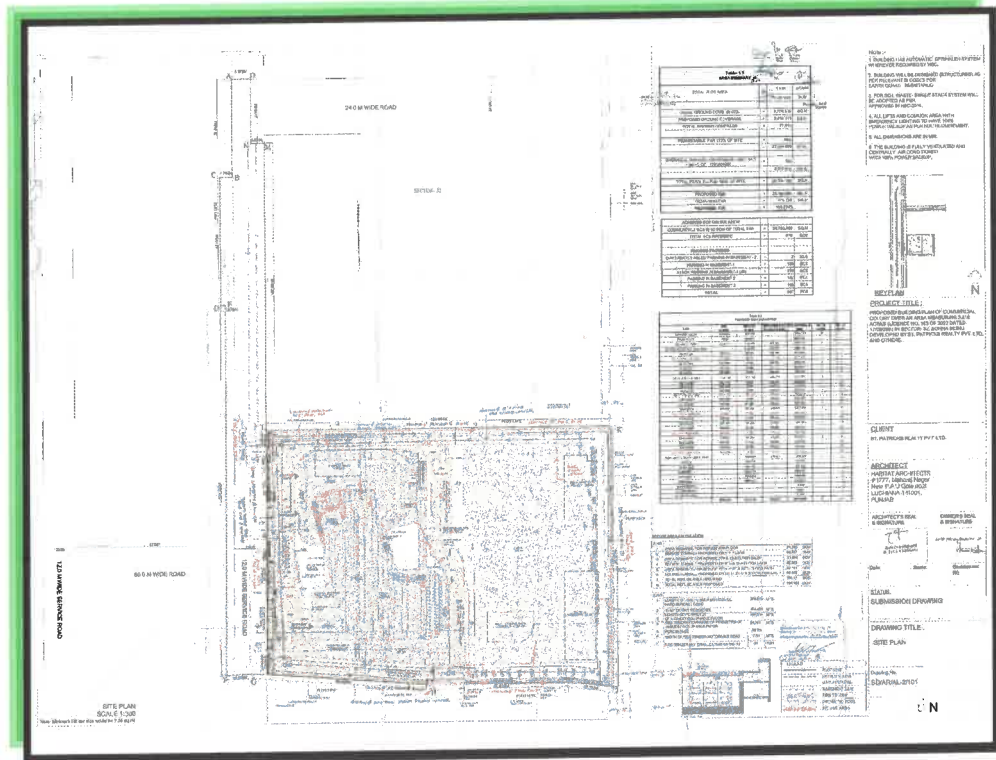


**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

# SERVICE PLAN ESTIMATE



**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres (Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For   
**S.T Patricks Realty Pvt. Ltd.**

Authorised Signatory

## **REPORT**

Service plan Estimate of Commercial Colony on an area measuring 3.818 Acres (Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed by **ST. PATRICKS REALITY PVT.LTD**

District Gurgaon of Haryana State situated on near Jaipur Highway at a distance of 50 Kms from Delhi Being the National Capital Region, the town has fast developed tendency and potential Further, it has also started sharing the growing residential load of Delhi. In order to relieve the growing pressure of population in National Capital of Delhi, it has been decided by the Haryana Govt. to establish various residential and other infrastructure sectors in village Dhunels & Berka Distt. Gurugram.

**1. WATER SUPPLY**

At present the source of water supply in this area is water Tankes/ Temp. Borewells/ HUDA Water Supply has been proposed to construct the underground tanks of capacity as per attached details, and at location for domestic purpose and for fire protection. The underground tanks will be fed from the tankers and HSVP supply,

**2. DESIGN**

The scheme has been designed for total population of  $1374+453+708+50 = 2585$  Persons (for visitor's + Staff) commercial & Rooms. The rate of Water supply per head per day has been taken as 45 liters as per HUDA and N.B.C. norms In addition to above necessary provision of water for miscellaneous purpose have been taken into accounts for calculating the maximum quantity of water requirement.

**3. PUMP CHAMBERS AND PUMPING MACHINERY**

It is proposed to equip each tube well with an electrically driven set eject type or submersible pump capable of delivering 18000 liters per hour. It is also proposed to equip the required No's pumping sets with stand by diesel engines/gen set for operation during of electricity.

**4. UNDER GROUND STORAGE**

Provision has been made for water which caters for the domestic as well as for firefighting requirement.

**5. BOOSTING STATION**

The Boosting station is being planned near underground storage tank and near S.T.P. Catering to the above requirement

**6. DISTRIBUTION SYSTEM**

The Distribution system for this development has been designed as per HSVP norms @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
**S.T Patricks Realty Pvt. Ltd.**

Authorised Signatory

100MM (K7)/DI pipes conforming to event IS standards along with valves and specials has been made in the project. The minimum terminal head at any point will be more than 43.00 meters so that it can serve all the floors construction envisaged in the plan. Minimum pipe dia for distribution is kept as 100 MM dia.

**7. RISING MAINS**

Rising Mains for HSVP (100MM DIA DI-K7) water main or sector Road to water works have also been proposed and provision has been made in this estimate.

**8. SEWERAGE**

The sewer lines have been designed for 3 times the average DWF in relation to the water supply demand assuming that 75% of the domestic water supply shall find its way into the proposed sewer. SW pipe sewers have been proposed and designed to run half full. The Sewers have been designed on 0.77 M per second minimum velocity i.e., self-cleansing velocity. Necessary proviso for laying SW pipes manholes etc. has been made in this estimate.

