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Kanakpur District Udhamsingh Nagar (Uttarakhand)

DETAILS PROJECT REPORT



PRADHAN MANTRI AWAS YOJANA



Proposed Pradhan Mantri Awas yojana Kanakpur (Rudrapur),
Uttarakhand

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PMAY of Site Kanakpur District (Udhamsingh nagar)

Proposed Pardhan Mantri Awas yojana Kanakpur (Rudrapur),
Uttarakhand

ABBREVIATIONS

A&OE	Administrative and Other Expenses	LIG	Low Income Group
AHP	Affordable Housing in Partnership	MD	Mission Directorate
AIP	Annual Implementation Plan	MoA	Memorandum of Agreement
BMTPC	Building Materials & Technology Pro-motion Council	MoHUPA	Ministry of Housing and Urban Pov-erty Alleviation
CDP	City Development Plan	MoU	Memorandum of Understanding
CLS	Credit linked subsidy	NA	Non Agricultural (NA)
CNA	Central Nodal Agencies	NBC	National Building Code
CPHEEO	Central Public Health and Environmen-tal Engineering Organisation	NHB	National Housing Bank
CSMC	Central Sanctioning and Monitoring Committee	NOC	No Objection Certificate
DIPP	Department of Industrial Policy and Promotion	NPV	Net Present Value
DPR	Detailed Project Report	PLI	Primary Lending Institution
EMI	Equated Monthly Instalment	RWA	Residents' Welfare Association
EWS	Economically Weaker Section	SECC	Socio Economic and Caste Census
FAR	Floor Area Ratio	SFCPOA	Slum Free City Plan of Action
FSI	Floor Space Index	SLAC	State Level Appraisal Committee
HFA	Housing for All	SLNA	State level Nodal Agencies
HFAPOA	Housing for All Plan of Action	SLSMC	State Level Sanctioning and Monitoring Committee
HUDCO	Housing and Urban Development Corporation	TDR	Transfer of Development Rights
IEC	Information Education & Communica-tion	TPQMA	Third Party Quality Monitoring Agency
IFD	Integrated Finance Division	ULB	Urban Local Body
IIT	Indian Institute of Technology	UT	Union Territory
IS	Indian Standard		

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Definitions for the purpose of the mission

Affordable Housing Project:	Housing projects where 35% of the houses are constructed for EWS category
Beneficiary	A beneficiary family will comprise husband, wife and unmarried children. The beneficiary family should not own a pucca house (an all weather dwelling unit) either in his/her name or in the name of any member of his/her family in any part of India.
Carpet Area	Area enclosed within the walls, actual area to lay the carpet. This area does not include the thickness of the inner walls
Central Nodal Agencies	Nodal Agencies identified by Ministry for the purposes of implementation of Credit linked subsidy component of the mission
Economically Weaker Section (EWS):	EWS households are defined as households having an annual income up to Rs.3,00,000 (Rupees Three Lakhs). States/UTs shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre.
EWS House	An all weather single unit or a unit in a multi-storied super structure having carpet area of upto 30 sq. m. with adequate basic civic services and infrastructure services like toilet, water, electricity etc. States can determine the area of EWS as per their local needs with information to Ministry
"Floor Area Ratio" (FAR)/FSI	The quotient obtained by dividing the total covered area (plinth area) on all the floors by the area of the plot $FAR = \frac{\text{Total covered area on all the floors} \times 100}{\text{Plot area}}$ If States/Cities have some variations in this definition, State/City definitions will be accepted under the mission
Implementing Agencies	Implementing agencies are the agencies such as Urban Local Bodies, Development Authorities, Housing Boards etc. which are selected by State Government/SLSMC for implementing Housing for All Mission.
Low Income Group (LIG):	LIG households are defined as households having an annual income between Rs.3,00,001 (Rupees Three Lakhs One) up to Rs.6,00,000 (Rupees Six Lakhs). States/UTs shall have the flexibility to re-define the annual income criteria as per local conditions in consultation with the Centre.
Primary Lending Institutions (PLI)	Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks (RRBs), State Cooperative Banks, Urban Cooperative Banks or any other institutions as may be identified by the Ministry
Slum	A compact area of at least 300 population or about 60-70 households of poorly built congested tenements, in unhygienic environment usually with inadequate infrastructure and lacking in proper sanitary and drinking water facilities.
State Land Nodal Agencies (SLNAs)	Nodal Agency designated by the State Governments for implementing the Mission
Transfer of Development Rights (TDR)	TDR means making available certain amount of additional built up area in lieu of the area relinquished or surrendered by the owner of the land, so that he can use extra built up area himself in some other land

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Background:

Shelter is a basic human need next only to food and clothing. At the end of the 10th Five Year Plan, the housing shortage is estimated to be 24.7 million. However, urban areas in our country are also characterized by severe shortage of basic services like potable water, well laid out drainage system, sewerage network, sanitation facilities, electricity, roads and appropriate solid waste disposal. It is these shortages that constitute the rationale for policy focus on housing and basic services in urban areas. This policy intends to promote sustainable development of habitat in the country with a view to ensuring equitable supply of land, shelter and services at affordable prices to all sections of society. Given the magnitude of the housing shortage and budgetary constraints of both the Central and State Governments, it is amply clear that Public Sector efforts will not suffice in fulfilling the housing demand. In view of this scenario, the National Urban Housing and Habitat Policy, 2007 focuses the spotlight on multiple stakeholders namely, the Private Sector, the Cooperative Sector, the Industrial Sector for labour housing and the Services/Institutional Sector for employee housing. In this manner, the Policy will seek to promote various types of public-private partnerships for realizing the goal of Affordable Housing for All.

Housing Needs :

The magnitude of housing shortage was estimated by a Technical Group in the context of formulation of the 11th Five Year Plan. The Technical Group estimated the housing shortage at the end of the 10th Plan to be around 24.7 million for 67.4 million households. The Group further estimated that 99% of this shortage pertains To Economical Weaker Section (EWS) & Low Income Group (LIG) sectors. During the 11th Plan, the Group estimated that the total housing requirement (including backlog) will be to the tune of 26.53 million units for 75.01 million households. Whereas more than 23% of the urban population resides in slum (Census: 2001), a much higher proportion of the urban population of metropolitan cities lives in slums, it is estimated that 55% of the population of Mumbai lives in slums. It is of critical importance that the strategy of in-situ slum up gradation is adopted for preponderant proportion of the slum dwellers, since they provide valuable services to residents living close to their own dwelling places.

The Working Group on Urban Housing pertaining to the 11th Plan made different assumptions on unit cost of construction of houses in million plus cities and other urban areas for estimating the investment required for overcoming the housing shortage. The total estimated investment for meeting the housing requirement upto 2012 was estimated to be of the order of Rs.3,61,318.10 crores consisting of Rs.1,47,195 crores for mitigating housing shortage at the beginning of 11th Plan and Rs.2,14,123.10 crores for new additions

to be made during the 11th Plan period (this includes construction of pucca houses & upgradation of semi-pucca and kutcha housing units).

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Magnitude of Poverty:

Non-affordability of housing by economically weaker sections of society and low income families in urban areas is directly linked with the magnitude of urban poverty. Poverty in India has declined from 320.3 million in 1993- 94 to 301.7 million in 2004-05. While there has been a decline of 18 million persons in the total numbers of the poor in India, the National Sample Survey Organization (NSSO) reports that the number of the urban poor has risen by 4.4 million persons during the same period. One fourth of the country's total urban population, numbering 80.7 million persons is below the poverty line. The urban poor constitute 26.7% of the total poor in the country. The fact that the number of urban poor has risen is in stark contrast with rural poverty, where both the total number of rural poor and its incidence vis-a-vis the rural population has fallen. The urban poor have limited access to basic services. According to the 2001 census, there is a 9% deficiency in drinking water, 26% in toilets and 23% in drainage. It is quite understandable that most of this shortage pertains to Slums.

Scope of RAY RAY:

will provide the support to enable states to redevelop all existing slums in a holistic and integrated way and to create new affordable housing stock. The existing schemes of Affordable Housing in Partnership, and Interest Subsidy for Housing the Urban Poor (ISHUP), would be dovetailed into this scheme. No new projects under the BSUP and IHSDP scheme of the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) will be sanctioned once implementation of RAY scheme is taken up except to consume existing 11th Plan allocations that may be left uncommitted. However, projects sanctioned under the two schemes will continue to receive Central assistance as per the sanctions and the existing provision of the schemes.

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Pradhan Mantri Awas Yojana (PMAY) - Housing for all

The Hon'ble President of India has announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access.

"Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a comprehensive mission "Pradhan Mantri Awas Yojana - Housing for All (Urban)". Mission for urban area will be implemented during 2015-2022 and this Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/ beneficiaries by 2022.

The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through credit linked subsidy

- Affordable Housing in Partnership with Public & Private sectors

- Subsidy for beneficiary-led individual house construction /enhancement.

The Mission will support construction of EWS (Economically Weaker Section) houses upto 30 square meter carpet area. As per **PMAY EWS households** are defined as households having an annual income up to Rs. **3,00,000 (Rupees Three Lakhs)**. States/UTs will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre. According to PMAY guidelines, the minimum numbers of about 35% of the houses are constructed for EWS Category in such Affordable Housing project.

The PMAY mission will be implemented as **Centrally Sponsored Scheme (CSS)** except for the component of credit linked subsidy which will be implemented as a Central Sector Scheme. A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission. The houses constructed/acquired with central assistance under the mission should be in the name

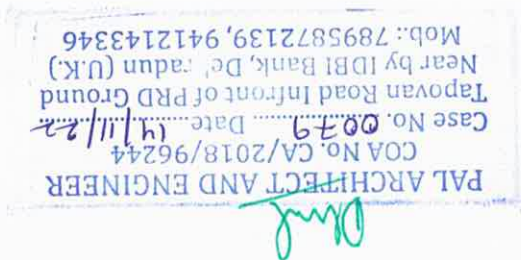
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Mandatory Conditions:

- Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease administrative and regulatory bottlenecks, a set of Mandatory Conditions has been included in the Mission to facilitate growth of housing sector including affordable housing. For participating in the mission and to avail of financial assistance from Central Government, States/ UTs should agree to fulfill following Mandatory Conditions:-
- States/UTs to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.
 - States/UTs shall prepare/amend their Master Plans earmarking land for Affordable Housing.
 - A System should be put in place to ensure single-window, time bound clearance for layout approval and building permissions at ULB level.
 - States/UTs shall adopt the approach of deemed building permission and layout approval on the basis of pre- approved lay outs and building plans for EWS/LIG housing or exempt approval for houses below certain built up area or plot area.
 - States/UTs would either legislate or amend existing rental laws on the lines of
 - model Tenancy Act being prepared by Ministry. States/UTs shall provide additional FAR/FSI/TDR and relaxed density norms for
 - slum redevelopment and low cost housing, if required.



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Need for Pilot Projects:

Given that this is a path breaking approach being taken up by the Central, State and City governments, there is a felt need to embark on a set of pilot projects with the aim of evolving, demonstrating and establishing models that can thereafter be scaled. A key objective of the programme would be to therefore incentivize innovation and encourage new approaches and solutions that can demonstrably improve the quality and quantity of shelter and services for the poor.

