

PROJECT REPORT IN RESPECT TO AFFORDABLE GROUP HOUSING COLONY IN FAVOUR OF M/S Y CON INFRA OFFICE AT 212, 2ND FLOOR, BESTECH CHAMBER, SUSHANT LOK-1, GURUGRAM - 122002.

The Project Report in respect to the **Affordable Group Housing Colony** namely “**Y CON PLATINUM HEIGHTS**” on land measuring on an area of **13.275 acre** situated in the **Revenue Estate of Village Pataudi, Sector 3, Pataudi, District Gurugram, Haryana**, by M/S Y Con Infra Office At 212, 2nd Floor, Bestech Chamber, Sushant Lok-1, Gurugram – 122002.

The objective is to develop this pocket into integration, that is why the layout of this pocket had been evolved keeping in view the planning of the licensed area the details to be provided in the colony shall be as under:

1. WATER SUPPLY

The source of water supply is formed from the approved resource / vendors and distribution will be through C.I. Pipes of adequate size. The work will be done as per HSVP's or any other Govt. agency specification and approved plan.

2. STORM WATER DRAIN

These will be provided as per approved design & will be connecting with the HSVP's or any other Govt. agency drainage system.

3. SEWERAGE

Sewerage lines will be provided as per HSVP's or any other Govt. agency specification and as per approved plan shall be connected with the main sewer of HSVP or any other Govt. agency. Also project provided with adequate capacity of STP (Sewerage Treatment Plant), treated water shall be used in gardening / horticulture purpose / in toilets and sludge shall be disposed off as per norms laid by the concerned authority.

4. ROADS

Cross Section, Specification and design of roads shall be as per HSVP's approved service estimate / external development specification.

5. ELECTRIC SUPPLY

After grant of license, we will approach HVPN / DHBVN, for design and approval for required load.

PROJECT REPORT

AFFORDABLE GROUP HOUSING COLONY

PROJECT

This scheme for Affordable Group Housing Colony has been prepared to meet the Rising demands of the Residents for Homes, which can have some real impact in making Housing affordable, on Land admeasuring **13.275 acre** at **Revenue Estate of Village Pataudi, Sector 3, Pataudi, District Gurugram, Haryana**, being Developed by **M/S Y Con Infra**. This housing will provide residences to those who can't be able to afford the flats because of higher cost.

SALIENT FEATURES OF THE COLONY

(1) Community club:

This includes facility of community site, which shall form part of the common areas and facilities as defined under:

- a.** One built-up Community hall of not less than 2000 sqft.
- b.** One built-up Anganwadi-cum Crèche of not less than 2000 sqft area.

(2) Landscaping:

There shall be a beautiful landscaped park or the kids and as well as for the adults. So that everyone can enjoy the living in the colony itself.

(3) Superstore:

The scheme shall have a departmental store which shall have the following facilities.

- A.** Medical store with first aid
- B.** Laundry
- C.** Beauty Parlour
- D.** Green Groceries
- E.** Canteen
- F.** Provision store and cosmetics
- G.** STD/PCO/FAX/Photostat/Cyber Café

(4) The house services:

There shall be an in house team of an electrician, a plumber, a carpenter and a gardener to cater to the needs of the residents.

(5) 100% Power backup:

The scheme shall have a 24 hrs. Power backup to cater to the essential requirement of lifts, pumps, streetlights in all the flats.

(6) Fire Fighting:

Adequate provision for firefighting as per latest National Building Codes.

(7) Lift:

This shall be very essential features of the scheme, proper service and passenger lifts will be provided as per the norms.

(8) Parking:

- a. Only two-wheeler parking sites shall be earmarked at the rate of two 'two-wheeler parking bays' for each flat, which shall be allotted only to the flat-owners. The parking bays of two wheeler shall be 0.8m x 2.5m unless otherwise specified in the zoning plan.
- b. Car parking shall only be allotted as per Affordable Group Housing Policy along with their amendment as amended time to time.
- c. The balance available parking space, if any, beyond the allocated two-wheeler parking sites, can earmarked as free-visitor-car-parking space. However, all such areas designated under the free -visitor-car-parking space shall only be provided in the form of surface uncovered parking.
- d. Additional parking norms and parameters, if any, can be specified in the zoning plan.