**9. STORM WATER DRAINAGE**

The Storm water drainage is being designed as per HSVP norms to carry 6.25 mm rainfall per Hour for intramural and 3.125 mm rainfall intensity for extramural sewers. Also suitable provision are contemplated in our scheme to ensure better recharging of the underground water table in the area R.C.C PIPE NP-3 drain with minimum 250 mm dia. is proposed in the area. The Storm water collected will be discharged into the main HUDA sewer lying near the commercial colony by pumping of storm water or by gravity.

**10. ROADS**

The Road in the colony has been planned as per requirement of HUDA, the following specifications have been adopted which are reproduced below.

The Specification of Roads

- (i) GSB-200 mm in one layer
- (ii) WHM -250 mm in two layers
- (iii) 50 mm thick DBM
- (iv) 30 MM THICK B.C

The above constructions shall be done on well compacted sub grade as per specifications complete work will be carried out as per MORTH specifications, IRC guidelines or HSVP specifications, whichever applicable.

**11. STREET LIGHTING**

The provision has been made on a lump sum basis.

---

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

**12. HORTICULTURE**

The Usual provision of Roadside plantation and tree guards has been made for all roads.  
The parks shall be developed by providing lawns etc.

**13. SPECIFICATIONS**

The work will be carried out in accordance with the standard specifications of P.H.  
Departments as laid down by HUDA & Haryana Government.

**14. RATES**

An estimate for providing services in this pocket has been prepared on the recent market rates.

**15. COST**

The total cost of the development in this Project Phase one including various PH & B & R services works out to ~~Rs. 598.349 lacs~~ <sup>581.38</sup> which include 3 % contingency and P.E charges and 49% departmental charges price escalation, unforeseen, administrative charges.

The cost per gross acre for this phase works out to ~~Rs. 156.718 lac~~ <sup>152.27</sup> which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantations including plantations maintenance thereof as well as future expansion whatsoever indicated.

---

Authorized Signatory.

For **St. Patricks Realty Pvt. Ltd.**  
For   
**S.T Patricks Realty Pvt. Ltd**

Authorised Signatory

### **Daily Water Requirement**

• Total plot Area	=	3.818 Acres Or 15450.896 Sq.Mt
• Permissible Ground Coverage	=	9270.538 Sq.Mt
• Proposed Ground Coverage	=	3494.119 Sq.Mt
• Permissible FAR	=	29356.703 Sq.Mt
• Total Achieved FAR	=	28780.983 Sq.Mt

### **WATER REQUIRMENT**

#### **A) Ground Floor and First Floor (Retail Shopping Area)**

1) Area of Ground Floor (Shops)		
3309.630 @ 3 Sq.Mt / Person	=	1103 Persons
2) Area of First Floor (Shops)		
1625.031 @ 6 Sq.Mt / Person	=	271 Persons
Total Persons	=	1374 Persons
Water Requirements @ 10% Shopkeeper	=	137 @ 45 LPCD =6165 LPD
Water Requirements @ 90% Visitors	=	1237 @ 15 LPCD =18555 LPD
		<b>Total =24720 LPD...(A)</b>

#### **B) 2<sup>nd</sup> Floor Area Under CLUB/Banquet Area**

815 Sq.mt @ 1.80 Sq.mt / person	=	453 Persons
Visitor @ 90% of Population 15 LPCD	=	6120 Ltr.
Staff 10% of Population 45 LPCD	=	2025 Ltr
Gym + Swimming pool 800 Sq.Mt (LS)	=	10000 Ltrs

#### **C) Service Floor at 3<sup>rd</sup> (LS)**

= 5000 Ltrs

#### **D) 4<sup>th</sup> Floor + 25<sup>th</sup> Floor (guest Room)**

Total Rooms= 354 No's @ 2 Persons per room	=	708 Persons
Water requirement @ 135 LPCD	=	95580 Ltrs

#### **E) Water Requirement for Kitchen & Laundry (LS)**

Mtc. Staff (Such as gardener, security guard etc)	=	50 Persons
@ 45 LPCD	=	2525 Ltr

**Total water requirement = 155970**  
**155695 Ltr/Day Or 155.70 KLD**  
**Say = 156.00 KLD**

#### **F) FIRE DEMAND Provided as per NBC Norms**

= 100 KLD

#### **G) Garden Irrigation requirement**

= 20 KLD

#### **H) Total water Requirement**

= 156 KLD

(Excluding Fire demand)

Hence Domestic water Requirements (55%) = 156 x 55% = 85.80 KL Say 100 KLD

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.  
For  
ST Patricks Realty Pvt. Ltd.

Authorised Signatory

Hence Flushing Water Requirement (45%) = 156 x 45% = 70.20 KL Say 75 KLD  
Day Requirement 100% = 100.00 KL for Domestic  
= 75.00 KL for Flushing

But it is Construct an underground tank capacity 100 KL in Two Compartment for domestic use, 75 KL for non-potable water in Two compartment (at STP) and 100 KL, for Fire Fighting purposes for UGT in Two Compartment as shown location in the Plan with UGT.

Total Storage capacity of UGT = 100+100= 200 KLD  
Total Storage Requirement for Flushing and Irrigation at STP  
= (75+20) = 90 KLD SAY 100 KLD.

