Directorate of Town & Country Planning, Haryana

Plot No. 3, Nagar Yojna Bhawan, A-wing, Madhya Marg, Sector-18 Chandigarh,
Website: tcpharyana.gov.in; Phone: 0172-2548475, 2707175; email:
tcpharyana7@gmail.com

Regd.

To

Vallabham Buildcon Pvt. Ltd.,
Vibhor Home Developers Pvt. Ltd.,
In collaboration with Lion Infradevelopers LLP.,
Plot No. 10, 3rd Floor, Local Shopping Complex,
B-1, Vasant Kunj,
New Delhi 110079.

Memo No. LC-3804-JE(MK)-2021/16373 Dated: 09/07/2024

Subject: **Approval of Service Plan/Estimates for affordable residential plotted colony under DDJAY over an area measuring 12.41875 acres falling under Licence No. 23 of 2019 dated 20.02.2019 in Sector 35, Sohna, District Gurugram - Lion Infra Developer LLP.**

Please refer your application on the matter as subject cited above.

The service plan/ estimates of Affordable Plotted Colony (under DDJAY) being developed over an area measuring 12.41875 acres falling under Licence No. 23 of 2019 dated 20.02.2019 in Sector 35, Sohna, District Gurugram has been checked and corrected wherever necessary and are hereby approved subject to the following terms and conditions:-

1. That you will have to pay External Development Charges as a full and no deduction on account of any services proposed from other Department/from own sources by the colonizer for the time being, as EDC works for a town as a whole will have to be got executed in view of overall planning, proposed area also covered/to be covered in EDC, Gurugram Town.
2. The category wise area shown on the plans and proposed density of population thereof has been treated to be correct for the purpose of services only.
3. That you are liable to maintain the licensed area for ten years or as per HSVP norms till such time, the colony is taken over by the local authority/State Govt.
4. The wiring system of street lighting will be under ground and the specifications of the street lighting fixture etc. will be as per relevant standard of HVPNL. LED lamps shall be provided to meet the requirement of HVPNL and as well environment.
5. It is made clear that appropriate provision for fire-fighting arrangement as required in the NBC/ISI should also be provided by you and fire safety certificate should also be obtained from the competent authority before undertaking any construction. You shall be sole responsible for fire safety arrangement.
6. All technical notes and comments incorporated in the estimates in two sheets will also apply. A copy of these is also appended as Annexure-A.

7. The correctness of the levels of the colony will be sole responsibility of the owner for integrating the internal sewer/ storm water drainage of the colony by gravity with the master services.
8. That level/extent of external services to be provided by HSVP will be in accordance with EDC deposited. The colonizer will be fully responsible to meet the demand, to dispose of effluent and rain water till these services are provided by HSVP.
9. You shall be sole responsible for disposal of sewage of your colony as per requirement of HSPCB/Environment Deptt. till such time the external services are made available as per the proposal of the town. All the link connections with the external services shall be made by you at your own cost after seeking approval from competent authority. There should be no pollution due to disposal of sewerage of the colony. The disposal of the effluent should be accordance to the standard norms fixed by Haryana State Pollution Board/Environment Department.
10. The estimate does not include the provision of electrification of the colony. However, it is clear that the supervision charges and O&M charges shall be paid by you directly to the HVPNL.
11. That you shall be solely responsible to lay the services upto the external services laid/to be laid by HSVP or any developing agency on Sector dividing road at respective locations/points.
12. You have proposed to utilize recycled water for flushing purposes and provision of separate flashing line, storage tank, metering system, pumping system and plumbing has been made. Therefore, it is clarified that no tap or outlet of any kind will be provided from the flushing lines/plumbing lines for recycled water except for connection to the cistern of flushing tanks and any scouring arrangement. Even ablution taps should be avoided.
    (i) Two separate distribution systems, independent to each other, will be adopted, one for potable water supply and second for recycled water. Every Home/Office/business establishment will have access to two water pipe lines.
    (ii) Potable water and recycled water supply lines will be laid on opposite berms of road. Recycled water lines will be above sewer lines. Wherever unavoidable and if all pipes are required to be laid on same side of road, these will be located from the ground surface in order of descending quality. Potable water shall be above recycled water which should be above sewer. Minimum clear vertical separation between a potable water line and a recycled water line shall be one ft, if it not possible then readily identifiable sleeve should be used.

    To avoid any accidental use of recycled water for potable purposes all:-

    (a) Recycle water pipes, fitting, appurtenances, valves, taps, meters, hydrants will be of Red Colour or painted red.

(b) Sign and symbols signifying and clearly indicating "Recycle Water" "Not fit for Drinking" must invariably be stamped/fixed on outlets, Hydrants Valves both surface and subsurface, Covers and at all conspicuous places of recycle distribution system.

(c) Detectable marker tapes of red colour bearing words "Recycle Water" should be fixed at suitable interval on pipes.

(d) Octagonal covers, red in colour or painted red and words "Recycle Water-Not fit for Drinking" embossed on them should be used for recycled water.

13. That it shall be mandatory to provide dual/two button or lever flushing system in toilets.

14. You shall be sole responsible for the construction of various structures such as RCC underground tank etc. according to the standard specification good quality and its workmanship. The structural stability responsibility will entirely rest upon you.

15. In case some additional structures are required to be constructed and decided by HSVP/development agency at a later stage, the same will be binding upon you. Flow of control valves will be installed preferably of automatic type on water supply connection with main water supply line, laid by developing agency or HSVP.

16. The formation level of internal road should match with sector roads. Similar other services like water supply, sewerage and SWD level etc. should be fixed in integration of levels of EDC services of water supply, sewerage and SWD etc, which shall be ensured by you.

17. In case it is decided by Govt. that HSVP/Govt. will construct 24 m wide road and will extend master services on 24 m wide internal circulation road, then additional amounts at rates as decided by the authority/Govt. will be recoverable over and above EDC.

18. Since, the construction of master plan is yet to take place, you will get the road level/formation level of your service fixed from the concerned Superintending Engineer, before execution.

19. This estimate does not include the common services like water supply, storage tank on the top of the building block, the plumbing works etc. will part of the building works.

20. You will have to ensure that the sewer/storm water drainage to be laid by you will be connected with the proposed existing master services by gravity. If it is not possible to connect the services by gravity, it will be your sole responsibility to make the pumping arrangement and maintenance thereof for all the time to come.

21. That you shall not make any connection with the master services i.e. water supply, sewerage, storm water drainage, without prior approval of the competent authority in writing.

22. That the detailed technical proposal/scheme shall be got approved from this office before execution of work at site.

23. The firm will provide solar water heating system as per the guidelines issued by Haryana Govt./Ministry of Environment/Govt. of India.

24. It is made clear that roof top rain harvesting system shall be provided by you as per Central Ground Water Authority norms/Haryana Govt. Notification and the same shall be kept operational/maintained all the time. The arrangement for segregation of first rain water not to be entered into the system shall also be made by you.

25. That you shall transfer the land under master plan road as well as service road to Govt./HSVP for construction of road/service road free of cost and proportionate cost for construction of service road shall also be paid by you.

26. That you shall ascertain the compliance of all conditions of Chief Engineer-I, Haryana Shehri Vikas Pradhikaran, Panchkula imposed in his office letter memo no. EIC / SE(HQ) / SDE(W) / HDM(G) / 2021 / 45182 dated 12.03.2021 (enclosed as Annexure-A).

Note (1):-

That you 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 Controlled Board or any other Authority Administering the said Acts.

A copy of the approved service plan/estimates is enclosed herewith. You are requested to supply three additional copies of the approved service plan/ estimates to the Chief Administrator, HSVP, Panchkula under intimation to this office.

DA/As above

Babita

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

Endst. No LC-3804-JE (MK)-2021/ Dated :

A copy is forwarded to the Chief Engineer-1, HSVP, Panchkula with reference to his memo No. EIC / SE(HQ) / SDE(W) / HDM(G) / 2021 / 45182 dated 12.03.2021 for information and necessary action please.

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

LC-3804

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATION OF INTERNAL DEVELOPMENT WORKS

FOR

REVISED LAYOUT OF "AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016)" FOR LAND AREA MEASURING 12.41875 ACRES (LICENSE NO. 23 OF 2019 DATED 20.02.2019) IN REVENUE ESTATE OF SECTOR - 35, SOHNA, DISTT. – GURUGRAM BELONGING TO LION INFRADEVELOPERS LLP, VALLABHAM BUILDCON PVT. LTD. AND VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH M/S LION INFRADEVELOPERS LLP.

ARCHITECT: VMA ARCHITECTS,
1023, JMD MEGAPOLIS, SECTOR 48, GURUGRAM-122001

MEP CONSULTANT: PRIFACTOR ENGINEERS,
109, ANSAL LAXMIDEEP TOWER, LAXMI NAGAR, DELHI-110092

SERVICE ESTIMATE, DESIGN REPORT AND CALCULATIONS OF INTERNAL DEVELOPMENT WORKS FOR PROPOSED "AFFORDABLE PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA - 2016) LAND AREA MEASURING 12.41875 ACRES (LICENSE NO. 23 OF 2019 DATED 20.02.2019) IN SECTOR 35, SOHNA, DISTT. GURUGRAM BELONGING TO LION INFRADEVEOPERS LLP, VALLABHAM BUILDCON PVT.LTD. AND VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH M/S LION INFRADEVELOPERS LLP

Sohna town of Haryana State situated on NH 248-a road at a distance of 54 Km from Delhi. Being in the national capital region, the town has 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 Sohna, Distt. - Gurugram Urban Complex. This report is for a part of service estimate for proposed "Affordable Plotted Colony" (under Deen Dayal Jan Awas Yojna - 2016) measuring 12.41875 acres (License No. 23 of 2019 dated 20.02.2019) in Sector 35, Sohna Distt. Gurugram being belonging to Lion Infradevelopers LLP, Vallabham Buildcon Pvt. Ltd. and Vibhor Home Developers Pvt. Ltd. in collaboration with M/s Lion Infradevelopers Llp has been prepared with the following provisions which are as under: -

1. WATER SUPPLY

The source of water supply in this area is by HSVP Mains. It has been proposed to construct underground tanks of capacity as per attached details (Annexure-I: Water requirement chart and water storage capacity) and to location for domestic purpose and for fire protection. The underground tanks will be fed from the HSVP based supply, which will feed O.H. tanks on the roof of the Building and has been designed as per the Hazen Williams formula. Presently there is proposed HSVP W/S in this area. However the provision of tube well have been taken due to non availability of water but after getting the approval from the competent authority through tube wells /tankers / any other approved source till HSVP W/S will made available. The proposed tube wells shall be 510mm bore drilled with reverse rotary rig and installed with 100mm i/d housing pipe and 80mm i/d slotted tube as strainer, hence the provision of Two Nos Tube Wells have been taken in this estimate.

DESIGN

The scheme has been designed for population of ~~4160~~ 3962 persons considering @ ~~5~~ 13.5 persons/~~apartment~~ plots for Affordable Plotted Colony and other provision etc. The combined quantum of water supply (domestic + flushing) per head / day has been taken as 135 Liters per head per day as per design calculation and in relevance to the national building codes of 2016.

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 HSVP 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 pipeline system. ~~R.C.C Np2 class pipes~~ S.W. pipes have been used for the sewage system.

3. **STORM WATER DRAINAGE**

It has been proposed to lay RCC NP3 and NP2 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 25mm per hour. A minimum size of ~~250mm~~ 450mm/450mm/600mm i/d R.C.C. Np3 pipes 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 Parking and Pavement have been provided to above areas and estimates prepared as revised specifications adopted by HSVP.

5. **STREET LIGHTING AND ELECTRIFICATION**

Provision for external lighting and electrification of proposed area has been made.

6. **HORTICULTURE**

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

7. **FIRE FIGHING**

Provision of Fire Fighting system has been made.

8. Provision for **Electric Panel or ESS** provision has also been made in this estimate

9. **SPECIFICATIONS**

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

10. **RATES**

The estimate has been used the present market rates

11. COST

The Total cost of scheme including cost of all services works out to Rs. ~~1034.37~~ 1084.10 Lacs (Rupees Ten Crores Thirty Four Lacs and Thirty Seven Thousand Only) including 3% contingencies and 49% departmental charges + Price escalation and cost per acre comes out to Rs. ~~83.29 Lacs~~ 87.30 Lacs.

FOR LION INFRADEVELOPERS LLP

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Fire water will be replenished from the domestic and raw water tanks.

III.

Garden Irrigation Requirement (For Total Area)	25.00 =~~15.67~~ **KLD**

IV. Total Water Requirement for UGT

~~Raw Water Tanks~~	~~= 2 x 100 KLD~~
Domestic Water Tanks	= ~~2 x 75 KLD~~ 2x100 KLD
Flushing Water Tanks	= ~~1 x 125 KLD~~ 1x100 KLD

V. Tube Well

Tube Well	**For UGT**
a) Yield	= 15 K.L. / Hr.
b) Working Hour per day	= 16 Hr. / per day
c) Total water demand	= ~~484.6~~ 340 M3 / day
d) Number of tube well required (water Demand / Discharge / Hr. working Per day)	= ~~2.01~~ Nos 1.42
Say	= 2 Nos

(Water to the proposed development is to be supplied by HSVP. However, consider 2.00 Nos TW's to install for proposed requirement of water 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 the 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 HP
HP = (4.50 X 98) / (75 x 0.60)	Say = 10.00 H.P.

It is proposed to provide ~~2~~ 01 No pumping set of 4.50 LPS discharge at 98 Mtr head (2W)

II. Boosting Machinery for domestic water for UGT

Total Water Requirement	= ~~314.7~~ 338 **KLD**
Pumping per hour @ 8 hr. pumping / day	= ~~314.7/8~~ 338 KL / hr.
	=~~39.33~~ 42.25 KL / hr.
	= ~~655.25~~ 704.16 lpm = ~~10.93~~ 11.74 lps
	Say 2 No. 6.00 lps each
Gross working head	For UGT
Suction lift	= 5.00 mts.
Frictional loss in mains & Specials	= 10.00 mts.
Clear Head required	= 30.00 mts.
Total	= 45.00 mts
Say	= 45.00 mts
Pump HP	= (6.00 x 45) / (75 x 0.60)
	= 6.00 H.P.
Say	= 6.00 H.P.

It is proposed to provide 3 No of pumping set of 6.00 lps discharge at 45 mts Head each (2W + 1S) for UGT.

