

PROJECT REPORT

Dwarkadhis Projects Private Limited- 24 High Street

Located on 250 FT wide Dharuhera-Bhiwadi Expressway, 24 High Street is conceptualised to meet the recreational needs of the growing population of Dharuhera and Bhiwadi. Surrounded by several Residential projects it is designed to give exclusive high street shopping experience to its visitors. 24 High Street would be a perfect combination of High Street Retail, Serviced Suites, Restaurant, Brewery, Swimming Pool, Gym & Wellness Centre, Kids Zone and much more. 24 High Street shall be the 1st and the only commercial on 250FT wide Dharuhera- Bhiwadi bypass road, that has several Residential Projects and is an important road that connects NH8 with Bhiwadi via Dharuhera. Moreover, being less than a kilometre away from NH8 (one of the busiest national highway of the subcontinent), it would become an important Landmark for travelers of NH8.

Description	(in crores)
Estimated cost of the project	85.00
Cost of the Land	01.59
Estimated cost of construction of apartments & Infa	77.76
Other cost incl. EDC/ Taxes etc	05.39

Estimated Service Costs:-

Description	Amt in lakhs
Roads & Pavements	28.47
Water Supply	60.13
Storm Water Drainage	10.50
Electricity Supply	90.00
Sewage treatment	32.46
Street Lightning	01.70
Play Ground & Horticulture	02.69
Total	225.95

SEWERAGE SCHEME

PROJECT:-
REVISED BUILDING PLANS OF COMMERCIAL SITE
MEASURING 2.0 ACRE
(LICENCE NO. 56 OF 2007 DATED 23.01.2007) IN
SECTOR-24, DHARUHERA, BEING DEVELOPED BY.
M/S DWARKADHISH PROJECTS PVT. LTD.

DWG.TITLE
SEWERAGE SCHEME

DRG. NO.
SPE-05

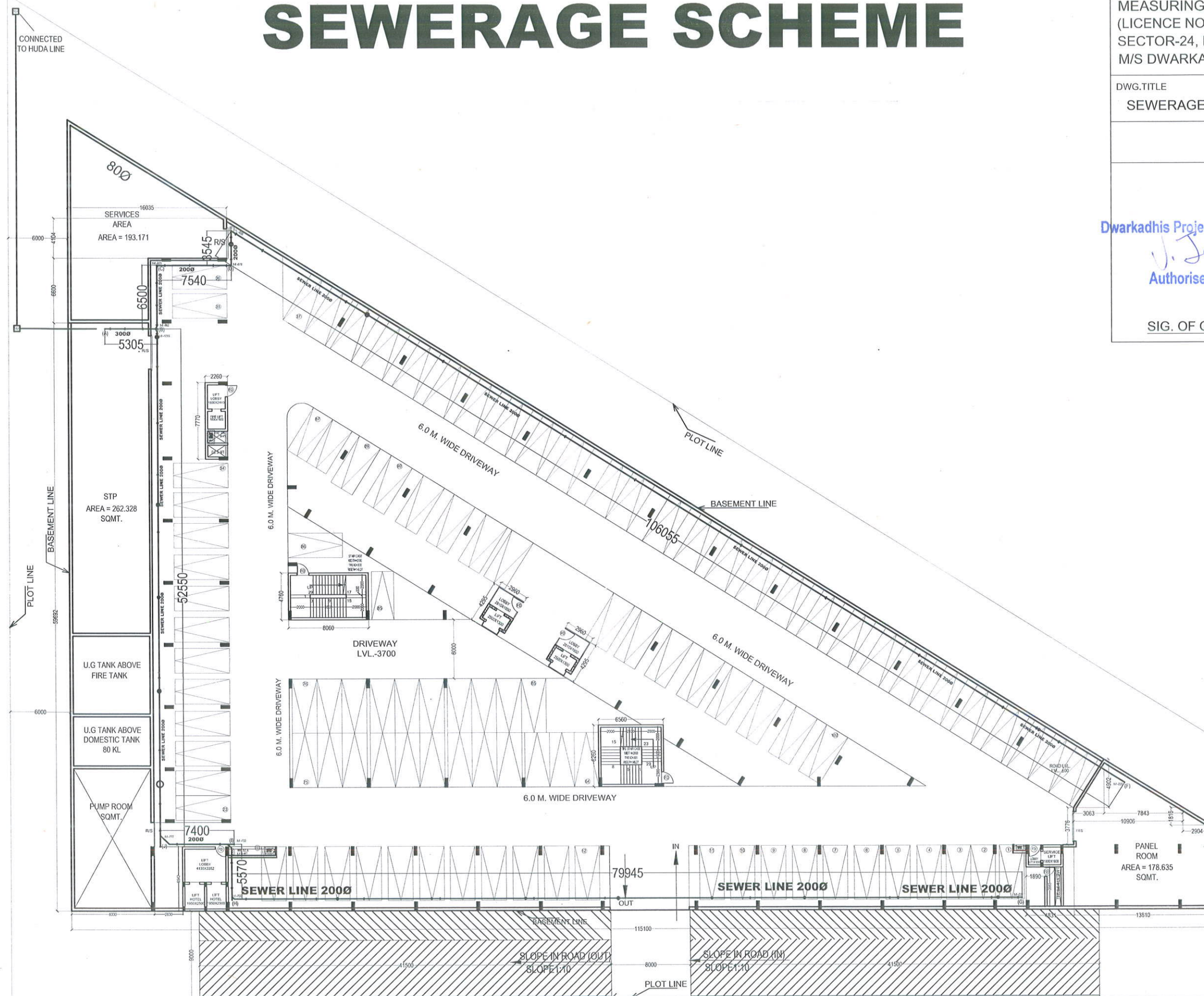
Dwarkadhis Projects Pvt. Ltd.