**1. TUBE WELLS: -**

a) Yield	=	For UGT 20 KL
b) Working Hour per day	=	16 Hr./ Per day
c) Total water Demand	=	100 Cu.m/day
d) Number of Tube well required	=	0.31
(Water Demand / Discharge/ Hr. Working per day)		
e) Add 5% Extra	=	0.02
	Total	= 0.33
	Say	= 1 Nos

(Water to the proposed development is to be supplied by HSVP. However, it is proposed to install only One no. tube well for augmentation / Standby purposes and provision has also been taken in the estimates.

**2. PUMPING MACHINERY FOR TUBE WELL HEAD OF PUMP: -**

1) Gross working head	=	83.00Mts
2) Average Fall in S.L	=	2.00 Mts
3) Depression head	=	6.00 Mts
4) Friction Loss in Main	=	7.00 Mts
Total	=	98.00 Mts
5) Discharge	=	20000 LPH (Or 5.56 LPS say 5.60 LPS)
6) Horsepower		
HP= $\frac{5.60 \times 98}{75 \times 0.60}$	=	12.20 HP
Say	=	12.50 HP

It is proposed to provide 01 No. pumping set of 5.60 LPS discharge at 98 Mtr head.

**3. BOOSTING MACHINERY FOR DOMESTIC WATER For UGT**

Total Water Requirements	=	86.00 KLD
Pumping per hour @ 8 hr. pumping/day	=	86/8 KL/Hr = 10.75 KLH

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory



	= 179.16 lpm = 2.98 lpm
	= 2 Nos. Say 3.00 lps each
Gross working head	For UGT
Suction lift	= 4.00 mts
- Frictional loss in mains & Specials	= 6.00 mts
- Clear Head required	= 120 mts
Total	= 130 mts
Pump HP	= $(3.00 \times 130) / (75 \times 0.60)$
	= 8.66 HP
	Say = 10.00 HP

It is proposed to provide 03 Nos of pumping set of 3.00 lps discharge at 130 mts head each (2W+1SB) for UGT.

#### 5. **BOOSTING MACHINERY FOR DOMESTIC WATER For STP**

Total Water Requirements (75+20)	= 95.00 KLD
Pumping per hour @ 8 hr. pumping/day	= $95/8$ KL/Hr = 11.87 KLH
	= 197.91 lpm = 3.29 lpm
	= 2 Nos. Say 3.50 lps each

Gross working head	
- Suction lift	= 4.00 mts
- Frictional loss in mains & Specials	= 6.00 mts
- Clear Head required	= 120 mts
Total	= 130 mts
Pump HP	= $(3.50 \times 130) / (75 \times 0.60)$
	= 10.11 HP
	Say = 10.00 HP

It is proposed to provide 03 Nos of pumping set of 3.50 lps discharge at 130 mts head each (2W+1S)

#### 6. **BOOSTING MACHINERY FOR FIRE WATER**

##### **Total Water Requirements**

Hydrant pump & spring as per CEO Directive = 2280 LPm, 130M Head and 100 HP= 1 Nos.  
Jockey pump (Hydrant) as per NBC Table No-23 = 180 LPm, 130M Head and 7.50 HP= 1 Nos.  
Diesel Pump as per CFO Directive = 2280 LPm, 130M Head and 100 HP= 1 Nos.

Gross working head	
- Suction lift	= 5.00 mts
- Frictional loss in mains & Specials	= 5.00 mts
- Clear Head required	= 120 mts
Total	= 130 mts
Jockey Pump HP (Fire)	= $(3.00 \times 130) / (75 \times 0.60)$
	= 8.66 HP
	Say = 10.00 HP

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

**7. DG Set for Pumping**

**DG Set Requirements**

Submersible Pump	= 12.50 HP
Domestic Pump	= <del>10.000</del> HP
<u>For External Electrification</u>	= <u>20.00 HP</u>
Total Pump Load	= <del>42.50</del> HP
	= <del>42.50</del> x 0.746 x 1.50
	= <del>58.74</del> <b>47.56</b>
	= 1 No. <del>60</del> KVA

Hence it is proposed that one number of DGZ off 60 KVA Capacity for UGT.

Total D.G Capacity at STP	= <del>1</del> x 10HP for Flushing + 10.00 HP Electric <del>10.0</del> HP
	= <del>30.00</del> HP x 0.746 x 1.50 = <del>33.53</del> KVA <b>22.38</b>
Say	= <del>35</del> KVA

**8. FLOW OF SEWAGE TREATMENT PLANT (STP)**

Total Water requirement =	<del>86</del> KLD for Domestic & 75 KLD for Flushing	<b>68.80</b>
1) 80% of total Domestic Water Demand = 80% of	<del>85</del> KLD	= <del>60.80</del> KLD
2) <u>80% of Total Flushing Water Demand = 80 % of 75 KLD</u>		= <u>60.00 KLD</u>
	Total	= <del>120.80</del> KLD
	Considering 5% Marginal Factor	= <del>6.04</del> KLD
	Grand Total	= <del>126.84</del> KLD <b>135.24</b>
	Say	= <del>130</del> KLD

**STP Capacity = 130 KLD Or 0.13 MLD**

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory



**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**


FINAL ABSTRACT OF COST			
SUB WORKS	PERTICUERS	Amount in Lacs	
SUB WORKS NO-1	WATER SUPPLY	215.35	Lacs
SUB WORKS NO-2	STORM WATER DRAINAGE	47.190	Lacs
SUB WORKS NO-3	SEWERAGE	45.910	Lacs
SUB WORKS NO-4	ROAD AND FOOTPATH	124.770	Lacs
SUB WORKS NO-5	STREET LIGHTING	14.649	Lacs
SUB WORKS NO-6	HORTICULTURE	4.590	Lacs
SUB WORKS NO-7	MAINTENANCE OF SERVICES FOR 10 YEAR INCLUDING RESURFACING OF ROAD AFTER 1st 5 YEAR AND 2nd 10 YEAR	128.920	Lacs
TOTAL COST		581.38	Lacs
AREA OF THE SITE		3.818	ACRES
COST FOR ONE ACRES		152.27	Lacs/Acres

Checked subject to Comments  
In forwarding letter No. 15818/1  
Dt. 15/05/2025.....and notes  
Attached with the estimate

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

  
Director  
Town & Country Planning  
Haryana, Chandigarh

Authorized Signatory.

