

**RESIDENTIAL PLOTTED COLONY UNDER DEEN
DAYAL JAN AWAS YOJANA HAVING AREA
MEASURING 12.3125 ACRES IN THE REVENUE
ESTATE OF VILLAGE BEER SECTOR 39, TEH. AND
DISTT. HISAR.**

Being developed by:
M/S MITTAL RATHEE LAND DEVELOPERS LLP.
Plot No 2, Sector 13 P, Hisar (Haryana) - 125001

LICENSE NO. 192 OF 2025, DATED 09-10-2025

SERVICE PLAN ESTIMATE FOR PROVIDING INTERNAL WATER
SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET
LIGHTING AND HORTICULTURE WORKS.

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SERVICE PLAN ESTIMATE FOR PROVIDING INTERNAL WATER SUPPLY, SEWERAGE, STORM WATER DRAINAGE, ROADS, STREET LIGHTING AND HORTICULTURE WORKS IN RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA HAVING AREA MEASURING 12.3125 ACRES (LICENSE NO. 192 OF 2025, DATED 09-10-2025) IN THE REVENUE ESTATE OF VILLAGE BEER SECTOR 39, TEH. AND DISTT. HISAR, BEING DEVELOPED BY M/S MITTAL RATHEE LAND DEVELOPERS LLP.

REPORT

The Haryana Government has prepared a Master Plan for development Residential/ Industrial/ Commercial urban estate Hisar. M/S Mittal Rathee Land Developers LLP. has decided to develop a part of the area in this master plan and has named this part as 12.3125 Acres Residential plotted colony under DDJAY. This colony is in sector 39 (VILLAGE BEER) of Haryana Shehri Vikas Pradhikaran, Hisar. License has already been granted by D.G.T.C.P bearing No. 39268, dated 09-10-2025 to be read with License No. 192 of 2025, dated 09-10-2025. The brief details of the colony are as under:

WATER SUPPLY

1. Source

The source of water supply in this area is tube wells at present as the underground water is potable and fit for human consumption. Moreover, water is available at reasonable depth. The average yield of tubewell with 40-45 ft strainers will be about 22500 litre per hour. The recharging of underground water table in this belt is stated to be good. However still we shall resort to rainwater harvesting system to keep up the recharging system. The number of tube wells required for the above area has been worked out and the tube wells will be bored in tune with growth of demand to avoid insolvency of the tube wells. The ultimate requirement of tube wells includes provisions of 10% stand by. Ultimately, water shall be supplied to the Project by Haryana Shehri Vikas Pradhikaran, Hisar.

2. Design

The scheme has been designed for approved population of 3132 persons. The rate of water supply per head per day has been taken as 155.25 litres (135+ 15 %) as per HSVP norms. In addition to above necessary provision of water for community area, shopping centres, parks etc. have been considered 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 ejector type or submersible pump capable of delivering of 22500 litre per hour. It is also proposed to equip required 1 Nos pumping set with stand by diesel engines/gen set engines for operation during failure of electricity.

4. Under Ground Storage

Underground storage tank provision has been made for 275 KL capacity.

213 KL for DWS + 60 KL for Fire Fighting

- (a) In two compartments, which caters for the domestic as well as for firefighting requirement. The water for domestic water compartment shall overflow the fire compartment so that the water in the fire compartment also remains fresh.

5. Boosting Station

The boosting station is being planned for catering to the above requirement.

6. Distribution System

The distribution system for this development has been designed to supply @ 90.00 litre per head per day for drinking water and 45 litre per head per day for flushing @ 3 times the average rate of flow on Hazen William formula. Necessary provision for laying 100, 150 and 200 mm i/d DI K-7 pipes conforming to relevant IS standards along with valves and specials has been made in the project. The minimum terminal head at any point will be more than 27.00 meters so that it can serve the 5 stories construction envisaged in the plan. Minimum pipe dia for distribution is kept as 100 mm dia.

Rising mains

Rising mains from HSVP water main or sector road to water works have also been proposed and provision has been made in this estimate.

