

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

FOR

**PROPOSED “COMMERCIAL PLOTTED COLONY AREA
MEASURING 5.1375 ACRES” (LICENSE NO.65 OF 2024
DATED 18.06.2024) IN THE REVENUE ESTATE OF
VILLAGE-BAJGHERA, IN SECTOR -114, GURUGRAM
BEING DEVELOPED BY M/S OJOS DEVELOPER PVT.
LTD. IN COLLABORATION.**

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "COMMERCIAL PLOTTED COLONY AREA MEASURING 5.1375 ACRES" (LICENSE NO.65 OF 2024 DATED 18.06.2024) IN THE REVENUE ESTATE OF VILLAGE-BAJGHERA, IN SECTOR -114, GURUGRAM BEING DEVELOPED BY M/S OJOS DEVELOPER PVT. LTD. IN COLLABORATION.

REPORT :-

Gurugram town of Haryana State situated on N.H. -35 road at a distance of 88 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 Gurgaon. The layout plan was approved vide DTCP Haryana Chandigarh Drg. No. DTCP-10283 dated 18.06.2024 This report is for a part of service estimate for proposed "commercial plotted colony" area measuring 5.1375 Acres" (License No.65 Of 2024 Dated 18.06.2024) in the revenue estate of village-Bajghera, in sector - 114, Gurugram being developed by M/S Ojos Developers Pvt. Ltd. In collaboration . 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 the location for domestic purpose and for fire protection. The underground tanks will be fed from the GMDA based supply, which will feed O.H. tanks on the roof of the SCO's and has been designed as per the Hazen Williams formula. Presently there is GMDA W/S in this area. However the provision of tube well has been taken in this estimate due to non-availability of water but after getting the approval from the competent authority through tube well / tankers / any other approved source till GMDA W/S will made available. The proposed tube well 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.

DESIGN

The scheme has been designed for population of 5298 persons, considering 1 person per 3 sqm area for ground floor and 1 person per 6 sqm for first floor for plotted commercial colony and considering @ 10% for shopkeeper @ 45 LPCD and @ 90% for visitors @ 15 LPCD and office area 1 person per 10 sqm for 2nd & 4th floor and maintenance staff and considering @ 90% for official @ 45 LPCD and @ 10% for visitors @ 15 LPCD and other requirement etc. as per design calculations.

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 domestic and 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 (1/4") 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 have been provided to above areas and estimate is prepared as revised specifications adopted by HSVP/GMDA.

5. STREET LIGHTING AND ELECTRIFICATION

Provision for external lighting of proposed area has been made.

6. HORTICULTURE

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

7. FIRE FIGHTING

As per N.B.C, fire tanks and required capacity pumps have been taken in the estimate and marked on the plan.

8. SPECIFICATIONS

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

9. RATES

The estimate has been based on the present market rates.

10. COST

The total cost of the scheme including cost of all services works out to ~~Rs. 753.68~~ ^{954.25 lacs} including 3% contingencies and 49% departmental charges + price as calculation and cost per acre comes out to Rs. 146.70 Lacs.

For Ojos Developers Pvt. Ltd.

185-74

Authorised Signatory

(Authorized Signatory)

DESIGN CALCULATION

Total Area of Plot (Commercial)	= 5.1375 Acres Or 20790.69 Sqm
Permissible Ground Coverage @ 35%	= 7276.740 Sqm
Permissible FAR @ 150%	= 31186.035 Sqm
Proposed Ground coverage	= 7172.41 Sqm
Area Under Public Utility	= 68.64 Sqm
Proposed FAR	= 30697.90 Sqm
Nos. Of S.C.O.'s / Plots	= 60 Nos.

I) WATER REQUIREMENT**A). Ground + First Floor**

1 Area on Ground Floor (Shopping Area) S.C.O.'s/Plots	= 7172.41 Sqm
Occupancy @ 3m ² / person	= 2391 Persons
2 Shopping area on First floors	= 7172.41 Sqm
Occupancy @ 6 m ² /person	= 1196 Persons
Total occupancy	= 3587 Person
Water Requirement @ 10% shopkeeper	
=363 nos. @ 45 LPCD	= 16155 LPD
Water Requirement @ 90% visitors	
=3270 nos. @ 15 LPCD	= 48420 LPD
Total	= 64575 LPD.....(A)

B. 2nd Floor to 4th Floor (Office Area)

i) Office Area (Remaining area 30697.90 – 14344.82)	= 16353.08 Sqm
Occupancy @ 10 m ² / Person	= 1636 Persons
Water Requirement @ 90% official = 1472 Persons	
@ 45 LPCD	= 66240 LPD
Water Requirement @ 10% visitors = 164 Nos	
@ 15 LPCD	= 2460 LPD
Total	= 68700 LPD.....(B)

C) For Public Utility Services L.S.
LPD.....(C)

= 10000.00

D) MTC. STAFF + GUARD ETC.

Considering water requirement for mtc. Staff
+ Guard etc. L.S.
Water Requirement @ 45% LPCD

= 75 Persons
= **3375 LPD(D)**

Total Water Requirement (A+B+C+D)

= 1,46,650.00 LPD

OR 146.65 KLD Say 150 KLD

II) FIRE DEMAND

- (i) For UGT i.e. Population
(p) $\frac{1}{2} \times 100/1000/3 = (5.298) \frac{1}{2} \times 100$
Considering $1/3 = 230.18/3$

= 5298 Persons
= 230.18 KLD
= 76.66 KLD
Say 80 KLD

III) Garden Irrigation Requirement (For Total Area)

= 30.00 KLD

IV. Total Water Requirement	= 150.00 KLD
(Excluding Fire Demand)	
Hence Domestic Water Requirement (67%)	= 150 x 67% = 101.00 KLD
Hence Flushing Water Requirement (33%)	= 150 x 33% = 49.00 KLD
Day Requirement @ 60% PER DAY	= 60.60 K.L. for Domestic Say 60.00 K.L.
	= 29.30 K.L. for Flushing Say 40.00 K.L.