Such innovation could encompass:

- Projects with strong community participation i.e. Slum up gradation
- redevelopment projects initiated/spearheaded by the community; or with their demonstrable involvement and participation in design, planning and implementation.
- Creation of Fresh Housing Stock and Transit Shelters.
- State/UT Government and Implementing Agencies should encourage formation of associations of beneficiaries under the scheme like RWA etc. to take care of maintenance of houses being built under the mission
- New models of public-private partnerships whereby the private sector can be encouraged to take up affordable housing for the EWS/LIG
- Innovations in planning, demonstrating integrated livelihoods, shelter and services or convergence.
- Any other innovation for which the city feels it needs to design models and determine guidelines for larger application

With this intent the Ministry of Housing & Urban Poverty Alleviation, Government of India would encourage proposals and pilot projects from institutions/agencies as below:
The following institutions are eligible to apply for pilot projects under PMAY

States

- Urban Local Bodies through the State Level Nodal Agencies (SLNA)
- Central Government Departments and Central Public Sector

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The PMAY mission will be implemented through four verticals giving option to beneficiaries, ULBs and State Governments. These four verticals are as below:



Application Modalities:

The application should consist of a Proposal containing a brief description of the project, the stage of slum free planning that the state is in. The proposal should clearly delineate the innovations and new models the project will be piloting in terms of its scope, objective, implementation strategies. It should also clearly bring out the envisaged outcomes; and implications for state wide or regional replicability. It is expected that the implementation of the pilot projects would catalyse an innovative and effective approach to the planning and implementation of the city plans for the PMAY scheme.

Pilot Project Detailed Project Report should clearly bring out:

- In-situ development projects, including infrastructure upgrading, replacement of kuchha structures with pucca structures, Incremental Housing, Affordable Housing Projects, Transit Shelters and Green field projects integrating shelter, services and livelihoods will be considered for pilots

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- Land/dwelling space to be assigned to the all slum households living in the concerned slum which will be in the form of ownership. A project which envisages grant of collective property rights would be eligible.

- Basic services including roads, water supply, sewerage, drainage, waste management and street lighting infrastructure have to be planned.

- Desirable services beyond basic services including: Fire safety plan; community Centre; local shopping complex.

- Pilot projects would need to demonstrate that the building bye laws and planning norms should not be a constraint to the slum upgrading exercise.

- Timelines to complete the project and implications for the Slum free City planning process under the PMAY scheme should be clearly laid out in the Pilot Project DPR to connect it to the Proposal.

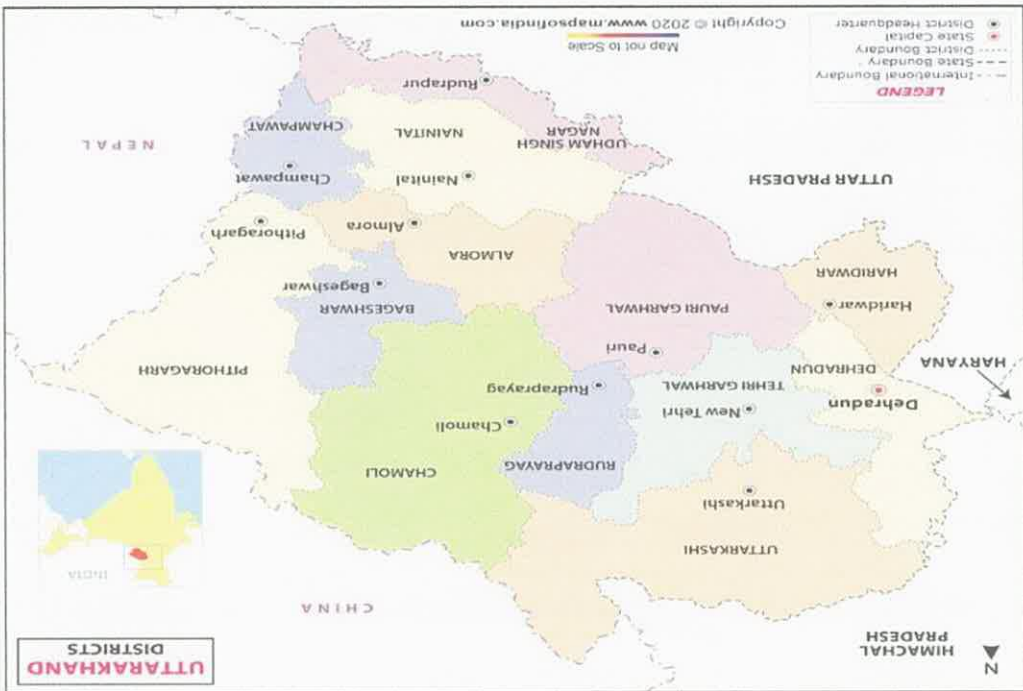
- The DPR would be prepared as per the Delhi Schedule of Rates-2016 and would need to be submitted after approval of State Level Sanction and Monitoring Committee. For proposals pertaining to Central Government and Undertakings, DPR would be based on their respective schedule of rates.

- In view of the above considerations Urban Housing & Urban Development Authority (UHDA), a "Development Authority or the Authority" in relation to the whole of the State Area shall be as the State Authority and in relation to any development area shall be the Local Development Authority (hereinafter referred to as the Local Authority) constituted and notified under section 4 of the Act : may be called the Uttarakhand Urban and Country Planning and Development (Amendment) Act, 2013 has prepared

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Location, Geography and Climate

Uttarakhand was formed on the 9th November 2000 as the 27th State of India, when it was carved out of northern Uttar Pradesh. Located at the foothills of the Himalayan mountain ranges, it is largely a hilly State, having international boundaries with China (Tibet) in the north and Nepal in the east. On its north-west lies Himachal Pradesh, while on the south is Uttar Pradesh. It is rich in natural resources especially water and forests with many glaciers, rivers, dense forests and snow-clad mountain peaks. Char-dhams, the four most sacred and revered Hindu temples of Badrinath, Kedarnath, Gangotri and Yamunotri are nestled in the mighty mountains. It's truly God's Land (Dev Bhoomi). Dehradun is the Capital of Uttarakhand. It is one of the most beautiful resorts in the sub mountain tracts of India, known for its scenic surroundings. The town lies in the Dun Valley, on the watershed of the Ganga and Yamuna rivers.

It is blessed with a rare bio-diversity, inter-alia, 175 rare species of aromatic & medicinal plants are found in the State. It has almost all major climatic zones, making it amenable to a variety of commercial opportunities in horticulture, floriculture and agriculture. It has a vast tourism potential in adventure, leisure, and eco-tourism.

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About Kanakpur (Uttarakhand)

Kanakpur:

Kanakpur village is located in Kashipur tehsil of Udhampur district in Uttarakhand, India. It is situated 5 km away from sub-district headquarter Kanakpur in Udhampur (State of Uttarakhand) is a town located in India about 112 mi (or 180 km) east of New Delhi, the country's capital town. We know of 8 airports closer to Kanakpur, of which one is a larger airport. The closest airport in India is Pantnagar Airport in a distance of 31 mi (or 50 km), East. Besides the airports, there are other travel options available

- Pantnagar Airport (31 mi)
- Mahendranagar Airport (72 mi)
- Dehradun Airport (86 mi)
- Baitadi Airport (97 mi)
- Darchula Airport (101 mi)
- Dhangarhi Airport (101 mi)
- Silgadi Doti Airport (118 mi)
- Indira Gandhi International Airport (121 mi)

There is one Unesco world heritage site nearby. It's Nanda Devi and Valley of Flowers National Parks in a distance of 115 mi (or 185 km), North. In need of a room? We compiled a list of available hotels close to the map centre

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Background of the Project

Shelter is a basic human need next only to food and clothing. However, urban areas in our country are also characterized by severe shortage of basic services like potable water, well laid out drainage system, sewerage network, sanitation facilities, electricity, roads and appropriate solid waste disposal. It is these shortages that constitute the rationale for policy focus on housing and basic services in urban areas. This policy intends to promote sustainable development of habitat in the country with a view to ensuring equitable supply of land, shelter and services at affordable prices to all sections of society. Given the magnitude of the housing shortage and budgetary constraints of both the Central and State Governments, it is amply clear that Public Sector efforts will not suffice in fulfilling the housing demand. In view of this scenario, Uttarakhand State government launched a scheme "Jan Awas Yojana" and Central Government has also launched a comprehensive mission "Pradhan Mantri Awas Yojana - Housing for All (Urban)". And in this connection, The Hon'ble President of India has also announced "By the time the Nation completes 75 years of its Independence, every family will have a pucca house with water connection, toilet facilities, 24x7 electricity supply and access."

Hon'ble Prime Minister envisioned Housing for All by 2022 when the Nation completes 75 years of its Independence. In order to achieve this objective, Central Government has launched a comprehensive mission "Pradhan Mantri Awas Yojana - Housing for All (Urban)". Mission for urban area will be implemented during 2015-2022 and this Mission will provide central assistance to implementing agencies through States and UTs for providing houses to all eligible families/ beneficiaries by 2022.

The mission seeks to address the housing requirement of urban poor including slum dwellers through following programme verticals:

- Slum rehabilitation of Slum Dwellers with participation of private developers using land as a resource
- Promotion of Affordable Housing for weaker section through credit linked subsidy
- Affordable Housing in Partnership with Public or Private Sectors.
- Subsidy for beneficiary-led individual house construction / enhancement

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Defined as households having an annual income up to Rs. 3,00,000 (Rupees Three Lakhs). Uttarakhand state will have flexibility in terms of determining the size of house and other facilities at the state level in consultation with the Ministry but without any enhanced financial assistance from Centre. According to PMAY guidelines, the minimum numbers of about 35% of the houses are constructed for EWS Category as covered in the programme verticals mentioned above of such Affordable Housing project

The PMAY mission will be implemented as Centrally Sponsored Scheme (CSS) except for the component of credit linked subsidy which will be implemented as a Central Sector Scheme. A beneficiary family will comprise husband, wife, unmarried sons and/or unmarried daughters. The beneficiary family should not own a pucca house either in his/her name or in the name of any member of his/her family in any part of India to be eligible to receive central assistance under the mission. The houses constructed/acquired with central assistance under the mission should be in the name of the female head of the household or in the joint name of the male head of the household and his wife, and only in cases when there is no adult female member in the family, the house can be in the name of male member of the household.

Mandatory Conditions:

Availability of urban land is the biggest constraint in providing housing to all including weaker sections. Therefore, to ease administrative and regulatory bottlenecks, a set of Mandatory Conditions has been included in the Mission to facilitate growth of housing sector including affordable housing. For participating in the mission and to avail of financial assistance from Central Government, Uttarakhand State should agree to fulfil following Mandatory Conditions:-

- Uttarakhand state to make suitable changes in the procedure and rules for obviating the need for separate Non Agricultural (NA) Permission if land already falls in the residential zone earmarked in Master Plan of city or area.
- Uttarakhand state shall prepare/amend their Master Plans earmarking land for Affordable Housing.
- Uttarakhand state would either legislate or amend existing rental laws on the lines of model Tenancy Act being prepared by Ministry.

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Proposed Pradhan Mantri Awas yojana Kanakpur (Rudrapur), Uttarakhand

Objectives:

The objectives of this project are:

- To provide affordable and liveable Shelter solution to Industrial Workers and— workers engaged in Construction projects/activities.
- To reduce temporary/permanent establishment of new slums lacking basic physical & social infrastructure.
- To provide alternative shelter to the slum dwellers who are not eligible for relocation houses and are likely to be displaced.
- To prevent unorganized growth in housing sector.