7. Sewerage

The sewer lines have been designed for 3 times average DWF in relation to the water supply demand assuming that 80% of the domestic water supply shall find its way into the proposed sewer. 200, 250, 300 & 400 mm i/d SWP 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 provision for laying S.W. pipes manholes etc. has been made in this estimate.

8. Storm water Drainage

The storm water drainage is being designed to carry 6.25mm rainfall per hour. Also, suitable provisions are contemplated in our scheme to ensure better recharging of underground water table in the area R.C.C. NP-3 pipes drain with minimum 400mm dia is proposed in this area.

9. Roads

18.788M, 12M, 10M and 9M wide roads have been planned in the colony. The following specifications have been adopted which are reproduced below.

- (i) 150 mm GSB
- (ii) 100 mm DLC
- (iii) 200 mm M40 Grade Concrete Pavement

The above construction 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, which ever applicable.

10. Street lighting

The provision has been made on lump sum basis.

11. Horticulture

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

12. Specifications

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

13. Rates

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

14. Cost

The total cost of development in this project including various PH. and B & R services work out to Rs. Xxxx.xx Lac. Including 3% contingencies and P.E. charges and 49% departmental administrative, unforeseen and escalation charges. The cost per gross acre for the project works out to be Rs. Xxx.xx Lac, which covers the provision of services like water supply, sewerage, storm water drainage, roads, street lighting and plantation including maintenance thereof.

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DESIGN CALCULATIONS

Daily Water Requirement

1	Water requirement for Residential buildings	
	Total Nos. of plots	= 174 Nos.
	Population allowed per unit	= 18 person
	Total population = 174 x 18	= 3132 person
	Water requirement @ 155.25 LPCD (135+15%)	
	= 3132 x 155.25 = 486243 Ltr/day	= 486.24 KL
	Say	= 487 KL
2	Water requirement for Commercial Site	
	Area (in Acres)	= 0.4632
	Water requirement @ 32KL/Acre/Day	
	= 32KL x 0.4632 = 14822.4 Ltr/day	= 14.8 KL
	Say	= 15 KL
3	Water requirement for Community Site	
	Area (in Acres)	= 1.2313
	Water requirement @ 25KL/Acre/Day	
	= 25KL x 1.2313 = 30782.5 Ltr/day	= 30.78 KL
	Say	= 31 KL
4	Water requirement for Parks/IG	
	Area (in Acres)	= 0.9292
	Water requirement @ 25KL/Acre/Day	
	= 25KL x 0.9292 = 23230 Ltr/day	= 23.23 KL
	Say	= 24 KL
5	Water requirement for Roads	
	Area under roads (in Acres) = (Total area of scheme- Area under (community site + green area + commercial use + residential plots))	
	= 12.3125 - (1.2313 + 0.9292 + 0.4632 + 6.4148)	
	= 3.2740 Acre	
	Water requirement @ 5KL/Acre/Day	
	= 5KL x 3.2740 = 16370 Ltr/day	= 16.37 KL
	Say	= 17 KL
6	Water requirement for Firefighting	
	$100\sqrt{(3132/1000)} \times 1/3$	= 58.99 KL
	Say	= 59 KL
	Total	= 633 KL
	Daily water requirement for Domestic Use	533 KL
	Daily water requirement for Parks and Roads	41 KL

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TUBEWELL

Assuming working hours of tubewells		= 16 Hours
Assuming discharge per hour of each tubewell		= 22500L / Hour
Total water demand		= 533 KL
No. of tubewell required	$= 533.00 / (16 \times 22.50)$	= 1.48 Nos.
Add 10% for standby arrangement		= 0.15 Nos.
	Total	= 1.63 Nos.
	Say	= 2 Nos.

Therefore, it is proposed to provide 2 Nos. tubewells at site to meet out the daily water requirement including 10% for standby arrangement. Demand of flushing water supply is to be met from effluent of S.T.P.

PUMPING MACHINERY FOR TUBEWELLS

Gross working head		= 60 Mtr.
Average fall in Spring level		= 5 Mtr.
Depression Head		= 5 Mtr.
Fraction Losses in pipe		= 5 Mtr.
	Total	= 75 Mtr.

BHP of pump	$= (22500 \times 75) / (60 \times 60 \times 75 \times 0.6)$	= 10.42
	Say	= 12.5 H.P.