Authorised Signatory

SIG. OF OWNER



SIG. OF ARCHITECT



BASEMENT FLOOR WITH MECHANICAL PARKING
PARKING 102+102 (MECHANICAL PARKING)

FIRE HYDRANT

PROJECT:-
REVISED BUILDING PLANS OF COMMERCIAL SITE
MEASURING 2.0 ACRE
(LICENCE NO. 56 OF 2007 DATED 23.01.2007) IN
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M/S DWARKADHISH PROJECTS PVT. LTD.

DWG. TITLE
FIRE HYDRANT

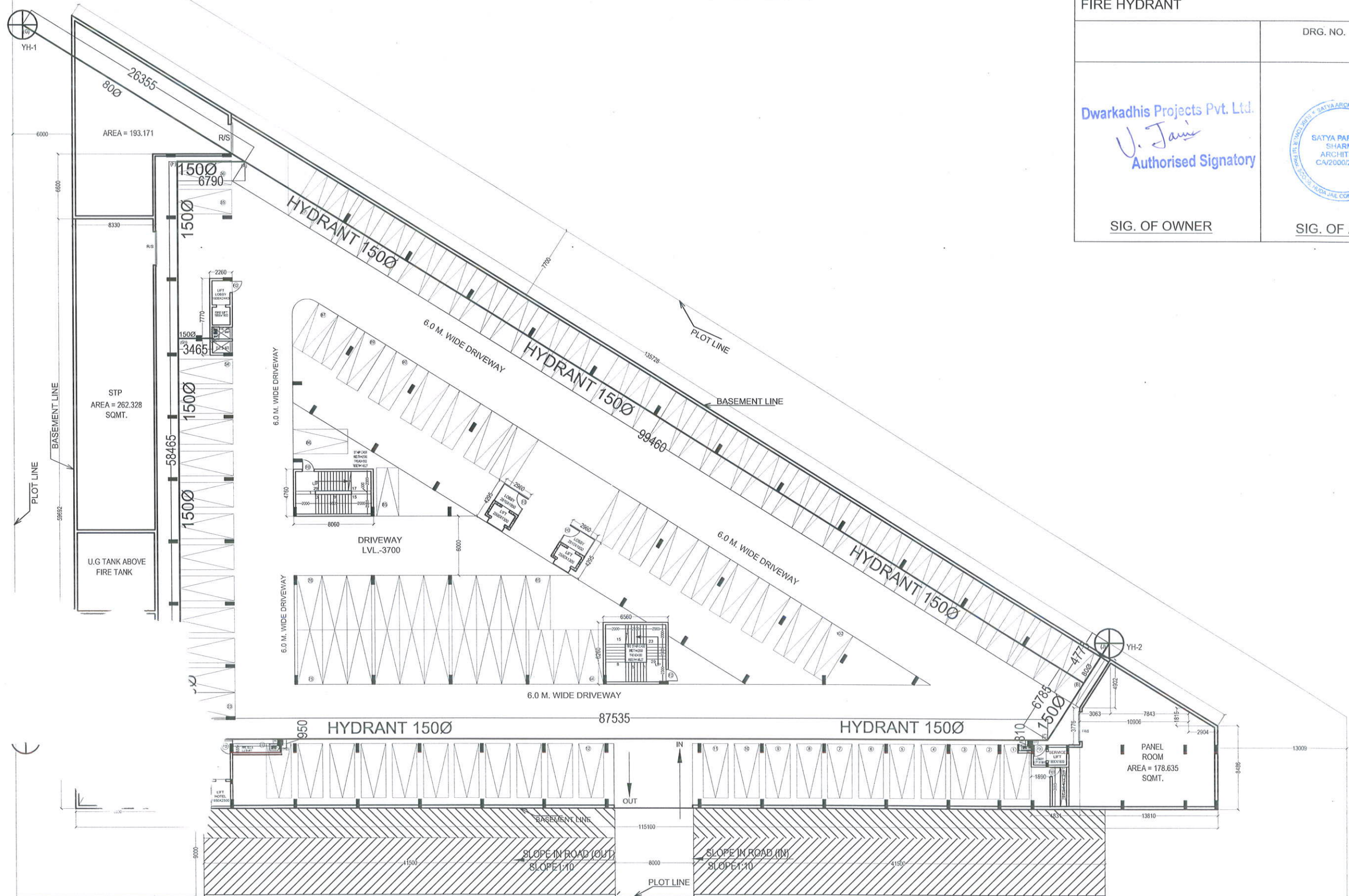
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SPE-02

Dwarkadhis Projects Pvt. Ltd.
U. Jain
Authorised Signatory



SIG. OF OWNER

SIG. OF ARCHITECT



BASEMENT FLOOR WITH MECHANICAL PARKING
PARKING 102+102 (MECHANICAL PARKING)

STREET LIGHT PLAN

PROJECT:-
REVISED BUILDING PLANS OF COMMERCIAL SITE
MEASURING 2.0 ACRE
(LICENCE NO. 56 OF 2007 DATED 23.01.2007) IN
SECTOR-24, DHARUHERA, BEING DEVELOPED BY.
M/S DWARKADHISH PROJECTS PVT. LTD.

DWG. TITLE
STREET LIGHTING PLAN

DRG. NO.