  
For  
S.T. Patricks Reality Pvt. Ltd.

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

FINAL ABSTRACT OF COST			
SUB WORKS	PERTICUERS	Amount in Lacs	
SUB WORKS NO-1	WATER SUPPLY	<del>232.320</del> <sup>815.35</sup>	Lacs
SUB WORKS NO-2	STORM WATER DRAINAGE	47.190	Lacs
SUB WORKS NO-3	SEWERAGE	45.910	Lacs
SUB WORKS NO-4	ROAD AND FOOTPATH	124.770	Lacs
SUB WORKS NO-5	STREET LIGHTING	14.649	Lacs
SUB WORKS NO-6	HORTICULTURE	4.590	Lacs
SUB WORKS NO-7	MAINTENANCE OF SERVICES FOR 10 YEAR INCLUDING RESURFACING OF ROAD AFTER 1st 5 YEAR AND 2nd 10 YEAR	128.920	Lacs
TOTAL COST		<del>598.349</del>	Lacs
AREA OF THE SITE		3.818	ACRES
COST FOR ONE ACRES		<del>156.718</del>	Lacs/Acres

<sup>152.27</sup>

Checked subject to Comments  
In forwarding letter No. <sup>15881</sup>  
Dt. <sup>17/05/2023</sup> and notes  
Attached with the estimate

Executive Engineer  
HSVP Division No. VI  
Gurugram

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

Superintending Engineer,  
HSVP, Circle-I, Gurugram

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
St. Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

<b>ABSTRACT OF COST</b>			
<b>Sub Work-No-1</b>			<b>WATER SUPPLY</b>
<b>S.no</b>	<b>Particulars</b>		<b>(Amount in Lacks)</b>
1	SUB HEAD NO-01 HEAD WORKS	=	36.00
2	SUB HEAD NO-02 PUMPING MACHINERY	=	70.25
3	SUB HEAD NO-03 RISING MAIN	=	21.061
4	SUB HEAD NO-04 EXTERNAL FIRE HYDRANTS	=	15.51
5	SUB HEAD NO-05 FLUSHING/IRRIGATION	=	1.56
<b>TOTAL</b>		=	<del>151.38</del>
ADD 3% CONTINGENCIES & P.E CHARGES		=	4.54
<b>TOTAL</b>		=	155.92
ADD 49% DEPTT.CHARGES, PRICE ESCALATION UNFORESEEN & ADMINISTRATION CHARGES		=	76.40
<b>TOTAL</b>		=	<del>232.32</del>

19.03  
13.48  
140.32  
4.21  
164.53  
70.82  
235.35 lacs

c.o to final abstract of cost

Authorized Signatory  
For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd  
Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

Sub work No. 1		Water Supply
SUB HEAD No. 1		HEAD WORKS
		Amount in Lacs
1	Construction of U.G Tanks and Fire Tank including Pipes, Valve & Specials. (100KL+100KL)	
	(a) 200 K.L Rs. 5500/- per KLD	11.00
	(b) Storage at S.T.P 100 K.L Rs. 5500/- per KLD	5.50
2	Construction of Boosting Station 1 Nos Rs. 100000/- each	1.00
3	Boring and installing tubewell with reverse rotary rig complete with pipe and stainer to a depth of about 120 meters in all respect 1no. @ Rs. 15,00,000/- each	15.00
4	Provision for construction of Tubewell chambers of size 1.5 x 1.5 x 1.5 m complete in all respect 1 Nos Rs 1,00,000/- each	1.00
5	Provision for ESS/Electric Panel L.S	1.50
6	Provision of carriage for materials and other foreseen items L.S.	0.50
7	Provision of Specials for Tube Well & Rising main to UGT L.S	0.50
<b>TOTAL</b>		<b>36.00</b>

Authorized Signatory.