III. Boosting Machinery for flushing water at STP

Total Water Requirement	**= ~~169.9~~ 167 KLD**
Pumping per hour @ 8 hr. pumping / day	= ~~169.9/8~~ 167 KL / hr.
	=~~21.23~~ 20.88 KL / hr.
	= ~~5.9~~ 5.80 lps
	Say 2 No. 6.00 lps each
Gross working head	
Suction lift	= 5.00 mts.
Frictional loss in mains & Specials	= 10.00 mts.
Clear Head required	= 30.00 mts.
Total	= 45.00 mts
Say	= 45.00 mts
Pump HP	= (6.00 x 45) / (75 x 0.60)
	= 6.00 H.P.
Say	= 6.00 H.P.

It is proposed to provide 2 Nos of pumping set of 6.00 lps discharge at 45 mts Head each (1W + 1S).

IV. Boosting Machinery for Irrigation water

Total Water Requirement	25.00 = **15.00 KLD**
Pumping per hour @ 5 hr. pumping / day	15/5 = 15/2 KL / hr.
	5.00 = 7.50 KL / hr.
	83.33 138 = 125.00 lpm = 2.08 lps
	2.00 Say = 2.20 lps each
Gross working head	
Suction lift	= 5.00 mts.
Frictional loss in mains & Specials	= 3.00 mts.
Clear Head required	= 15.00 mts.
Total	= 21.00 mts
Say	= 21.00 mts
Pump HP	2.00 = (2.20 x 21) / (75 x 0.60)
	0.93 = 1.03 H.P.
Say	2.00 = 1.05 H.P.

It is proposed to provide 2 No. of pumping set of 2.2 lps discharge at 21 mts Head each (1W+1S).

FLOW TO SEWAGE TREATMENT PLANT

Total Water Requirement = 505 ~~314.7 KLD for domestic & 169.9 KLD for flushing~~

I. ~~85% of total Domestic Water Demand = 85% of 314.7 KLD = 267.495 KLD~~
II. ~~100% of total Flushing Water Demand = 100% of 169.9 KLD = 169.90 KLD~~

~~Total = 437.395 KLD~~
~~Say 440 KLD~~
~~Proposed STP Capacity = 440 KLD Or 0.44 MLD~~

Take up 80% to STP = 404 KLD
Add 5% marginal factor = 20 KLD
424 KLD

Proposed = 440 KLD
STP

FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

FINAL ABSTRACT OF COST

SR. NO.	SUB WORK	DESCRIPTION	Amount (Rs. in Lacs)
1.	SUB WORK NO. I	WATER SUPPLY SCHEME	~~165.51~~ 195.35
2.	SUB WORK NO. II	SEWERAGE SCHEME	~~148.97~~ 150.90
3.	SUB WORK NO.III	STORM WATER DRAINAGE	~~99.86~~ 117.77
4.	SUB WORK NO.IV	ROADS & FOOT PATHS	~~240.24~~ 240.26
5.	SUB WORK NO.V	STREET LIGHTING	~~47.64~~ 47.65
6.	SUB WORK NO. VI	HORTICULTURE (PLANTATION & ROAD SIDE TREES)	~~7.16~~ 7.17
7.	SUB WORK NO. VII	MTC CHARGES INCL RESURFACING OF ROADS AFTER 1st 5 YEARS AND 2nd YEAR OF MTC AS/HUDA	~~324.99~~ 325.00
		TOTAL	~~1034.37~~ 1054.10
	TOTAL : ~~(Rupees Ten Crores Thirty Four Lacs and Thirty Seven Thousand Only)/-~~		

Cost Per Acre = Rs. ~~1034.37~~ 1054.10 Lacs / 12.41875 = ~~83.29~~ 87.30 Lacs Per Acre.

FOR LION INFRADEVELOPERS LLP

AUTHORISED SIGNATORY

Executive Engineer
HSVP Division No. VI
Gurugram

Checked subject to comments in forwarding letter No. 45182 Dt. 12/03/2021 and notes attached with the estimate

Superintending Engineer,
HSVP Circle-II, Gurugram

Director Town & Country Planning Haryana Chandigarh

Superintending Engineer (HQ)
for Chief Engineer I HSVP
Panchkula

SUB WORK No. 1
(Abstract of Cost)

WATER SUPPLY SCHEME

SR. NO.	SUB WORK	DESCRIPTION	AMOUNT (Rs. In Lacs)	
1	Sub Head No. 01	Head Works	41.12	54.13
2	Sub Head No. 02	Plumbing Machinery	11.00	15.25
3	Sub Head No. 03	Water Supply Distribution (Domestic, Flushing & Rising Main pipe)	52.61	55.17
4	Sub Head No. 04	Irrigation	3.12	2.73
		TOTAL	107.85	127.28
		Add 3% contingencies & PH Charges	3.2355	3.82
		TOTAL	111.08	131.10
		Add 49% Departmental charges + Price escalation	54.43	64.24
		G. TOTAL	165.51	195.34
		Say in Lacs	165.51	

(C.O. to Final Abstract of Cost)

Say Rs. 195.35 Lacs

Sub Work No. 1 **Water Supply**
Sub Head No. 01 **Head Works**

Sr. No.	Description	Amount in Rs.
1	Construction of U.G. Tanks including pipes, valve & Specials. 350 KLD @ Rs. 3000/- per KLD	~~10,50,000~~/- 2250,000/
	500 4500	
2	Provision of Construction of Boosting Station 1 Nos @ Rs. ~~200000~~/- each 300000/-	~~2~~3,00,000/-
3	Boring and installing tube well with reverse rotary rig complete with pipe and strainer to a depth of about 120 Mtr complete in all respect . 1 Nos @ Rs. 1000000/- each	10,00,000/-
4	Provision of Construction of Tube well Chambers of Size 1.50m x 1.50m complete in all respect. 1 Nos @ Rs. 100000/- each. (Housing T.W)	1,00,000/-
5	Provision for Carriage of material & other unforeseen items L.S	50,000/-
6	Provision of rising main for tube well upto UGT L.S to by pass arrangement 100mm dia 170m @Rs.1250/-	212500/- ~~2,12~~,000/-
7	Provision for footpath, lawn, hedges at T.W boundary wall, boosting station (L.S)	5,00,000/-
8	Provision for staff office for maintenance Staff (L.S)	10,00,000/-
	Total	~~41,12,000~~/- 5412500
	Say in Lacs	~~41.12 Lacs~~ 54.13

(C.O. to Abstract of cost of Sub Work No. I)

Sub Work No. 1 **Water Supply**

Sub Head No. 02 **Pumping Machinery**

Sr. No.	Description	Amount in Rs.
1	Providing and installing transfer pumping set of following capacities for domestic water Supply with specials.	4,50,000/-
	6.00 lps at 45 mts head 3 No. (2W+1SB) - @ Rs. 150,000/- each Set (6 00HP)	~~1,50,000/-~~
2	Providing and installing pumping set of following capacities for Flushing water supply. 150000	3,00,000/-
	6.00 lps at 45 mts head – 2 No. (1W + 1SB) @ Rs ~~1,00,000~~/- 1 Set (6 HP each)	~~1,00,000/-~~
3	Providing and installing Submersible pump for tube wells with specials. Complete in all respects (1) 125000/-	1250000/-
	4.50 lps at 98 mts head - ~~2~~ No. (2W) @ Rs ~~2,00,000~~/- 1 Set (10 HP each)	~~2,00,000/-~~
4	Provision for making foundations & erection of pumping machinery.	~~1,50,000/-~~ 1,00,000/-
5	Provision for pipes. valves & specials inside boosting chamber.	1,00,000/-
6	Provision for electric services connection including electric fittings for boosting chambers and pump chamber etc.	2,50,000/-
7	Provision for carriage of materials and other unforeseen items L.S.	~~1,50,000/-~~ 1,00,000/-
	~~Total~~	~~11,00,000/-~~
	~~Say in Lacs~~	~~11.00 Lacs~~

(C.O. to Abstract of cost of ~~Sub Work No. 1~~)

(8) Prov. & Installing of Pumping set for Irrigation.
22 LPS at 21.00 M Head, 2 HP
2 Nos (1W + 1S) @ Rs 50,000/- 1,00,000/-

1525000/-

Say Rs 15.25 Lakh.

Sub-Work No. 1 **Water Supply**

Sub Head No. 03 **Water Supply Distribution & Rising Main Pipe**

Sr. No.	Description	Amount in Rs.
1	Providing, laying, jointing & testing pipe lines including cost of excavation etc complete in all respects.	
i)	80mm dia D.I. Pipe ~~767~~ Mtr @ Rs. ~~1750~~/- per Mtr	~~13,42,250/-~~
ii)	100mm i/d D.I. Pipes - ~~787~~ Mtr @ Rs. ~~2250~~/- per Mtr	~~17,70,750/-~~
iii)	150mm i/d D.I. Pipes 520 Mtr @ Rs. ~~2750~~/- per Mtr	~~14,30,000/-~~
2	Providing and fixing sluice valve including cost of surface box and masonry chamber etc. complete in all respect.	
	a) 80mm i/d 18 No. @ Rs. ~~7500/-~~ each	~~1,35,000/-~~
	b) 100mm i/d 9 No. @ Rs. ~~10000~~/- each	~~90,000/-~~
	c) 150mm i/d 1 No. @ Rs. 15000/- each	15,000/-
3	Providing and fixing indicating plates for sluice valve 28 No @ Rs. 1000/-	28,000/-
4	Provision for carriage of materials and other unforeseen items.	1,00,000/-
5	Provision for making connection with HUDA Pipe on master road	2,00,000/-
6	Provision for cutting the road and making good the same.	1,50,000/-
	~~Total~~	~~52,61,000/-~~
	~~Say in Lacs~~	~~52.61 Lac~~

(C.O. to Abstract of cost of Sub Work No. I)

(7) Prov. & fixing of fire hydrants with accessories 5 Nos @ Rs 15000/- 555000/-

(8) D.G. Pump 2850 LPM, 45 M Head, 48 HP, 60 KVA 9,00,000/-

5517000/-

Say Rs 55.17 Lakh.

Sub-Work No. 1 **Water Supply**
Sub Head No. 04 **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. 3,000/-	60,000/-
a)	25mm dia - 200 M @ Rs. ~~500~~/- Per Mtr.	~~1,00,000/-~~
2	Providing and fixing 25mm dia irrigation hydrant valve complete in all respect. 25 Nos @ Rs. 3500/- each.	87,500/-
3	Provision for carriage of materials and other unforeseen items L.S.	1,00,000/-
4	Provision for indicating plate with safety box etc. complete in all respect. 25 Nos @ Rs. 1000/- each.	25,000/-
		272500/-
	Total	~~3,12,500/-~~
	Say in Lacs	~~3.12 lac~~ 2.73 Lakh

(C/O To Abstract of Cost for Sub work No.1)

Sub-Work No. II **SEWERAGE SCHEME**

Sr. No.	Description	Amount in Rs.	
1	Sewer Pipes - Providing and laying ~~non pressure NP2 class (medium duty) R.C.C. pipes conforming to IS 458~~ testing of S.W. pipe grade A with collars jointed with stiff mixture cement mortar in the proportion of 1:2 (1 cement: 2 fine sand) including testing of joints etc. complete. (all round and upto haunching shall be paid separately) 1250		
	a) 200 mm Diameter i/d 1700 M @ Rs. ~~1400~~ 1500/- per Mtr	~~2380000.00~~/-	2125000/-
	b) 250 mm Diameter i/d 163 M @ Rs. ~~2000~~/- per Mtr	~~326000.00~~/-	244500/-
	c) 300 mm Diameter i/d 10 M @ Rs. ~~2600~~ 2250/- per Mtr	~~26000.00~~/-	22500/-
2	Provision of lighting and watching etc (L.S)	1,00,000/-	
(3)	Provision for carriage of Material & unforeseen items	2,00,000/-	
~~3~~ (4)	Provision for construction of Sewerage Treatment Plant (STP) including the cost of tertiary treatment level with recycling storage tank and machinery with all arrangement etc. complete in all respect ~~4.40~~ KLD or (0.~~44~~ MLD) Capacity ~~L.S.~~ @ 16000/- Per KLD	~~68,75,000.00~~/- 70,40,000/-	
(5)	Provision for regular connection with existing/proposed sewer line.	1,00,000/-	
	~~Total~~	~~9707000.00~~/-	9832000/-
	Add 3% contingency & P.H. Services	~~291210~~/-	294960/-
	Total	~~9998210~~/-	10126960/-
	Add 49% Department charges + Price Escalation	~~4899122.9~~/-	4962210/-
	G. Total	~~14897332.9~~/-	15089170/-
	Say in Lacs	~~148.97~~ Lacs	
			150.90

(C/O to Final Abstract of Cost)

Sub-Work No. III **STORM WATER DRAINAGE SCHEME**

Sr. No.	Description	Amount in Rs.
1	Storm Water Pipes - Providing and laying non pressure ~~NP2~~ NP3 class (medium duty) R.C.C. pipes conforming to IS 458 with collars jointed with stiff mixture cement mortar in the proportion of 1:2 (1 cement: 2 fine sand) including testing of joints etc. complete. (all round and upto haunching shall be paid separately)	
	~~a) 150 mm Diameter i/d = 150 M @ Rs. 650/- per Mtr~~	~~97,500.00/-~~
	~~b) 200 mm Diameter i/d = 1500 M @ Rs. 850/- per Mtr~~	~~12,75,000.00/-~~
	~~c) 250 mm Diameter i/d = 298 M @ Rs. 1020/- per Mtr~~	~~3,03,960.00/-~~
(a)	~~d) 300~~ 400 mm Diameter i/d = ~~424~~ 722 M @ Rs. ~~1250~~ 2500/- per Mtr	~~5,30,000.00/-~~ 18050007
(b)	~~e)~~ 450 mm Diameter i/d = 286 M @ Rs. ~~1850~~ 2650/- per Mtr	~~5,29,100.00/-~~ 7579007
(c)	~~f)~~ 600 mm Diameter i/d = 189 M @ Rs. ~~3500~~ 4500/- per Mtr	~~6,61,500.00/-~~ 850500
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 requirement of site etc. ~~9~~ 10 Nos RWH @ Rs. ~~1,50,000~~ 2,50,000/- each.	25,00,000/- ~~13,50,000.00/-~~
3	Provision for road gulley & pipe with connection 300mm dia (L.S)	3,00,000.00/-
4	Provision for lighting and watching (L.S)	80,000.00/-
5	Provision for timbering and shoring (L.S)	80,000.00/-
6	Provision for cartage of material and other unforeseen item	1,00,000.00/-
7	Provision for making connection with HSVP storm water drain (L.S)	1,00,000.00/-
8	Provision for temporary disposal arrangement	10,00,000.00/-
9	Provision for cutting of road and making road to its original condition	1,00,000.00/-
	Total	~~65,07,060.00~~/- 7673400
	Add 3% contingency & P.H. Services	~~1,95,211.80~~/- 230202
	Total	**67,02,271.80/-** 7903602
	Add 49% Department charges + Price Escalation, unforeseen, addendum	~~32,84,113.18~~/- 3872765
	G. Total	**99,86,384.98/-** 11776367
	Say in Lacs	**~~99.86 Lacs~~** 117.77