SPE-07

Dwarkadish Projects Pvt. Ltd.
J. Jain
Authorised Signatory

SIG. OF OWNER



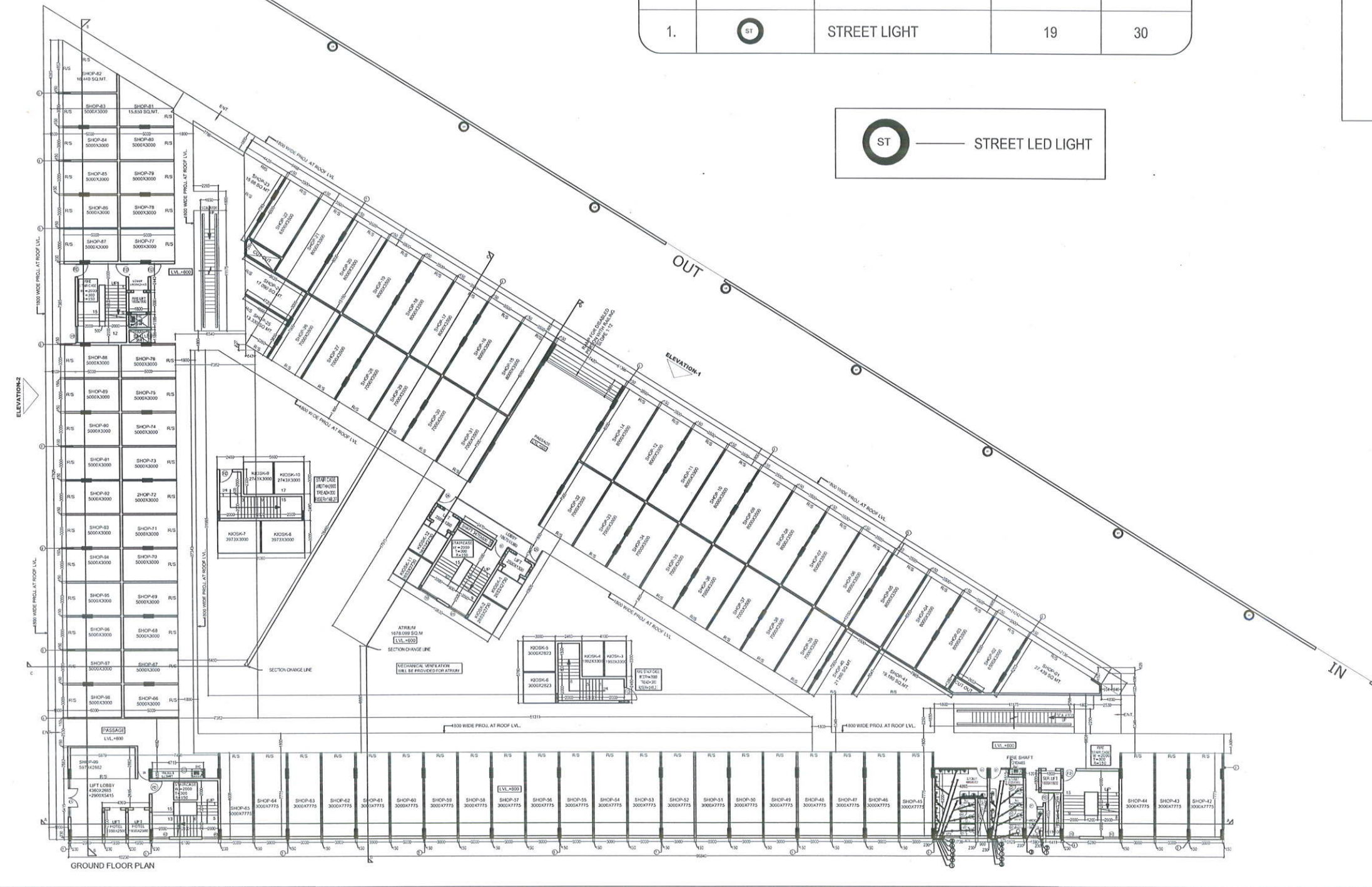
SIG. OF ARCHITECT

LEGEND : (Electrical & Fire Alarm System)

S. No.	SYMBOL	DESCRIPTION	NOS	WATT
1.	ST	STREET LIGHT	19	30



STREET LED LIGHT



WATER SUPPLY RECYCLING

PROJECT:-
REVISED BUILDING PLANS OF COMMERCIAL SITE
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SECTOR-24, DHARUHERA, BEING DEVELOPED BY.
M/S DWARKADHISH PROJECTS PVT. LTD.

DWG.TITLE
WATER SUPPLY RECYCLING

DRG. NO.