But it is proposed to construct an underground tank capacity 60 K.L. in two compartment for domestic use, 40 K.L. for non-potable water in two compartment (at STP) and 80 K.L. for fire fighting purposes for UGT in two compartment as shown location in the plan with UGT.

Total Capacity of UGT	= 60 + 80	= 140.00 KLD
• Total Storage capacity for flushing & Irrigation	= 40 + 30	= 70 KLD

V. Tube Well	For UGT
a) Yield	= 15 K.L. / Hr.
b) Working Hour per day	= 16 Hr. / Per Day
c) Total water demand	= 101 M3/Day
d) Number of tube well required	= 0.42
(Water Demand / Discharge / Hr. working Per day)	
e) Add 5% extra	= 0.02
Total	= 0.44 Nos
Say	= 1 Nos

(Water to the proposed development is to be supplied by HSVP. However, 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 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 98 Mtr head (1W)

II) Boosting Machinery for domestic water For UGT	
Total Water Requirement	= 101.00 KLD
Pumping per hour @ 8 hr. pumping / day	= 101 / 8 KL / hr.
	= 12.625.00 KL / hr.
	= 210.42 lpm = 3.51 lps
	Say 4.00 lps

Gross working head	For UGT
Suction lift	= 7.00 mts.
- Frictional loss in mains & specials	= 6.00 mts.
- Clear Head required	= 35.00 mts.
Total	= 48.00 mts.
Say	= 48.00 mts.
Pump HP	= $(4.00 \times 48) / (75 \times 0.60)$
	= 4.26 H.P.
Say	= 5.00 HP

It is proposed to provide 2 No. of pumping set of 4.00 lps discharge at 48 mts Head each (1W + 1SB) for UGT

III) Boosting Machinery for flushing water at STP

Total Water Requirement	= 49 K.L.D
Pumping per hour @ 8 hr. pumping / day	= 49 / 8 KL / hr.
	= 6.125 KL / hr.
	= 102.08 lpm = 1.70 lps,
Say 1 No. 2.00 lps each	

Gross working head	
- Suction lift	= 7.00 mts.
- Frictional loss in mains & specials	= 6.00 mts.
- Clear Head required	= 35.00 mts.
Total	= 48.00 mts.
Say	= 48.00 mts.
Pump HP	= $(2.00 \times 48) / (75 \times 0.60)$
	= 2.13 HP
Say	= 3.00 HP

It is proposed to provide 2 No. of pumping set of 2.00 lps discharge at 48 mts Head each (1W + 1S)

IV) Boosting Machinery for Irrigation water

Total Water Requirement	= 30 KLD
Pumping per hour @ 5 hr. pumping / day	= 30 / 5 KL / hr.
	= 6.00 KL / hr.
	= 100 lpm = 1.66 lps
Say	= 2.00 LPS

Gross working head	
- Suction lift	= 3.00 mts.
- Frictional loss in mains & specials	= 3.00 mts.
- Clear Head required	= 25.00 mts.
Total	= 31.00 mts.

Say = 31.00 mts.

Pump HP = $(2.00 \times 31) / (75 \times 0.60)$

= 1.38 HP

Say = 2.00 HP

It is proposed to provide 2 No. of pumping set of 2.0 lps discharge at 31 mts Head each (1W + 1S)

V) DG Set for plumbing

DG Set Requirement

Submersible Pump	(1 x 10)	= 10.00 HP
Domestic Pump	(1 x 5.00)	= 5.00 HP
Flushing Pump	(1 x 3.00)	= 3.00 HP
For External Electrification		= 5.00 HP
For Irrigation		= 2.00 HP
Total pump load		= 25.00 HP
		= $25.00 \times 0.746 \times 1.50$
		= 27.975 K.W
Total DG capacity		= 1 No. 33 KVA

Hence it is proposed to provide 1 No. D.G. Set of 33 KVA capacity

VI) FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = 101 KLD for domestic & 49 KLD for flushing

i) 80% of total Domestic Water Demand = 80% of 101 KLD = 80.80 KLD

ii) 80% of total Flushing Water Demand = 80% of 49 KLD = 39.20 KLD

Total = 120.00 KLD

Considering 5% marginal factor = 6.00 KLD

G. Total = 126.00 KLD

Say 130 KLD

Proposed STP Capacity = 130 KLD Or 0.130 MLD

For Ojos Developers Pvt. Ltd.


Authorized Signatory

(Authorized Signatory)

FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			146.10
1	SUB WORK NO. I	WATER SUPPLY SCHEME	103.62
			61.38
2	SUB WORK NO. II	SEWERAGE SCHEME	57.13
			83.25
3	SUB WORK NO. III	STORM WATER DRAINAGE	63.99
			311.60
4	SUB WORK NO. IV	ROAD NETWORK	244.86
			19.70
5	SUB WORK NO. V	STREET LIGHTING	11.83
			10.02
6	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	8.24
			322.20
7	SUB WORK NO. VII	MTC. OF SERVICES & RESURFACING OF ROADS	264.01
		for 10 years i.e. 1st 5 year and	954.25
		Ind. An. after 5 years of mlt	753.68
		TOTAL	

Cost Per Acre = Rs. ~~753.68~~ ^{954.25} Lacs / 5.1375 = Rs. ~~146.70~~ ^{185.74} Lacs Per Acre

AUTHORISED SIGNATORY

For Ojos Developers Pvt. Ltd.

[Signature]
Authorised Signatory

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

Checked subject to Comments
In forwarding letter No. *18845*
Dt. *10/07/2024* and notes
Attached with the estimate

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

[Signature]
Superintending Engineer,
HSVP, Circle-I, Gurugram.