(C/O to Final Abstract of Cost)

Sub Work No. IV **ROAD AND FOOTPATH**

S. No.	Description	Unit	Qty.	Rate (In Rs.)	Amount (In Rs.)
1	Provision for leveling & earth filling as per site conditions	Per Acre	12.4187	150000	18,62,805.00
2	i) Providing and laying 100 mm thick PCC under pavement, cement concrete of specified grade 1:4:8 and 150 mm thick RMC grade M-40 ii) Providing and laying Bituminous road (200mm GSB, 250mm WMM, 50mm ~~BM, 25mm MSS~~) DBM 25 mm BC.	Sqm	8787	1200	1,05,44,400.00
3	Provision for kerbs and channels of C.C. 1.2:4	Meter	1440.93	600	8,64,558.00
4	Provision for arrangement of guide map and indicating board etc.	LS			2,00,000.00
5	Provision for Traffic light control	LS			1,00,000.00
6	Provision for foothpath with 100mm thick PCC under pavement cement concrete of specified grade 1:4:8 and 150mm thick RMC Grade M-40 ~~or Bituminous road with 250 mm GSB, 300mm WMM, 50mm thick DBM & 40mm thick BC etc as per requirement of site for surface car parking & approach to Tower / Block etc.~~	Sqm	2161.39	600	12,96,834.00
7	Provision for carriage of material & other unforseen	LS			2,00,000.00
8	Provision for pavement in ~~common~~ commercial area i.e. 50% of the area ~~1852.47~~ 1893.96 i.e. ~~1952.47/2 =926.235 Sqm~~ 1893.96/2 = 946.98	Sqm	~~926~~ 947	600	~~5,85,600.00~~ 5,86,200
	Sub Total		15654797		~~1,56,54,197.00~~
	Add 3% contingencies & PH services		469644		~~4,69,625.91~~
	Sub Total		16124441		~~1,61,23,822.91~~
	Add 49% Departmental Charges + Price Escalation		7900976		~~79,00,673.23~~
	Total		24025417/-		~~2,40,24,496.14~~
	Say Rs. in Lacs		240.26 Lacs		~~240.24~~

(C.O. to Final Abstract of cost)

Sub Work No. V **STREET LIGHTING**

S. No.	Description	Unit	Qty.	Rate (In Rs.)	Amount (In Rs.)
1	Provision for Street Lighting at surrounding area as per standard specifications of HVPN etc. complete with CFL	Acre	12.4187	250000	31,04,675.00
	Add 3% contingencies & PH services				93,140.25
	Total				**31,97,815.25**
	Add 49% Departmental Charges + Price Escalation and unforseen, addendum				15,66,929.47
	Total				**47,64,744.72**
	Say Rs. in Lacs				~~47.64~~ 47.65

(C.O. to Final Abstract of cost)

Sub Work No. VI **HORTICULTURE**

S. No.	Description	Unit	Qty.	Rate (In Rs.)	Amount (In Rs.)
1	Development of Lawn Areas				
a	Trenching of ordinay soil upto depth of 60cm i/c removal & stacking of serviceable material & disposing by spreading and levelling with in a lead of 50M and making up the trench aea 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 with all fitting and valve etc. complete				
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 7.5cm part in eighter direction				
d	Organized green 3830.63 Sqm or 0.94 acres (As per detail given in green park area calculation)	Acre	0.9466	150000	1,41,990.00
2	Providing and planting trees along boundary @12m interval (Length appx. x 1440M) = 1440/12 = 120 , 120 x 2 = 240 Say No. of trees = 250 NOS Cost details : Excavation = Rs. 60 Manure = Rs. 90 Tree Plant + Tree guared = Rs. 1150 Total Rs. = Rs. 1300				
		Each	250	1300	3,25,000.00
	Total				**4,66,990.00**
	Add 3% contingencies & PH services				14,009.70
	Total				**4,80,999.70**
	Add 49% Departmental Charges + Price Escalation, unforseen, addendum				2,35,689.85
	Total				**7,16,689.55**
	Say Rs. in Lacs				~~7.16~~ 7.17

(C.O. to Final Abstract of cost)

Sub Work No. VII **Mtc. of services and Resurfacing of Roads**

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 @ Rs. 7.5 lacs per acre	Acre	12.4187	7,50,000.00	93,14,025.00
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	8787	600	52,72,200.00
3	2nd phase after next five years of 1st phase (50mm DBM & 25mm BC or as per crust design whichever is safer	Sqm	8787	750	65,90,250.00
	Sub Total				**2,11,76,475.00**
	Add 3% contingencies & PH services				6,35,294.25
	Sub Total				**2,18,11,769.25**
	Add 49% Departmental Charges + Price Escalation and unforseen, addendum				1,06,87,766.93
	Total				**3,24,99,536.18**
	Say Rs. in Lacs				~~**324.99**~~ 325.00 Lakh

(C.O. to Final Abstract of cost)

SUMMARY OF DESIGN REQUIREMENT

Sr. No.	Description	Qty	Unit
1	Total Population	3962 ~~4160~~	Persons
2	Total Water Requirement (Domestic)	338 ~~314.7~~	KLD
3	Total Water Requirement (Flushing)	167 ~~154.23~~	KLD
4	Total Water Requirement (Horticulture)	25.0 ~~15.67~~	KLD
5	U. G. Tank (Domestic)	2	No.
6	~~U. G. Tank (Raw)~~	~~2~~	~~No.~~
7	No. of Domestic WS pumps UGT	2+1	Set
8	No. Flushing pumps	1+1	No.
9	No. of submersible pumps	2	No.
10	STP (440 KLD)	1	No.

Material Summary : Water Supply (Domestic & Flushing) and Rising Main

Sr. No.	Pipe Size (in mm)	Qty (in Mtr)		
		Water Supply (Domestic)	Water Supply (Flushing)	Rising Main
1	20		1200	
2	25	1200		
3	50		423	
4	65	423	43	
5	80	43	680	
6	100	680		
7	150			520

Grand Total

	Domestic		Flushing		Total
80mm	466	+	1146	=	1612 Mtr
100 mm	680		—	=	680 Mtr
150mm	520		—	=	520 Mtr

Material Summary (Water Supply : Domestic)

S. No.	Node		Pipe Size / Length		
	From	To	~~65 mm~~	80 mm	100 mm
1	1	2	~~115~~	115	
2	3	4		43	
3	4	5		—	115
4	4	6		—	101
5	7	8		—	115
6	9	10	~~157~~	157	
7	11	12	~~33~~	33	
8	13	14		—	20
9	15	16		—	174
10	17	18		—	155
11	19	20	~~30~~	30	
12	21	22	~~88~~	88	
Total Quantity			~~423~~	~~43~~ 466	680

~~Branch Pipe for Domestic (25mm) = 1200 Mtr~~

80mm = 466 Mtr

100mm = 680 Mtr

Material Summary (Water Supply : Flushing)

S. No.	Node		Pipe Size / Length		
	From	To	~~50 mm~~	~~65 mm~~	80 mm
1	1	2	~~115~~		115
2	3	4		~~43~~	43
3	4	5			115
4	4	6			101
5	7	8			115
6	9	10	~~157~~		157
7	11	12	~~33~~		33
8	13	14			20
9	15	16			174
10	17	18			155
11	19	20	~~30~~		30
12	21	22	~~88~~		~~88~~
Total Quantity			~~423~~	~~43~~	~~680~~

1146 MOR

Branch Pipe for Flushing (20mm) = 1200 Mtr

Rising Main

S. No.	Name of Line		Size	Length (in Mtr)	
	From	To	mm	100	150
1	TW	UGT	150		170
2	Government Line	UGT	150		350
Total				0	520

MATERIAL STATEMENT OF SEWERAGE SCHEME

Node no (Sewer)	Length in mtr.	Design
		Pipe size (R.C.C NP2 PIPE) S.W Pipe
1	0	200
1-2	97	200
3	0	200
3-2	24	200
2-8	84	200
7	0	200
7-8	101	200
9	0	200
9-8	60	200
8-6	88	250
4	0	200
4-5	78	200
5-6	38	200
6-12	24	250
16	0	200
16-17	58	200
15	0	200
15-17	29	200
17-14	62	200
13	0	200
13-14	129	200
14-11	53	200
10	0	200
10-11	103	200
11-12	51	250
12-STP	10	300
	1089 Mtr	

200 mm i/d Pipe Length	= 916 Mtr + 784 = 1700 Mtr
250 mm i/d Pipe Length	= 163 Mtr
300 mm i/d Pipe Length	= 10 Mtr

MATERIAL STATEMENT OF STORM WATER DRAINAGE SCHEME

Node no (Storm Water)	Length in mtr.	Design
		Pipe size (R.C.C. NP2)
1-2	88	~~250~~ RCC
3-2	16	~~250~~ RCC
2-4	84	~~300~~ RCC
5-5A	31	~~300~~ RCC
6-5A	21	~~300~~ RCC
5A-4	43	~~300~~ RCC
4-7	82	450
8-7	29	~~250~~ RCC
7-9	89	450
10-12	130	~~300~~ RCC
11-12	93	~~250~~ RCC
12-09	74	450
09-13	41	450
14-13	115	~~300~~ RCC
13-16	21	600
15-16	36	~~250~~ RCC
16-18	40	600
17-18	36	~~250~~ RCC
18-19	128	600

1192

~~250 mm i/d Pipe Length~~	~~= 298 Mtr~~
300 mm i/d Pipe Length	= ~~424 Mtr~~ 732 mts.
450 mm i/d Pipe Length	= 286 Mtr
600 mm i/d Pipe Length	= 189 Mtr

Material statement of Road work

SR. NO.	ROAD NO.	ROAD WIDTH	LENGTH	WIDTH	AREA	
1	1	9	82.377	6	494.262	Sqm.
2	2	9	94.94	6	569.64	Sqm.
3	3	9	174.122	6	1044.732	Sqm.
4	4	9	34.233	6	205.398	Sqm.
5	5	9	154.934	6	929.604	Sqm.
6	6	9	114.968	6	689.808	Sqm.
7	7	9	148.968	6	893.808	Sqm.
8	8	9	86.696	6	520.176	Sqm.
9	9	9	61.736	6	370.416	Sqm.
10	10	9	33.944	6	203.664	Sqm.
11	11	9	86.699	6	520.194	Sqm.
12	12	9	120.7	6	724.2	Sqm.
13	13	12	44	6	264	Sqm.
14	14	24	67	2x7	938	Sqm.
	G. TOTAL				**8367.902**	Sqm.
	Add 5% extra for curves				418.3951	Sqm.
	Total				**8786.2971**	Sqm.
				say	8787	Sqm.

1 **Kerbs and channels**

(i)	9 mtr. wide road	(1 x 1194.317)	1194.317 mtr
(ii)	12 mtr. wide road	(1 x 44)	44 mtr
(iii)	24 mtr. wide road	(2 x 67)	134 mtr
		Total	**1372.317** mtr
		Add 5% extra for curves	68.62 mtr
		G. TOTAL	**1440.93** mtr

2 **Foothpath**

(i)	9M & 12M wide road	1238.317 x 1.5	1857.4755 mtr
(ii)	24 mtr. wide road	67 x 2 x 1.5	201 mtr
		Total	**2058.4755** mtr
		Add 5% extra for curves	102.923775 mtr
		G. TOTAL	**2161.399275** mtr

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RAINWATER HARVESTING AND REUSE POTENTIAL

RAINWATER HARVESTING CALCULATION

S.NO.	DESCRIPTION	AREA (SQ. MTR.)	RUNOFF COEFFICIENT	AVERAGE ANNUAL RAINFALL (MM)	TOTAL VOLUME AVAILABLE FROM RAINFALL (CUM/YEAR)	DESIGN HOURLY INTENSITY OF RAINFALL (MM/HR.)	RAINWATER HARVESTING POTENTIAL (CUM/HR.)
1	ROOF TOP WATER	28704	0.85	389	9498.30	25.0	610.71
2	PAVED SURFACES, ROADS AND OTHER BUILT UP AREAS	10746	0.6	389	2510.06	25.0	161.39
3	LAWNS, GARDEN AND OTHER GREEN SPACES	2343	0.35	389	319.24	25.0	20.53
	TOTAL	**41793**			**12327.60**		**792.63**

DETENTION TIME PLANNED (MIN)		20.00
TOTAL VOLUME OF HARVESTING PIT REQUIRED (CUM)		264.21
SURFACE AREA REQUIRED (CONSIDERING WATER DEPTH OF 3 MTR.) IN SQ. MTR.		88.07
NO. OF PIT PLANNED		9.00
SURFACE AREA FOR EACH PIT		9.79
DIAMETER OF CIRCULAR CONVENTIONAL PIT		**3.53**
MODULAR HARVESTING PIT	**LENGTH (M)**	**2.55**
	WIDTH (M)	**3.83**

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WATER REQUIREMENT CHART

Sr. No.	DESCRIPTION	AREA/REMARK	OCCUPANCY	WATER REQUIREMENT				WATER REQUIREMENT				FLOW TO SEWER				GROSS FLOW TO SEWER
				RE-CYCLED	FRESH WATER			RE-CYCLED	FRESH WATER			RE-CYCLED	FRESH WATER			
				TREATED	DOMESTIC	HOT	DRINKING	TREATED	DOMESTIC	HOT	DRINKING	TREATED	DOMESTIC	HOT	DRINKING	
		SQ. MTR.	NO.	LPCD		LPCD		LPD		LPD		100%	85%	75%	50%	LPD
1	APARTMENTS	832 FAMILIES OF 5 PERSON EACH	4160	45	70	15	5	187200	291200	62400	20800	187200	247520	46800	10400	491920
2	MAINTENANCE STAFF	ASSUMED	10	20	20	0	5	200	200	0	50	200	170	0	25	395
3	FILTERATION BACKWASH	5% OF THE TOTAL DEMAND						9370	14570	3120	1043	9370	14570	3120	1043	28103
4	EXTERNAL IRRIGATION - 4000 SQ. MTR. APPROX. (DEMAND TO BE VERIFIED FROM THE LANDSCAPE CONSULTANT)	JANUARY TO APRIL - 5 LIT./SQ. MTR. MAY - JUNE - 6 LIT./SQ. MTR. JULY - SEPTEMBER - 2 LIT./SQ. MTR. OCTOBER - DECEMBER - 3 LIT./SQ. MTR.						15667								
TOTAL								212437	305970	65520	21893	196770	262260	49920	11468	520418
TOTAL (CONSIDERING REDUCTION IN DEMAND @ 20% BY USING LOW FLOW FIXTURES)								169949	244776	52416	17514	157416	209808	39936	9174	442355

TOTAL RECYCLED TREATED WATER DEMAND	103.3	KLD	UNDERGROUND STORAGE CAPACITY	
TOTAL FRESH WATER DEMAND	314.7	KLD	RAW WATER TANK (60% OF 1 DAY REQ.)	189 KL
FLOW TO SEWER/SEWAGE TREATMENT PLANT	442.4	KLD	TREATED FRESH WATER TANK (40% OF 1 DAY REQ.)	126 KL

SOURCE SIZING		
MUNICIPAL CONNECTION	169.01	MM DIAMETER
BOREWELL FLOW RATE REQ.	39.38	CUM/HR.