Project Concept:

It is proposed to construct Ground + Three storied building blocks along with civic amenities like Community Facilities, Open Spaces, Park/Garden, Local Shopping, Crèche, etc. with well-developed Infrastructure networks such as Roads, Drainage, Water Supply, Sewerage, Electrification, Rain Water Harvesting, Horticulture/Site Development, Street Light, Parking, Over Head Tank, Sewerage Treatment Plant, Substation, as well as planned circulation and other features. One such building will provide **10 unit & 16 units** at one floor and to provide **1256** units at total 20 Tower of such type of buildings need to be built up. The main concept behind the formulation of this scheme is to provide not just shelter for the Economical weaker Section / Lower Income Group / migrating population but also a healthy and enabling urban environment, to help them to come out of their poverty level and

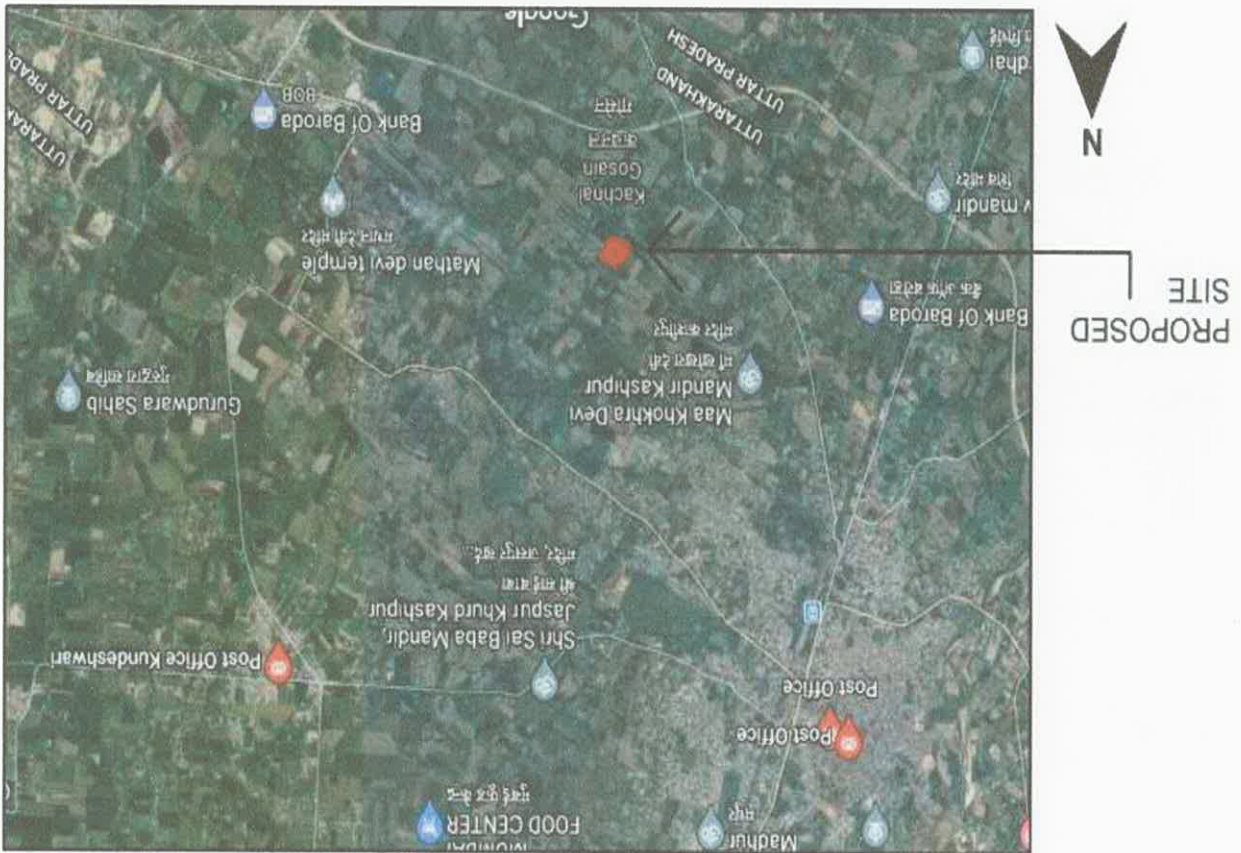
- To integrate the residential areas with social network of the entire complex.
- Sustainable improvement in overall quality of life of Weaker Class / Lower income Group/industrial labours/migrating population.
- Sustainable improvement in standards of health, education and community life and increased income-earning potential of Weaker Class / Lower income Group/ migrating population by providing a livelihood training centre.
- Strong, committed and broad-based formal and informal community-based groups, which participate actively in sustainable development activities established and functioning.

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Proprietor

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COA No. CA/2018/96244
Case No. 5039
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Project Site , Location Google image & Key plan

Google Images



Mrs SAJID NADEEM
Proprietor

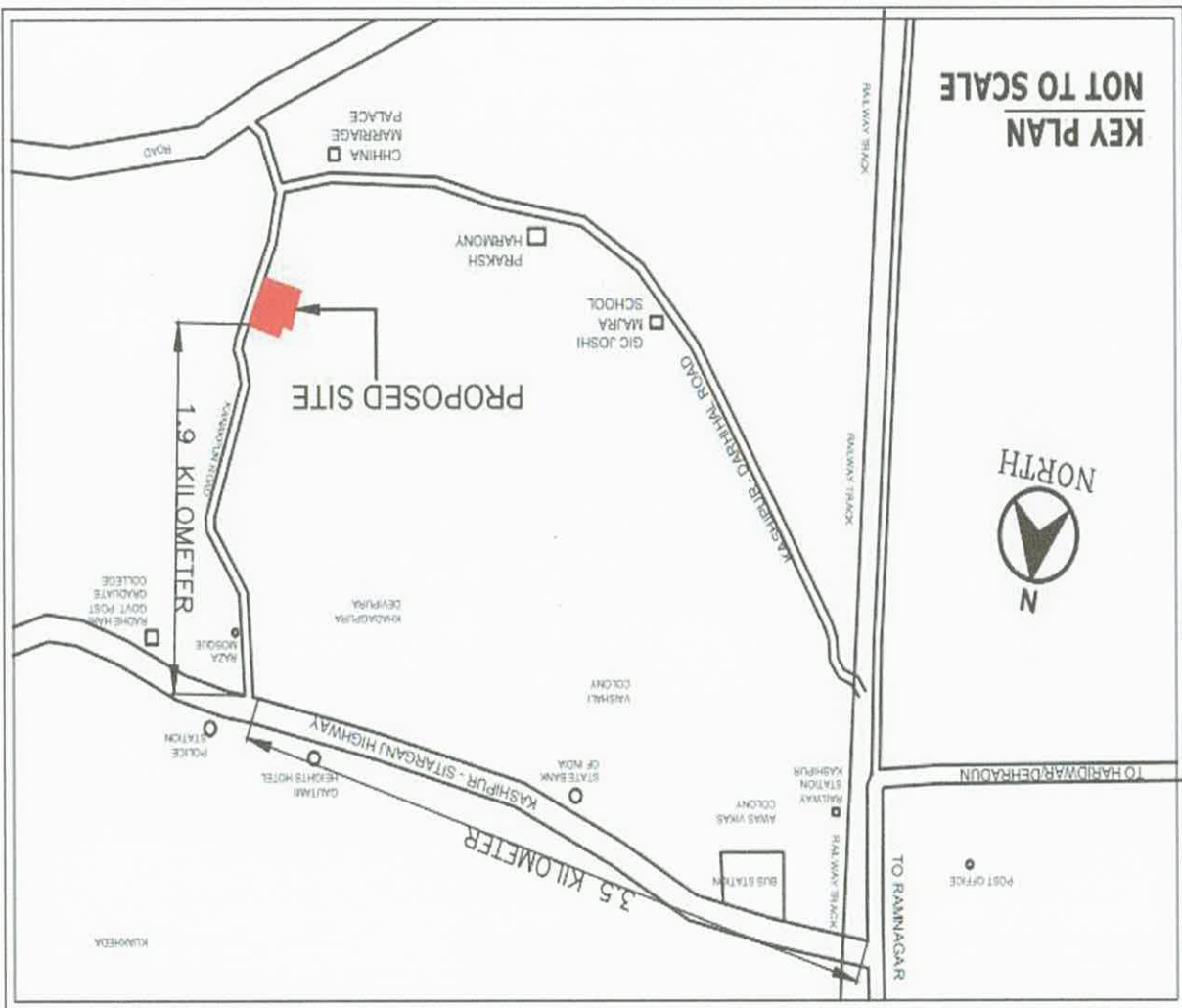
PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0019 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346



Proposed Pardhan Mantri Awas yojana Kanakpur (Rudrapur),
Uttarakhand

18

Key Plan



Ms SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Date: 14/11/22
Case No. 0049
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

PMAY of Site Kanakpur District (Udhm singh nagar) Uttarakhand : 244713

SPECIFICATIONS FOR EWS HOUSES - CONSTRUCTED UNDER PMAY

Sl. No	ITEM	SPECIFICATION
1.	Earthwork excavation	The earthwork excavation shall be done as per CPWD specification. The foundation shall rest on firm base
	Filling in trenches	Same excavated good earth soil is to be filled.
2.	Foundation (monolithic cement concrete structure)	M-20 grade of concrete is used for all the RCC works
	Base concrete	1:4:8 grade, 10 cm thick below building foundations on hard strata.
	Pinth Filling	If excavated soil or part of excavated soil seems to be good for filling, same shall be refilled as per direction of engineer in charge
	RCC Footing/Raft/Piles	M-20 grade of concrete is used for 450mm thick raft using Self Compacting Concrete Design Mix.
	Pinth beam/grade slab	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix
3.	Super structure	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix.
	a) Slabs	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix.
	b) Projections	M 20 grade of concrete is used for all the works using Self Compacting Concrete Design Mix
4.	Flooring	1. Everywhere in EWS unit is having ordinary Cement flooring including staircase etc. with Colour Pigment. 2. Industrial tiles flooring in parking areas.
5.	Skirting	Skirting in ordinary cement with neat punning in all rooms shall be to the height of 100mm.
6.	Kitchen platform and sink	Ordinary RCC Slab with neat cement punning and with provision for cut-out of Stainless Steel Sink.
	Putty	Putty on inner walls and ceiling.
7.	Finishing	Internal:- White washing on internal walls and ceiling External:- Water proofing cement paint
8.	Waterproofing	Toilets cement slurry mixed with water proofing treatment.
9.	Joinery	
	a) Windows	Angle iron frames and glazed shutters for windows and clerestory windows using 4 mm thick float glass panes with hillock wood.
	b) Doors	a) Angle Iron Frames and shutters - 25 mm thick flush door shutter, non-decorative type for rooms b) Angle Iron Frames and Steel shutters for block entrance & munity of staircase. c) FRP frame and shutter for Bath and WC
10.	Doors & Window Fixtures and Fitting	Oxidised MS fittings
11.	Railings	MS railings

COA No. CA/2018/96244
Case No. 0299 Date. 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

PMAY of Site Kanakpur District (Udham singh nagar) Uttarakhand : 244713

Proprietor

M/s SAJID NADREM

PAL ARCHITECT AND ENGINEER

Public Health & Sanitary Works

Sl. No	ITEM	SPECIFICATION
1.	Water Supply	Internal Areas water supply pipe (inside the Block in shafts, terrace and rising main as per drawing and design)
	Bib-Cock	Long body CP Brass Bib-Cock.
	Control valves	CI Wheel Gun Metal Valve.
2.	Sewerage (Sanitary & Rain water)	Internal areas sanitary pipe (inside the flats or inside the block and in all Bath, WC and kitchen)
	External Area	Stone Ware Pipes with all around concreting.
	Rain Water Drainage	Providing UPVC pipes of approved make for 4kg/Sq.Cms. of single socket pipe of ISI standard confirming to ISI 1352 with air tight joints, fixing with clamps and nails etc., complete for (Vent Shaft) WC Connection
3.	Sanitary Fittings	Indian type W.C. pan with 100 mm sand cast Iron P or S trap, 10 liter low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device (handle lever).
	Floor Trap	Providing 76.2mm (3") Dia. NAHANY TRAP with Jali for UPVC/SWR for toilets and kitchen
	Gully Chambers	Providing and fixing square-mouth S.W. gully trap grade 'A' complete with C.I. grating brick masonry chamber with water tight C.I. cover with frame of 300x300 mm size (inside) the weight of cover to be not less than 4.50 kg and frame to be not less than 2.70 kg as per standard design :
	Internal sanitary and collecting chambers	Sewage disposal from Indian type W.C. pan & waste water from kitchen with 100 mm PVC pipe & Bathroom with 75 mm diameter PVC pipe with fittings.