SPE-03

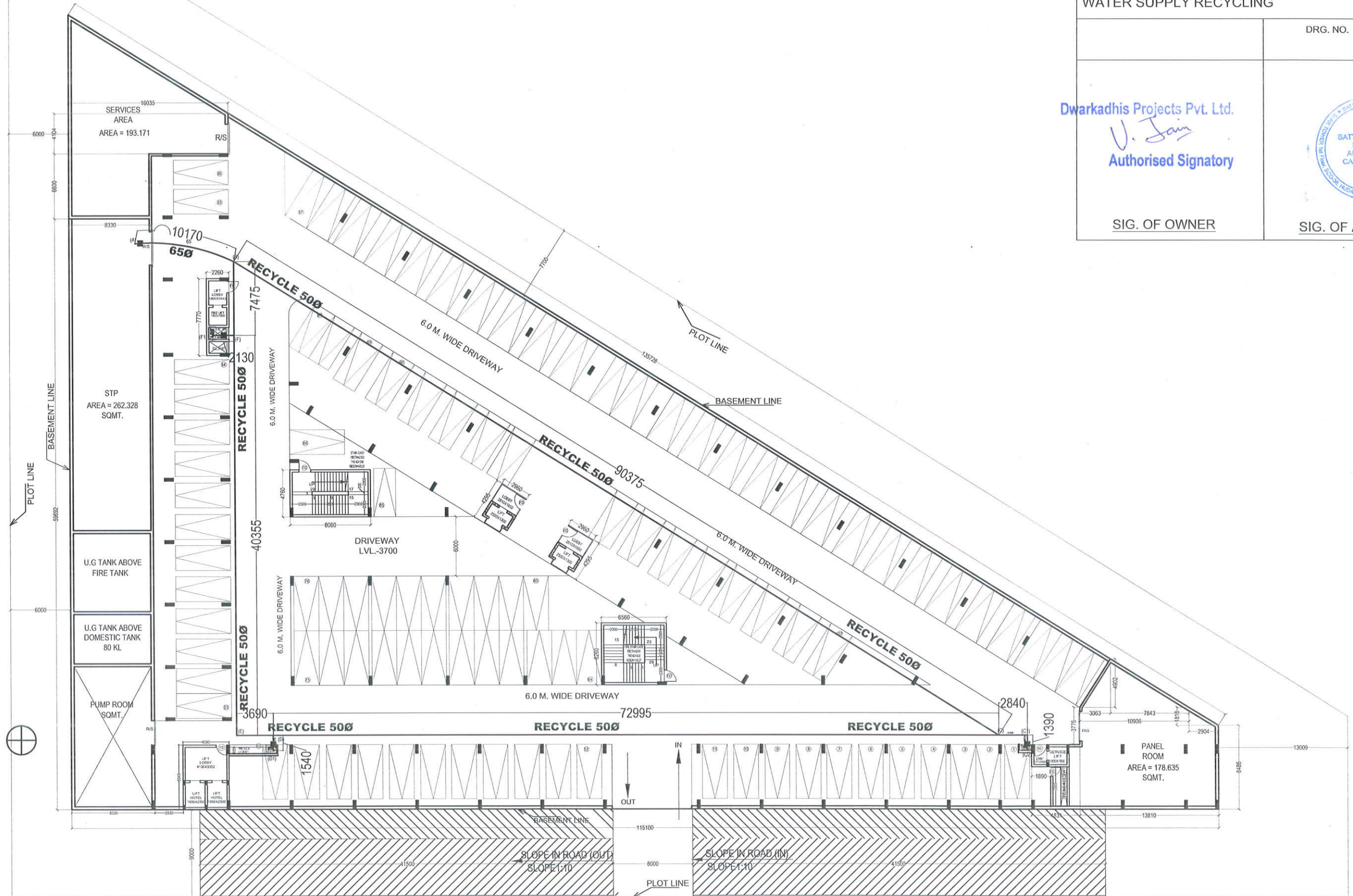
Dwarkadhis Projects Pvt. Ltd.

V. Jain
Authorised Signatory

SIG. OF OWNER



SIG. OF ARCHITECT



BASEMENT FLOOR WITH MACHANICAL PARKING
PARKING 102+102(MACHANICAL PARKING)

WATER SUPPLY DOMESTIC

PROJECT:-
REVISED BUILDING PLANS OF COMMERCIAL SITE
MEASURING 2.0 ACRE
(LICENCE NO. 56 OF 2007 DATED 23.01.2007) IN
SECTOR-24, DHARUHERA, BEING DEVELOPED BY.
M/S DWARKADHISH PROJECTS PVT. LTD.

DWG.TITLE
WATER SUPPLY DOMESTIC

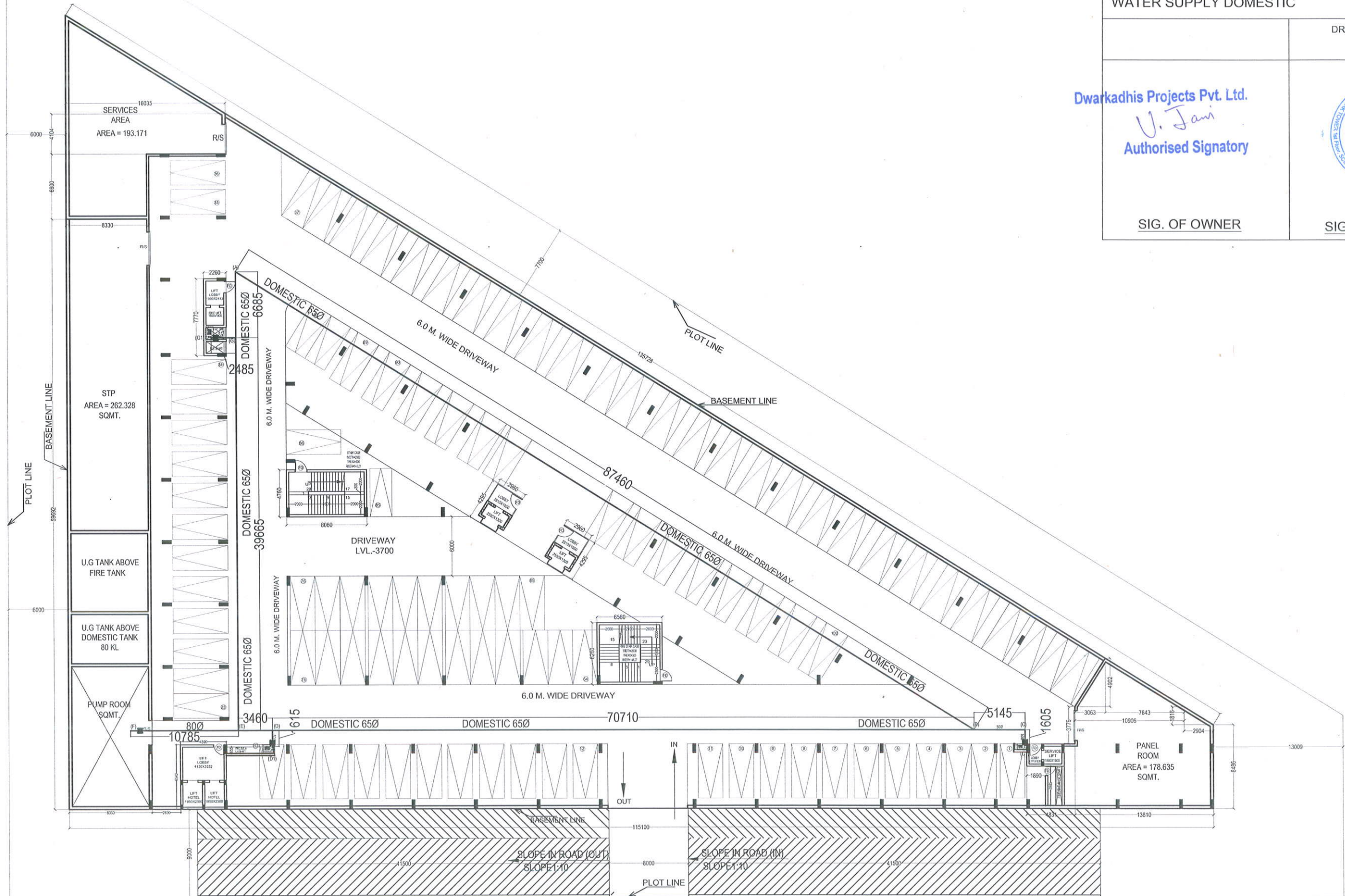
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SPE-04