FLUSHING DEMAND

Daily water requirement for domestic use		= 533.00 KL
Assuming requirement of flushing as 35%		= 186.55 KL
	Say	= 187.00 KL
Balance daily water requirement	$= 533 - 187$	= 346.00 KL

BOOSTING MACHINERY (Portable /Drinking Water)

Assuming 8 hours running 1 pump (with one standby)		
Discharge / Hour	$= 346 / 8$	= 43.25 KL/Hr
		= 720.83 liter/min
	Say	= 720.00 liter/min
Head of Pump		
i. Suction Lift		= 4 Mtr.
ii. Fraction Losses in pipe and specials		= 6 Mtr.
iii. Clear Head		= 27 Mtr.
	Total	= 37 Mtr.
	Say	= 40 Mtr.

BHP of Motor	$= (720 \times 40) / (60 \times 75 \times 0.6)$	$= 10.67$
	Say	$= 12.5 \text{ H.P.}$

BOOSTING MACHINERY (Flushing)

Daily water requirement for flushing		$= 187.00 \text{ KL}$
Add requirement for Irrigation		$= 41.00 \text{ KL}$
	Total	$= 228.00 \text{ KL}$

Assuming 8 hours running 1 pump (with one standby)

Discharge / Hour	$= 228 / 8$	$= 28.50 \text{ KL/Hr}$
		$= 475.00 \text{ liter/min}$

Head of Pump

i. Suction Lift		$= 4 \text{ Mtr.}$
ii. Fraction Losses in pipe and specials		$= 6 \text{ Mtr.}$
iii. Clear Head		$= 27 \text{ Mtr.}$
	Total	$= 37 \text{ Mtr.}$
	Say	$= 40 \text{ Mtr.}$

BHP of Motor	$= (475 \times 40) / (60 \times 75 \times 0.6)$	$= 7.04$
	Say	$= 10.00 \text{ H.P.}$

RATING OF GEN SET (BOOSTING)

Hoasting Pump 2 Nos.	$= (12.50 + 10.00)$	$= 22.50 \text{ H.P.}$
Tubewell	$= (2 \times 12.50)$	$= 25.00 \text{ H.P.}$
Rating of genset	$= 47.5 \times .746 \times 1.50$	$= 53.15 \text{ KVA}$
Add 10% Extra		$= 5.32 \text{ KVA}$
Lighting		$= 10.00 \text{ KVA}$
	Total	$= 68.47 \text{ KVA}$
	Say	$= 70.00 \text{ KVA}$

UNDERGROUND TANK (Drinking water supply)

Daily water requirement for domestic, other buildings		$= 355 \text{ KL}$
Assuming capacity of UGT		$= 60\%$
Capacity of underground tank	$= 355 \times 60\%$	$= 213 \text{ KL}$
Water requirement for firefighting		$= 60 \text{ KL}$
	Total	$= 273 \text{ KL}$
	Say	$= 300 \text{ KL}$

Hence, it is proposed to construct underground water tank of capacity 300 KL, which also includes 60 KL capacity for firefighting.

This tank will have two compartments, one for fire fighting and other for domestic use. The water first enters the fire compartment then overflows to the domestic use compartment so that the water in the fire compartment shall remain fresh.

UNDERGROUND TANK (Flushing)

Daily water requirement for domestic and irrigation		$= 228 \text{ KL}$
Assuming capacity of UGT		$= 60\%$
Capacity of underground tank	$= 228 \times 60\%$	$= 136.80 \text{ KL}$
	Say	$= 140.00 \text{ KL}$

OVER HEAD SERVICE RESERVOIR

There is no necessity of O.H.S.R. for drinking water supply and flushing water supply as the capacity of U.G.S.T.'S has been increased by 25% each which is required capacity of O.H.S.R.'S

CAPACITY OF S.T.P

CAPACITY OF S.T.P.	= 0.80 X 533.00	= 426.40 KLD
Add 5% Marginal Factor		= 21.32 KLD
	Total	= 447.72 KLD
	Say	= 450.00 KLD