M/s SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0885
Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7885531131, 244713143346
PMAY of Site Kanakpur District (Udham singh nagar) Uttarakhand : 244713143346

Electrical Works:

Sl. No	ITEM	SPECIFICATION
1.	Point Wiring	Wiring for light point/ fan point/ exhaust fan point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable in surface / recessed PVC conduit, with Piano type switch.
2.	Wiring for circuit / Submain	Wiring for circuit/ sub main wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface/ recessed PVC conduit as required 2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire 2 X 4 sq. mm + 1 X 4 sq. mm earth wire 2 X 6 sq. mm + 1 X 6 sq. mm earth wire
3.	PVC conduit	Supplying and fixing of following sizes of PVC conduit of along with accessories in surface/ recess or cutting the wall and making good the same in case of recessed conduit as required. 20mm & 25mm dia with Supplying and fixing following Piano Type switch/ socket on the switch box including connections 5/6 amps switch 15/16 amp switch 3 pin 5/6 amp socket outlet 3 pin 15/16 amp socket outlet
4.	Switch and socket	Supplying and fixing of suitable size metal box with phenolic laminated sheet cover in front Supplying and fixing brass batten/ angle holder including connection etc. as required.
5	Fan regulator	Supplying and fixing stepped type electronic fan regulator
6	Switch box	Supplying and fixing of suitable size metal box with phenolic laminated sheet cover in front
7	Angle holder	Supplying and fixing brass batten/ angle holder including connection etc. as required.
8	MCCB	Providing and fixing MCCB in existing cubicle panel board including drilling holes in cubicle panel, making connections, etc. as required.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Date: 19/11/22
Case No. 2021
Tapovan Road Infront of PRD Ground
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Mob.: 7895872139, 9412143346

M/S SAJID NADEEM
Proprietor

	For Internal Flat	Supplying and fixing SPN Distribution Board with IP43 Protection (Metal Door) as per 13032 for all incoming and outgoing (With MCB/ RCCB/ Isolator)	For Common Area Service
9.	MCB Enclosure		
10.	TPN Distribution Board	Following way TPN distribution boards 4 way Double door 6 way Double door 8 way Double door 12 way Double door	
11.	MCB	Supplying and fixing 5 amps to 32 amps rating, 240/415 volts, miniature circuit breaker suitable for inductive load of following poles in the existing MCB DB complete with connections, Single pole Single pole and neutral Double pole Triple pole Triple pole and neutral	
12.	Isolator	Supplying and fixing following rating, double pole, 240 volts, isolator in the existing MCB DB complete with connections, testing and commissioning etc. as required. 40 amps 63 amps	

Mrs SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 14/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob: 7895872139, 9412143346

ABSTRACT OF PROPOSED PHYSICAL INFRASTRUCTURE

Buildings

- 1) Total 1256 units are provided under the scheme
- 2) 20 Tower are designed to accommodate 1256 units.
- 3) Ground + 3 storied building
- 4) Each building has 10 unit & 16 units on each floor.
- 5) Each unit has 1 Bedroom, Living Room, Kitchen, Bathroom and WC
- 6) Total no. of floors – 4
- 7) Total no of units per tower $10 \times 4 = 40$ units $16 \times 4 = 64$ units

Infrastructures

I. Storm Water Drainage

- Brick Masonry open Drain is proposed for collection of Rain Water

II. Roads and Pavers

- Internal concrete road of 7.0 mtr. and 4 mtr wide are proposed with 10 mtr. wide road as the main entry road.
- 600 mm thick factory made cement concrete inter locking paver blocks are proposed at open areas between buildings and other locations.

III. Compound Wall

- Brick Masonry Compound Wall

VII. Internal Water Supply and Sanitation Facilities

- WC's, Wash basins, Kitchen Sink, Urinal basins, water taps and all other necessary Water Supply & Sanitation facilities are proposed with proper fitting & fixtures at each floor of every building.

VIII. Internal Electrical Installations

- Sufficient nos. of electrical points for fans, Ceiling fans, call bell, light, chargers etc. are proposed in each room/corridors/stairs/baths/toilets/urinal/stores with metal box and proper wiring systems.

IX. Parking Facilities

- Sufficient Parking facilities for two Wheeler Vehicles are proposed

Proprietor

Mrs SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
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Proposed Pradhan Mantri Awas yojana Kanakpur (Rudrapur),

Uttarakhand

PROJECT COST DETAILS

As per the Scheme Guidelines of Pradhan Mantri Awas Yojana Housing for all an single unit or a unit in multi-storied super structure of EWS type Houses with all adequate basic civic services and infrastructure services like Toilet, Water, Electricity etc. So, we have designed the typical EWS dwelling unit of approx. 23.00 square meters carpet area which will have 2 rooms (i.e., living room and one bed room), a kitchen, separate bath and WC and balcony.

SI No.	Type	Nos. of Dwelling Units	Carpet Area of each unit	Super built up Area of each unit
1.	EWS	1256	23.24 sq.m	25.30 sq.m

SI No	DESCRIPTION OF WORK	AMOUNT
1	Grand Total 19 Tower A TO H, J TO T	739255025.6
2	Grand Total Tower U	25193065.41
3	Grand Total other service	1189222291.3
	Grand total project cost	883370382.4

M/s SAUD NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Date 19/11/22
Case No. 0019
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
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LAND DOCUMENTS

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Handwritten signature

M/S SAJID NADEEM
Proprietor

फ़ोन नं. : 1424-1429 पृष्ठ : 1

प्रा. दिनांक	दिप्पनी
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काशीपुर अर्द्धन को-ऑप वैक निगम

આ દિ. 08.12.12 ના અગ્રુપા
અભિનંદન સંદેશ માટે D.202

19.00 0001.70 हे शब्द रत्न

11.12.12

14.10.13 के अनुसार शांतिदास

श्री प्रसि को मा 20,00,000/-

ಪತ್ರಿಕೆಗಳು 14.10.13

उपनिषद्वादी वास्तव्ये एव

22/555 (11-12) मन्त्रालय
अन्तर्गत

उत्पादनाधिकारं कथिउ नि
मन्नात कननमीन कीर यन्नी

१०० वनकागुर की भाटा

५०५२।४ रचना ०-२०२१

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18.02.19 तक ज्ञात

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उद्देश्य खोजनी

प्रश्न का नाम / चरणांक : बन्धकुर (कास्तिर)

सहयोगीतः : शा.सं.सू.

उत्तर : उपर्युक्त

५५५५५५ : १४२४-१४२९ ५५५ : १

1 : 1

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डुन गाँव: एक डुन क्षेत्र है। डुन प्रान्त के चार डुन क्षेत्र हैं - ग्रेटर, मध्य, लघु और छोटे डुन।

Data Digitally Signed by : AKRAM ALI

सहायक अधिकाारी : TEHSILDAR

सहस्रीनः : काशीपुर

अन्यदः अन्य विदुः नगर

सह-उत्पन्न धर्मों की प्रत्येकीय निर्धारित निम्न द्वारा वेग को गयी है तथा द्वारा निर्धारित हुआ है तथा द्वारा निर्धारित हुआ है।

दिनांक एवं समय : 08-06-2021 12:33:50 PM

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7. முன்னொருவரின் தாயை

18. COOL-UP

Feb 24-07-06 * 84mm
977 7777 70 1.65,000/-

१०-७

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new office at 1000

UTID00026419 Penta 1

20,00,000/-

12/17/2010 18:02:10

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दिनांक: 18 02 16 ई. स.स.स.

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उद्धरण खतौनी



बारा खतौनी प्र नंका — 1 —	बाहेरार का नाम / सिता वसि मरवाक का नाम/ निराम प्यान — 2 —	मीमिक बहिनार बाराख गौने का नं — 3 —	बागे के दलोक गटे की बारा मका — 4 —	बाहेक गटे का लोकल (हे) — 5 —	बाहेरार बात देव मानपुवारी या मान — 6 —	परिचर्जन सामन्ती आजा या उनका पारान्ज उनकी मका तथा सिनीक महिर् और बाजा देवे बागे बहिनारी का नद — 7-12 —	दिनकी — 13 —
Data Digitally Signed by : AKRAM ALI							
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Ms SAJD NADDEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8879
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Ans



Online Public Data Entry Summary

ukpde2021120308368

DISTRICT NAME: उमरगढ़ जिला SRO: कर्णाल

ukpde2021120308368

14-Jul-2021

10:17:08

Appointment Date: 15 Jul 2021

Appointment Time: 11:30 a.m to 12:30 p.m

Appointment Token No: 14

Deed/Article Type: Agreement
Sub-Deed/Sub-Article: Sale of Property Where Possession is Not Admitted to Have Been Delivered
Village/Location For Index: कर्णाल
Village/Location/Road Selected for Circle Rate List: कर्णाल

Khewat: 51.52MIN
Khasra: 2.83

House/Flat No:

Area: 2.83

Latitude: 0.00

Land Value: 0.00

Transaction Value: 35000000.00

Advance: 10000000.00

Lease Period: 0.00

Avg. Rent: 0.00

Market Value: 0.00

Longitude: 0.0000000000

Construction Value: 0.00

Regn Fees: 20000.00

Pasting Fees: 100

Page: 24

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PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8079 Date: 14/11/22
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

M/s SAJID NADEEM
Proprietor

K. Nanda

J.S. Nanda

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

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M/s SAJID NADEEM
[Handwritten signature in purple ink]
Proprietor

[Handwritten mark in green ink]

Proprietor



Page 2 of 2

पञ्चाङ्ग की तिथि	वर्ग	व्यक्ति का नाम	व्यक्ति का पता
9997753535	FARMER	Z.S. Nandu	पञ्चाङ्ग की तिथि 9997753535
9997753535	House wife	K. Nandu	पञ्चाङ्ग की तिथि 9997753535
9927074467	BUSSINESS	J. J.	पञ्चाङ्ग की तिथि 9927074467
8445650796	PRIVATE	W. J.	पञ्चाङ्ग की तिथि 8445650796
9808793000	PRIVATE	W. J.	पञ्चाङ्ग की तिथि 9808793000
ADHAR : 9308 6733	JOB	W. J.	पञ्चाङ्ग की तिथि ADHAR : 9308 6733

Proprietor

M/s SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346



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INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

BALESHWAR
Stamp No. 21/2002
Tab KASHIPUR

Certificate No.



सत्यमेव जयते

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UK31690347318087T

15-Jul-2021 10:59 AM

NONACC (SV) / UK1207004/ KASHIPUR/ UK-UN

SUBIN-UKUK120700467269806138540T

SAJID NADEEM

Article 5 Agreement or Memorandum of an agreement

VILL-KANAKPUR

3,50,00,000

(Three Crore Fitty Lakh only)

JASBIR SINGH AND KAWALJEET NARULA

SAJID NADEEM

SAJID NADEEM

7,00,100

(Seven Lakh One Hundred only)



Please write or type below this line



Mr. Sajid Nadeem
Advocate
Kashipur (U.S. Nagar)
Reg. No. - U.P.8623/02



Mrs. Jasbir Singh and Kawaljeet Narula
Advocate
Kashipur (U.S. Nagar)
Reg. No. - U.P.8623/02



PAL ARCHITECT AND ENGINEER
GOA No. CA/2018/96244
Date 11/11/22
Tapovan Road Infront of PKD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Statutory Alert:

1. The authority of this Stamp certificate should be verified at www.shrestamp.com or using e-Stamp Mobile App. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. 2. The onus of checking the legitimacy is on the users of the certificate. 3. In case of any discrepancy please inform the Competent Authority.