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DOMESTIC WATER TREATMENT STATION			
	GROSS DOMESTIC WATER REQUIREMENT	315	KLD
Sr. No.	Description	Value	Unit
A	**Filter Feed Pump**		
1	**Capacity Calculation**		
1.1	Operational Hours	14	Hrs.
1.2	Flow Rate	22.5	m3/hr
		374.7	Lit./min.
		6.2	Lit./sec.
1.3	Safety Factor @ 10%	0.6	Lit./sec.
1.4	Calculated Flow Rate	6.9	Lit./sec.
1.5	**Selected Flow Rate (1W+1S)**	7.0	Lit./sec.
2	**Head Loss Calculation**		
2.1	Length of Horizontal Pipes	10.0	mtr.
2.2	Static Head	1.5	mtr.
2.3	Total Length of pipes	11.5	mtr.
2.4	Residual head required	15	mtr.
2.5	Discharge through pipe	0.0070	cum/sec
2.6	Diameter of pipe	77.1	mm
2.7	No. of Bends and fittings in pipe	5	No.
2.8	Coefficient of roughness	1.0	
2.9	Resistance Coefficient of valves and fitting	6.0	
2.10	Gravitational acceleration	9.8	m/sec^2
2.11	Velocity of flow	1.5	m/sec
2.12	Major Head Loss (Modified Hazen williams)	0.3	mtr.
2.13	Minor Head Loss	0.7	mtr.
2.14	Total Head Loss	1.0	mtr.
2.15	Head of Pump Required	17.5	mtr.
2.16	Adding 10% Safety Factor	1.8	mtr.
2.17	Head of Pump	19.3	mtr.
2.18	Head of Pump Selected	25.0	mtr.
B	**Domestic Water Transfer Pump**		
1	**Capacity Calculation**		
1.1	Operational Hours	6	Hrs.
1.2	Flow Rate	52.5	m3/hr
		874.2	Lit./min.
		14.6	Lit./sec.
1.3	Safety Factor @ 10%	1.5	Lit./sec.
1.4	Calculated Flow Rate	16.0	Lit./sec.
1.5	Selected Flow Rate (2W+1S)	8.0	Lit./sec.
2	**Head Loss Calculation**		
2.1	Length of Horizontal Pipes	1000.0	mtr.
2.2	Static Head	25.0	mtr.
2.3	Total Length of pipes	1025.0	mtr.
2.4	Residual head required	10	mtr.
2.5	Discharge through pipe	0.0080	cum/sec
2.6	Diameter of pipe	82.4	mm
2.7	No. of Bends and fittings in pipe	15	No.
2.8	Coefficient of roughness	1.0	
2.9	Resistance Coefficient of valves and fitting	6.0	
2.10	Gravitational acceleration	9.8	m/sec^2
2.11	Velocity of flow	1.5	m/sec
2.12	Major Head Loss (Modified Hazen williams)	27.0	mtr.
2.13	Minor Head Loss	0.7	mtr.
2.14	Total Head Loss	27.7	mtr.
2.15	Head of Pump Required	62.7	mtr.
2.16	Adding 10% Safety Factor	6.3	mtr.
2.17	Head of Pump	69.0	mtr.
2.18	Head of Pump Selected	70.0	mtr.
E	**Multigrade Filter**		
1.1	Flow of Filtration system	25.2	m3/hr
1.2	Total no. of filters	2	No.
1.3	Design flow of each filter	12.6	m3/hr.
1.4	Filtration Rate	14	m3/m2/hr.
1.5	Therefore surface area required	0.90	m2

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DOMESTIC WATER TREATMENT STATION			
	GROSS DOMESTIC WATER REQUIREMENT	315	KLD
Sr. No.	Description	Value	Unit
1.6	Diameter of filter	1070	mm
1.7	**Diameter of filter selected**	**1000**	**mm**
F	**Activated Carbon Filter**		
1.1	Flow of Filtration system	25.2	m3/hr
1.2	Total no. of filters	2	No.
1.3	Design flow of each filter	12.6	m3/hr.
1.4	Filtration Rate	14	m3/m2/hr.
1.5	Therefore surface area required	0.90	m2
1.6	Diameter of filter	1070	mm
1.7	**Diameter of filter selected**	**1000**	**mm**

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MANNING'S CALCULATION - SEWER

Node no	Length in mtr.	Peak Discharge(LPS)					Mannings constant	Design					Fall in metre	Level at start		Level at end	
		Self(LPM)	Self	infiltration @ 10%	Add.	Total		Slope 1 in	Pipe size	Velocity in m/s	Discharge in lps(full flow)	Discharge in lps(half flow)		G.L.	I.L.	G.L.	I.L.
1	0	11.3	0.19	0.02	0.00	0.21	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
1-2	97	135.6	2.26	0.23	0.21	2.69	0.01	150	150	0.91	16.17	8.09	0.65	0.00	0.90	0.00	1.55
3	0	5.65	0.09	0.01	0.00	0.10	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
3-2	24	5.65	0.09	0.01	0.10	0.21	0.01	150	150	0.91	16.17	8.09	0.16	0.00	0.90	0.00	1.06
2-8	84	50.85	0.85	0.08	2.90	3.83	0.01	150	150	0.91	16.17	8.09	0.56	0.00	1.55	0.00	2.11
7	0	11.3	0.19	0.02	0.00	0.21	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
7-8	101	79.1	1.32	0.13	0.21	1.66	0.01	150	150	0.91	16.17	8.09	0.67	0.00	0.90	0.00	1.57
9	0	11.3	0.19	0.02	0.00	0.21	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
9-8	60	79.1	1.32	0.13	0.21	1.66	0.01	150	150	0.91	16.17	8.09	0.40	0.00	0.90	0.00	1.30
8-6	88	107.35	1.79	0.18	7.15	9.12	0.01	225	250	1.05	51.56	25.78	0.39	0.00	2.11	0.00	2.50
4	0	22.6	0.38	0.04	0.00	0.41	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
4-5	78	113	1.88	0.19	0.41	2.49	0.01	150	150	0.91	16.17	8.09	0.52	0.00	0.90	0.00	1.42
5-6	38	28.25	0.47	0.05	2.49	3.00	0.01	150	150	0.91	16.17	8.09	0.25	0.00	1.42	0.00	1.67
6-12	24	28.25	0.47	0.05	12.12	12.64	0.01	225	250	1.05	51.56	25.78	0.11	0.00	2.50	0.00	2.60
16	0	5.65	0.09	0.01	0.00	0.10	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
16-17	58	45.2	0.75	0.08	0.10	0.93	0.01	150	150	0.91	16.17	8.09	0.39	0.00	0.90	0.00	1.29
15	0	11.3	0.19	0.02	0.00	0.21	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
15-17	29	33.9	0.57	0.06	0.21	0.83	0.01	150	150	0.91	16.17	8.09	0.19	0.00	0.90	0.00	1.09
17-14	62	62.15	1.04	0.10	1.76	2.90	0.01	150	150	0.91	16.17	8.09	0.41	0.00	1.29	0.00	1.70
13	0	22.6	0.38	0.04	0.00	0.41	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
13-14	129	158.2	2.64	0.26	0.41	3.31	0.01	150	150	0.91	16.17	8.09	0.86	0.00	0.90	0.00	1.76
14-11	53	33.9	0.57	0.06	6.22	6.84	0.01	150	150	0.91	16.17	8.09	0.35	0.00	1.76	0.00	2.11
10	0	11.3	0.19	0.02	0.00	0.21	0.01	150	150	0.91	16.17	8.09	0.00	0.00	0.90	0.00	0.90
10-11	103	73.45	1.22	0.12	0.21	1.55	0.01	150	150	0.91	16.17	8.09	0.69	0.00	0.90	0.00	1.59
11-12	51	28.25	0.47	0.05	8.39	8.91	0.01	225	250	1.05	51.56	25.78	0.23	0.00	2.11	0.00	2.34
12-STP	10	0	0.00	0.00	21.03	21.03	0.01	275	300	1.07	75.83	37.92	0.04	0.00	2.60	0.00	2.64

PRIFACTOR
ENGINEERS
Ideate Innovate Implement

MANNING'S CALCULATION - STORM WATER PIPES

Node no	Length in mtr.	Area (sq.mtr.)	Catchment Area (Hectare)			Discharge in LPS	Manning's constant	Design				Fall in metre	Level at start		Level at end	
			Self	Add.	Total			Slope 1 in	Pipe size	Velocity in m/s	Discharge in lps(full flow)		G.L.	I.L.	G.L.	I.L.
1-2	88	4115	0.41	0.00	0.41	51.44	0.01	225	250	1.05	51.56	0.39	0.00	-0.80	0.00	-1.19
3-2	16	650	0.07	0.00	0.07	8.13	0.01	225	250	1.05	51.56	0.07	0.00	-0.80	0.00	-0.87
2-4	84	1924	0.19	0.24	0.43	53.83	0.01	250	300	1.12	79.54	0.34	0.00	-1.19	0.00	-1.53
5-5A	31	1546	0.15	0.00	0.15	19.33	0.01	250	300	1.12	79.54	0.12	0.00	-0.80	0.00	-0.92
6-5A	21	723	0.07	0.00	0.07	9.04	0.01	250	300	1.12	79.54	0.08	0.00	-0.80	0.00	-0.88
5A-4	43	797	0.08	0.23	0.31	38.33	0.01	250	300	1.12	79.54	0.17	0.00	-0.92	0.00	-1.10
4-7	82	3022	0.30	0.44	0.74	93.07	0.01	400	450	1.17	185.39	0.21	0.00	-1.53	0.00	-1.73
8-7	29	773	0.08	0.00	0.08	9.66	0.01	225	250	1.05	51.56	0.13	0.00	-0.80	0.00	-0.93
7-9	89	2379	0.24	0.52	0.76	95.24	0.01	400	450	1.17	185.39	0.22	0.00	-1.73	0.00	-1.95
10-12	130	4895	0.49	0.00	0.49	61.19	0.01	275	300	1.07	75.83	0.47	0.00	-0.80	0.00	-1.27
11-12	93	2987	0.30	0.00	0.30	37.34	0.01	225	250	1.05	51.56	0.41	0.00	-0.80	0.00	-1.21
12-09	74	1892	0.19	0.59	0.78	97.70	0.01	400	450	1.17	185.39	0.19	0.00	-1.27	0.00	-1.46
09-13	41	935	0.09	1.08	1.18	146.99	0.01	400	450	1.17	185.39	0.10	0.00	-1.95	0.00	-2.05
14-13	115	4665	0.47	0.00	0.47	58.31	0.01	275	300	1.07	75.83	0.42	0.00	-0.80	0.00	-1.22
13-16	21	684	0.07	1.55	1.62	202.19	0.01	500	600	1.26	357.10	0.04	0.00	-2.06	0.00	-2.10
15-16	36	838	0.08	0.00	0.08	10.48	0.01	225	250	1.05	51.56	0.16	0.00	-0.80	0.00	-0.96
16-18	40	1045	0.10	1.70	1.81	225.73	0.01	500	600	1.26	357.10	0.08	0.00	-2.10	0.00	-2.18
17-18	36	1553	0.16	0.00	0.16	19.41	0.01	225	250	1.05	51.56	0.16	0.00	-0.80	0.00	-0.96
18-19	128	2188	0.22	1.96	2.18	272.49	0.01	500	600	1.26	357.10	0.26	0.00	-2.18	0.00	-2.44

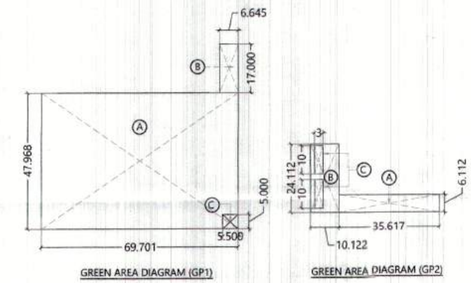
REVISED LAYOUT OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN REVENUE ESTATE OF SOHNA, SECTOR-35, SOHNA, DISTT. GURUGRAM (HR) FOR LAND MEASURING 12.41875 ACRES BELONGING TO LION INFRA DEVELOPERS LLP, VALLABHAM BUILDCON PVT. LTD & VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

WATER SUPPLY SCHEME

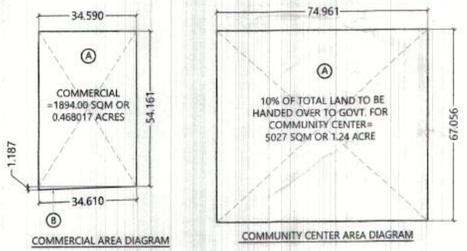
Checked subject to comments in forwarding letter No. 45182 Dt. 12/03/2020 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer, HSVP Panchkula