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FINAL ABSTRACT OF COST

		Amount (Rs in Lakhs)
Sub Work No. I	Water Supply	284.59
Sub Work No. II	Sewage	166.82
Sub Work No. III	Strome Water Drainage	111.11
Sub Work No. IV	Construction of Roads	413.94
Sub Work No. V	Street Lighting	47.23
Sub Work No. VI	Horticulture Work	11.52
Sub Work No. VII	Maintenance charges	665.88

Total: 1701.09

Development Cost Per Acre = 1701.09 Lacs / 12.3125 Acre = Rs. 138.16 Lakhs

Say Rs. 138.20 Lakh / Acre

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ABSTRACT OF COST (WATER SUPPLY) (SUB HEAD NO. I)

	Amount (Rs in Lakhs)
Sub Head No. 1 Head Works	115.42
Sub Head No. 2 Pumping Machinery	54.48
Sub Head No. 3 Distribution System. (Drinking)	66.95
Sub Head No. 4 Distribution System. (Flushing and Irrigation)	47.74
Total	284.59
Say 284.59 Lakhs	

CO TO FINAL ABSTRACT OF COST

SUB WORK -I**Sub Head No.1****Water Supply****Head Works (Rs. In Lacs)**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

- | | |
|---|-------|
| 1. Boring and installing 300 i/d tubewells with reserve/direct rotary rig complete with pipe strainer to a depth of about 125 m complete along with machinery.
2 Nos. @15.00 Lacs each | 30.00 |
| 2. Constructing pump chambers as per standard design of PWD PH/HSVP.
@4.00 Lacs(L.S) | 4.00 |
| 3. Construction of boundary wall around the Tube-well site Water Works. | 2.00 |
| 4. Provision of footpath hedges and lawns at tube-well.(L.S.) | 2.00 |
| 5. Construction of boosting chambers of suitable size along with under ground tank of capacity 300 KL pumping machinery and generating set etc. complete in all respects. | |

Details of boosting station

- | | |
|---|-------|
| i. Construction of boosting chamber | 4.00 |
| ii) U.G. tank 300 KL capacity @5500 Per KL | 16.50 |
| iii) Flushing tank 140 KL @ Rs. 5500/- | 7.70 |
| 6. Provision of staff quarters for maintenance of the Scheme = 1 NO. 440 SQ.FT. @7.50 LAC | 7.50 |
| 7. Provision of carriage of material (L.S.) | 1.50 |

Total 75.20

Additional 3% contingency charges 2.26

Total 77.46

Additional 49% administrative and departmental charges 37.96

Grand Total 115.42

CO TO FINAL ABSTRACT OF COST

SUB WORK - I**Sub Head No. 2****Water Supply
Pumping Machinery**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

Amount (Rs in Lakhs)

- | | |
|--|-------|
| 1. Providing and installing electricity driven electro or Sub miscible pumping sets capable of delivering about 22.50 KL water per hour against a total head of 105 M complete with motor and other accessories (12.5 B.H.P.) 2 Nos. @Rs 3.00 lac each | 6.00 |
| 2. Provision for diesel engine genset stand by arrangement (75 KVA) (L.S.) | 12.00 |
| 3. Provision for cheap pressure type chlorination plant complete 1 Nos. @Rs 1,00,000/- | 1.00 |
| 4. Provision for making foundations and erection of pumping machinery (L.S.) | 2.00 |
| 5. Provision for pipes, valves, and specials inside the pump Chamber | 2.00 |
| 6. Provision for electric services connection including Electric fittings for tube wells chambers complete Including transformers L.S. | 2.50 |
| 7. Providing and installing centrifugal boosting pumping sets, capable of delivering water at 40 M head complete in all respects (2X12.50+2X10.0-45H.P.) domestic and flushing. | 9.00 |
| 8. Provision of carriage of material (L.S.) | 1.00 |

Total 35.50

Additional 3% contingency charges 1.06

Total 36.56

Additional 49% administrative and departmental charges 17.92

Grand Total 54.48

CO TO FINAL ABSTRACT OF COST

SUB WORK - I**Sub Head No. 3****Water Supply****DISTRIBUTION SYSTEM / RISING MAIN**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

SCHEDULE OF QUANTITIES OF WATER SUPPLY				
Sr No.	Name of Line	Dia of pipe in mm and Length in meters		
		200 mm	150 mm	100 mm
1	(UGT) R - A	10.00	-	-
2	A – B	13.50	-	-
3	B – C	49.00	-	-
4	C – D	-	245.00	-
5	B – E	-	245.00	-
6	A - I	13.50	-	-
7	I – H	44.00	-	-
8	I – F	-	267.00	-
9	H - G	-	306.00	-
TOTAL		130.00	1063.00	

Amount (Rs in Lakhs)

- Providing, laying, jointing and testing D.I. K9/K7 Pipes including cost of excavation complete as per specifications.