Proprietor

M/s SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 4047 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

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PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 9049
Date: 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Proprietor

Ms SAJID NADEEM

V. S. Nair

K. Nair

JS



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PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0049 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Handwritten signature in purple ink
M/s SAJID NADEEM
Proprietor



AGREEMENT TO SELL [WITHOUT POSSESSION]

Consideration Amount	3,50,00,000/-
Advance	10,00,000/-
Stamp Duty	7,00,100/-

THIS AGREEMENT ("Agreement") is made on this 15th day of July, 2021 at Kashipur, Udhm Singh Nagar, Uttarakhand:

BETWEEN

- Mr. Jasbir Singh** [PAN-BDBPN1321A] son of Late Shri Balwant Singh, presently residing at Moradabad Road, Opposite KPC School, Kashipur, District Udhm Singh Nagar, (hereinafter called the "**Seller 1**", which expression shall mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns);

AND

- Mrs. Kawaljeet Narula** [PAN-ACNPN4860E] wife of Mr. Jasbir Singh, presently residing at Moradabad Road, Opposite KPC School, Kashipur, District Udhm Singh Nagar, (hereinafter called the "**Seller 2**", which expression shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assigns);

AND

- Mr. Sajid Nadeem** [PAN-ACEPN2495C] son of Late Shri Kaley Khan Resident of H. No. 107, Tufail Garden, Katora Taal, Kashipur, Udhm Singh Nagar, Uttarakhand (hereinafter referred as the "**Purchaser**", which expression shall mean and include them, their respective legal heirs, successors, legal representatives, administrators, executors, nominees and assigns);

Seller 1 and Seller 2 are hereinafter collectively referred to as "**Sellers**".
The Sellers and the Purchaser are hereinafter collectively referred to as, the "**Parties**" and individually as, the "**Party**", as the context may require.

WHEREAS:

- The Sellers vide sale deed will as recorded in **Annexure - A** hereof ("**Sale Deeds**") have become joint and exclusive owners of the piece of land measuring 7.00 Acres, situated at Village Kanakpur, Kashipur, Udhm Singh Nagar, Uttarakhand, the details of which are provided in **Schedule A** of this Agreement ("**Said Land**").
- The Sellers have marketable title and absolute authority over the Said Land and the same is free from all encumbrances, charges, mortgages, gifts, liens, attachments, disputes, prior agreements, liabilities, unauthorized occupation, claims and litigation whatsoever and the Vendors are fully entitled to sell and dispose of the Said Land and receive the entire sale consideration.

- The Purchaser has approached the Sellers offering to purchase the Said Land and the Sellers have agreed to sell, convey, transfer and assign to the Purchaser, the Said Land, alongwith all rights of ownership, possession, privileges, connections, easements and appurtenances attached thereto for a consideration and on the mutually accepted terms and conditions between the Parties.

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0039
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Ms SAJID NADEEM
Proprietor
7.5

Proprietor
Ms SAJID NADDEM



PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 08-79 Date 11/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

[Signature]

उपनिबन्धक
काशीपुर
15-Jul-2021

इस लेख पत्र का निष्पादन विवेक से लिखित तथ्यों को सत्य व समझकर श्री जसवीर सिंह पत्र श्री बलवंत सिंह निवासी मुरादाबाद रोड, अपोजिट के.पी.सी स्कूल काशीपुर उद्यम सिंह नगर / श्रीमती कवलजीत कौर पत्नी श्री जसवीर सिंह निवासी मुरादाबाद रोड, अपोजिट के.पी.सी स्कूल काशीपुर उद्यम सिंह नगर / ने अधिम धनराशि मुबलिया रु 1,000,000.00 प्रवेक्षणसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन द्वितीय पक्ष श्री साजिद नदीम पत्र श्री स्व. काले खां निवासी H.NO 107, गुकैल गार्डन कटोरावाल काशीपुर उद्यम सिंह नगर / ने भी स्वीकार किया।

उपनिबन्धक
काशीपुर
15-Jul-2021

साजिद नदीम

[Signature]



श्री साजिद नदीम पत्र श्री स्व. काले खां निवासी H.NO 107, गुकैल गार्डन कटोरावाल काशीपुर उद्यम सिंह नगर ने आज दिनांक 15 Jul 2021 समय मध्य 11AM व 12PM को कायलिय उपनिबन्धक काशीपुर से प्रस्तुत किया।

रजिस्ट्रेशन शुल्क	रु 20,000.00
प्रतिबलि शुल्क	रु 100.00
इलेक्ट्रॉनिक प्रोसेसिंग शुल्क	रु 240.00
गुल योग	रु 20,340.00
शुल्क लगभग	1,000

Agreement
Sale of Property Where Possession Is Not Admitted to Have अधिम धनराशि रु: 1,000,000.00
प्रतिकूल रु : 35,000,000.00

वही संख्या 1 रजिस्ट्रीकरण संख्या 5030 वर्ष 2021

D. Pursuant to the negotiations and deliberations and relying upon the representations and warranties made by the Parties, the Parties have decided to execute this Agreement to record the mutually agreed terms and conditions, which are detailed hereunder, for sale and purchase of the Said Land on as is where is basis.

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. PROPOSED TRANSACTION:

1.1. This Agreement records the understanding and agreement between the Parties as regards the proposed acquisition by the Purchaser of all the right, title and interest of the Sellers in respect of the Said Land and shall remain in force unless the same is terminated in accordance with the provisions of this Agreement.

1.2. Subject to satisfaction of the conditions mentioned hereunder, the Purchaser has agreed to acquire and the Sellers have agreed to sell and transfer, free from all encumbrances and claims, all the right, title and interest of the Sellers in respect of the Said Land, at or for the Sale Consideration (defined hereinafter), to be paid in the manner appearing hereinafter and on the terms and conditions and in the manner provided in this Agreement ("Proposed Transaction").

2. SALE CONSIDERATION

2.1 In consideration of the Sellers agreeing to sell and transfer all their right, title and interest in respect of the Said Land in favour of the Purchaser and subject to the compliance of the terms hereof, the Purchaser has agreed to pay to the Seller, a sum of Rs.3,50,00,000/- (Rupees Three Crore & Fifty Lakhs Only) ("Sale Consideration"). The Sale Consideration will be paid by the Purchaser to the Sellers in the manner as provided in Annexure - B hereof.

2.2 The Parties hereby confirm, agree and accept that the payment of the Sale Consideration in terms hereof will sufficiently and completely discharge the Purchaser of its liability to pay Sale Consideration or any amount in furtherance thereof to the Sellers or any third party.

2.3 Except as commercially agreed otherwise, each Party shall be responsible for undertaking its obligation and payment of its taxes including but not limited to the payment of its share of any income tax and/or such other indirect taxes, applicable on the transaction contemplated herein in accordance with applicable tax laws. All payments to be made under this Agreement or any other agreement executed pursuant hereto, shall be subject to withholding tax.

2.4 Simultaneously with the execution of this Agreement, the Purchaser shall have all the rights and interests in relation to the Said Land, including the rights to develop or deal with the Said Land or rights to assign the development over the Said Land.

3. EXECUTION OF THE DEFINITIVE DOCUMENTS

3.1 The sale deed and such necessary documents that are required to effectively transfer the title of the Said Land in favour of the Purchaser or his nominee and the GPA are herein after collectively referred to as "Definitive Documents".

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0039
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Proprietor

Ms SAID NADEEM

PAISAR H02122
 COA No. CA/2018/96244
 Case No. 0079 Date. 14/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

रजिस्ट्रीकर्ता अधिकारी
 उप-निबंधक, कोशीपुर

Mrs SAJID NADEM
 Proprietor

प्रति एवं साक्षीगण सर प्रतीत होते हैं। सभी के अंगुष्ठ चिह्न नियमानुसार लिखे गये हैं।



सहस्रद आधिकार



वसवीर सिंह



कवलजीत कौर



साजिद नदीम



सौ. आसिफ



वही संख्या 1 रजिस्ट्रीकरण संख्या 5030 वर्ष 2021

3.2 The cost of stamp duty and the registration charges in relation to the execution and registration of the Definitive Documents (wherever applicable) shall be borne by the Purchaser.

3.3 Upon execution of the Definitive Documents for Said Land or part thereof, as the case may be, legal, juridical and physical possession of the land will be handed over at the time of execution of Sale deed, by the Seller or cause to be handed over by the Sellers to the Purchaser or his nominee. Upon such transfer, the Purchaser shall be entitled to record his name as the owner of the Said Land or any part thereof with governmental authority as may be required to be made for the purpose of recording the transfer of the Said Land to and in favour of the Purchaser by the Seller, and the Seller hereby agrees to provide/cause to provide all necessary information, clarifications and documents requested by the Purchaser in this regard.

3.4 However, even after the payment of the Sale Consideration, if there is any default or delay in the execution of the Definitive Agreements by the Sellers, the Purchaser shall be entitled to get the Said Land transferred in his favour by approaching the court of appropriate jurisdiction.

3.5 It is clarified that in the event if the Said Land or any part thereof cannot be transferred or conveyed by the Sellers in favour of the Purchaser, the Sellers shall be liable to refund and repay the amount paid by the Purchaser to the Sellers.

4. REPRESENTATIONS AND WARRANTIES AND COVENANTS

4.1 The Sellers, in addition to the representations and warranties given in the Recitals above, hereby represent and warrant and covenants to the Purchaser, as on date, as under:

4.1.1. The Said Land is flat and fairly leveled.

4.1.2. The Said Land stands registered in the joint name of the Sellers in all property/revenue records and the Sellers are in quiet, vacant and peaceful possession thereof. The title thereto is free, clear and marketable and the Sellers are the lawful owner and has good right, full power and absolute authority to enter into this Agreement and no other person has any right, title or interest or share in Said Land.

4.1.3. The Said Land is contiguous with no presence of high-tension wires and no temple exists/ is standing thereon. The Said Land is fit for the construction and development of the Project to be constructed on the Said Land subject to necessary approvals.

4.1.4. The Sellers shall provide all relevant data and papers in connection with the ownership and title/patta (as applicable) of the Said Land.

4.1.5. There are no outstanding loans, dues with any of the authorities, banks, companies, individuals etc. on the Said Land and the Said Land is not subject matter of any charge, lien or encumbrance.

Ms SAJID NADEEM

Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0039 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

[Handwritten signature]

Preparator

M/s SAJID NADEEM



4.1.6. There is no litigation, disputes, or encumbrances of any nature on the Said Land and the Sellers have not received any notice from any statutory body which affects or may affect the (i) Said Land and there is no prohibitory order or orders of attachment on the Said Land and from any other statutory authority for taxes, rates, levies or cesses, lawfully payable.

4.1.7. All taxes, cess, premiums, assessments, water charges, electricity charges or any other outgoings or amounts payable in respect of the Said Land till the date hereof have been duly paid by the Sellers, and there are no claims or disputes of any nature whatsoever pending with any competent authority in this regard;

4.1.8. As on the date of execution of this Agreement, the Said Land or any part thereof is not affected by any reservation, designation and/or acquisition and no part of the Said Land has been handed over or agreed to be handed over or required to be handed over to any authority towards set-back or road widening or for any other reason;

4.1.9. The Said Land or any part thereof is not subject to any order issued under Urban Land (Ceiling and Regulation) Act, 1976 and/or does not come within the purview of any law pertaining to Wetlands and/or Indian Forests Act, 1927. Further, the Sellers confirm that they have not received any notices and/or orders under the aforesaid statutes in respect of the Said Land or any part thereof.

4.1.10. No adivasi, tribal and/or minor owns the Said Land or any part thereof at any time.

4.2. The Purchaser represents, warrants and covenants to the Sellers, as under:

4.2.1. The Purchaser shall make timely payments for the purchase of the Total Land, in the manner as set out under this Agreement.

4.3 Each Party hereby represents and warrants to the other Party as under:

4.3.1 They have full power and authority to enter into, and comply with its obligations under this Agreement; and

4.3.2 The execution and delivery of this Agreement and the performance of the obligations and exercise of rights by the Parties under this Agreement do not:

4.3.2.1 conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute a default under any agreement to which such Party is bound;

4.3.2.2 violate any order (judicial, regulatory or otherwise), injunction, award, decree or writ by any Governmental Authority against, or binding upon such Party; or

4.3.2.3 violate any applicable laws.