Dwarkadhis Projects Pvt. Ltd.
U. Jani
Authorised Signatory



SIG. OF OWNER

SIG. OF ARCHITECT



BASEMENT FLOOR WITH MECHANICAL PARKING
PARKING 102+102 (MECHANICAL PARKING)

STORM WATER SCHEME

PROJECT:-
REVISED BUILDING PLANS OF COMMERCIAL SITE
MEASURING 2.0 ACRE
(LICENCE NO. 56 OF 2007 DATED 23.01.2007) IN
SECTOR-24, DHARUHERA, BEING DEVELOPED BY.
M/S DWARKADHISH PROJECTS PVT. LTD.

DWG. TITLE
STORM WATER SCHEME

DRG. NO.

SPE-06

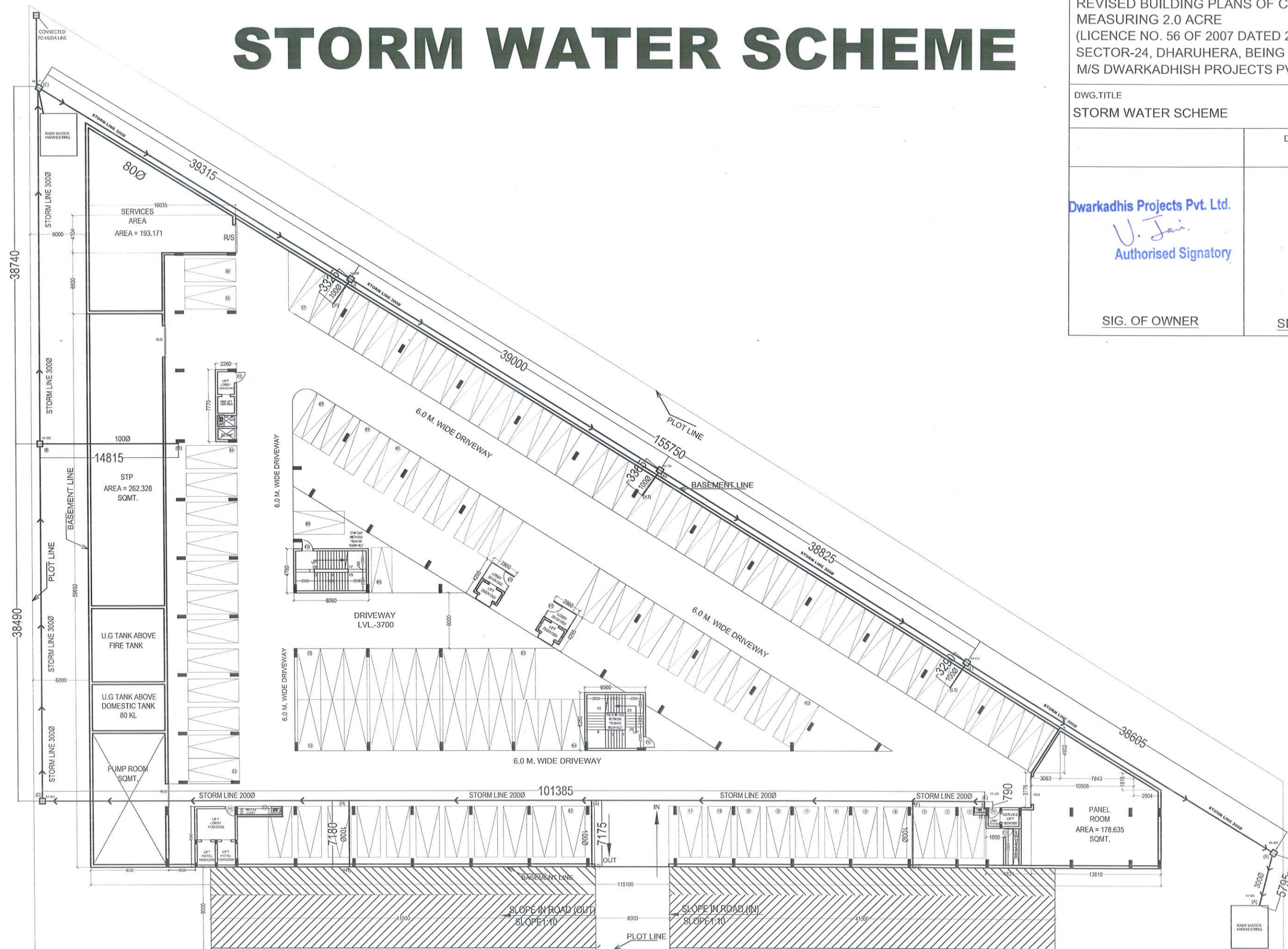
Dwarkadhis Projects Pvt. Ltd.

