53	-	79.53	7.00	7.00	7.00	6.00	6.00	6.00	6.00	5.00	4.00	4.00	4.00	4.00	3.00	3.00	3.00	3.00	1.53	79.53
11	Underground tank	37.15	-	37.15	5.00	4.00	3.00	3.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	1.50	1.50	1.50	1.50	1.50	0.65	37.15
12	Rain water harvesting	18.00	-	18.00	2.00	2.00	2.00	1.50	1.50	1.50	1.50	1.00	1.00	1.00	1.00	0.50	0.50	0.25	0.25	0.25	0.25	18.00
	<b>Total</b>	<b>1,267.83</b>	<b>-</b>	<b>1,267.83</b>	<b>159.50</b>	<b>158.50</b>	<b>145.50</b>	<b>126.50</b>	<b>113.50</b>	<b>95.50</b>	<b>85.06</b>	<b>71.00</b>	<b>57.85</b>	<b>52.10</b>	<b>43.60</b>	<b>37.75</b>	<b>34.25</b>	<b>31.00</b>	<b>28.50</b>	<b>18.45</b>	<b>9.27</b>	<b>1,267.83</b>

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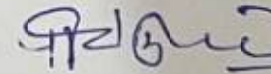
  
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# Project "SIRSA GREENS" Promoter "Vanessa Builders and Developers Private Limited"

## Pert Chart For Project Cost

Sl. No.	Particular	Total Cost	Cost Incurred at the time of application 31-March-2024	Balance Cost	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	Rs. In Lacs
					Q-2 of 2024 (Apr-Jun)	Q-3 of 2024 (Jul-Sep)	Q-4 of 2024 (Oct-Dec)	Q-1 of 2025 (Jan-Mar)	Q-2 of 2025 (Apr-Jun)	Q-3 of 2025 (Jul-Sep)	Q-4 of 2025 (Oct-Dec)	Q-1 of 2026 (Jan-Mar)	Q-2 of 2026 (Apr-Jun)	Q-3 of 2026 (Jul-Sep)	Q-4 of 2026 (Oct-Dec)	Q-1 of 2027 (Jan-Mar)	Q-2 of 2027 (Apr-Jun)	Q-3 of 2027 (Jul-Sep)	Q-4 of 2027 (Oct-Dec)	Q-1 of 2028 (Jan-Mar)	Q-2 of 2028 (Apr-Jun)	Total
1	Land Cost	18.63	18.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Construction Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	Infrastructure Development Wrok (IDW)	1,267.83	-	1,267.83	159.50	158.50	145.50	126.50	113.50	95.50	85.06	71.00	57.85	52.10	43.60	37.75	34.25	31.00	28.50	18.45	9.27	1,267.83
4	Other Cost including EDC, IDC, Taxes, Levies etc.	150.00	-	150.00	12.00	12.00	12.00	10.00	10.00	9.00	9.00	9.00	8.00	8.00	8.00	8.00	7.00	7.00	7.00	7.00	7.00	150.00
Total:-		1,436.46	18.63	1,417.83	171.50	170.50	157.50	136.50	123.50	104.50	94.06	80.00	65.85	60.10	51.60	45.75	41.25	38.00	35.50	25.45	16.27	1,417.83

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