5. TERMINATION BY THE PURCHASER/SELLER AND CONSEQUENCES OF

5.1

The Purchaser shall have the right to terminate this Agreement

MISS SAJD NADEEM

Proprietor

BAI ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8079
Date. 11/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

pal

Ms SAJID NADEEM
Proprietor



5.1.1. If the title of the Sellers on Said Land or any part thereof, is not clear and marketable;

5.1.2. If there are any encumbrances or litigations on the Said Land;

5.A The Seller shall have the right to terminate this Agreement;

5.A.1. If the Purchaser fails to make payments on time as mentioned in schedule B.

5.A.2. Upon such termination, the seller shall refund all such amounts that he/she may have received, having subtracted a sum of rupees Ten Lakhs towards losses incurred on behalf of not being able to cultivate the Land.

5.2 Upon such termination, the Sellers shall refund the entire amount towards the Sale Consideration paid by the Purchaser to the Sellers (including tax deducted at source) ("Paid Consideration") without any interest within a period of 30 days from the date of notice by the Purchaser. In the event the Sellers are unable to make the entire payment within said period of [30] days, then the Sellers will be liable to pay interest @ 12% per annum on the amount due and payable from the date on which amount was payable till the actual date of payment.

5.3 Until the realization by the Purchaser of the Paid Consideration and the interest, if any, (i) the Sellers shall not be entitled to deal with the Said Land or any part thereof in any manner whatsoever; and (ii) the Purchaser shall have charge on the Said Land. Upon realization of the Paid Consideration and the interest, if any, by the Purchaser and execution of the sale deed by the Sellers in favour the Purchaser, (a) this Agreement shall stand terminated; (b) the Seller shall be thereafter entitled to deal with the Said Land in such manner as the Sellers may, in their sole discretion, deem fit.

6. INDEMNITY

Each of the Parties ("Defaulting Party") hereby indemnifies and agrees to keep indemnified, compensate, defend and hold harmless the other Party ("Non-Defaulting Party") against the actual costs, charges, damages, liabilities, expenses, claims, demands and/or penalties that may be suffered by the Non-Defaulting Party arising out of, or in connection with or otherwise in respect of any default committed by the Defaulting Party of any of the terms and conditions of this Agreement and/or on account of breach of any representations and warranties given under this Agreement by the Defaulting Party.

Provided that in the event of defect in title of the Said Land or part thereof, the Sellers shall be liable to indemnify the Purchaser in full against all the cost and expenses incurred by the Purchaser. The indemnity on defect in title shall be effective post execution of the Definitive Agreements.

7. EXCLUSIVITY

The Sellers hereby agree that during the subsistence of this Agreement i.e. until execution and registration of the Definitive Agreements or the termination of this

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Handwritten signature in green ink.

Proprietor

Ms SAJID NADEEM



Agreement ("Exclusivity Period"), the Sellers shall not: (i) participate in, solicit or encourage negotiations or discussions with any person in connection with the Said Land (or any part thereof) and/or any transaction similar to the transaction or otherwise enter into any documentation, contract, understanding or take any action with respect to any transaction of the Said Land that would impair the ability to undertake the transaction contemplated under this Agreement; (ii) have discussions or provide any information, either directly or indirectly, to any person (other than Purchaser) about Said Land or this transaction; and/or (iii) be permitted to reach out to lenders to seek financing in connection with the Said Land, or (v) alienate or otherwise encumber the Said Land, in each case, without the prior written approval of the Purchaser.

DISPUTE RESOLUTION

Any dispute, difference, claim, question or controversy, any contractual obligations, or the material breach, arising out of or in connection with this Agreement, including invalidity thereof ("Dispute"), shall be amicably resolved by the Parties within 30 (thirty) days of the written notification by one Party to the other of the existence of a Dispute, and if the Dispute cannot be resolved within the said period of 30 (thirty) days, then the Parties shall refer the Dispute to Arbitration in terms of the Arbitration and Conciliation Act, 1996, as in force on the date hereof or any subsequent amendment thereof. The arbitration shall be conducted by a panel of 3 (three) arbitrators. The Seller and the Purchaser shall each appoint 1 (one) arbitrator each and the 2 (two) arbitrators, thus appointed shall appoint a third arbitrator, who shall conduct the arbitral proceedings to decide the Dispute between the Parties. The language of the arbitration shall be Hindi/English and the seat of arbitration shall be Kashipur District Udham Singh Nagar. The Parties agree that the arbitration award shall be final and binding on the Parties.

This Agreement shall be governed and construed in accordance with the laws of India and subject to Clause above, the courts of Kashipur shall have exclusive jurisdiction to try and entertain such Disputes arising out of this Agreement.

MISCELLANEOUS

9.1 Unless otherwise specifically agreed under this Agreement, the Parties shall bear their own respective costs associated with the arrangement contemplated herein.

9.2 It is also agreed between the Parties hereto that the rights and privileges of the Purchaser as contemplated under this Agreement (including the Development Rights granted by the Sellers to the Purchaser) can be assigned and transferred by the Purchaser to any other person / entity nominated by the Purchaser to which the Sellers shall not raise any objection or demur.

9.3 Stamp duty and registration charges on this Agreement, Definitive Agreement and any other document executed pursuant hereto, shall be borne and paid by the Purchaser.

9.4 Each Party shall, at all times, keep confidential and shall not disclose to any third party any information of a confidential nature whether financial, technical or commercial which it may have acquired or obtained or may at any time hereafter acquire or obtain in relation to the other Party and / or the Proposed Transaction contemplated hereunder and shall not use or disclose such information except

[Signature]
Ms. SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6079
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date. 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Pal

Ms SAJID NADEEM
Proprietor



when required by law or regulatory or governmental body having jurisdiction over it. For the avoidance of doubt, it is clarified that the terms and conditions of this Agreement and the execution of this Agreement are also confidential in nature. The confidentiality obligations under this Clause shall continue during the term of this Agreement and shall survive the expiry/ termination of this Agreement for a period of one year thereafter.

9.5 Any notice or other communication whatsoever to be made or given under this Agreement shall be effective only if it is in writing and sent to the Party concerned at its address, as mentioned herein above. All documents to be furnished or communications to be given or made under this Agreement shall be in the English/ Hindi language and shall be in writing. All notices, communications, letters etc. required to be made or served and all communications in terms of this Agreement and/or under these presents shall be in writing and shall be deemed to have been duly made, served, communicated or received as per the following:

- (i) Immediately, if sent by facsimile transmission to the correct email id [snarula_10@yahoo.co.in] of the addressee or by a reputed courier service or by hand delivery; and
- (ii) Within 72 (seventy-two) hours of posting, if sent by prepaid registered post acknowledgment due or speed post acknowledgment due or by a reputed courier service only if the notice, letter or communication is addressed to the other Party at the addresses as provided herein above.

9.6 Neither the failure to exercise nor any delay in exercising, any right, power, privilege or remedy under this Agreement shall, in any way, impair or affect the exercise thereof or operate as a waiver thereof in whole or in part.

9.7 This Agreement is valid and binding upon the Parties and supersedes any and all prior negotiations, correspondence, agreements and understandings between the Parties in respect hereof and constitutes the entire understanding between the Parties with respect to the Proposed Transaction. This Agreement shall not be amended, varied, substituted or changed in any manner except by a written instrument duly signed by the Parties.

9.8 If any provision of this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such provision shall be ineffective to the extent of such invalidity, illegality, or unenforceability, without affecting, in any manner, the remaining provisions of this Agreement. Any such invalid, illegal or unenforceable provision shall be mutually replaced by the Parties with a provision that is valid and enforceable and which, as nearly as practicable, gives effect to the original intent of the invalid, illegal or unenforceable provision.

9.9 Headings to the clauses are for information only and shall be ignored in construing the Agreement.

9.10 Any reference to the words "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses of this Agreement as specified herein.

Signature
M/S SAJID NADEEM
Proprietor

Signature
PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Date: 14/11/22
Case No. 0037
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Proprietor

M/s SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0049 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346



10. Time of Sale Deed : Seller must sell and buyer must buy the sechudule property

within a period of One Year.

SCHEDULE A : Land Situated at Village Kanakpur Tehsil Kashipur District Udham Singh Nagar bearing Khasra No.51min area 1-215 Hectare, Khasra No. 52min area 1-214 Hectare & Khasra No.52min area 0-405 Hectare Totally Measuring 2.834 Hectare i.e. 7 Acres. Bounded By- East By Rest Land of Sellers, West By Land of Mulak Singh etc., North By Road 13 fit wide & South By Land of Raunak Singh.

Payment Schedule B : Details as follows -

- a- Rs.10,00,000/- Th.Cheque No.004671 Union Bank Kashipur.
b- Remaining in four equal quarterly instalments starting September 2021.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day and year hereinabove written.

J. Nanda
K Nanda

IT

Witness :

- 1- Mr.Rashid Siddiqui son of Mr. Abdul Rasheed Siddiqui R/o Mohalla Thana Sabik Kashipur. [3867 0839 7189]

M. Ashraf

2- Mohd. Ashraf Advocate, Kashipur.

M. Ashraf

Drafted By : Mohammed Ashraf Siddiqui Advocate, Kashipur.

M. Ashraf Siddiqui
M. Ashraf Siddiqui
Advocate
Kashipur (U.S. Nagar)
Reg. No. - U.P.8623/02

Ms SAJID NADEEM
Proprietor

Pal Architect and Engineer
PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0049
Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Proprietor
M/s SAJID NADDEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0039
Date. 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346



रजिस्ट्रीकरण अधिकारी /
उप-निबंधक, काशीपुर
15 Jul 2021

पर आज दिनांक 15 Jul 2021 को रजिस्ट्रीकरण किया गया।

वही संख्या 1 जिल्द 6,453 के पृष्ठ 333 से 356 पर क्रमांक 5030

(Architecture Drawing)
Pradhan Mantri Awas Vikas Yojna EWS
(Kanakkpur Uddham singh nager)
(Uttarakhand)

Ms SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8079 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
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Ms SAUD NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No CA/2018/96244
Case No. 0039
Date 14/11/22
Tapovan Road Infront of PRD Ground
Near BY Pass Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346



PAL ARCHITECT AND INTERIOR DESIGN
COA No. CA/2019/03-04
Case No. 90119
Near by IDBI Bank, (Opp. to IIT K)
Kajovan Road Infra. of PND Group
Mob: 7895872139, 9412141346

Proprietor
Ms SAJID NADEEM



Proprietor

M/s SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8079 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346