U. Jain
Authorised Signatory

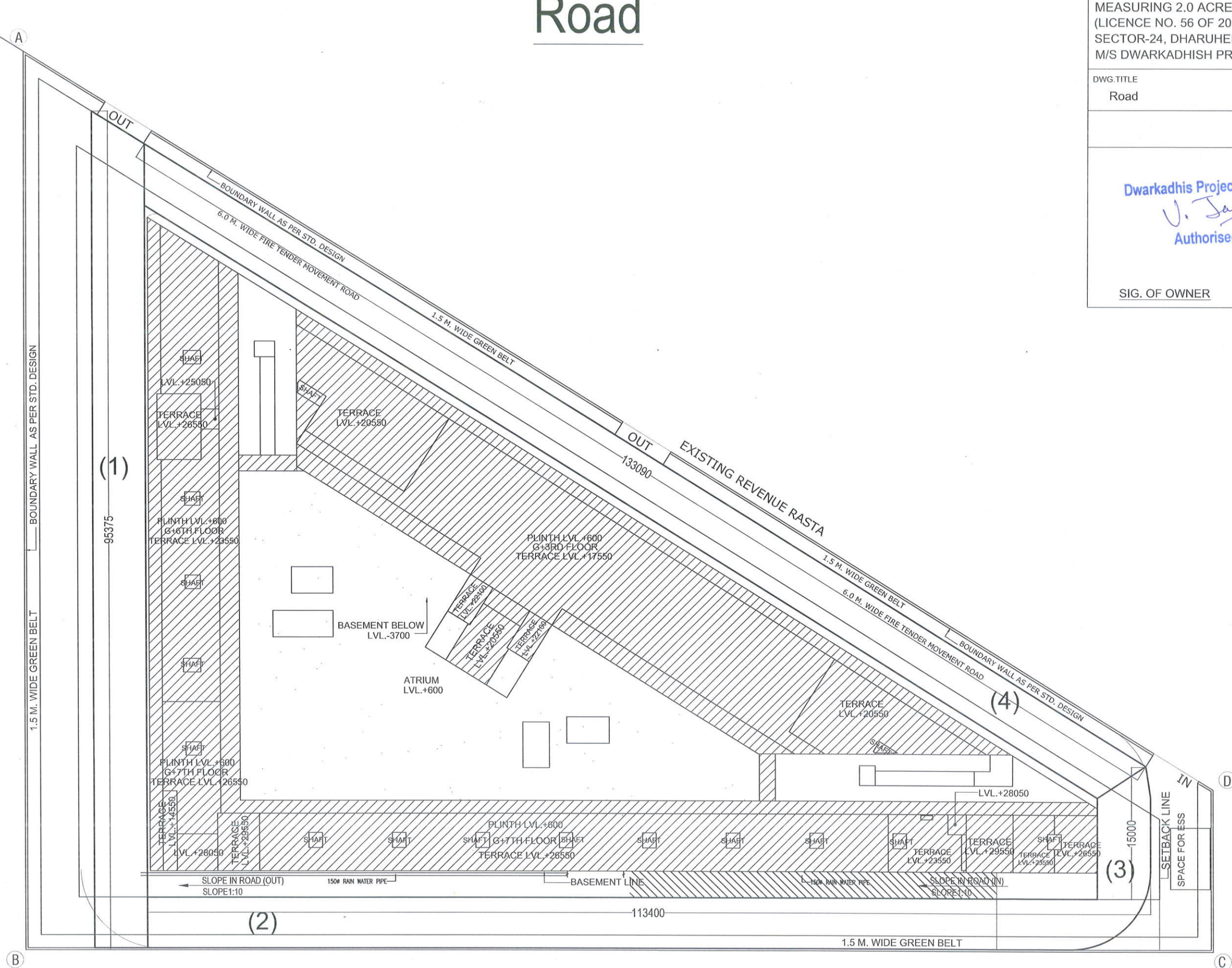
SIG. OF OWNER



SIG. OF ARCHITECT



BASEMENT FLOOR WITH MECHANICAL PARKING
PARKING 102+102 (MECHANICAL PARKING)

SIG. OF ARCHITECT

SERVICE ESTIMATES

For Commercial colony measuring 2.0 Acres in Sector-24, Dharuhera

Developed by: Dwarkadhis projects Pvt. Ltd.

License No 56 of 2007 dated 23.01.2007

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Sub Work No. 1

Water supply

Sub Head No. 1.		Head Works	
1	Boring and installing 8" I/d tube wells with reverse/direct rotary rig complete with pipe and strainer to depth of about 80 m complete.		
	1 Nos. @ Rs. 350000/- each	Rs.	3,50,000
	1 Nos. @ Rs. 200000/- each	Rs.	2,00,000
2	Construction of boundary wall, gates around the tube wells site and water works etc.		
	Water works 1 Nos. @ Rs. 150000/- each	Rs.	1,50,000
	Tube wells 1 Nos. @ Rs. 120000/- each	Rs.	1,20,000
3	Provision of footpath hedges and lawns as required at tube well site		
	Water works site. 1 No. @ Rs.50,000/- each	Rs.	50,000
4	Construction boosting chambers of suitable size along with under ground tank of capacity 150 KL pumping machinery and generating set etc. complete in all respect. Detail of boosting station.		
5	Construction of boosting chamber	Rs.	3,00,000
6	UGT 350 KL capacity including 200 KL for fire fighting in three compartments	Rs.	11,00,000
7	Provision for carriage of material and other unforeseen items.	Rs.	1,00,000
8	Provision for elect. Connection from DHBVN	Rs.	1,00,000

Total Rs. 24,70,000

Say in Lakhs Rs. 24.70

C.O. to Abstract of Water Supply cost.