[Signature]
Director
Town & Country Planning
Haryana, Chandigarh



हरियाणा शहरी विकास प्राधिकरण

HARYANA SHEHARI
VIKAS PRADHIKARAN

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

CE-I No. 18P345
Dated: 10/07/2024
Annexure-A

SUB:- Approval of service plan estimate for Commercial Plotted Colony over an area measuring 5.1375 acres (License no. 65 of 2024 dated 18.06.2024) in the revenue estate of Village Bajghera, Sector-114, Gurugram being developed by Ojos Developers Pvt. Ltd. in collaboration with Landowners Sh. Uday C Soni S/o Sh. R.C. Soni and Sh. Anup Soni S/o Sh. Uday C Soni.

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 conform 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

SUB WORK NO. 1 (Abstract of cost)

WATER SUPPLY

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)
			42.55
1	Sub Head No. 01	Head Works	20.15
			16.45
2	Sub Head No. 02	Pumping Machinery	8.70
			29.25
3	Sub Head No. 03	Rising Main from Plant Room <i>Dom. + flushing</i>	31.28
			4.05
4	Sub Head No. 04	External Fire Hydrants	4.86
			2.60
5	Sub Head No. 05	Irrigation	2.53
			95.20
		TOTAL	67.52
		Add 3% contingencies & P.H. Services	2.03 <i>2.85</i>
		TOTAL	69.55 <i>98.05</i>
		Add 49% Departmental Charges + Price escalation	34.08
		TOTAL	103.62 <i>42.05</i>
		Say in Lacs	103.62 <i>146.10</i>

e.o. to final abstract of cost

SUB WORK NO. 1
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.	7.70 lacs
	i) UGT 140 KLD @ Rs. 500/- per K.L.D	630000.00
	ii) Storage Capacity at S.T.P. = 70 KLD @ Rs. 4500/- per K.L.D	315000.00 3.85
2	Provision for construction of Boosting Station 1 Nos @ Rs. 200000/- each	200000.00
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. 100000/- each	700000.00 15.40 lacs
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 carriage of material and unforeseen items L.S.	20000.00
6	Provision of special for tube well and rising main to U.G.T. L.S.	50000.00
	TOTAL	2015000.00
	Say in Lacs	20.15

~~(C/O To Abstract of cost for Sub Work No.1)~~

- 7) Prov. for Const of boundary wall around T.W side
water works } (L.S.) 2.50 lacs
T.W.
- 8) Prov. for footpath, headgates, drains etc (L.S.) 2.00 lacs
- 9) Prov. for staff @ 20 for mtc. (L.S.) 7.50 lacs
1 No 350 Q' Rs. 42.55 lacs

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 4.00 lps at 48 mts head - 2 No. (1W+1SB) - @ Rs. 1,60,000/- each Set (5.00HP)	120000.00 2.00 lacs
2	Providing and installing Hydro Pneumatic pumping set of following capacities for Flushing water supply 2.0 lps at 48 mts head - 2 No. (1W+1SB) @ Rs. 30,000/- 1 Set (3.00 HP each)	60000.00 1.20 lacs
3	Providing and installing Submersible pump for tube wells with specials 4.50 lps at 98 mts head - 1 Nos (1W) @ Rs. 2,00,000/- 1 Set (10HP each)	200000.00 2.00 lacs
4	Providing and installing Hydro Penumatic pumping set of following capacities for irrigation drainage 2.00 - lps at 31 mts head 2 Nos (1W + 1SB) @ Rs. 15,000/- (2.0 HP)	30000.00 0.80
5	Provision for D.G. Set for stand by arrangement for all machinery = 1 No. 33 KVA @ Rs. 4,00,000/- each	400000.00 4.95
6	Provision for making foundations & erection of pumping machinery	20000.00 1.00
7	Provision for pipes, valve & specials inside boosting chamber	20000.00 1.50
8	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	100000.00 2.50 lacs
9	Provision for carriage of materials and other unforeseen items L.S.	20000.00 50000/-
	TOTAL	870000.00 16.45 lacs
	Say in Lacs	8.70

(C/O To Abstract of cost for Sub Work No.1)

SUB WORK NO. 1

WATER SUPPLY

Sub Head No. 03

Rising main upto Plant Room, Domestic & Flushing Water Supply

Sr. NO.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc. complete in all respects <i>Dom. + Flushing + Rising main</i> <i>14601</i>	<i>24.43 lacs</i>
i)	100mm dia D.I. Pipe 1673 Mtr @ Rs. 1548/- Per Mtr	2589804.00
ii)	150mm dia D.I. Pipe <i>18</i> 624 Mtr @ Rs. 2040/- Per Mtr	<i>0.26 lacs</i>
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect <i>12000</i>	<i>1.44 lacs</i>
i)	100mm i/d 12 No. @ Rs. 7500/- each	90000.00
ii)	150mm i/d 2No. @ Rs. 10000/- each	20000.00
3	Providing and fixing indicating plates for sluice valve 14 No. @ Rs. 2000/-	28000.00
4	Provision for carriage of materials and other unforeseen items	50000.00
5	Provision for making connection with Govt. Pipe etc.	100000.00
6	Provision for cutting the road and making good the same	50000.00
		<i>29.55 lacs</i>
	TOTAL	3127804.00
	Say in Lacs	<i>31.28</i>

(C/O To Abstract of cost for Sub Work No.1)

Rs 29.55 lacs

SUB WORK NO. 1

Sub Head No. 04

WATER SUPPLY

Fire Rising Main

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	
	1464	1.10
a)	100mm dia - 75M @ Rs. 1548/- Per Mtr	116100.00
2	Providing and fixing fire Hydrant with accessories 15 No. @ Rs. 20000/- each	300000.00
	15000	2.25 lacs
3	Provision for carriage of materials (Lump sum)	20000.00
4	Providing and fixing indicating plate -15 No. @ Rs. 2000/- each	30000.00
5	Provision of road cutting and making its condition as original - L.S.	20000.00
	TOTAL	486100.00
	Say in Lacs	4.86 4.85 lacs