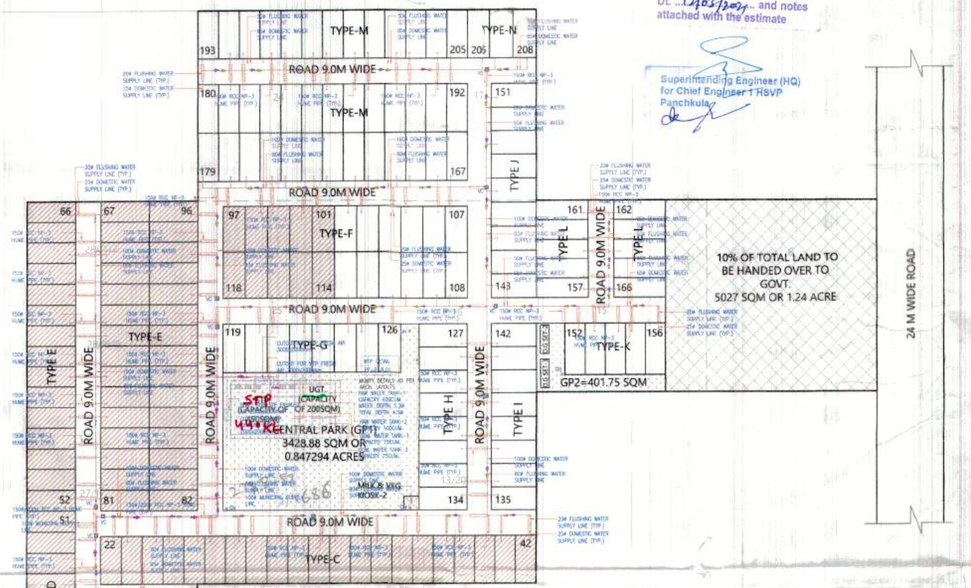
GREEN AREA DIAGRAM (GP1)

GREEN AREA DIAGRAM (GP2)

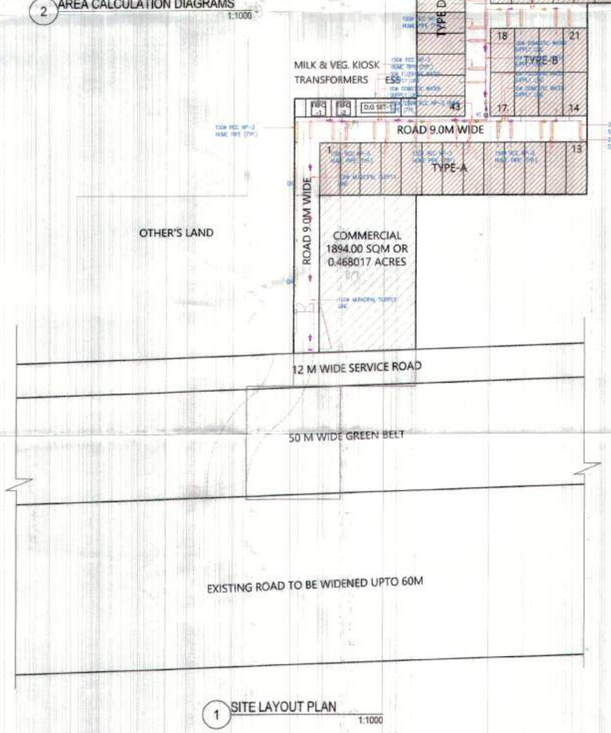


COMMERCIAL AREA DIAGRAM

COMMUNITY CENTER AREA DIAGRAM



2 AREA CALCULATION DIAGRAMS 1:1000



1 SITE LAYOUT PLAN 1:1000

PLOT AREA CALCULATION							
S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS	TOTAL AREA (SQM)
1	A	1-13	7.302	18.028	131.640	13	1711.326
2	B	14-21	8.558	15.514	132.769	8	1062.150
3	C	22-42	7.377	17.200	126.884	21	2664.572
4	D	43-51	7.358	17.117	125.947	9	1133.522
5	E	52-66,67-96	7.194	17.117	123.140	45	5541.286
6	F	97-118	7.882	16.000	126.112	22	2774.464
7	G	119-126	7.882	17.000	133.994	8	1071.952
8	H	127-134	8.121	17.000	138.057	8	1104.456
9	I	135-142	8.121	16.000	129.936	8	1039.488
10	J	143-151	8.333	16.000	133.328	9	1199.952
11	K	152-156	7.123	18.000	128.214	5	641.070
12	L	157-166	6.789	18.367	124.694	10	1246.936
13	M	167-192, 193-205	7.361	17.000	125.137	39	4880.343
14	N	206-208	8.332	17.000	141.644	3	424.932
GRAND TOTAL						208	26496.450

DETAIL OF 50% AREA TO BE FREEZED OF AREA UNDER PLOTTED DEVELOPMENT								
S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS	TOTAL AREA (SQM)	RECTANGLE/ KILLA NO.
1	A	1-13	7.302	18.028	131.640	13	1711.326	9/1 , 2
2	B	14-21	8.558	15.514	132.769	8	1062.150	2
3	C	22-42	7.377	17.200	126.884	21	2664.572	27/1, 21,13/20
4	D	43-51	7.358	17.117	125.947	9	1133.522	2,27/1
5	E	52-66, 67-96	7.194	17.117	123.140	45	5541.286	27/1,28//5/2, 28//1/2
6	F	97-101, 114-118	7.882	16.000	126.112	10	1261.120	25
GRAND TOTAL						106	13373.977	

GREEN AREA					
CATEGORY		WIDTH	DEPTH	NO.S	AREA (IN SQM)
GP1	A	69.701	47.968	1	3343.4176
	B	6.645	17.000	1	112.9650
	C	5.5	5	1	27.5000
	TOTAL (GP1)= A+B-C				3428.8826
GP2	A	35.617	6.112	1	217.6911
	B	10.122	24.112	1	244.0617
	C	3	10	2	60.0000
	TOTAL (GP2)= A+B-C				401.7528
TOTAL GREEN AREA (GP1+GP2)					3830.6353

COMMERCIAL AREA				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	34.59	54.161	1	1873.43
B	34.59	1.187	0.5	20.53
TOTAL COMMERCIAL AREA				1893.96

10% OF TOTAL LAND HANDED OVER TO GOVT. FOR COMMUNITY CENTER				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	74.961	67.056	1	5026.58
TOTAL				5026.58

OTHER AREAS			
CATEGORY	WIDTH	DEPTH	AREA (IN SQM)
MILK & VEG KIOSK-1	5.5	6.5	35.750
MILK & VEG KIOSK-2	5.5	5	27.500
ESS	38.09	6.5	247.585
STP.	22.5	20.00	450.000
UGT.	16.00	12.50	200.000
OTHER AREAS			60.000

PROJECT AREA DETAIL			
DESCRIPTION	%	AREA (IN SQM)	AREA (IN ACRES)
Total Land Area		50256.818	12.4187
Area Under Sector Road and Green Belt		1873.128	0.46286
Balance area (Total area - area under sector road and green belt)		48383.690	11.9559
50% Benefit of Area falling under Sector road and Green belt		936.564	0.2314
Net Plan Area		49320.25	12.1873
Permissible Area Under Plots	61	30085.355	7.4343
Proposed Area Under Plots	53.72	26496.450	6.5474
Required Area to be transferred free of cost to the Government for Community Site (10% of total land area)	10	5025.682	1.2419
Proposed Area to be transferred free of cost to the Government for Community Site	10.00	5026.58	1.2421
Required Green Area	7.5	3699.019	0.9140
Proposed Green Area	7.77	3830.6353	0.9466
Permissible Commercial Area	4	1972.8102	0.4875
Proposed Commercial Area	3.84	1893.96	0.4680
Proposed Number of Plots		208	
Total Population (@18 person per plot)		3744.0000	
Permissible Density		240-400 PPA	
Proposed Density		307.2050	
50% Area to be Freezed of Area under Plotted Development required	50	13248.23	3.2737
Proposed Area Freezed of Area under Plotted Development required	50.47	13373.977	3.3048
Total Saleable Area (Plot Area + Commercial Area)	57.56	28390.41	7.02

To be read with Licence No. 23 of 2019 dated 20.02.2019

That this **Revised Layout plan for an area** measuring **12.41875 acres (Drawing no. DTCP-7538 dated 09.09.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Vallabham Buildcon Pvt. Ltd and Vibhor Home Developers Pvt. Ltd in collaboration with Lion Infra Developers LLP, in Sector-35, Sohna** is hereby approved subject to the following conditions:-

1. That this **Revised Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the Government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL) ATP (HQ) | (RAJESH KAUSHIK) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

LEGEND

LEGEND	
	AREA TO BE FREEZED
	LAND HANDED OVER TO GOVT.
	COMMERCIAL AREA
	GREEN AREA

GENERAL NOTES

PLUMBING LEGEND

	SEWER PIPE
	STORM PIPE
SMH	SEWER MANHOLE 900mm DIAMETER 1200/1500mm DIAMETER
SWH	STORM MANHOLE 900mm DIAMETER 1200/1500mm DIAMETER
DWR	DOMESTIC WATER RISER PIPE
FWR	FLUSHING WATER RISER PIPE
MS	MUNICIPAL SUPPLY PIPE
VC	VALVE CHAMBER 450x450mm
CB	CATCH BASIN 450x450x600mm

ARCHITECT'S SIGNATURE:	OWNER'S SIGNATURE:
AR. VAKUL MITTAL COA No. SA/2010/50178 1023, 10th Floor, JMD Megapolis Sector-4E, Gurgaon-122001 Ph: 0124-4978484	

PROJECT:
GREEN VALLEY, SECTOR 35, SOHNA ROAD(GURUGRAM) (DDJAY)

CLIENT:
LION INFRA DEVELOPERS

PRINCIPAL ARCHITECT:
Planners Group
ARCHITECTS | PLANNERS | DESIGNERS ENGINEERS
OFFICES - NCR (GURGAON) & CHANDIGARH
1023, JMD Megapolis, Sector 48, Gurgaon 122001
+91(124) 4978484, ncr@plannersroup.net

MEP CONSULTANT:

STRUCTURE CONSULTANT:

CONCEPT | SUB | TENDER | GFC

REVISION TRACK:

REV	AMENDMENTS	DATE
R1	For Service Plan Estimate Only	
R2		
R3		

Executive Engineer, HSVP Divn. No. VI, Gurugram

PLOTTED HOUSING 326_01

DRAWING TITLE:
SITE LAYOUT PLAN
Superintending Engineer, HSVP, Panchkula

DRAWING NO: 326_01_SUB_AR101 R0

DATE ISSUED: 04-09-2020

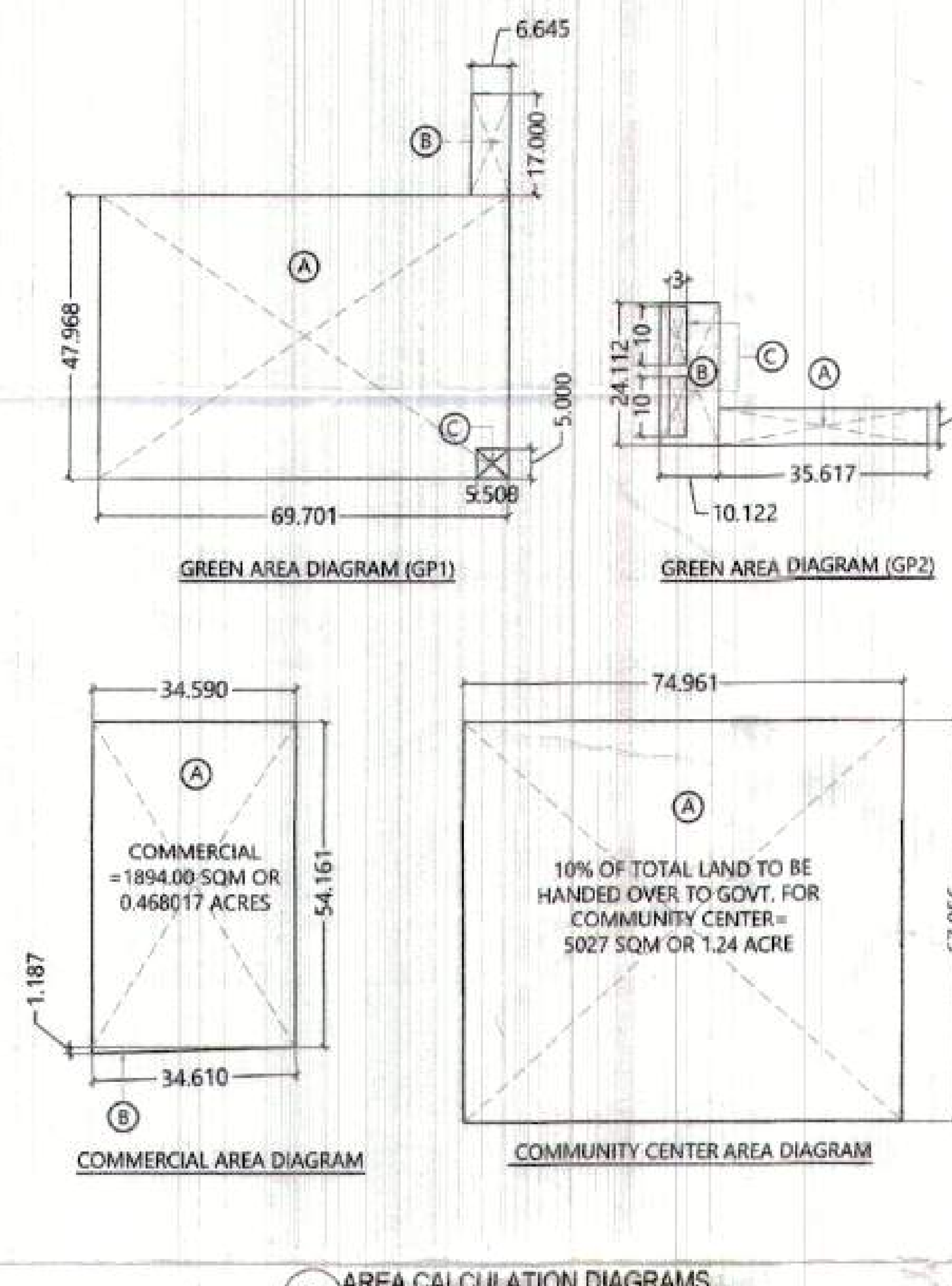
DRAWN BY:	CHECKED BY:
AR. MANJARI	AR. VAKUL