For **St. Patricks Realty Pvt. Ltd.**

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

SUB WORK No. 1		Water Supply & Fire Fighting
SUB HEAD No. 2		Pumping Machinery
		Amount in Lacs
1	Providing and installing hydro Pneumatic pumping set of Following capacities for domestic water Supply with Specials 3.00 lps at 130 mts head- <del>3</del> <sup>2</sup> No ( <del>2</del> <sup>1</sup> W+ <del>1</del> <sup>1</sup> SB)- @ 2,00,000/- each set ) 10HP each)	<del>6.00</del> <sup>4.00</sup>
2	Providing and Installing Hydro Pneumatic pumping set of following capacities for Flushing water Supply 3.50 lps at 130 mts head- <del>3</del> <sup>2</sup> No ( <del>2</del> <sup>1</sup> W+ <del>1</del> <sup>1</sup> SB)- @ 2,00,000/- each set ) 10HP each)	<del>6.00</del> <sup>4.00</sup>
3	Providing and Installing Submersible pump for Tube wells with Specials 5.60 lps at 98 mts head-1No (1W)- @ 2,50,000/- each set ) 12.50 HP each)	2.50
4	Providing and installing pumping sets of following capacities for Fire protection etc. with foundation Complete, -180 lpm at 110M head 1 No @ Rs 250000/- (7.50 HP each) -2280 lpm at 110M head 1 No (100 HP each) Hydrant LS -2280 lpm at 110M head 1 No (100 HP each) Diesel engine LS	2.50 20.00 20.00
5	Provision of DG Set for Stand by arrangement for all machinery 60+35 = 95 KVA @ Rs 15000/- KVA each	<del>14.25</del> <sup>11.25</sup>
6	Provision for making foundations and erection of Pumping Machinery (Lump Sum)	1.50
7	Provision for pipes, valves and specials inside boosting chamber (Lump Sum)	1.50
8	Provision for electric service connection including electrical fittings for tubewell and boosting chamber etc. (L.S)	2.50
9	Provision for carriage of material and other unforeseen items etc (Lumpsum)	0.50
<b>TOTAL</b>		<b><u>77.25</u></b>

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

SUB WORK No. 1		Water Supply
SUB HEAD No. 3		Water Supply Distribution & Rising main Pipe
		(Domestic + Flushing)
		Amount in Lacs
1	Providing, Laying, Jointing & testing pipelines including cost of excavation etc complete in all respect	-
	100 mm dia GI pipe 565M @ Rs. 1460/- Per Mtr <span style="color:red">(330+430+130)</span>	13.13
	150 mm dia GI pipe 330M @ Rs. 2040/- Per Mtr	8.25
		6.73
2	Providing & fixing sluice valve including cost of surface box and masonry chamber etc complete in all respect	-
	100 mm i/d 4 No. @ 12000/- each	0.48
	150 mm i/d 6 No. @ 15000/- each	0.90
3	Providing & Fixing indicating plates for sluice valve and air valves 10 no @ Rs. 2000/- each	0.20
5	Provision of carriage for materials and other forseen itmes L.S.	0.50
6	Making water supply connection with MCF main on Master Road (LS)	2.00
7	Provision for cutting of roads and making good to its original condition	2.00
TOTAL		21.061
(C/o to Abstract of cost for sub work No. 1)		19.03 lacs

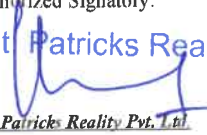
Authorized Signatory.  
For **ST Patricks Realty Pvt. Ltd.**  
For   
**S.T Patricks Realty Pvt. Ltd.**  
Authorized Signatory



**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES, SECTOR 32 SOHNA, DISTT. GURUGRAM					
MATERIAL OF DOMESTIC				DIA IN mm	DIA IN mm
SL NO	LINE NO		LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia	100
1	UGT	A	10	100	100
2	A	B	165	100	165
3	A	C	152	100	152
			327		
	SAY		330	Mtr.	
19	MAIN LINE FROM HSVP/MC Length =			130 M	

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES, SECTOR 32 SOHNA, DISTT. GURUGRAM					
MATERIAL OF FLUSHING					DIA IN mm
SL NO	LINE NO		LENGTH OF PIPE	SIZE OF RISER PIPE IN MM Dia	100
1	STP/Flu. Tank	a	5	100	5
2	a	b	96		96
3	b	c	93		93
4	c	d	52		52
5	d	e	60		60
6	e	f	87		87
7	a	f	28		28
		TOTAL	421	MTR.	
		SAY	430	MTR.	

Authorized Signatory.  
For St. Patricks Realty Pvt. Ltd.  
For   
S.T. Patricks Realty Pvt. Ltd.  
Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

SUB WORK No. 1		Water Supply
SUB HEAD No. 4		EXTERNAL FIRE HYDRANTS
		Amount in Lacs
1	Providing, Laying, Jointing and testing heavy Class M.S Pipes for Fire Rising main including cost of fitting, valves, connection etc complete in all respect	-
	100mm 72M @ Rs 1475/- per Mtr	1.06
	150mm 460M @ Rs 2040/- per Mtr	11.42
		9.38 los
2	Provision and fixing fire Hydrant with accessories 12Nos Rs. 15000/- each	1.80
3	Provision for Security Services for Fire Arrangement L.S	0.50
4	Providing and fixing indicating plate- 12No @ Rs 2000/- each	0.24
5	Providing for Carriage of material & other unforeseen items (L.S)	0.50
<b>TOTAL</b>		<b>15.51</b>
(C/o to Abstract of cost for sub work No. 1)		13.48 los

Tank - F<sub>1</sub>  
 F<sub>1</sub> - F<sub>2</sub>  
 F<sub>2</sub> - F<sub>3</sub>  
 F<sub>3</sub> - F<sub>4</sub>  
 F<sub>4</sub> - F<sub>5</sub>  
 F<sub>5</sub> - F<sub>6</sub>  
 F<sub>6</sub> - F<sub>7</sub>  
 F<sub>1</sub> - F<sub>7</sub>

150 mm φ  
 20m  
 20m  
 95m  
 16m  
 50m  
 62m  
 90m  
106m  
459m say 460m

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T. Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

SUB WORK No. 1		Water Supply
SUB HEAD No. 5		IRRIGATION
		Amount in Lacs
1	Providing, Laying, Jointing & testing pipes lines confirming to IS 4985 (uPVC) including cost of excavation etc complete in all respect	-
(a)	25 MM dia- 120M @ Rs. 300/- m	0.36
2	Providing & fixing 25 mm dia irrigation hydrant valve complete in all respect 10 Nos @ Rs. 5000/- each	0.50
3	Provision for carriage of Materials and other unforeseen items L.S	0.20
4	Provision for Indicating Plate with Safety box etc. Complete in all respect	0.20
5	Providing road cutting and making it condition as original (Lump Sum)	0.30
<b>TOTAL</b>		<b>1.56</b>
<b>(C/o to Abstract of cost for sub work No. 1)</b>		

Authorized Signatory

For St. Patricks Realty Pvt. Ltd.