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Sub Work No. 1

Sub Head No. 2

Water supply

Pumping
Machinery

1	Providing and installing electricity driven or submersible pumping set capable of delivering about 10 KL water per hour against a total head of 40 M complete with motor		
	1 Nos. @ Rs. 250000/- each	Rs.	2,50,000
2	Provision for diesel engine for stand- by arrangements for tube wells.		
	1 Nos. @ Rs. 200000/- each	Rs.	2,00,000
3	Provision for Electro chlorination machine		
	2 Nos. @ Rs. 30,000/- each	Rs.	60,000
4	Provision of making foundations and erection of pumping machinery		
	2 nos. @ Rs. 50,000/-each	Rs.	1,00,000
5	Provision for pipes, valves and specials inside the pump chamber		
	2 Nos. @ Rs. 50000/- each	Rs.	1,00,000
6	Provision for electric services connections including electric fittings for tube wells chamber complete L.S.	Rs.	1,00,000
7	Provision for Gen Set 75 KVA	Rs.	6,50,000
8	Provision for carriage of material and unforeseen item L.S.	Rs.	1,00,000

Total Rs. 15,60,000

Say in Lakhs Rs. 15.60

C.O. to Abstract of Water Supply cost.

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Sub Work No. 1

Sub Head No. 3

Water supply

Distribution
system/rising mains

1	Providing laying, jointing and testing DI/CI pipes including cost of excavation complete (ISI marked).		
	Drinking		
	80 mm i/d 11.00 M @ Rs. 1050.00 Per M	Rs.	11,550
	65 MM i/d 208.00 M @ Rs. 600.00 Per M	Rs.	1,24,800
	50 MM i/d 11.00 M @ Rs. 500. Per M		5,500
	Flushing		
	65 dia 11 RM @ Rs. 350/- Per M.	Rs.	3,850
	50 dia 215 RM @ Rs. 144/- Per M.	Rs.	30,960
	40 dia 8 RM @ Rs. 92/- Per M.	Rs.	736
2	Providing and fixing sluice valves including cost of brick masonry chamber complete in all respect.		
	80 mm i/d 1 Nos. @ Rs. 12500/- each	Rs.	12,500
	50 mm i/d 3 No. @ Rs. 11500/- each	Rs.	34,500
3	Providing and fixing Air valves and scour valves including cost of rick masonry chamber complete.		
	9 Nos. @ Rs. 10000/- each	Rs.	90,000
4	providing and fixing indicating plates for sluice valves air valves.		
	20 Nos. 2 Rs. 1000.00 each	Rs.	20,000
5	Provision for carriage of material L.S.	Rs.	2,00,000
6	Provision for cutting of roads and making good to be its original conditions. L.S.	Rs.	5,00,000
7	to UGT including cost of excavation and refilling.		
	100 mm i/d 100 mtr. @ Rs. 1140 per mtr.	Rs.	1,14,000
	Rising main from HUDA 100 mm dia 100 mtr. @ 1140 M	Rs.	1,14,000
8	Provision for connection with HUDA Line	Rs.	2,00,000

Total Rs. 14,62,396
Say in Lakhs Rs. 14.63

C.O. to Abstract of Water Supply cost.

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Sub Work No. 1

Sub Head No. 4

Water supply

Fire Ring Main

1	Providing, laying, jointing & Testing 150 mm dia M.S. Pipe (Fire Ring Main) including cost of excavation welding etc. competed in all respect.		
	150 mm dia MS pipe 271 RM @ Rs. 1800/-	Rs.	4,87,800
2	Providing and fixing fire hydrants complete with masonry chambers.		
	3 Nos. @ Rs. 9500/- each	Rs.	28,500
3	Providing and fixing indicating plates for fire hydrants.		
	3 Nos. @ Rs. 1050/- each	Rs.	3,150

Total Rs. 5,19,450

Say in Lakhs Rs. 5.20

C.O. to Abstract of Water Supply cost.

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Sub Work No. 3

S.W. Drainage

1	Providing, lowering, jointing cutting of RCC NP2 pipes and specials into trenches including cost of excavation, cost of manholes, ventilating chamber etc. complete in all respect.		
ii)	300 mm i/d		
	Avg. depth upto 2.0 M		
	239 Mtr @ Rs. 1105 Per Mtr.	Rs.	2,64,095
ii)	200 mm i/d		
	Avg. depth upto 2.0 M		
	102 Mtr @ Rs. 600 Per Mtr.	Rs.	61,200
iii)	100 mm i/d		
	Avg. depth upto 2.0 M		
	48 Mtr @ Rs. 500 Per Mtr.	Rs.	24,000
2	Provision of roads gullies L.S.	Rs.	2,00,000
3	Provision for lighting, watching and temporary diversion	Rs.	1,00,000
4	Provision for cutting the roads and carriage of materials etc. and other unforeseen items. L.S.	Rs.	1,00,000
5	Provision for Rain Water Harvesting well 2 Nos. @ 1,00,000/-	Rs.	2,00,000
6	Provision for connection with HUDA	Rs.	1,00,000

G. Total Rs. 10,49,295
Say in Lakhs Rs. 10.50

C.O. to Abstract of Final Cost

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Estimate for provision of Street Lighting

Sub Work No. 5

Street Light

1	Providing street lighting on roads as per standard specifications complete in all respect.		
	Area = 8.375 Acres		
	2 acres @ Rs. 85,000/- per acres	Rs.	1,70,000

G. Total Rs. 1,70,000

Say in Lakhs Rs. 1.70

C.O. to Abstract of Final Cost

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Estimate for provision of Horticulture