150mm dia i/d 1063 mtrs @ Rs. 2040- 21.69
200mm dia i/d 130 mtrs @ Rs. 2700- 3.51
- Providing and fixing of DI/CI sluice valve including cost brick masonry chambers complete in all respect
150 mm dia i/d 4 Nos. @R.s. 15000/- each 00.60
200 mm dia i/d 6 Nos. @R.s. 20000/- each 1.20
- Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber
4 Nos. @Rs. 10,000/- each 00.40
- Providing and fixing fire hydrants complete with masonry chambers 5 Nos. @Rs. 15,000/- each 00.75
- Providing and fixing indicating plates for sluice valve, air value etc. 20 Nos. @Rs. 2,000/ each 00.40
- Provision for rising main from tube wells to U.G.S.T.
150 mm dia DI-K9 pipes i/d 230mtrs @ Rs. 2040/-mtr. 4.69
- Provision for rising main from HSVP water line to U.G.S.T.
100 mm dia DI-K9 pipes i/d 300mtrs @ Rs. 1460/-mtr. 4.38
- Provision for connection from main HSVP water line (LS) 2.00

9. Provision of carriage of material (L.S.)	2.00
10. Provision for cutting the roads and making good to its original conditions	2.00
Total	43.62
Additional 3% contingency charges	1.31
Total	44.93
Additional 49% administrative and departmental charges	22.02
Grand Total	66.95

CO TO FINAL ABSTRACT OF COST

SUB WORK - I**Sub Head No. 4****Water Supply****FLUSHING AND IRRIGATION**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

SCHEDULE OF QUANTITIES OF FLUSHING AND IRRIGATION				
Sr No.	Name of Line	Dia of pipe in mm and Length in meters		
		200 mm	150 mm	100 mm
1	(UGT) R - A	15.00	-	-
2	A – H		240.00	-
3	A - B	50.00	-	-
4	B - G	-	240.00	-
5	B – C	17.50	-	-
6	C- F	-	261.50	-
7	C- D	56.00	-	-
8	D - E	-	301.00	-
TOTAL		138.50	1042.50	

Amount (Rs in Lakhs)

- Providing, laying, jointing and testing D.I. Pipes including cost of excavation complete as per specifications.

150mm dia i/d 1042.50 mtrs @ Rs. 2040- 21.27
200mm dia i/d 138.50 mtrs @ Rs. 2700- 3.74
- Providing and fixing of DI/CI sluice valve including cost brick masonry chambers complete in all respect
150 mm dia i/d 4 Nos. @R.s. 15000/- each 00.60
200 mm dia i/d 6 Nos. @R.s. 20000/- each 1.20
- Providing and fixing air valves and scour valves or scour taps including cost of brick masonry chamber
4 Nos. @Rs. 10,000/- each 00.40
- Providing and fixing indicating plates for sluice valve, air value etc. 20 Nos. @Rs. 2,000/ each 00.40
- Providing and fixing 20 mm dia irrigation hydrants value 10 Nos. @Rs. 5,000/ each 00.50
- Provision of carriage of material (L.S.) 1.00
- Provision for cutting the roads and making good to its original conditions 2.00

Total 31.11

Additional 3% contingency charges	0.93
Total	32.04
Additional 49% administrative and departmental charges	15.70
Grand Total	47.74

CO TO FINAL ABSTRACT OF COST

SUB WORK -II**SEWERAGE SCHEME**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