For  
*S.T Patricks Realty Pvt. Ltd.*

Authorised Signatory

<b>STORM WATER</b>		
<b>Sub Work No-II</b>		
S.no	Description	Amount Rs. (in lacs)
1	Providing & Laying RCC pipe drain class NP-3 with cement joint manholes, excavation etc complete in all respect. 400mm dia 350M @ Rs. 2500/-	8.75
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 requirements of site etc. 03 Nos RWH @ Rs3,50,000/- each	10.50
3	Providing Road Gullies with 300 mm & pipe connection (L.S)	1.50
4	Provision for lightning, Watching	0.50
5	Provision for shoring & Timbering, cutting of Roads & making roads to its original condition. (L.S)	2.50
6	Provision for carriage of Material (L.S)	1.50
7	Provision for making connection to HSVP Lines (L.S)	2.00
8	Provision for temporary disposal arrangement till HSVP services are provided (L.S)	3.50
Total		30.75
Add 3% contingencies & PH Charges		0.92
Total		31.67
Add 49% departmental charges, price escalation unforeseen, admn. Charges		15.52
TOTAL		47.19
<b>(C/o to Abstract of cost)</b>		

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES. SECTOR 32 SOHNA. DISTT. GURUGRAM.							
MATERIAL STATEMENT OF STROM							
SL	SW LINE		LENGTH OF LINE	400, 500 &	LENGTH OF	LENGTH OF	LENGTH OF LINE
NO.	From	To	400, 500 & 600 MM Ø	600 Ø DIA OF	LINE 400 MM Ø	LINE 500 MM Ø	600 MM Ø
				PIPE	PIPE	PIPE	
				IN MM	METER		
1	A	B	55	400	55.0		
2	B	C	61	400	61.0		
3	C	D	82	400	82.0		
4	D1	D	115	400	115.0		
5	D	OUT/MH	30	400	30.0		
	TOTAL		343		343.0		
	SAY TOTAL				350.0		

Authorized Signatory.  
For St. Patricks Realty Pvt. Ltd.

For  
*S.T Patricks Realty Pvt. Ltd.*  
Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

Sub Work No. II		SEWERAGE SCHEME
S.no	Description	Rs. (in lacs)
1	Providing, Jointing, cutting & testing SW Pipes class 'A' and towering into trenches including cost of Excavation, bed concrete, cost of manholes etc complete	
(a)	SW pipe 200 mm DIA 200 M @ Rs. 1700/M	3.40
2	Providing, laying, jointing & testing lines including cost of excavation etc. complete in all respect- 1500mm dia Heavy Class DI pipes (Overflow for STP)	
	150MM dia D.I.Pipe-35M @ Rs 2040/ Per Mtr	0.71
3	Provision for lighting and watching (LS)	0.50
4	Provision for Cartage of material, cutting of Roads & making Road to its in original condition	<del>2.50</del> 1.70
4	Provision for making MCF connection (LS) on Master Road	2.00
7	Provision for Construction of STP including the cost of Tertiary treatment level with recycling storage tank and machinery with all arrangement etc. complete in all respect (130 KLD) <del>130</del> KLD @ 16000/- P.KLD	<del>20.80</del> 21.60
Total		29.91
Add 3% contingencies & PH Charges		0.90
Total		30.81
Add 49% departmental charges, price escalation unforeseen, admn. Charges		15.10
TOTAL		45.91
(C/o to Abstract of cost)		

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For

St. Patricks Realty Pvt. Ltd.

Authorised Signatory



**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES, SECTOR 32 SOHNA, DISTT. GURUGRAM.							
MATERIAL STATEMENT FOR SEWER WATER							
SL	LINE		DIA OF PIPE'S	200 DIA LENGTH	250 DIA LENGTH	300 DIA LENGTH	Total 200,250,300 LENGTH OF LINE
NO.	From	To					METER
1	A	B	200.00	56.0			56.0
2	B	C	200.00	78.0			78.0
3	C	E	200.00	20.0			20.0
4	D	E	200.00	28.0			28.0
5	E	STP	200.00	5.0			5.0
	TOTAL			187.00			187.00
	SAY			200 Mtrs			200.00

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
St. Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

MATERIAL STATEMENT FOR ROADS							
7.50M WIDE ROAD							
A	=	70	x	1	=	70	M
B	=	90	x	1	=	90	M
C	=	130	x	1	=	130	M
D	=	80	x	2	=	160	M
7.50M WIDE ROAD					=	450	M
ROAD		LENGTH		WIDTH	=	TOTAL AREA	
7.50M WIDE ROAD	=	450.00		7.50	=	3375.00	Sq.mt
5% EXTRA FOR CURVE STONE/JUNCTION					=	168.75	Sq.mt
Total					=	3543.75	Sq.mt
Say					=	3600.00	Sq.mt
Kerbs & Channels							
7.50M WIDE ROAD	=	450	x	2	=	900	M
5% EXTRA FOR CURVE					=	45.00	Sq.mt
Total					=	945.00	Sq.mt