(C/O To Abstract of cost for Sub Work No.1)

WATER SUPPLY

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 300	0.45
	i) 25mm i/d 150 M @ Rs. 250/- Per Mtr	37500.00
2	Providing and fixing 20mm dia, Irrigation hydrant valve complete in all respect 25 No. @ Rs. 5000/- each	125000.00
2	Provision for indicating plates with boxes etc. 25 Nos. @ R.s 2000/- Each	50000.00
3	Provision for carriage of materials and other unforeseen items (Lump sum)	20000.00
4	Provision for road cutting and making as original condition L.S.	20000.00
	TOTAL	252500.00
	Say in Lacs	2.53

(C/O To Abstract of cost for Sub Work No.1)

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 462 M @ Rs. 1450/- per Mtr	669900.00
	b) SW Pipe 250mm i/d avg. depths 0 - 2.00M 86 M @ Rs. 2050/- per Mtr	176300.00
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)	
	a) 150MM i/d D.I. Pipe - 225 M @ Rs. 1850/- Per Mtr	416250.00
3	Provision of lighting and watching etc.	50000.00
4	Provision for cartage of material & cutting of roads etc.	50000.00
5	Provision for making connection with Govt. sewer line	800000.00
6	Provision for STP 130 KLD (Tertiary Treatment Level with recycling storage). Complete in all respect. @ Rs. 16000/- Per KLD	2080000.00
	TOTAL	3722450.00
	Add 3% contingencies & P.H. Services	111674
	TOTAL	3834124
	Add 49% Departmental Charges + Price escalation	1878721
	TOTAL	5712844
	Say in Lacs	57.13

(C/O to Final Abstract of cost)

40.00
1.20
41.20
20.18
61.38

SUB WORK NO. III

STORM WATER SCHEME

Sr. NO.	Description	Amount in Rs.
1	Providing, lowering, laying, jointing RCC pipe class Np3 with cement joint, manholes, specials into trenches including manholes, chambers etc. excavation, backfilling and disposal of surplus earth complete in all respect	
	a) RCC Np3 pipe 400mm i/d = 730 M @ Rs. 2040/- Per Mtr	18.25 1489200.00
2	Provision for road gulley & with pipe connection L.S.	500000.00
3	Provision for lighting and watching L.S.	50000.00
4	Provision for timbering and shoring L.S.	50000.00
5	Provision for cartage of material L.S. & other unforeseen items	30000.00
6	Provision for making connection with Govt. storm water drain L.S.	200000.00
7	Providing rain water harvesting arrangement for 05 No. pits @ Rs. 350000/- each	1750000.00
8.	Provision for temporary disposal arrangement till HSRV Services are complete.	7.50 lacs
	TOTAL (L.S.)	4169200.00 54.25 lacs
	Add 3% contingencies & P.H. Services	125076.00 1.63 lacs
	TOTAL	4294276.00 55.88 lacs
	Add 49% Departmental Charges + Price escalation	2104195.24 27.33 lacs
	TOTAL	6398471.24 83.25 lacs
	Say in Lacs	63.99

(C/O to Final Abstract of cost)

Sub Work No. 4

ROAD WORKS

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Acre	5.1375	150000 1.75 lacs	770625 8.99
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 ii) Providing and laying Bituminous road (250mm GSB, 300mm WMM, 50mm DBM, 40mm BC).	Sqm	11370	1500	13644000 170.55 lacs
3	Provision for providing of fixing Kerb and channels etc.	Metre	1250	600	750000
4	Provision for making approach and pavement to building, provision for C.C pavement	Sqm	L.S.		250000
5	Interlocking tile 80mm thick for surface of pavement etc.	Sqm	800	1800	8.00 lacs 640000
6	Provision for parking arrangement, guide map and indicating board	LS			250000
7	Carrige of material to other unforseen items	LS			350000
	Sub Total				15954625 903.04
	Add 3% contingencies & PH Services				478639 6.09
	Sub Total				16433264 209.13
	Add 49% Departmental Charges				8052299 102.47
	Total				24485563
	Say Rs. In Lacs				244.86 311.66

(C.O. to Final abstract of cost)

Sub Work No. 5

STREET LIGHTING

S. No.	Description	Unit	Qty	Rate (In Rs.)	Amount (In Rs.)
1	Providing lighting at surrounding area s per standard specifications of HVPN	Acre	5.1375	250000	770625 12.84
	Add 3% contingencies & PH Services				23119 0.38
	Total				793744 13.22 lacs
	Add 49% Departmental Charges , <i>unforeseen price escalation , solum.</i>				388934 6.48
	Total				1182678 19.70 lacs
	Say Rs. In Lacs				11.83 19.70 lacs

(C.O. to Final abstract of cost)

Sub Work No. 6

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				
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 2000 Sqm (Appx) Or 0.494 Acres (Considering for part area L.S.)	Acre	0.494	150000	74100
2	Providing and planting trees along boundary @ 6 m interval (Length appx 1250M) = $1250/6 = 209$ Nos Say No. of trees = 250 Nos Cost details : Excavation = Rs. 60 Manure = Rs. 100 Tree Plant = Rs. 150 Tree Guard = Rs. 1500 Total = Rs. 1850				
		Each	250	1850	462500
	Sub Total				536600
	Add 3% contingencies & PH Services				16098
	Sub Total				552698
	Add 49% Departmental Charges				270822
	Total				823520
	Say Rs. In Lacs				8.24

(C.O. to Final abstract of cost)