SCHEDULE OF QUANTITIES OF S.W. PIPES				
Sr No.	Name of Line	Dia of pipe in mm and Length in meters		
		250 mm	300 mm	400 mm
1	A - B	301.00	-	-
2	B - C		55.00	-
3	C1 - C	262.00	-	-
4	C - D	-	19.50	-
5	D1 - D	233.50	-	-
6	D - E	-	48.00	-
7	E1 - E	240.00	-	-
8	E - R (STP)	-	-	15.00
TOTAL		1036.50	122.50	15.00

Amount (Rs in Lakhs)

1. Providing, lowering, cutting, salt glazed stoneware pipes and specials into trenches including cost of excavation, bed concrete, cost of manholes complete in all respect	
250mm dia i/d 1036.50 mtrs @ Rs. 2000-	20.73
300mm dia i/d 122.50 mtrs @ Rs. 2400-	2.94
400mm dia i/d 15.00 mtrs @ Rs. 3500-	00.53
2. Provision of providing oblique junctions(L.S.)	2.50
3. Providing STP @ 16,000 per KLD 450 KLD x 16,000	72.00
4. Provision of temporary timbering etc.	3.00
5. Provision for cutting the roads, Trenchless Excavation and carriage of material etc. and unforeseen charges (L.S.)	5.00
6. Provision for connection of over flow pip from STP to HSVP line	2.00
Total	108.70
Additional 3% contingency charges	3.26
Total	111.96
Additional 49% administrative and departmental charges	54.86
Grand Total	166.82

CO TO FINAL ABSTRACT OF COST

SUB WORK - III**STORM WATER DRAINAGE**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

SCHEDULE OF QUANTITIES OF RCC PIPES		
Sr No.	Name of Line	Dia of pipe in mm and Length in meters
		400 mm
1	A – B	350
2	B1 – B	20
3	B – C	35
4	C1 – C	88
5	C – D	15
6	E – F	83
7	F1 – F	100
8	F - G	15
9	H – I	180
10	I1 – I	105
11	I – G	15
12	J - K	310
TOTAL		1316.00

Amount (Rs in Lakhs)

1. Providing, laying RCC pipes drain class NP -3 with cement joint, mainholes, excavation in all respect 400mm dia i/d 1316.00 mtrs @ Rs. 2500-	32.90
2. Provision for road gullies with 300 mm dia pipe connections (L.S.)	5.00
3. Provision for providing Rainwater Harvesting Pits (at Selected Places) 3No. & Rainwater Harvesting Arrangements @3.50L Each (L.S.)	10.50
4. Provision for lighting, watching and temporary diversion of Traffic 450 KLD x 16,000	5.00
5. Provision for cutting the roads and carriage of material etc. and unforeseen charges (L.S.)	5.00
6. Provision for Temp. Disposal arrangements till HSVP sectors are provided and overflow arrangement to HSVP line. (L.S.)	10.00
7. Provision for connection with HSVP on master line (L.S.)	2.00
8. Provision for timbering haring and shoring. (L.S.)	2.00
Total	72.40
Additional 3% contingency charges	2.17
Total	74.57
Additional 49% administrative and departmental charges	36.54
Grand Total	111.11

CO TO FINAL ABSTRACT OF COST

SUB WORK -IV**ROAD WORK**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

SCHEDULE OF QUANTITIES OF ROAD LAYOUT			
Sr No.	Name of Road	Length in Meters	Width of Road
1	R1	39.223	10.00
2	R2	30.768	18.788
3	R3	62.488	9.00
4	R4	230.760	10.00
5	R5	123.072	10.00
6	R6	230.760	9.00
7	R7	230.760	9.00
8	R8	330.220	12.00
TOTAL		1278.051	-
Total Length = 1278.051 + 5% (For curves) = 1341.95 = 1342.00			

Width of Road	Length in Meters	Metalled Portion	Area in Sqm.
9.00	550.21	5.50	3026.16
10.00	412.71	5.50	2269.91
12.00	346.73	7.50	2600.48
18.788	32.31	14.538	469.72
Total	1341.95 = 1342.00	-	8366.27