Authorized Signatory.  
For **St. Patricks Realty Pvt. Ltd.**

For  
ST. Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

Sub Work No. IV			ROAD	
S.no	Description	Units / Qty / Rate	Amount in Rs.	
1	Provision for levelling & earth filling as per site conditions 3.818 Acres Rs. 175,000/-		6.682	Lacs
2 (i)	Construction of roads by providing Granular sub-base 200 mm as per MORT & H Specifications conforming to clause 401 grading -B 400.1.			
(ii)	Providing, Laying, Spreading & compacting hand broken/ crushed stone aggregate to wet mix macadam confirming to physical requirements laid in 250 mm stone aggregate MORT & H Specification in two layers (compacted to 150mm (75+75) by taking material 1.32 times of the (thickness of the layer) including premixing of material with water in mechanical mixer.			
(iii)	50 mm thick D.B.M.			
(iv)	30 mm thick BC			
	for 3600 sqm Rs. 1750/- per sqm		63.00	Lacs
3	Provisions for kerbs and channels of CC (1:2:4) on both sides of road 945 Rmt @ Rs. 700/per Mtr.		6.62	Lacs
4	Provision for carriage guide map and indication boards etc (L.S)		1.00	Lacs
5	Provision for Traffic Light Arrangement. (LS)		2.00	Lacs
6	Provision for carriage of material and other unforeseen items (L.S)		2.00	Lacs
Total			81.30	Lacs
Add 3% contingencies & PH Charges			2.44	Lacs
Total			83.74	Lacs
Add 49% departmental charges, price escalation unforeseen, admn. Charges			41.03	Lacs
TOTAL			124.77	Lacs
(C/o to Final Abstract of cost)				

Authorized Signatory.

For **St. Patricks Realty Pvt. Ltd.**

For

**St. Patricks Realty Pvt. Ltd.**

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

Sub work No. V			
			STREET LIGHTING
S.no	Description	Amount in Rs.	
1	Providing street lightning on roads at surrounding area as per standard specifications of HVPN with CFL complete in all respect = 3.818 Acres (Complete) Rs. 2.50 lacs (PER Acres)	9.545	Lacs
	Total	9.545	Lacs
	Add 3% contingencies & PH Charges	0.286	Lacs
	Total	9.831	Lacs
	Add 49% departmental charges, price escalation unforeseen, admn. Charges	4.817	Lacs
	<b>TOTAL</b>	<b>14.649</b>	<b>Lacs</b>
(C/o to Final Abstract of cost )			

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For

S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

<b>SUB WORK NO-VI</b>			
<b>HORTICULTURE (Plantation &amp; Roadside Trees)</b>			
<b>1</b>	<b>Development of Lawn Areas:</b>	<b>Amount in Rs.</b>	
	a) Trenching the ordinary Soil up to depth of 60 cm including removal and stacking Serviceable material and disposing of by spreading and leveling within a lead of 50m and making up the trenches area to proper levels by filling with earth mixed with manure before and after flooding trenches with water including cost of imported earth and manure		
	b) Rough dressing of turfed area		
	c) Grassing with "Doob Grass" including watering and maintenance of lawns for 30 days till the grass forms a thick lawn, free from weeds and fit moving in rows 7.5 m apart in either direction		
	d) Organized Green 2317.634 Sq.mt or 0.57 Acres @ 2.00Lacs / Acres	1.14	Lacs
<b>2</b>	Provision and planting trees along boundary 12M interval		
	Total Road length 945/12 = 78.75 No's Say 80 No's		
	Cost Detail		
	Excavation	60.00	
	Manure	100.00	
	Tree Plants	150.00	
	Tree Guards	2000.00	
	Total	2310.00	
	80No's tree @ Rs 2310/-	1.85	Lacs
	Total	2.99	Lacs
	Add 3% contingencies, PE & Consultancy Charges	0.09	Lacs
	Total	3.08	Lacs
	Add 49% department charges, price, and escalation unforeseen Admin charges	1.51	Lacs
	Total	4.59	Lacs
(C/o to Final Abstract of cost )			

Authorized Signatory.

For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory

**Service plan Estimate of Commercial Colony** on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Distt-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

SUB WORK NO-VII		SERVICES & RESURFACING OF ROADS	
		Amount in Rs.	
1	Provision of MTC charges for Water Supply, SWD sewage, roads, street Lighting, Horticultural etc.		
a)	Complete in all aspect, including operational & establishment charges as per HUDA norms for 10 Years Completion		
3.818 Acres Rs 8.00 Lacs per Acres/-		30.54	Lacs
2	Provision for re-surfacing of roads after 5 years of mtc. one layer of 100 mm thick BUSG compacted to 75 mm thick per mix carpet with Seal coat		
3600 @ Rs 660/- per Sq.mt		23.76	Lacs
3	Re-Surfacing of roads after 10 years of Mtc. i.e. 25 mm thick pre mix carpet with mechanical paver		
3600 @ Rs 825/- per Sq.mt		29.70	Lacs
Total		84.00	Lacs
Add 3% contingencies, PE & Consultancy Charges		2.52	Lacs
Total		86.52	Lacs
Add 49% department charges, price, and escalation unforeseen Admin charges		42.40	Lacs
Total		128.92	Lacs
(C/o to Final Abstract of cost )			

Authorized Signatory.  
For St. Patricks Realty Pvt. Ltd.