Sub Work No. 6

Horticulture

1	Development of Lawn area		
a)	Trenching the ordinary soil upto depth of 60 cm including removal and packing of serviceable material and disposing at a lead of 50 M and making up the trenched area to proper level by filling with earth mixed with manure before and after flooding trench with water including cost of imported earth.		
b)	Rough dressing of trenched area.		
c)	Grassing with "doob grass" including watering and maintenance of lawns free from weeds and fit for moving in rows 75.0 cm in either direction including for hedges around park and green belts (as per area =0.3 acres 80,000/-)	Rs.	24,000
2	Planting of trees with tree guards on roads at 40' / 12 m intervals at 1200 m long road		
	Trees @ 12M c/c 357/12 = 30 Nos		
	Cost of one tree		
	Excavation Rs. 40.00 each		
	Manure Rs. 70.00 each		
	Tree Plants Rs. 60.00 each		
	Tree Guard Rs. 300.00 each		
	Total Rs. 470.00 each		
	30 trees @ Rs. 470.00 each	Rs.	1,41,000
3	Planting of shrubs 3' / 1 m intervals at both sides of 370 m long road i.e. (370/1)x2= 740 Nos		
	Cost of one shrub/ plant		
	Excavation Rs. 40.00 each		
	Manure Rs. 70.00 each		
	Shrub/ Plants Rs. 30.00 each		
	Total Rs. 140.00 each		
	740 shrubs @ Rs. 140.00 each	Rs.	1,03,600

G. Total Rs. 2,68,600
Say in Lakhs Rs. 2.69

C.O. to Abstract of Final Cost

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Sub Work No. 7

**Mtc. Charges
and Resurfacing
of Road**

1	Provision for maintenance charges for water supply, sewerage, storm water drainage, roads, street light, horticulture etc. Complete including operation and establishment charges as per HUDa norms after completion.		
	2.000 acres @ Rs. 3.80 Lakhs per acres.	Rs.	7,60,000
2	Provision for repair/ replacement of paver blocks after first five years of maintenance i.e. 50% of the blocks originally paved @ Rs. 450/- per Sqm.		
	50% of originally paved @ Rs. 450/- per sqm.	Rs.	4,96,409

G. Total Rs. 12,56,409

Say in Lakhs Rs. 12.57

C.O. to Abstract of Final Cost

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

Estimate of Paved Road

Sub Work No. 4

Road Upto PC

	Width of road	length of road (In Mtr.)	Paved width mtr.	UOM	Area in Sqm.
	A	B	C		D= B x C
	6 mtr.	357	6	SqMtr	2,142
	Add 3% for curves			SqMtr	64
	Total			SqMtr	2,206

Amount in Rs.

1	Providing for levelling, earth filling/cutting as per site conditions LS @ Rs. 70,000/ acres Area 2.000 acres.	Rs.	1,40,000
2	i) Construction of road by provisioning granular sub base 300 mm as per MORT & H specification conforming to clause 401 grading II as per table 400.10	Rs.	6,61,878
	ii) Providing, laying spreading and compacting hand broken, crushed stone agg. to wet mix macadam conforming to physical requirment laid in 400 of MORT& H specification in two layer compacted to 250 mm (125+125) by taking 1.32 time of the thickness of two layers including provisioning of	Rs.	6,61,878
	iii) 80 mm thick Paver Block (2,206 Sqm. @ Rs.450/- per Sqm.)	Rs.	9,92,817
3	Providing cement concrete pavement for parking in precast PCC tiles (1:1:5:3)		
i)	615 Sqmtr. @ Rs. 350/- per sqm.	Rs.	2,15,250
4	Provision of guide maps. L.S.	Rs.	50,000
5	Provision of road signages/ indicator board	Rs.	75,000
6	Provision of carriage of material and unforeseen item.	Rs.	50,000

G. Total

Rs. 28,46,823

Say in Lakhs.

Rs. 28.47

C.O. to Abstract of Final Cost

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

WATER SUPPLY (Sub work No 1) ABSTRACT OF COST.

1	Sub-head No 1	Head Works	Rs.	24.70	Lakhs
2	Sub-head No 2	Pumping Machinery	Rs.	15.60	Lakhs
3	Sub-head No 3	Distribution System	Rs.	14.63	Lakhs
4	Sub-head No 4	Fire Ring Main	Rs.	5.20	Lakhs
	G.Total		Rs.	60.13	Lakhs

C.O. to Abstract of Final Cost

Service plan estimate for commercial colony measuring 2.0 acre (license No. 56 of 2007 dated 23.01.2007) in Sec-24 Dharuhera being developed by Dwarkadhis projects Pvt. Ltd.

FINAL ABSTRACT OF COST.

1	Sub Work No. 1	Water Supply	Rs.	60.13	Lakhs
2	Sub Work No. 2	Sewerage	Rs.	32.46	Lakhs
3	Sub Work No. 3	Storm Water Drainage	Rs.	10.50	Lakhs
4	Sub Work No. 4	Road and footpath	Rs.	28.47	Lakhs
5	Sub Work No. 5	Street Lighting	Rs.	1.70	Lakhs
6	Sub Work No. 6	Horticulture	Rs.	2.69	Lakhs
7	Sub Work No. 7	Mtc. Charges for repairs to be carried after 5 years	Rs.	12.57	Lakhs
		Total	Rs.	148.52	Lakhs
		Add 10% departmental charges/ price escalation/ unforeseen item/ and P.E./ Admn charges	Rs.	14.85	Lakhs
		G.Total	Rs.	163.37	Lakhs
		Say	Rs.	164.00	Lakhs

Cost/Gross acre (in lakhs/acre) = 164.00/2.00 = Rs.82 Lakhs/acres.