Item No.	Description of Item	Unit	Qty.	Rate (Rs)	Amount (Rs. In Lacs)
1	Earth Work Provision for levelling + earth filling as per site condition.	Acre	12.3125	1,75,000	21.55
2	Providing and laying of 150 mm GSB, 100MM M10 Concrete DLC, 200MM M30 Concrete PQC as per PWD specification complete in all respect. (GSB @1250/Cum, DLC @ 4500/Cum, PQC @ 9000/Cum)	Sqm	8366.27	2437.50	203.93
3	Miscellaneous Items				
3.1	Construction of CC Kerb and Channels as per specifications (1342 x 2)	Meter	2684	700	18.79
3.2	Providing and fixing of guide maps at selected locations. (L.S.)	-	1	1.00	1.00
3.3	Provision for demarcating burjies. (L.S.)	-	1	1.00	1.00
3.4	Provision for traffic light arrangements. (L.S.)	-	1	2.00	2.00
3.5	Provision of carriage of material and other unforeseen items (L.S.)	-	1	5.00	5.00
3.6	Construction of pavements area in Shopping centre and footpath including cost of earthwork, 100mm thick interlocking paver blocks over 100mm thick 1:8:16. Area of Pavement and Footpath = $0.4632 \text{ acre}/2 = 1874.379/2 = 937.19 = 940.00 \text{ Sqm}$	Sqm	950	1750	16.45

Total 269.72

Additional 3% contingency charges 8.09

Total 277.81

Additional 49% administrative and departmental charges 136.13

Grand Total 413.94

CO TO FINAL ABSTRACT OF COST

SUB WORK -V**STREET LIGHTING**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

Amount (Rs in Lakhs)

1. Providing street lighting system in proposed area as per HSVP norms / specifications 12.3125 Acre @ Rs. 2.50 Lakhs / Acre	30.78
Additional 3% contingency charges	0.92
Total	31.70
Additional 49% administrative and departmental charges	15.53
Grand Total	47.23

CO TO FINAL ABSTRACT OF COST

SUB WORK -VI**HORTICULTURE WORKS**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP.

Amount (Rs in Lakhs)

1. Development of Lawn area

- a) Trenching the ordinary soil up to 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 including cost of imported earth and manure.

- b) Rough dressing of trenched area.

- c) Grassing with "doob grass" including watering and
maintenance of lawns free from weeds and fit for
moving rows 7.50 cm in either direction including
for hedges and grill and barbed wire fencing around
park and green belts (as per HSVP Norms)

Area 0.9292 Acres @ Rs, 2,50,000/- per acre

2.32

2. Planting of trees with tree guards on Roads on total

Length = 1342.00 M

No. of trees @12 m c/c = $1342 \times 2/12 = 223.67$ Nos

Say = 225 No. @ 2300 / Nos.

5.18

Total 7.50

Additional 3% contingency charges 0.23

Total 7.73

Additional 49% administrative and departmental charges 3.79

Grand Total 11.52

CO TO FINAL ABSTRACT OF COST

SUB WORK -VII**MAINTENANCE CHARGES AND
RESURFACING OF ROADS**

Name of Project: Service Plan estimate for Residential Plotted colony under DDJAY having area measuring 12.3125 Acres (License No. 192 of 2025, Dated 09-10-2025) in the Revenue Estate of Village Beer Sector 39, Teh. and Distt. Hisar, being developed by M/s Mittal Rathee Land Developers LLP

Amount (Rs in Lakhs)

1. Provision for maintenance charges for water supply, Sewerage, STP, Storm water drainage, Roads, Street lights, Horticulture etc. complete including operation and establishment charges after completion of work. 12.3125 Acre @ Rs. 8 Lakh / Acre	98.50
2. Provision for re-surfacing of roads after 1 st Five years of maintenance. Area of Metalled Roads + Comm. Parking = (8366.27 + 950) Sqm. 9316.27 Sqm @ Rs. 1800 / Sqm	167.69
3. Provision for re-surfacing of roads after Five to Ten years of maintenance. Area of Metalled Roads + Comm. Parking = (8366.27 + 950) Sqm. 9316.27 Sqm @ Rs. 1800 / Sqm	167.69
Total	433.88
Additional 3% contingency charges	13.02
Total	446.90
Additional 49% administrative and departmental charges	218.98
Grand Total	665.88

CO TO FINAL ABSTRACT OF COST