Sub Work No. 7

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 19.4255 acres @ Rs. 3.00 lacs per acre	Acre	5.1375	250000 8.00	1284375 41.10 lacs
2	Provision for resurfacing of roads after 5 years of 1st phase with provision of 50mm thick BM including leveling coarse and 25mm BC as per crust design whichever is safer	Sqm	11370	800 660	9096000 75.04
3	2nd phase after next five years of 2nd phase (50mm DBM & 25mm BC or as per crust design whichever is safer	Sqm	11370	600 825	6822000 93.80
	Sub Total				17202375 209.94
	Add 3% contingencies & PH Services				516071 6.30
	Sub Total				17718446 216.24
	Add 49% Departmental Charges				8682039 105.96
	Total				26400485 322.20 lacs
	Say Rs. In Lacs				264.01

(C.O. to Final abstract of cost)

SUMMARY OF DESIGN REQUIREMENT

S. No.	Description	Qty	Unit
1	Total Population	5298	Persons
2	Total Water Requirement (Domestic)	101	KLD
3	Total Water Requirement (Flushing)	49	KLD
4	Total Water Requirement (Horticulture)	30	KLD
5	U. G Tank (Domestic + Fire) 350 KLD	1	No.
6	No. of Domestic WS pumps UGT	1 + 1	Set
7	No. of Flushing pumps	1 + 1	Set
8	No. of submersible pumps	1	No.
9	Generating sets (33KVA)	1	33 KVA
10	S.T.P: (130 KLD)	1	No.

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

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	742 M	4 M	-
2	Flushing	746 M	5 M	-
3	Rising Main	185 M		-
	Total	1673 M	9 M	-

MATERIAL STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	UGT	A	150	4		4	
2	A	B	100	42	42		
3	B	C	100	54	54		
4	C	D	100	178	178		
5	A	E	100	152	152		
6	E	F	100	45	45		
7	F	D	100	75	75		
8	B	F	100	196	196		
	Total			746	742	4	-

Total for 100mm i/d D.I. Pipe Length 742 Mtr

Total for 150mm i/d D.I. Pipe Length 4 Mtr

MATERIAL STATEMENT OF WATER SUPPLY SCHEME (FLUSHING)

S. No.	Line Designation		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr		
	From	To			100MM	150MM	200MM
1	STP	a	150	5		5	
2	a	b	100	174	174		
3	b	c	100	75	75		
4	c	d	100	45	45		
5	a	e	100	60	60		
6	e	f	100	50	50		
7	f	d	100	148	148		
8	e	c	100	194	194		
	Total			751	746	5	0

Total for 100mm i/d Pipe Length 746 Mtr

Total for 150mm i/d Pipe Length 5 Mtr

MATERIAL STATEMENT FOR BOREWELL RISING MAINS AND Govt. MAIN

S. No.	Name of Line		Size of Pipe Provided	Length of Pipe (Mtr)	Length in Mtr	
	From	To			150mm	100mm
1	T.W.	UGT	100	10		10
2	Govt. Line	UGT	100	175		175
	Total			185		185

MATERIAL STATEMENT FOR SEWERAGE SCHEME

S. No.	Line No.		Length (in Mtr)	Pipe Dia	Length in Mtr		
	From	To			200mm i/d	250mm i/d	300mm i.d
1	A	B	90	200	90		
2	B1	B	46	200	46		
3	B	C	45	200	45		
4	C1	C	46	200	46		
5	C	D	25	200	25		
6	D1	D	105	200	105		
7	D	D	25	200	25		
8	E1	E	80	200	80		
9	E	S.T.P.	86	250		86	
10	STP	Govt line (BY Pumping) 150mm i/d D.I. PIPE= 225 mtr				-	-
	Total		548		462	86	0

250mm i/d Pipe Length

86 Mtr

200mm i/d Pipe Length

462 Mtr

150mm i/d D.I. PIPE (BY PLUMBING) =

225 Mtr

MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

Sr. No.	Line Reference		400mm i/d RCC Np3 Pipe
			Length in Mtr
	From	To	
1	A	B	90
2	B2	B1	74
3	B3	B1	45
4	B1	B	15
5	B	C	67
6	C	D	36
7	D3	D1	70
8	D1	D	78
9	D	E	30
10	E1	E	180
11	E	GOVT. S.W.D.	45
	Total Length		730

Total Length 400mm i/d RCC Np3 pipe = 730 Mtr

TOTAL RAIN WATER HARVESTING (RWH)= 5 No.

Material Statement of Road Works**i) Road / Parking**

a) Road No.-1 = $115.00 \times 5.50 \text{ M} =$	632.50 Sqm.
b) Road/Parking No. -(i) = $32 \text{ M} \times (13.3 \text{ M} + 31 \text{ M} / 2)$	708.80 Sqm.
(ii) = $(36 \text{ M} \times 26.2 \text{ M} / 2)$	943.20 Sqm.
(iii) = $3.0 \text{ M} \times 9.50 \text{ M}$	28.50 Sqm.
(iv) $20 \text{ M} \times (4 \text{ M} + 15 \text{ M} / 2)$	190.00 Sqm.
(v) $(8 \text{ M} + 5 \text{ M} / 2) \times 47 \text{ M}$	305.50 Sqm.
(vi) $(5 \text{ M} + 7.41 \text{ M} / 2) \times 37 \text{ M}$	229.58 Sqm.
(vii) = $11.12 \text{ M} \times 23.0 \text{ M}$	255.76 Sqm.
(viii) = $12.81 \text{ M} \times 37 \text{ M}$	473.97 Sqm.
(ix) = $20.0 \text{ M} \times 7.50 \text{ M}$	150.00 Sqm.
(x) = $20.0 \text{ M} \times 45.58 \text{ M}$	911.60 Sqm.
(xi) = $6.54 \text{ M} \times 45.58 \text{ M}$	298.09 Sqm.
(xii) = $21 \text{ M} \times 11.20 \text{ M}$	235.20 Sqm.
(xiii) = $12 \text{ M} \times 6.70 \text{ M}$	80.40 Sqm.
(xiv) = $37.0 \text{ M} \times 6.0 \text{ M}$	222.00 Sqm.
(xv) = $11.00 \text{ M} \times 16 \text{ M}$	176.00 Sqm.
(xvi) = $8.30 \text{ M} \times 11.12 \text{ M}$	92.29 Sqm.
(xvii) $(7.41 \text{ M} + 9.50 \text{ M} / 2) \times 23 \text{ M}$	194.46 Sqm.
(xviii) = $3.00 \text{ M} \times 7.0 \text{ M}$	21.00 Sqm.
(xix) = $6.20 \text{ M} \times 36.0 \text{ M}$	223.20 Sqm.
(xx) = $5.26 \text{ M} \times 80.0 \text{ M}$	420.80 Sqm.
(xxi) = $73.00 \text{ M} \times 12.61 \text{ M}$	921.79 Sqm.
(xxii) = $73.10 \text{ M} \times 26.30 \text{ M}$	1922.53 Sqm.
(xxiii) $(5.01 \text{ M} + 9.50 \text{ M} / 2) \times 68 \text{ M}$	493.34 Sqm.
(xxiv) = $24.00 \text{ M} \times 7.0 \text{ M}$	168.00 Sqm.
(xxv) = $62.0 \text{ M} \times 6.36 \text{ M}$	394.32 Sqm.
(xxvi) = $21.00 \text{ M} \times 6.36 \text{ M}$	133.56 Sqm.