(9) Sewerage, internal plumbing and internal water supply:

- CI pipes with double stack system.
- GI pipes for water supply.
- PVC pipes for rain water disposal.
- White glazed chinaware.
- CP brass fitting.

- Steel Kitchen sink.
- Common overhead R.C.C water tank.
- Provision for water geyser.
- Sewer Connection with the periphery line, flushing of sewerage and other water installations.
- All material as per ISI standards.

(10) Electrical

- PVC recessed conduiting.
- PVC insulated copper conductor cables.
- Distribution boards with MCBs.
- Piano type switches and sockets.
- TV and telephone point in each flat.
- Internal and external concealed of underground wiring for TV and telephone system.
- Provision for A.C in every room.
- Lighting conductors and Gensets as per requirements.
- Electrical Sub-station with Gensets as per requirements.
- All materials as per ISI standards.
- CFL will be used all over internal and external campus.

(11) External Development

External development including sewer, water supply line, roads, storm water drains etc. will be provided by the Govt. agency for which requisite fee will be deposited. Proper water harvesting will be completely as per norms will be provided.

FINANCIAL DETAILS OF THE PROJECT

1	Project Cost Detail					
	S.No.	Component			Estimate Cost (In Lakh)	
	A	Land Cost			17943.55	
	B	Cost of Construction			39677.79	
	C	Cost of Construction of Community Facilities			134.32	
	D	Cost of Infrastructure i.e. Internal Development			1541.00	
	E	EDC,			1145.20	
	F	Electrification Cost			457.43	
	G	Other Cost			2186.89	
		Total Project Cost			63086.18	
2	Project Sale proceeds					
	A	Total estimated sale value of units/plots/apartment/sale proceeds				
		Component	Area Sq.ft	No.	Rate/Sq.ft.	Estimated sale proceeds (In Lakh)
		Plots	NIL	NIL	NIL	NIL
		Apartments	1182614.85		Rs 5050/-Sq.ft	59722.05
		Balcony	195600.00		Rs 1300/-Sq.ft	2542.80
		Commercial	16434.76		Rs 29465.29/-Sq.ft.	4842.55
		Community facilities				
		Garages/Car parking(No.)				
		Estimated total of sale proceeds				67107.4
B	Total cost of the project			63086.18		
C	Returns from the project			4021.22		
3	Financial resources					
	A	Equity by the promoters (OWN FUNDS)			731.00	
	B	Loan or advances			0	
	C	Others			0	
	D	Installments from allottees before completion (sold inventory instalments)			67107.4	

DETAILS OF UNITS OF THE PROJECT

Details of Apartments				
S.No	All Unit Types In the Project	No. of Units	Unit Area including Balcony Area (In Sqft)	Total Estimated Sale Value (In Lakh)
1	3 BHK TYPE-1PT	4	1911.79	135.44
2	3 BHK TYPE-2P T	4	1816.64	135.51
3	3 BHK TYPE-1P	44	986.20	1489.86
4	3 BHK TYPE-2P	44	863.27	1490.58
5	3 BHK TYPE-1	624	755.53	21128.99
6	3 BHK TYPE-2	624	757.68	21139.17
7	2 BHK TYPE-3P	20	653.48	532.84
8	2 BHK TYPE-4P	20	650.68	560.67
9	2 BHK TYPE-3	260	602.14	6926.87
10	2 BHK TYPE-4	260	629.69	7288.67
11	2 BHK TYPE-5P	2	1003.85	54.38
12	2 BHK TYPE-6P	2	837.22	56.10
13	2 BHK TYPE-5	24	613.01	652.58
14	2 BHK TYPE-6	24	634.43	673.19
	Total	1956		62264.85

Details of Commercial				
S.No	Type	No. of Units	Total Area	Total Estimated Sale Value (In Lakh)
1	Commercial	82	16434.76	4842.55