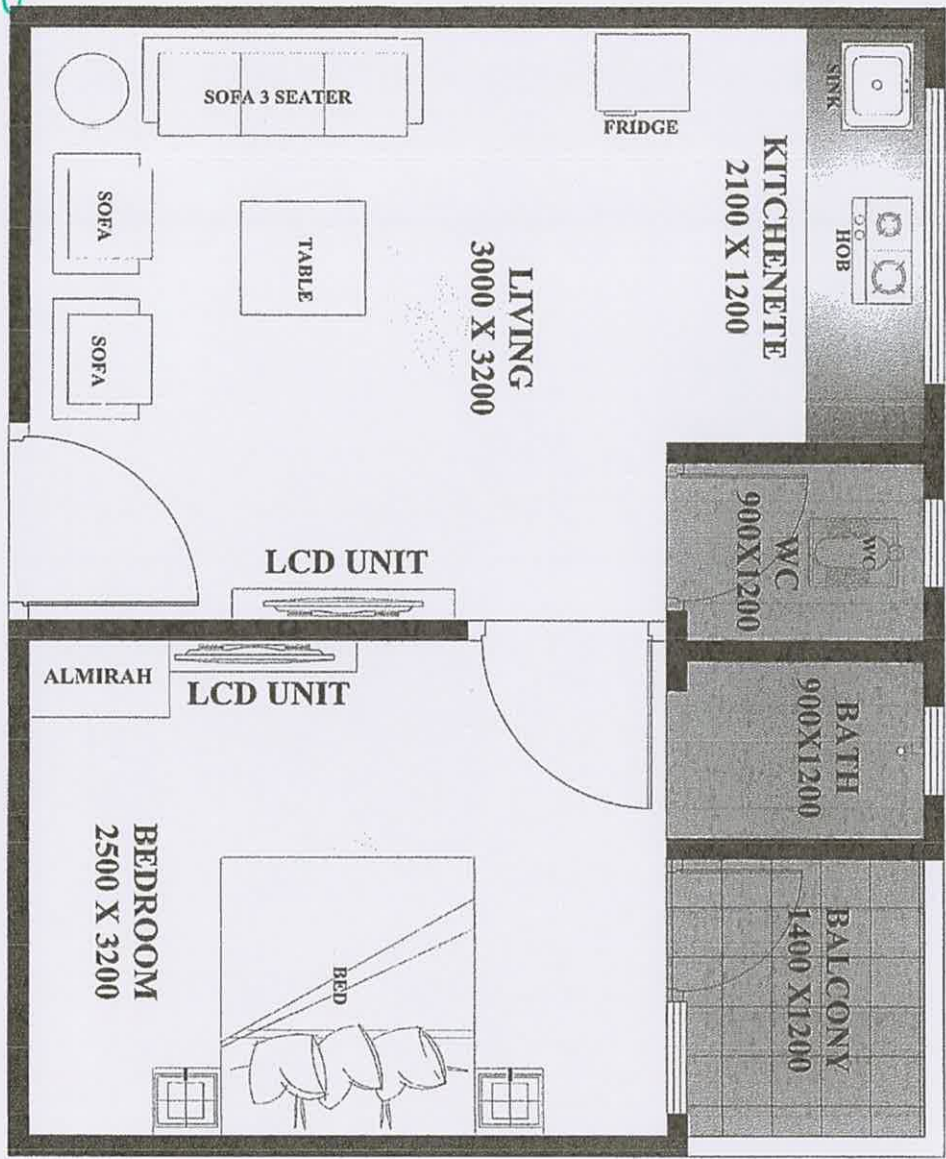
Proprietor
[Signature]
Mrs SAJID NADEEM

PAT ARCHITECT AND ENGINEER
COA No. CA/2018/962/14
Case No. 6039
Date: 19/11/22
Tapovan Road Infront of PKD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143246

[Signature]

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 0039
 Date 14/11/22
 Near by IDBI Bank, Dehradun (U.K.)
 Tapovan Road Infront of PRD Ground
 Mob.: 7895872139, 9412143346

M/s SAJID NADEEM
 Proprietor



PROPOSED
 SINGLE
 UNIT PLAN
 FOR EWS

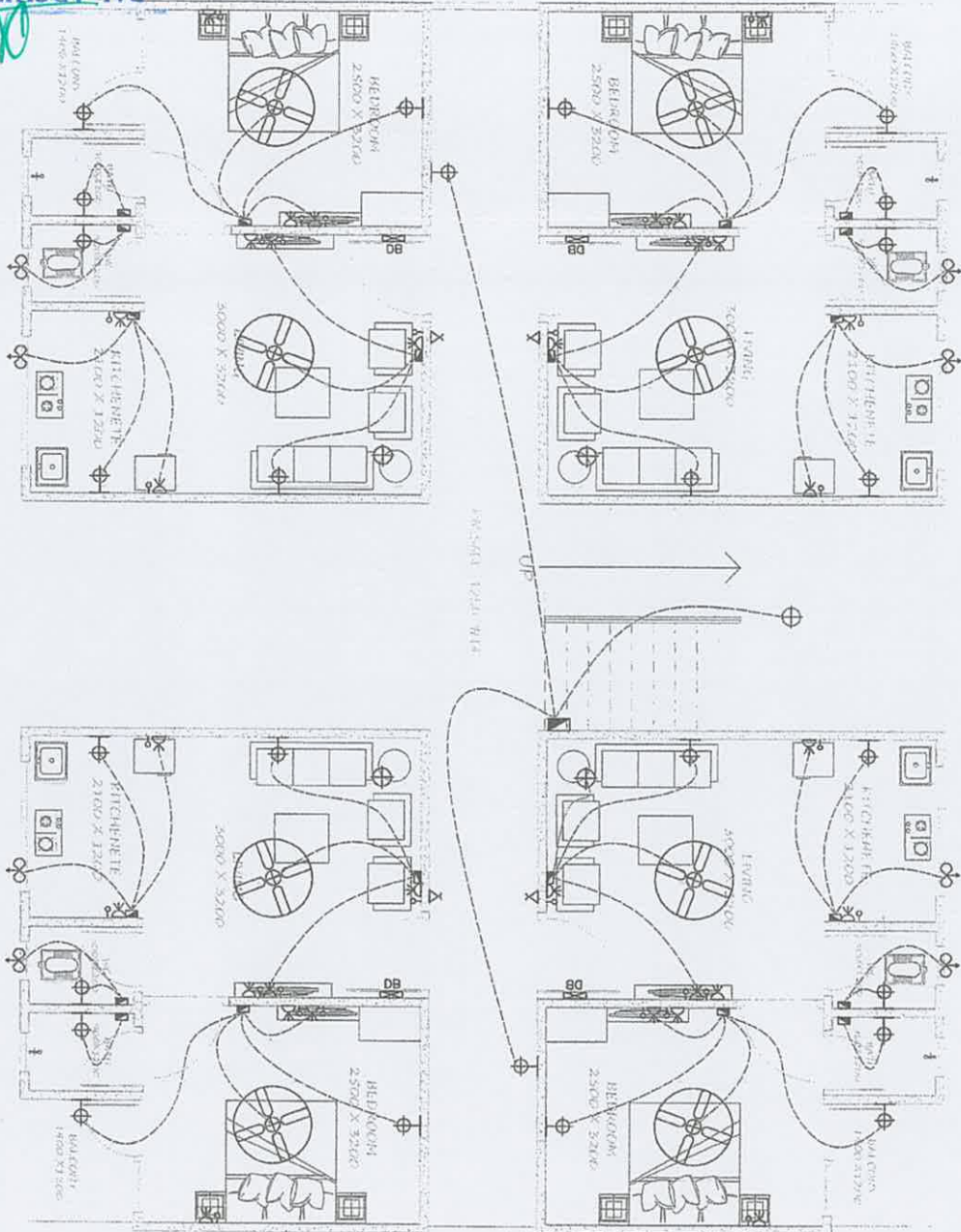
TYPE OF UNIT	CARPET AREA OF SINGLE UNIT (IN SQMT)	WALL AREA (IN SQMT)	TOTAL BUILT-UP AREA (IN SQMT)
EWS	23.24	2.38	25.30

Proprietor

M/S SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 90/39
Date: 14/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

TYPICAL FLOOR PLAN EWS (GROUND, FIRST, SECOND & THIRD FLOOR)



LEGENDS :-

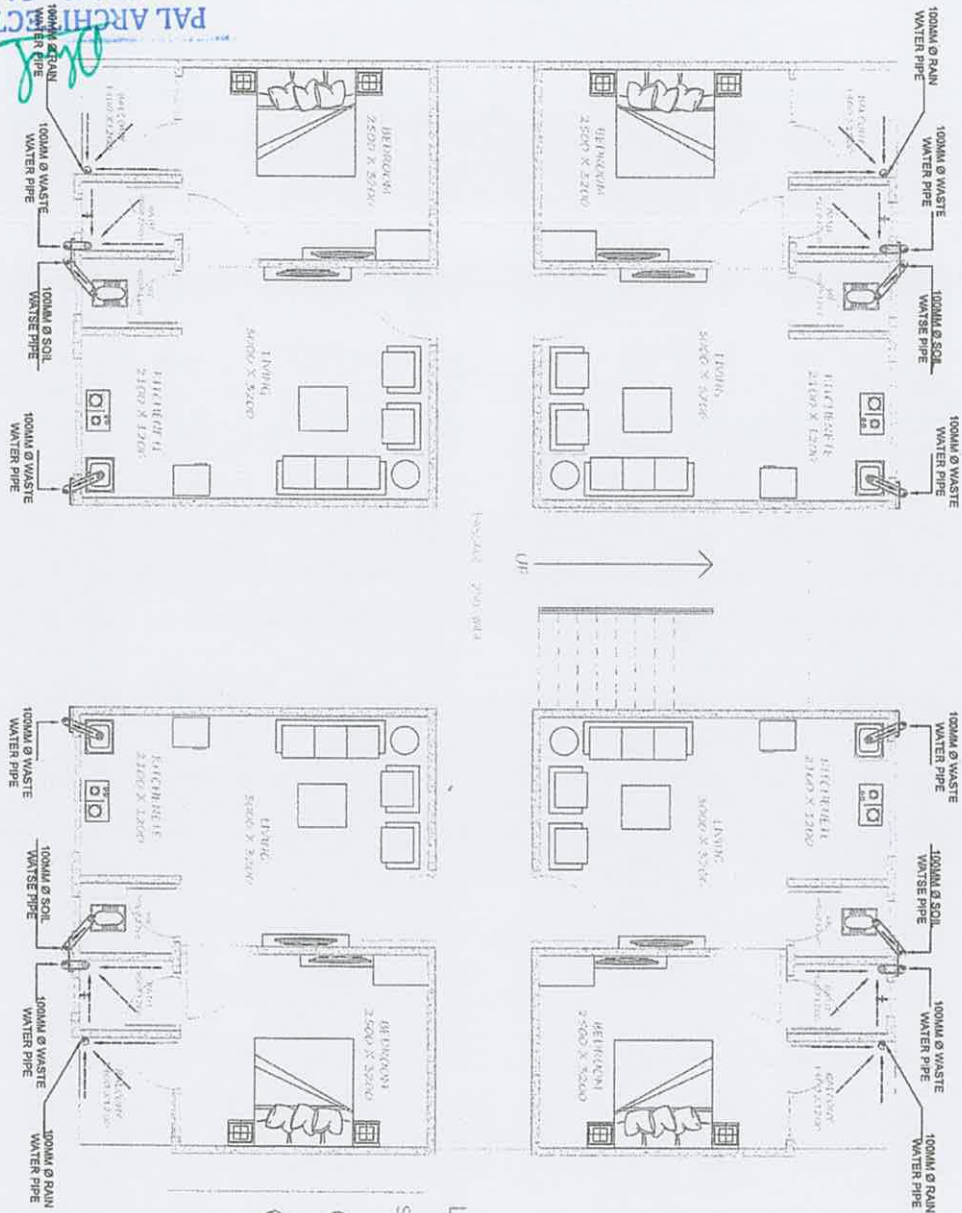
Symbol	NAME
	DISTRIBUTION BOARD (DB)
	CEILING LIGHT
	BRACKET LIGHT WALL MOUNTED
	CEILING FAN 900 MM DIA
	16A / 5A POWER PLUG
	SWITCH BOARD
	EXHAUST FAN
	DOOR BELL

ELECTRICAL
LAYOUT

Proprietor

M/s SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. Date.....
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346



LEGENDS :-

Symbol	DESCRIPTION
	100 Ø PIPE FOR SOIL WASTE
	100 Ø PIPE FOR WASTE WATER
	100 Ø FLOOR TRAP

PLUMBING LAYOUT

TYPICAL FLOOR PLAN EWS (GROUND, FIRST, SECOND & THIRD FLOOR)

KANAKPUR-KASHIPUR,
PRADHAN MANTRI AMASITYA
YOLANA, (EWS/AFFORDABLE)
(UTTRAKHAND AMAS AYAM
VIKAS PARISHAD)
SITE AT KHASRA NO.51MIN,
BZMIN VILL-KANAKPUR,
KASHIPUR, DISTT. U.S.NAGAR,
UTTRAKHAND