Total**10826.39** Sqm.

Add. 5% extra for Curves

541.32 Sqm.

Total**11367.71** Sqm.**Say****11370.00** Sqm.**ii) Kerbs & Channels**

a) Road No. -1 = $(115 \times 2) =$	230.00 Mtr.
b) Road & Parking No. = $(31+52+36+26+20+15+47+37+37$	Mtr.
$46.82+45.58+46+53+80+73.10+67+$	
$73.10+68+24+60+21$	938.60

Total**1168.60** Mtr.

Add. 5% extra for Curves

58.43 Mtr.

Total**1227.03** Mtr.**Say****1250.00** Mtr. ✓

MATERIAL STATEMENT FOR EXTERNAL FIRE FIGHTING

Total length of water supply line (Domestic) = 746 M

Fire hydrant Considering @ 50M c/c each (746/50) = 15Nos.

For 100mm dia with Fire Hydrant = 15 Nos

For 100mm dia pipe = 15 x 5.00 = 75.00 Mtr

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 Recommended (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	30000	-	-	25.00	25	-	-	150	-	-	-

Note :- 25 Nos connections are to be done from flushing water supply line i.e. 25 Nos x 6 Mtr/each = 150 Mtr for 25mm i/d

HYDRAULIC STATEMENT OF WATER SUPPLY SCHEME (DOMESTIC)

[illegible]

HYDRAULIC STATEMENT OF WATER SUPPLY (FLUSHING)

[illegible]

[illegible]

DESIGN CALCULATION OF STORM WATER DRAINAGE SCHEME

INTENSITY OF RAIN FALL = 0.006 MTR/HR

IMPERMEABILITY FACTOR = 0.6

[illegible]

FORM LC -V

(See Rule 12)
HARYANA GOVERNMENT
TOWN AND COUNTRY PLANNING DEPARTMENT

Licence No. 65 of 2024

This Licence is hereby granted under the Haryana Development and Regulation of Urban Areas Act, 1975 & its Rules 1976, made there under to Sh. Uday C Soni S/o Sh. R.C. Soni & Sh. Anup Soni S/o Sh. Uday C Soni in collaboration with Ojos Developers Pvt. Ltd., 411, 4th Floor, Ambadeep Building, 14 K.G. Marg, Connaught place, New delhi-110001 for setting up of Commercial Plotted Colony over an area measuring 5.1375 acres (after migration the entire area from licence no. 78 of 2013 dated 27.08.2013 granted for setting of commercial colony over an area measuring 5.1375 acres) in the revenue estate of village Bajghera, Sector-114, Gurugram Manesar Urban Complex.

1. The particulars of the land, wherein the aforesaid Commercial Plotted Colony is to be set up, are given in the Schedule annexed hereto and duly signed by the Director, Town & Country Planning, Haryana.
2. The Licence is granted subject to the following conditions: -
 - (i) That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.
 - (ii) That the licensee shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (iii) That the licensee shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.
 - (iv) That the licensee shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the Director, Town & Country Planning, Haryana.
 - (v) That the licensee shall integrate the services with Haryana Shehari Vikas Pradhikaran services as and when made available.
 - (vi) That the licensee has not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the

Director
Town & Country Planning
Chandigarh

Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

- (vii) That the licensee has understood that the development /construction cost of 24 m/18 m major internal roads is not included in the EDC rates and applicant company shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.
- (viii) That the licensee shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Govt. of India before execution of development works at site.
- (ix) That the licensee shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of Director till these services are made available from External Infrastructure to be laid by Haryana Shehari Vikas Pradhikaran.
- (x) That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.
- (xi) That the licensee shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- (xii) That the licensee shall use only LED fitting for internal lighting as well as campus lighting.
- (xiii) That the licensee 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 license to enable provision of site in licensed land for Transformers/Switching Stations/Electric Sub Stations as per the norms prescribed by the power utility in the zoning plan of the project.
- (xiv) That the licensee shall arrange electric connection from HVPN/DHBNL 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. HVPN/DHBNL Haryana and complete the same before obtaining completion certificate for the colony.
- (xv) That the licensee 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 applicant company has to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.
- (xvi) That the licensee shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

- (xvii) That the licensee shall not give any advertisement for sale of applied/licensed land before the approval of layout plan / building plans of the same.
- (xviii) That the licensee shall pay the labourcess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/2TCP dated 25.02.2010.
- (xix) That the licensee shall keep pace of construction at least in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.
- (xx) That the licensee shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in Layout Plan, applicant company would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.
- (xxi) That the licensee shall specify the detail of calculations per Sqm/per sqft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- (xxii) That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- (xxiii) That no pre-launch/sale of applied/licensed land will be undertaken before approval of the layout plan.
- (xxiv) That the licensee shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- (xxv) That the licensee shall abide by with the Act/Rules and the policies notified by the Department for development of Commercial Colony and other instructions issued by the Director under section 9A of the Haryana Development and Regulations of Urban Areas Act, Haryana Development and Regulations of Urban Areas Act, 1975.
- (xxvi) That you shall complete the demarcation at site within 30 days and will submit the demarcation Plan in the office of District Town Planner, Gurugram within 30 days of issuance of this memo.