A1 | SCALE: 1:1000

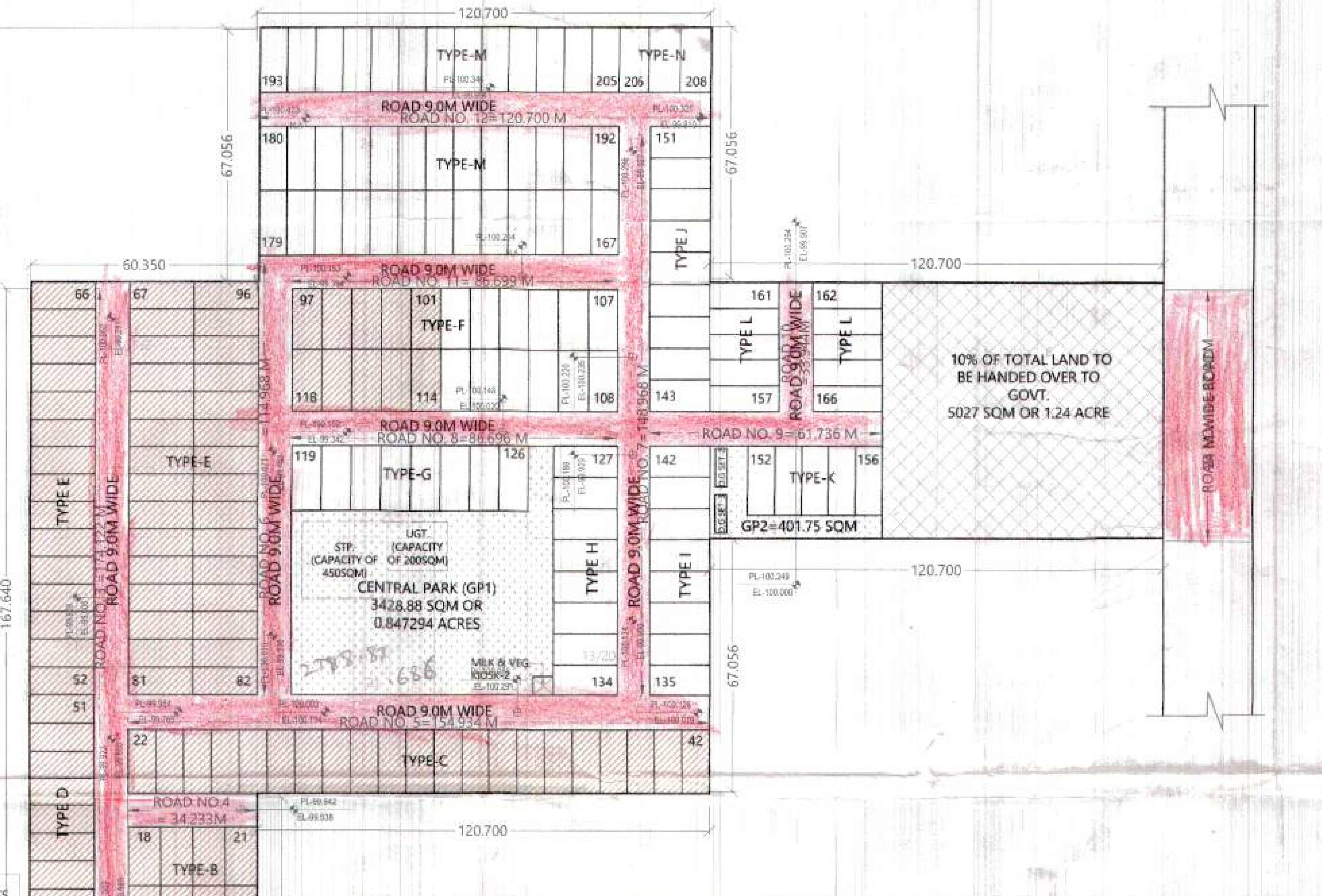
Director Town & Country Planning Haryana

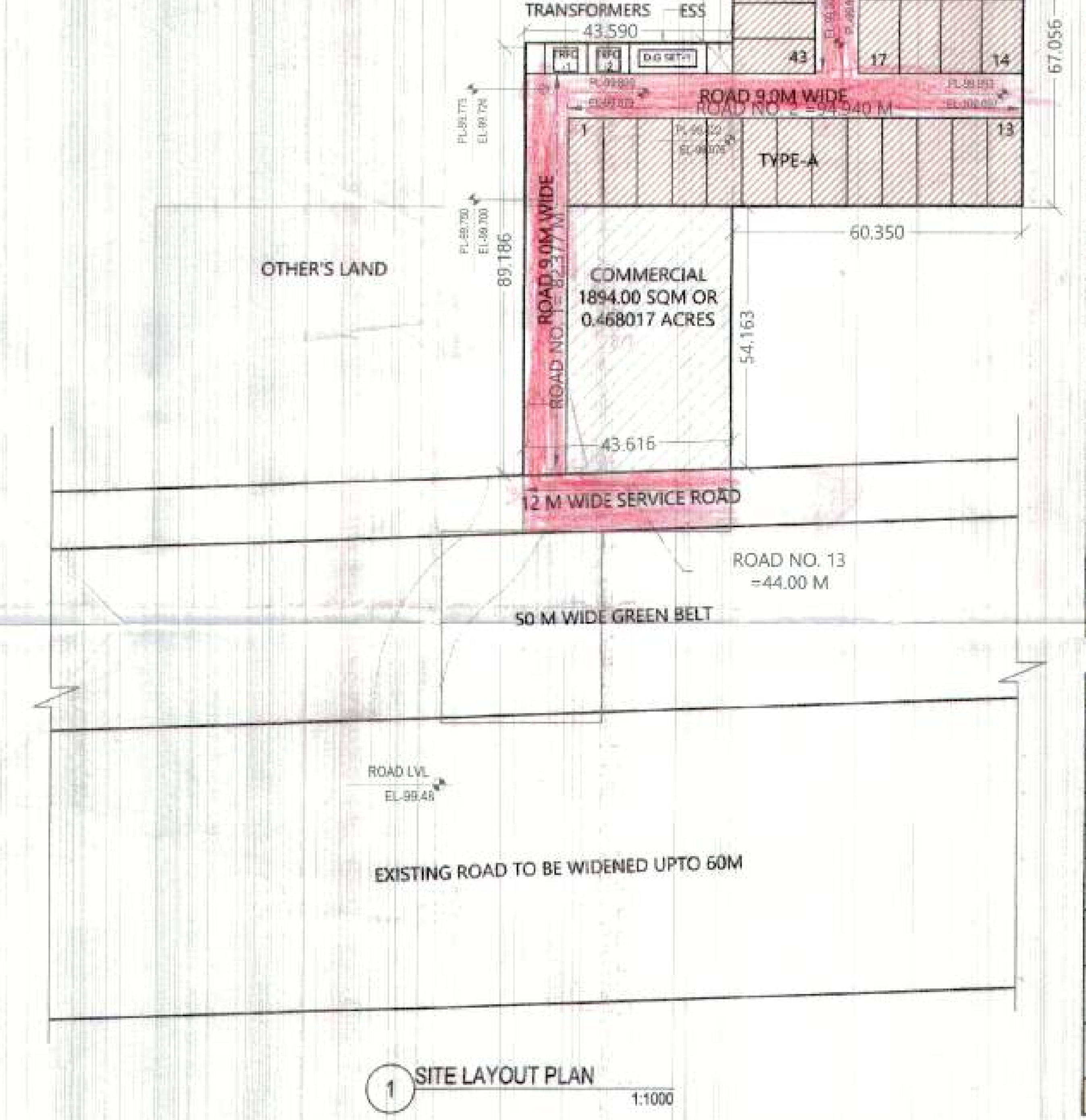
REVISED LAYOUT OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN REVENUE ESTATE OF SOHNA, SECTOR-35, SOHNA, DISTT. GURUGRAM (HR) FOR LAND MEASURING 12.41875 ACRES BELONGING TO LION INFRA DEVELOPERS LLP, VALLABHAM BUILDCON PVT. LTD & VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP

ROADS



2 AREA CALCULATION DIAGRAMS 1:1000





1 SITE LAYOUT PLAN 1:1000

PLOT AREA CALCULATION							
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5	E	52-66,67-96	7.194	17.117	123.140	45	5541.286
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7	G	119-126	7.882	17.000	133.994	8	1071.952
8	H	127-134	8.121	17.000	138.057	8	1104.456
9	I	135-142	8.121	16.000	129.936	8	1039.488
10	J	143-151	8.333	16.000	133.328	9	1199.952
11	K	152-156	7.123	18.000	128.214	5	641.070
12	L	157-166	6.789	18.367	124.694	10	1246.936
13	M	167-192, 193-205	7.361	17.000	125.137	39	4880.343
14	N	206-208	8.332	17.000	141.644	3	424.932
GRAND TOTAL						208	26496.450

DETAIL OF 50% AREA TO BE FREEZED OF AREA UNDER PLOTTED DEVELOPMENT								
S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS	TOTAL AREA (SQM)	RECTANGLE/ KILLA NO.
1	A	1-13	7.302	18.028	131.640	13	1711.326	9/1 , 2
2	B	14-21	8.558	15.514	132.769	8	1062.150	2
3	C	22-42	7.377	17.200	126.884	21	2664.572	27/1, 21,13/20
4	D	43-51	7.358	17.117	125.947	9	1133.522	2,27/1
5	E	52-66, 67-96	7.194	17.117	123.140	45	5541.286	27/1,28//5/2, 28//1/2
6	F	97-101, 114-118	7.882	16.000	126.112	10	1261.120	25
GRAND TOTAL						106	13373.977	

GREEN AREA					
CATEGORY		WIDTH	DEPTH	NO.S	AREA (IN SQM)
GP1	A	69.701	47.968	1	3343.4176
	B	6.645	17.000	1	112.9650
	C	5.5	5	1	27.5000
	TOTAL (GP1)= A+B-C				3428.8826
GP2	A	35.617	6.112	1	217.6911
	B	10.122	24.112	1	244.0617
	C	3	10	2	60.0000
	TOTAL (GP2)= A+B-C				401.7528
TOTAL GREEN AREA (GP1+GP2)					3830.6353

COMMERCIAL AREA				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	34.59	54.161	1	1873.43
B	34.59	1.187	0.5	20.53
TOTAL COMMERCIAL AREA				1893.96

10% OF TOTAL LAND HANDED OVER TO GOVT. FOR COMMUNITY CENTER				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	74.961	67.056	1	5026.58
TOTAL				5026.58

OTHER AREAS			
CATEGORY	WIDTH	DEPTH	AREA (IN SQM)
MILK & VEG KIOSK-1	5.5	6.5	35.750
MILK & VEG KIOSK-2	5.5	5	27.500
ESS	38.09	6.5	247.585
STP.	22.5	20.00	450.000
UGT.	16.00	12.50	200.000
OTHER AREAS			60.000

PROJECT AREA DETAIL			
DESCRIPTION	%	AREA	
		(IN SQM)	(IN ACRES)
Total Land Area		50256.818	12.4187
Area Under Sector Road and Green Belt		1873.128	0.46286
Balance area (Total area - area under sector road and green belt)		48383.690	11.9559
50% Benefit of Area falling under Sector road and Green belt		936.564	0.2314
Net Plan Area		49320.25	12.1873
Permissible Area Under Plots	61	30085.355	7.4343
Proposed Area Under Plots	53.72	26496.450	6.5474
Required Area to be transferred free of cost to the Government for Community Site (10% of total land area)	10	5025.682	1.2419
Proposed Area to be transferred free of cost to the Government for Community Site	10.00	5026.58	1.2421
Required Green Area	7.5	3699.019	0.9140
Proposed Green Area	7.77	3830.6353	0.9466
Permissible Commercial Area	4	1972.8102	0.4875
Proposed Commercial Area	3.84	1893.96	0.4680
Proposed Number of Plots	208		
Total Population (@18 person per plot)	3744.0000		
Permissible Density	240-400 PPA		
Proposed Density	307.2050		
50% Area to be Freezed of Area under Plotted Development required	50	13248.23	3.2737
Proposed Area Freezed of Area under Plotted Development required	50.47	13373.977	3.3048
Total Saleable Area (Plot Area + Commercial Area)	57.56	28390.41	7.02

To be read with Licence No. 23 of 2019 dated 20.02.2019

That this **Revised Layout plan for an area** measuring **12.41875 acres (Drawing no. DTCP-7538 dated** 09.09.2020) **comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Vallabham Buildcon Pvt. Ltd and Vibhor Home Developers Pvt. Ltd** in **collaboration with Lion Infra Developers LLP.** in Sector-35, Sohna is hereby approved subject to the following conditions:-

1. That this **Revised Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL) ATP (HQ)
(RAJESH KAUSHIK) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(JITENDER SIHAG) CTP (HR)
(K. MAKRAND PANDURANG, IAS) DTCP (HR)
(RAM AVTAR BASSI) AD (HQ)

LEGEND

LEGEND	
	AREA TO BE FREEZED
	LAND HANDED OVER TO GOVT.
	COMMERCIAL AREA
	GREEN AREA

GENERAL NOTES

Checked subject to comments in forwarding letter No. 45182 Dt. 17/03/2021 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer 1 HSVP Panchkula

Director Town & Country Planning Haryana Chandigarh

For Service Plan Estimate Only

Executive Engineer HSVP Divn. No. VI, Gurugram

Superintending Engineer, HSVP Circle-II, Gurugram

ARCHITECT'S SIGNATURE: AR. VAKUL MITTAL, COA No. CA/2010/50178, 1023, 10th Floor, JMD Megapolis, Sector 48, Gurgaon-122001

OWNER'S SIGNATURE:

PROJECT: GREEN VALLEY, SECTOR 35, SOHNA ROAD(GURUGRAM) (DDJAY)