For  
S.T Patricks Realty Pvt. Ltd.

Authorised Signatory



Service plan Estimate of Commercial Colony on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA Dist-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES, SECTOR 32 SOHNA, DISTT. GURUGRAM																					
TITLE :- Flushing WATER SUPPLY HYDRAULIC CHART FOR RING LINES.																					
LINE NO.	LINE NO.	CONNECTION	Area for Area Commercial & Community Building	Water Requirement for Non Residential Pkts.	Area Water Requirement (L/s/c/L)	Average Demand (L/s/c/L)	Peak Demand (L/s/c/L)	Flow Rate	Length of Pipe	Head Loss (Mtr)	Total Head Loss	Velocity	Class of Pipe	Required Hydraulic Head at start	Station S.M.V. at start	Station S.M.V. at End	Head at End				
	From	To	Water Requirement @ 18 L/s/c/L (L/s)	TYPE OF BUILDING	Basic of water Requirement in L/s/c/L	Branch	Total water Requirement in L/s/c/L														
1	STP/Ful Tank	a	0	Commercial	0.00	0.00	0.00	0.00	5	0.001	0.004	0.243	44.116	100	99.6	229.6	130				
2	a	b	3	Commercial	0.00	0.00	0.00	0.00	99	0.000	0.000	0.000	0.000	100	99.3	229.6	130				
3	b	c	3	Commercial	0.00	0.00	0.00	0.00	93	0.000	0.000	0.000	0.000	100	99.3	229.6	130				
4	c	d	4	Commercial	0.00	0.00	0.00	0.00	62	0.000	0.000	0.000	0.000	100	99.3	229.6	130				
5	d	e	8	Commercial	33000.00	33000.00	0.00	0.00	80	0.001	0.046	0.243	44.116	100	99.3	229.6	130				
6	e	f	21	Commercial	33000.00	0.00	0.00	0.00	87	0.000	0.018	0.110	31.106	101	99.3	229.6	130				
7	f	3	2	Commercial	0.00	0.00	0.00	0.00	29	0.000	0.000	0.000	0.000	100	99.5	229.6	130				

Authorized Signatory.

For **St. Patricks Reality Pvt. Ltd.**  
For **St. Patricks Reality Pvt. Ltd.**

Authorised Signatory

Service plan Estimate of Commercial Colony on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA DIST-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES, SECTOR 32 SOHNA DISTT. GURUGRAM																			
HYDRAULIC SEWER DESIGN SHEET																			
S.No.	Line No.	Water Requirement @ 100 Ltr/ head/ day	Type of Building	Water Requirement at 100 Ltr/ head/ day	Crude Sewer Requirement at 100 Ltr/ head/ day	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)	sewage flow (liters/Sec)
T.D.																			
From	To	100 Ltr/ head/ day																	
1	A	0	PLOTS	50000	50000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000
2	B	0	PLOTS	50000	50000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000
3	C	0	PLOTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4	D	0	PLOTS	25000	25000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000	40000
5	E	0	PLOTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Authorized Signatory.

For **ST. PATRICKS REALITY PVT. LTD.**  
**S.T. Patricks Reality Pvt. Ltd.**

Authorised Signatory

Service plan Estimate of Commercial Colony on an area measuring 3.818 Acres  
(Licence no-163 of 2023 dated 17-08-2023) in sector-32, SOHNA DIST-GURUGRAM HARYANA being developed  
by **ST. PATRICKS REALITY PVT.LTD**

COMMERCIAL COMPLEX AREA MEASURING 3.818 ACRES, SECTOR 32 SOHNA, DISTT. GURUGRAM																				
TITLE :- DOMESTIC WATER SUPPLY HYDRAULIC CHART FOR RING LINES.																				
S.No	Line No	COMMERCIAL AREA		Water Requirement for Non Residential Plots.				Gross Water Requirement (Load on Line)	Average Demand	Peak Demand @ 25 Times	Length of Pipe	Head Loss Mtr/Mtr	Total Head Loss	Velocity M/SEC	Dis of Pipe Required	Gross Hydraulic L.V. at start	Head at start	Gross L.V. at End	Hydraulic Head at End	
	From	To	Not.	Water Requirement @ 155 Lit/ head / day	Area in Acres if Community Bldg & Commercial	TYPE OF BUILDING	Basic of Water Requirement in LPD	Branch	Total Water Requirement in LPD											
1	UGT	A	0			COMMERCIAL	0	80000	80000	80	139	10	0.0011	0.01	0.296	48.570	100	230	100	230
2	A	B	0	40000		COMMERCIAL	40000	40000	40000	40	69	165	0.0003	0.06	0.147	34.344	100	230.89	100	230.89
3	A	C	0	40000		COMMERCIAL	40000	0	40000	40	69	152	0.0003	0.06	0.147	34.344	100	229.94	100	229.94

Authorized Signatory.

For **ST. PATRICKS REALITY PVT. LTD.**  
S.T. Patricks Reality Pvt. Ltd.

Authorised Signatory

by **ST. PATRICKS REALITY PVT.LTD**

3.43.00 3.81215

For S.T. Patrick's Reality Pvt. Ltd.  
S.T. Patrick's Reality Pvt. Ltd.

29