3. The licence is valid up to 17/06/2029.

Dated: 18/06/2024
Place:

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

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

1. Sh. Uday C Soni S/o Sh. R.C. Soni & Sh. Anup Soni S/o Sh. Uday C Soni in collaboration with Ojos Developers Pvt. Ltd., 411, 4th Floor, Ambadeep Building, 14 K.G. Marg, Connaught place, New Delhi-110001 alongwith a copy of agreement, LC-IV, Bilateral agreement.
2. Sh. Uday C Soni S/o Sh. R.C. Soni & Sh. Anup Soni S/o Sh. Uday C Soni, H. No. 103, Pachsheel Park, New Delhi - 110017.
3. Chairman, Pollution Control Board, Haryana, Sector-6, Panchkula.
4. Chief Administrator, HSVP, Panchkula.
5. Chief Administrator, Housing Board, Panchkula.
6. Managing Director, HVPN, Planning Directorate, Shakti Bhawan, Sector-6, Panchkula.
7. Joint Director, Environment Haryana-Cum-Secretary, SEAC, Paryavaran Bhawan, Sector-2, Panchkula.
8. Addl. Director Urban Estates, Haryana, Panchkula.
9. Administrator, HSVP, Panchkula
10. Chief Engineer, HSVP, Panchkula.
11. Superintending Engineer, HSVP, Gurugram along with a copy of agreement.
12. Land Acquisition Officer, Gurugram.
13. Senior Town Planner, Gurugram.
14. District Town Planner, Gurugram.
15. Chief Accounts Officer O/o DTCP, Haryana, Chandigarh along with a copy of agreement.
16. Nodal Officer (Website) to update the status on the website.


(Ashish Sharma)

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

To be read with License No. 65 Dated 18/06 of 2024

Detail of land owned by Uday C Soni S/o RC Soni 2/3 share

Anup Soni S/o Uday Soni 1/3 share

Village	Rect. No	Killa No	Area (K-M)
Bajghera	22	11/2	5-16
	23	15/3/1	0-2
		15/3/2	0-5
		Total	6-3

Detail of land owned by Uday C Soni S/o RC Soni

Village	Rect. No	Killa No	Area (K-M)
Bajghera	23	14/1/1	3-1
		14/1/2	3-15
		15/1/1	0-17
		15/1/2	1-18
		Total	9-11

Detail of land owned by Uday C Soni S/o RC Soni

Anup Soni S/o Uday C Soni

Village	Rect. No	Killa No	Area (K-M)
Bajghera	22	10/3	2-18
		11/1	1-11
		12/1/1	1-14
		12/1/2	0-2
		9/2	0-13
	23	6/2	3-16
		7/2min	1-0
		Total	11-14

Detail of land owned by Anup Soni S/o Uday C Soni

Village	Rect. No	Killa No	Area (K-M)
Bajghera	22	11/3/1	0-6
		11/3/2	0-7
		19/2	0-14
	23	20/1	2-18
		14/2	1-8
		15/2/1	0-18
		15/2/2	2-1
		15/5	1-2
		16/1	2-7
		17/1	1-13
		Total	13-14