CLIENT: LION INFRA DEVELOPERS

PRINCIPAL ARCHITECT: Planners Group ARCHITECTS | PLANNERS | DESIGNERS ENGINEERS

OFFICES - NCR (GURGAON) & CHANDIGARH
1023. JMD Megapolis. Sector 48, Gurgaon 122001
+91(124) 4978484, ncr@plannersroup.net

MEP CONSULTANT:

STRUCTURE CONSULTANT:

CONCEPT | SUB | TENDER | GFC

REVISION TRACK:

REV	AMENDMENTS	DATE
R1		
R2		
R3		

PLOTTED HOUSING 326_01

DRAWING TITLE: SITE LAYOUT PLAN

DRAWING NO: 326_01_SUB_AR101 R0

DATE ISSUED: 04-09-2020

DRAWN BY: AR. MANJARI

CHECKED BY: AR. VAKUL

A1

SCALE: 1:1000

REVISED LAYOUT OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN REVENUE ESTATE OF SOHNA, SECTOR-35, SOHNA, DISTT. GURUGRAM (HR) FOR LAND MEASURING 12.41875 ACRES BELONGING TO LION INFRA DEVELOPERS LLP, VALLABHAM BUILDCON PVT. LTD & VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP

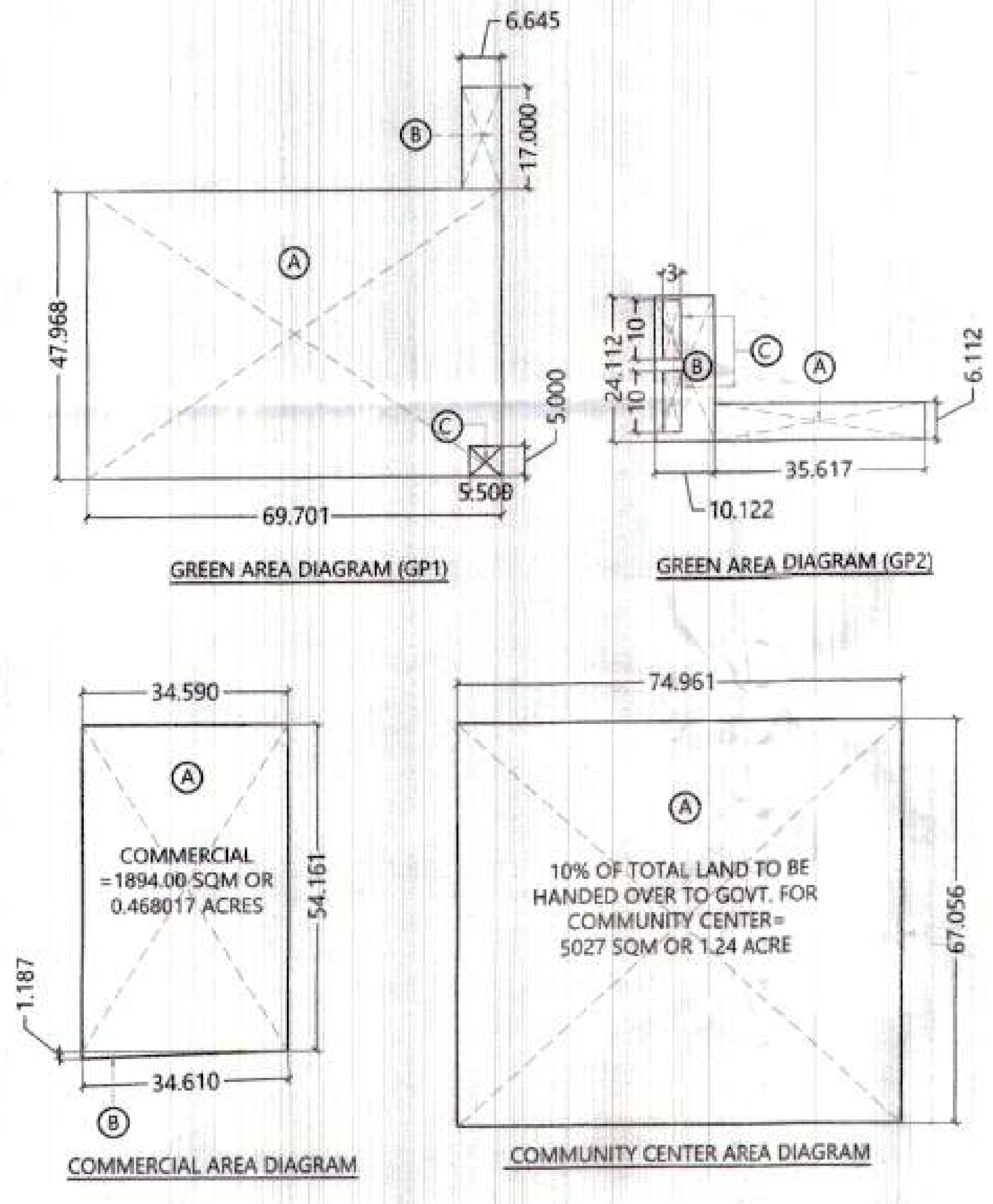
SEWERAGE SCHEME

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

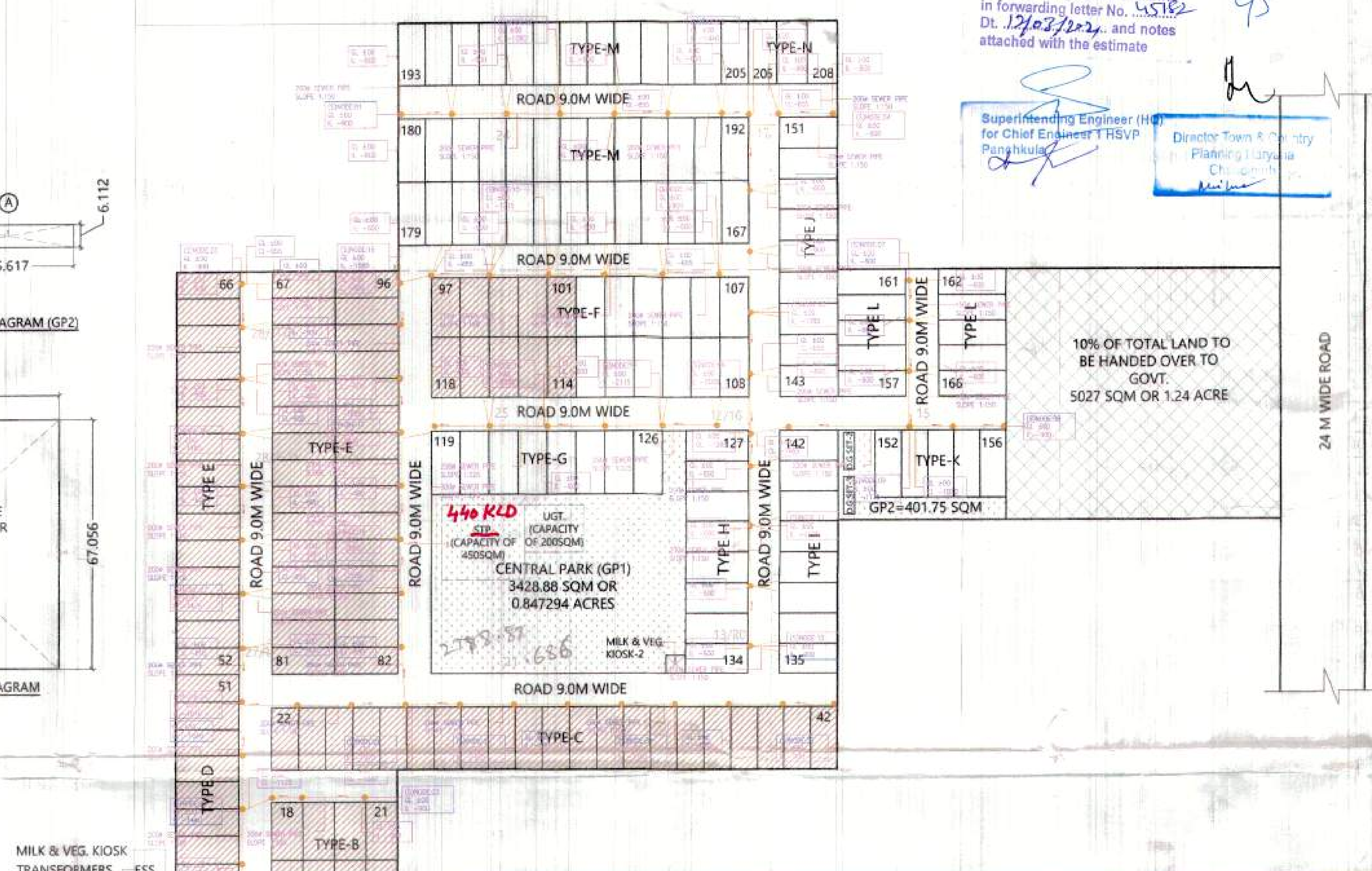
Checked subject to comments in forwarding letter No. 45182 Dt. 12/08/2024 and notes attached with the estimate

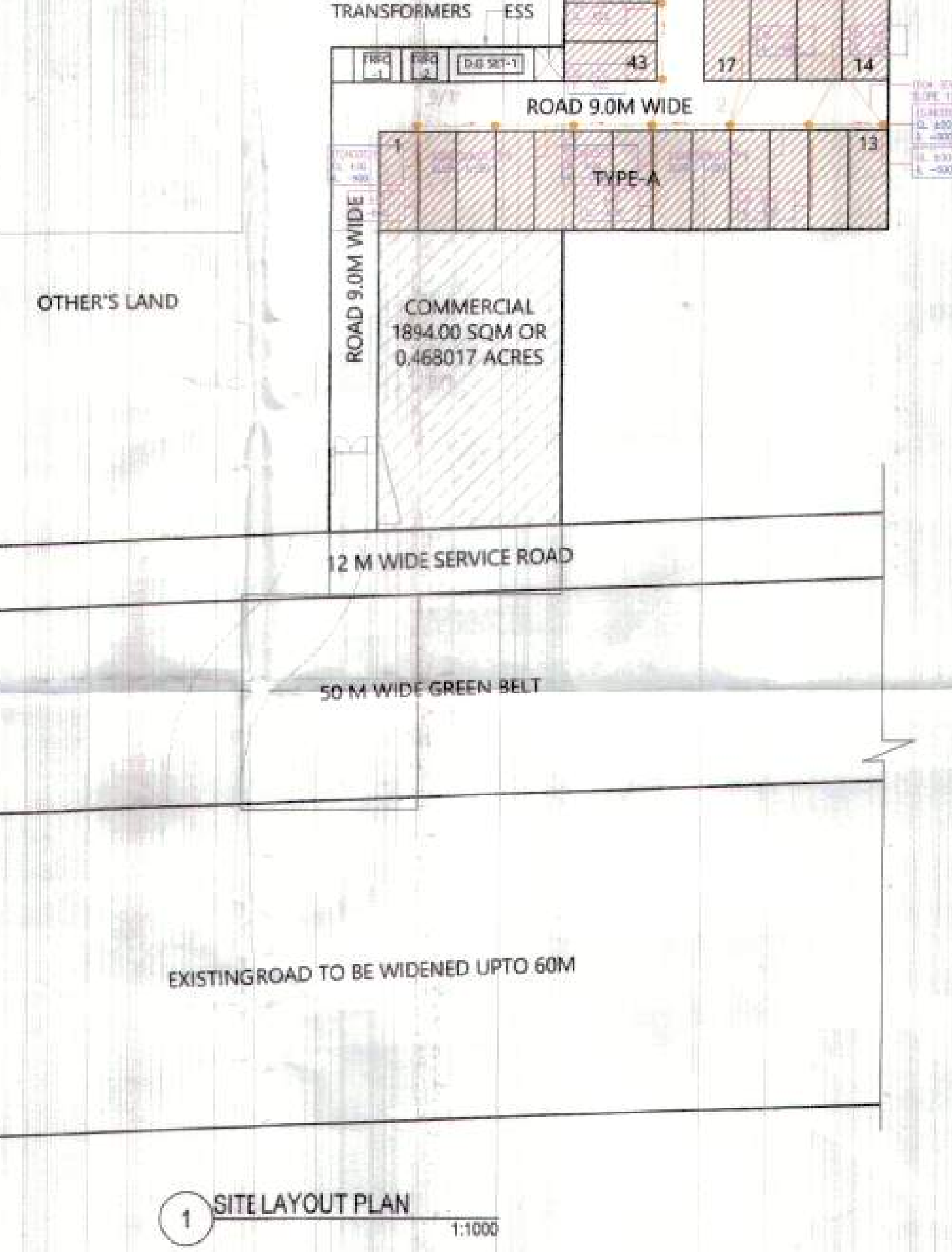
Superintending Engineer (HQ) for Chief Engineer-I HSVP Panchkula

Director Town & Country Planning Haryana Chandigarh



2 AREA CALCULATION DIAGRAMS 1:1000





1 SITE LAYOUT PLAN 1:1000

PLOT AREA CALCULATION							
S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS	TOTAL AREA (SQM)
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4	D	43-51	7.358	17.117	125.947	9	1133.522
5	E	52-66,67-96	7.194	17.117	123.140	45	5541.286
6	F	97-118	7.882	16.000	126.112	22	2774.464
7	G	119-126	7.882	17.000	133.994	8	1071.952
8	H	127-134	8.121	17.000	138.057	8	1104.456
9	I	135-142	8.121	16.000	129.936	8	1039.488
10	J	143-151	8.333	16.000	133.328	9	1199.952
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12	L	157-166	6.789	18.367	124.694	10	1246.936
13	M	167-192, 193-205	7.361	17.000	125.137	39	4880.343
14	N	206-208	8.332	17.000	141.644	3	424.932
GRAND TOTAL						208	26496.450

DETAIL OF 50% AREA TO BE FREEZED OF AREA UNDER PLOTTED DEVELOPMENT								
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GRAND TOTAL						106	13373.977	

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	C	5.5	5	1	27.5000
	TOTAL (GP1)= A+B-C				3428.8826
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	B	10.122	24.112	1	244.0617
	C	3	10	2	60.0000
	TOTAL (GP2)= A+B-C				401.7528
TOTAL GREEN AREA (GP1+GP2)					3830.6353

COMMERCIAL AREA				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
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TOTAL COMMERCIAL AREA				1893.96

10% OF TOTAL LAND HANDED OVER TO GOVT. FOR COMMUNITY CENTER				
CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
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TOTAL				5026.58