Grand Total

41-2

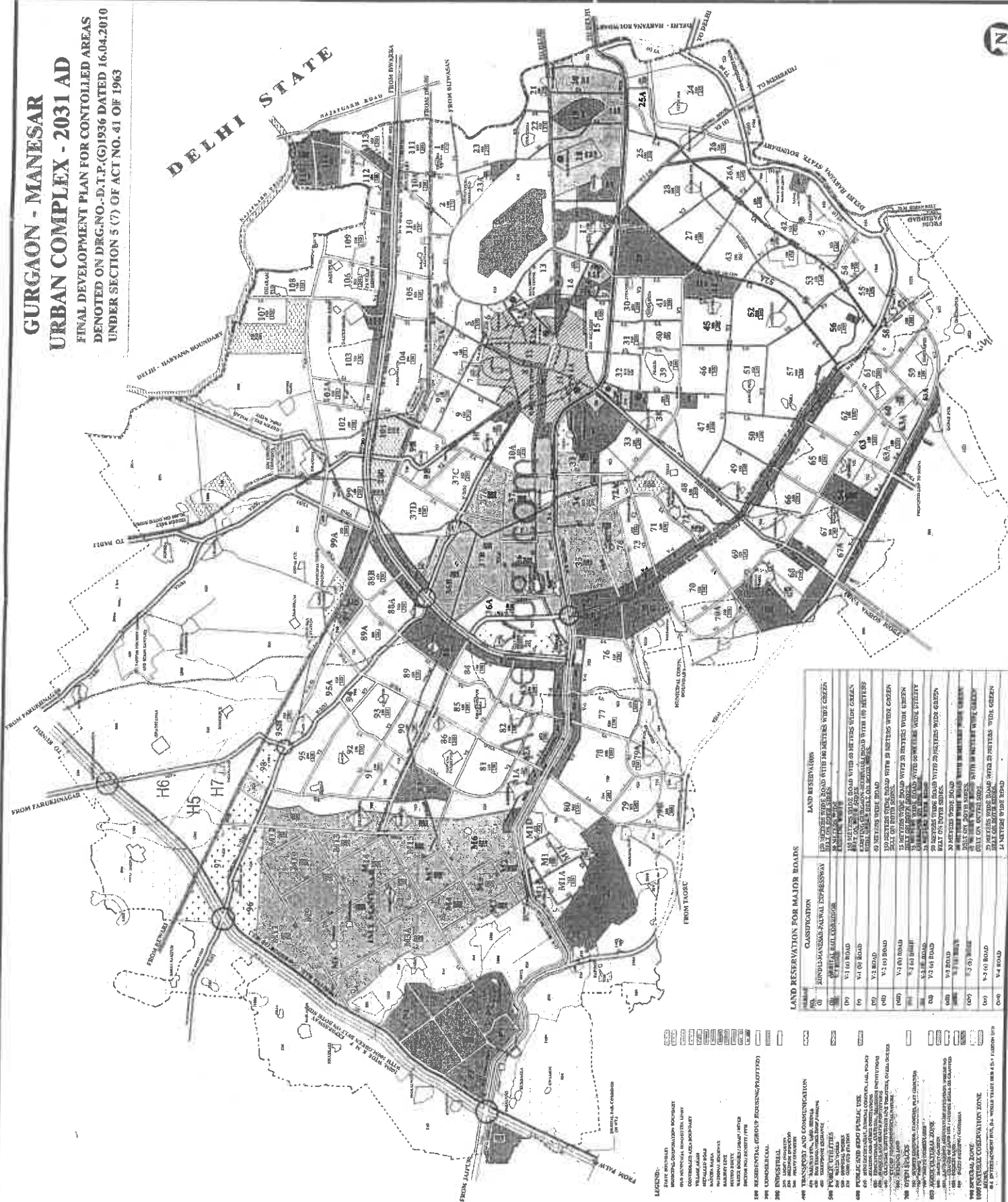
Or 5.1375 Acres

Director
Town & Country Planning
Haryana, Chandigarh

GURGAON - MANESAR URBAN COMPLEX - 2031 AD

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

DELHI STATE



LEGEND:

- 1. STATE HIGHWAY
- 2. NATIONAL HIGHWAY
- 3. DISTRICT ROAD
- 4. LOCAL ROAD
- 5. CANAL
- 6. RAILWAY
- 7. AIRPORT
- 8. PORT
- 9. INDUSTRIAL ZONE
- 10. COMMERCIAL ZONE
- 11. RESIDENTIAL ZONE
- 12. AGRICULTURAL ZONE
- 13. FORESTED ZONE
- 14. WETLAND ZONE
- 15. WATER BODY
- 16. OPEN SPACE
- 17. PARK
- 18. GOLF COURSE
- 19. SPORTS GROUND
- 20. TEMPLE
- 21. MOSQUE
- 22. CHURCH
- 23. SCHOOL
- 24. COLLEGE
- 25. HOSPITAL
- 26. GOVERNMENT OFFICE
- 27. PRIVATE OFFICE
- 28. FACTORY
- 29. WAREHOUSE
- 30. SHED
- 31. BARRACK
- 32. CASERNE
- 33. JAIL
- 34. PRISON
- 35. MENTAL ASYLUM
- 36. ORPHANAGE
- 37. NURSING HOME
- 38. OLD AGE HOME
- 39. HOSPITALITY
- 40. RESORT
- 41. CLUB
- 42. GARDEN
- 43. LAKE
- 44. BEACH
- 45. DUNES
- 46. MOUNTAIN
- 47. CANYON
- 48. VALLEY
- 49. PLATEAU
- 50. HILLS
- 51. MOUNTAINS
- 52. RIVER
- 53. STREAM
- 54. CREEK
- 55. LAGOON
- 56. BAY
- 57. GULF
- 58. STRAIT
- 59. CHANNEL
- 60. TIDAL RIVER
- 61. PERMANENT RIVER
- 62. SEASONAL RIVER
- 63. DRAINAGE CANAL
- 64. IRRIGATION CANAL
- 65. FLOOD CONTROL CANAL
- 66. WASTE WATER TREATMENT PLANT
- 67. WATER TREATMENT PLANT
- 68. DAM
- 69. LOCK
- 70. BRIDGE
- 71. TUNNEL
- 72. CULVERT
- 73. GATEWAY
- 74. MONUMENT
- 75. MEMORIAL
- 76. STATUE
- 77. FOUNTAIN
- 78. GAZEBO
- 79. PAVILION
- 80. OBSERVATORY
- 81. TELESCOPE
- 82. RADAR
- 83. AIRCRAFT
- 84. MISSILE
- 85. SUBMARINE
- 86. TANK
- 87. ARTILLERY
- 88. CANNON
- 89. MACHINE GUN
- 90. MORTAR
- 91. ROCKET
- 92. MISSILE
- 93. BOMB
- 94. GRENADE
- 95. MINES
- 96. LAND MINES
- 97. AIR MINES
- 98. SUBMARINE MINES
- 99. TROOP CARRIER
- 100. TANK CARRIER
- 101. ARTILLERY CARRIER
- 102. ENGINE CARRIER
- 103. REPAIR CARRIER
- 104. SUPPLY CARRIER
- 105. AMBULANCE CARRIER
- 106. COMMUNICATION CARRIER
- 107. RECONNAISSANCE CARRIER
- 108. ENGINEER CARRIER
- 109. SIGNAL CARRIER
- 110. MEDICAL CARRIER
- 111. VETERINARY CARRIER
- 112. ZOO CARRIER
- 113. BOTANICAL GARDEN CARRIER
- 114. MUSEUM CARRIER
- 115. LIBRARY CARRIER
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- 117. CONCERT HALL CARRIER
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