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STP.	22.5	20.00	450.000
UGT.	16.00	12.50	200.000
OTHER AREAS			60.000

PROJECT AREA DETAIL			
DESCRIPTION	%	AREA	
		(IN SQM)	(IN ACRES)
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Proposed Commercial Area	3.84	1893.96	0.4680
Proposed Number of Plots	208		
Total Population (@18 person per plot)	3744.0000		
Permissible Density	240-400 PPA		
Proposed Density	307.2050		
50% Area to be Freezed of Area under Plotted Development required	50	13248.23	3.2737
Proposed Area Freezed of Area under Plotted Development required	50.47	13373.977	3.3048
Total Saleable Area (Plot Area + Commercial Area)	57.56	28390.41	7.02

To be read with Licence No. 23 of 2019 dated 20.02.2019

That this **Revised Layout plan for an area** measuring **12.41875 acres (Drawing no. DTCP-7538 dated 09.09.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Vallabham Buildcon Pvt. Ltd and Vibhor Home Developers Pvt. Ltd** in **collaboration with Lion Infra Developers LLP, in Sector-35, Sohna** is hereby approved subject to the following conditions:-

1. That this **Revised Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
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19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL) ATP (HQ) | (RAJESH KAUSHIK) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

LEGEND

LEGEND	
	AREA TO BE FREEZED
	LAND HANDED OVER TO GOVT.
	COMMERCIAL AREA
	GREEN AREA

GENERAL NOTES

PLUMBING LEGEND

- SEWER PIPE
- STORM PIPE
- SEWER MANHOLE 900mm DIAMETER 1200/1500mm DIAMETER
- STORM MANHOLE 900mm DIAMETER 1200/1500mm DIAMETER
- DOMESTIC WATER RISER PIPE
- FLUSHING WATER RISER PIPE
- MS — MUNICIPAL SUPPLY PIPE
- VC — VALVE CHAMBER 450x450mm
- CATCH BASIN 450x450x600mm

ARCHITECT'S SIGNATURE: | OWNER'S SIGNATURE:

PROJECT: GREEN VALLEY, SECTOR 35, SOHNA ROAD(GURUGRAM) (DDJAY)

CLIENT: LION INFRA DEVELOPERS

PRINCIPAL ARCHITECT:

Planners Group
ARCHITECTS | PLANNERS | DESIGNERS ENGINEERS
OFFICES - NCR (GURGAON) & CHANDIGARH
1023. JMD Megapolis. Sector 48, Gurgaon 122001
+91(124) 4978484, ncr@plannersroup.net

MEP CONSULTANT:

STRUCTURE CONSULTANT:

CONCEPT	SUB	TENDER	GFC

REVISION TRACK:

REV	AMENDMENTS	DATE
R1	For Service Plan Estimate Only	
R2		
R3		

Executive Engineer HSVP Div. No. VI Gurugram

PLOTTED HOUSING 326_01

Superintending Engineer, HSVP Circle-II, Gurugram

DRAWING TITLE: SITE LAYOUT PLAN

DRAWING NO: 326_01_SUB_AR101 | R0

DATE ISSUED: 04-09-2020

DRAWN BY: AR. MANJARI | CHECKED BY: AR. VAKUL

A1 | SCALE: 1:1000

REVISED LAYOUT OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA SCHEME-2016 IN REVENUE ESTATE OF SOHNA, SECTOR-35, SOHNA, DISTT. GURUGRAM (HR) FOR LAND MEASURING 12.41875 ACRES BELONGING TO LION INFRA DEVELOPERS LLP, VALLABHAM BUILDCON PVT. LTD & VIBHOR HOME DEVELOPERS PVT. LTD. IN COLLABORATION WITH LION INFRA DEVELOPERS LLP

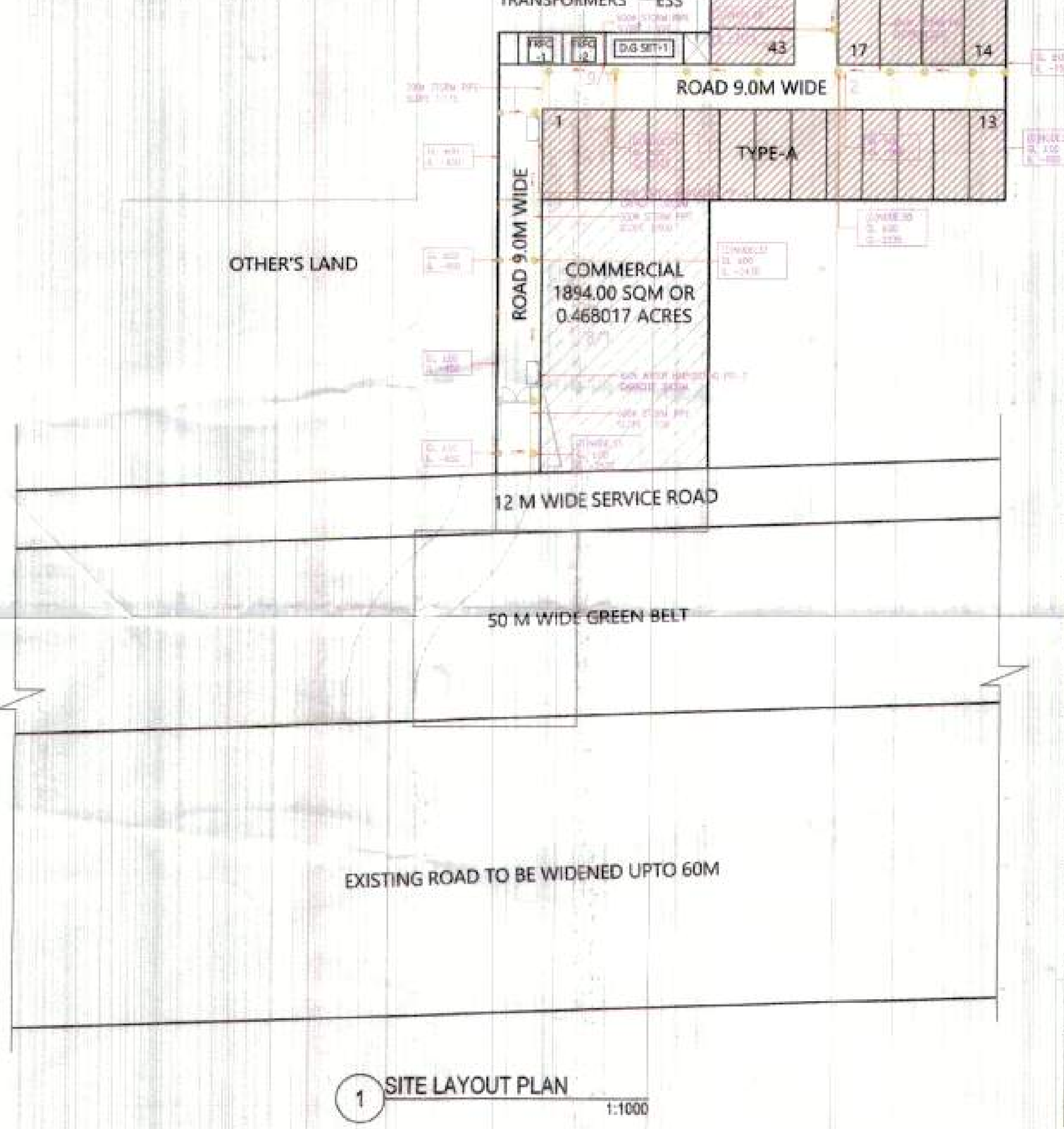
STORM WATER DRAINAGE SCHEME

This is a "PROVISIONAL APPROVED LAYOUT PLAN" Only for Purpose of inviting Objection from the general public

Checked subject to comments in forwarding letter No. 45182 Dt. 12/08/2021 and notes attached with the estimate

Superintending Engineer (HQ) for Chief Engineer-1 HSVP Panchkula

Proposed S.W.D Minimum = 400mm, 450mm & 600mm i/d RCC NP-3 Pipe



PLOT AREA CALCULATION

S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS	TOTAL AREA (SQM)
1	A	1-13	7.302	18.028	131.640	13	1711.326
2	B	14-21	8.558	15.514	132.769	8	1062.150
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7	G	119-126	7.882	17.000	133.994	8	1071.952
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12	L	157-166	6.789	18.367	124.694	10	1246.936
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GRAND TOTAL						208	26496.450

DETAIL OF 50% AREA TO BE FREEZED OF AREA UNDER PLOTTED DEVELOPMENT

S.NO	TYPE OF PLOT	PLOT NO.S	WIDTH (IN M)	LENGTH (IN M)	PLOT AREA (IN SQM)	TOTAL NO. OF PLOTS	TOTAL AREA (SQM)	RECTANGLE/ KILLA NO.
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2	B	14-21	8.558	15.514	132.769	8	1062.150	2
3	C	22-42	7.377	17.200	126.884	21	2664.572	27/1, 21,13/20
4	D	43-51	7.358	17.117	125.947	9	1133.522	2,27/1
5	E	52-66, 67-96	7.194	17.117	123.140	45	5541.286	27/1,28//5/2, 28//1/2
6	F	97-101, 114-118	7.882	16.000	126.112	10	1261.120	25
GRAND TOTAL						106	13373.977	

GREEN AREA

CATEGORY		WIDTH	DEPTH	NO.S	AREA (IN SQM)
GP1	A	69.701	47.968	1	3343.4176
	B	6.645	17.000	1	112.9650
	C	5.5	5	1	27.5000
	TOTAL (GP1)= A+B-C				3428.8826
GP2	A	35.617	6.112	1	217.6911
	B	10.122	24.112	1	244.0617
	C	3	10	2	60.0000
	TOTAL (GP2)= A+B-C				401.7528
TOTAL GREEN AREA (GP1+GP2)					3830.6353

COMMERCIAL AREA

CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	34.59	54.161	1	1873.43
B	34.59	1.187	0.5	20.53
TOTAL COMMERCIAL AREA				1893.96

10% OF TOTAL LAND HANDED OVER TO GOVT. FOR COMMUNITY CENTER

CATEGORY	WIDTH	DEPTH	NO.	AREA (IN SQM)
A	74.961	67.056	1	5026.58
TOTAL				5026.58

OTHER AREAS

CATEGORY	WIDTH	DEPTH	AREA (IN SQM)
MILK & VEG KIOSK-1	5.5	6.5	35.750
MILK & VEG KIOSK-2	5.5	5	27.500
ESS	38.09	6.5	247.585
STP.	22.5	20.00	450.000
UGT.	16.00	12.50	200.000
OTHER AREAS			60.000

PROJECT AREA DETAIL

DESCRIPTION	%	AREA (IN SQM)	AREA (IN ACRES)
Total Land Area		50256.818	12.4187
Area Under Sector Road and Green Belt		1873.128	0.46286
Balance area (Total area - area under sector road and green belt)		48383.690	11.9559
50% Benefit of Area falling under Sector road and Green belt		936.564	0.2314
Net Plan Area		49320.25	12.1873
Permissible Area Under Plots	61	30085.355	7.4343
Proposed Area Under Plots	53.72	26496.450	6.5474
Required Area to be transferred free of cost to the Government for Community Site (10% of total land area)	10	5025.682	1.2419
Proposed Area to be transferred free of cost to the Government for Community Site	10.00	5026.58	1.2421
Required Green Area	7.5	3699.019	0.9140
Proposed Green Area	7.77	3830.6353	0.9466
Permissible Commercial Area	4	1972.8102	0.4875
Proposed Commercial Area	3.84	1893.96	0.4680
Proposed Number of Plots	208		
Total Population (@18 person per plot)	3744.0000		
Permissible Density	240-400 PPA		
Proposed Density	307.2050		
50% Area to be Freezed of Area under Plotted Development required	50	13248.23	3.2737
Proposed Area Freezed of Area under Plotted Development required	50.47	13373.977	3.3048
Total Saleable Area (Plot Area + Commercial Area)	57.56	28390.41	7.02

To be read with Licence No. 23 of 2019 dated 20.02.2019

That this **Revised Layout plan for an area** measuring **12.41875 acres (Drawing no. DTCP-7538 dated 09.09.2020) comprised of licence which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna)** being developed by **Vallabham Buildcon Pvt. Ltd and Vibhor Home Developers Pvt. Ltd in collaboration with Lion Infra Developers LLP**, in Sector-35, Sohna is hereby approved subject to the following conditions:-

1. That this **Revised Layout Plan** shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
8. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licence.
9. At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
10. No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
11. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
12. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
13. That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
14. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSVP is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
15. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
16. That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
17. That the colonizer/owner shall ensure the installation of Solar Power Plant as per provisions of Haryana Solar Power Policy, 2016 issued by Haryana Government Renewable Energy Department vide Notification No. 19/4/2016-5 Power dated 14.03.2016.
18. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
19. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(PANKAJ BENIWAL) ATP (HQ) | (RAJESH KAUSHIK) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (JITENDER SIHAG) CTP (HR) | (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(RAM AVTAR BASSI) AD (HQ)

LEGEND

LEGEND
AREA TO BE FREEZED
LAND HANDED OVER TO GOVT.
COMMERCIAL AREA
GREEN AREA

GENERAL NOTES

ARCHITECT'S SIGNATURE: | OWNER'S SIGNATURE:

PROJECT: GREEN VALLEY, SECTOR 35, SOHNA ROAD(GURUGRAM) (DDJAY)

CLIENT: LION INFRA DEVELOPERS

PRINCIPAL ARCHITECT: Planners Group ARCHITECTS | PLANNERS | DESIGNERS ENGINEERS

OFFICES - NCR (GURGAON) & CHANDIGARH
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MEP CONSULTANT:

STRUCTURE CONSULTANT:

CONCEPT	SUB	TENDER	GFC

REVISION TRACK:

REV	AMENDMENTS	DATE
R1	For Service Plan Estimate Only	
R2		
R3		

Executive Engineer HSVP Divn. No. 01 Gurugram

PLOTTED HOUSING 326_01

DRAWING TITLE: SITE LAYOUT PLAN

Superintending Engineer, HSVP Circle-II, Gurugram

DRAWING NO: 326_01_SUB_AR101 R0

DATE ISSUED: 04-09-2020

DRAWN BY: AR. MANJARI | CHECKED BY: AR. VAKUL

A1 SCALE: 1:1000

Director Town & Country Planning Haryana Chandigarh