APPLICANT
SAJID NADEEM

R/O 107, TUFEL GARDEN,
KATOTATAL, STREET KASHIPUR,
UDHAMSINGH NAGAR

LAND OWNER

SHRI JASBIR SINGH NARULA
S/O SHRI BALVANT SINGH
KAWALJEET KAUR MRS./ SHRI
JASBIR SINGH NARULA
R/O MORADABAD ROAD K.P.C
SCHOOL, KAY SAMNEY,
KASHIPUR, DISTT. UDHAM
SINGH NAGAR

KHASRA NO	AREA
DATA NO. - 51MIN	1.2146 HEC
DATA NO. - 52MIN	1.6193 HEC
TOTAL	= 2.8339 HEC
	= 28339.0 SQM

OWNER SIGN

ARCHITECT SIGN

ARCHITECT
HDC ARCHITECTS
A: 107, TUFEL GARDEN, KATOTATAL,
UDHAM SINGH NAGAR

DATE SCALE DWG. NO. REV. NO.
04.06.21 1:50 10/10/21 1



TYPE	AREA	PERCENTAGE
1	1.2146	42.85
2	1.6193	57.15
TOTAL	2.8339	100.00

TYPE	AREA	PERCENTAGE
1	1.2146	42.85
2	1.6193	57.15
TOTAL	2.8339	100.00

TYPE	AREA	PERCENTAGE
1	1.2146	42.85
2	1.6193	57.15
TOTAL	2.8339	100.00

S.NO.	DESCRIPTION	AREA IN SQM	REMARKS
1	TOTAL SITE AREA AS PER SURVEY	28339.00	
2	ROAD, DRIVE, AND OTHER SERVICES	2000.00	
3	WATER RESERVATION AREA	1000.00	
4	WATER RESERVATION AREA	1000.00	
5	WATER RESERVATION AREA	1000.00	
6	WATER RESERVATION AREA	1000.00	
7	WATER RESERVATION AREA	1000.00	
8	WATER RESERVATION AREA	1000.00	
9	WATER RESERVATION AREA	1000.00	
10	WATER RESERVATION AREA	1000.00	
11	WATER RESERVATION AREA	1000.00	
12	WATER RESERVATION AREA	1000.00	
13	WATER RESERVATION AREA	1000.00	
14	WATER RESERVATION AREA	1000.00	
15	WATER RESERVATION AREA	1000.00	
16	WATER RESERVATION AREA	1000.00	
17	WATER RESERVATION AREA	1000.00	
18	WATER RESERVATION AREA	1000.00	
19	WATER RESERVATION AREA	1000.00	
20	WATER RESERVATION AREA	1000.00	
21	WATER RESERVATION AREA	1000.00	
22	WATER RESERVATION AREA	1000.00	
23	WATER RESERVATION AREA	1000.00	

SYMBOL	AREA
1-1	1500.00
1-2	1400.00
1-3	2400.00
1-4	4000.00
TOTAL	10000.00

SYMBOL	AREA
2-1	1500.00
2-2	1400.00
2-3	2400.00
2-4	4000.00
TOTAL	10000.00

SYMBOL	AREA
3-1	1500.00
3-2	1400.00
3-3	2400.00
3-4	4000.00
TOTAL	10000.00

M/S SAJID NADEEM
Proprietor

DEGREE COLLEGE - KACHINAL GOSAIN ROAD 18' 0" WIDE AS PER PWD DEPTT. NDC

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0037
Date: 14/11/21
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

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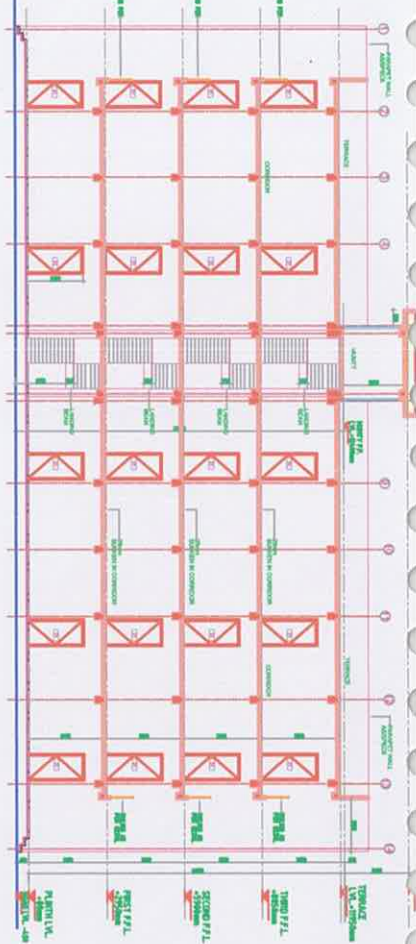
PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/9624
 Case No. 0019
 Date: 14/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

The image displays three architectural floor plans for a building, labeled FIRST F.L., SECOND F.L., and THIRD F.L. Each plan shows a symmetrical layout with a central corridor and multiple rooms. The first floor includes a large open area at the bottom. The second and third floors show similar room arrangements. The plans are color-coded with red and green lines and include various annotations and dimensions.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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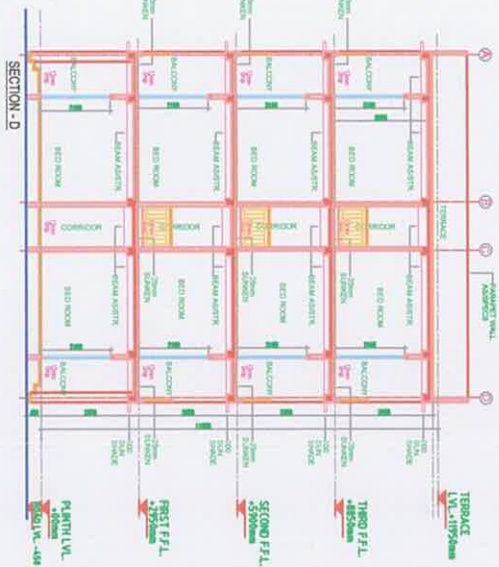
SECTION - E
SCALE - 1:100



M/S SAUD WADEEM
Proprietor

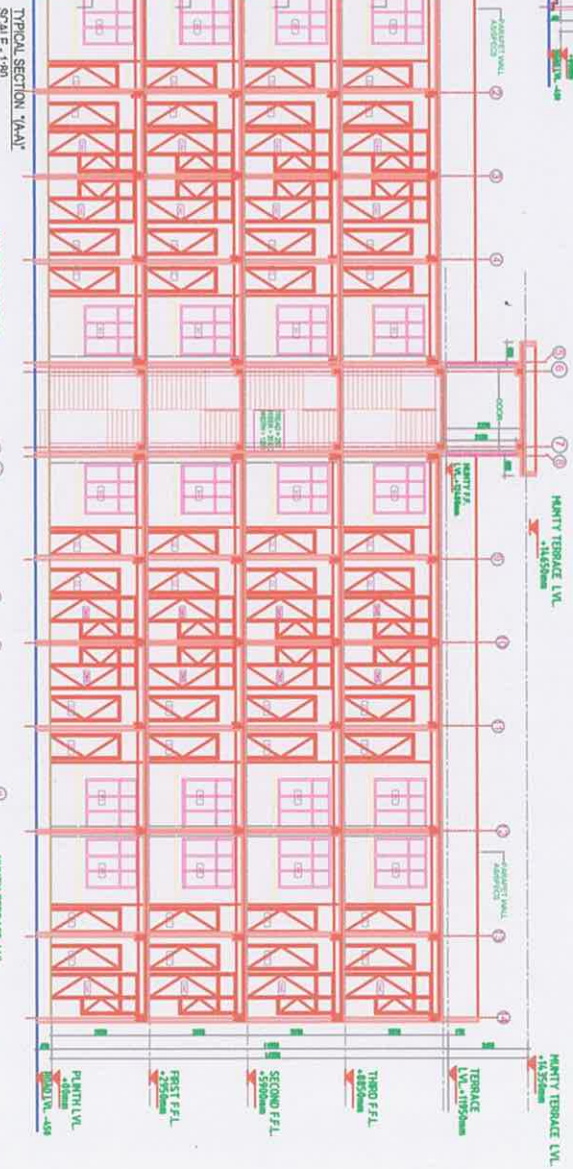
PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No.
Date:
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

1. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC FOR WHICH IT IS PREPARED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER. 2. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS IN THE WORK, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 3. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERUPTIONS IN THE WORK, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 4. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 5. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR EXPENSES INCURRED BY THE CLIENT, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 6. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY LEGAL OR LITIGIOUS PROCEEDINGS, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 7. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 8. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 9. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER. 10. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS, UNLESS IT IS PROVEN THAT THE SAME HAVE BEEN CAUSED BY THE NEGLIGENCE OR MALPRACTICE OF THE ARCHITECT AND ENGINEER.

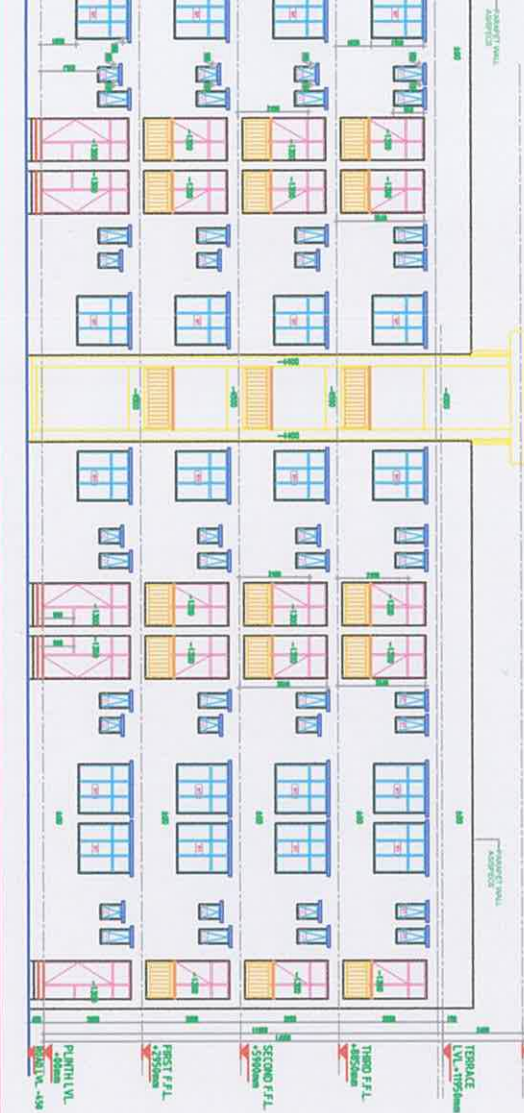


PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
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Date: 14/11/22
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Mob: 7895872139, 9412143346

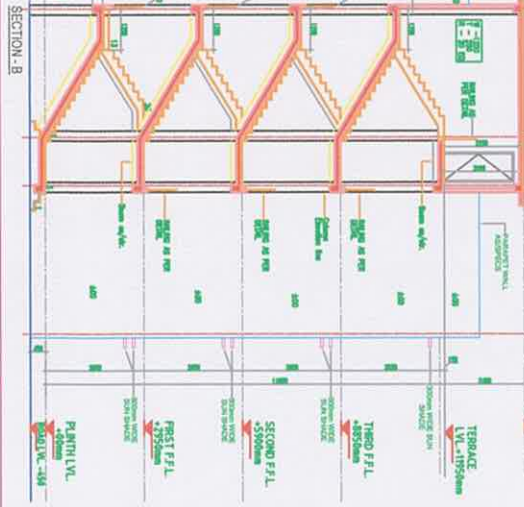
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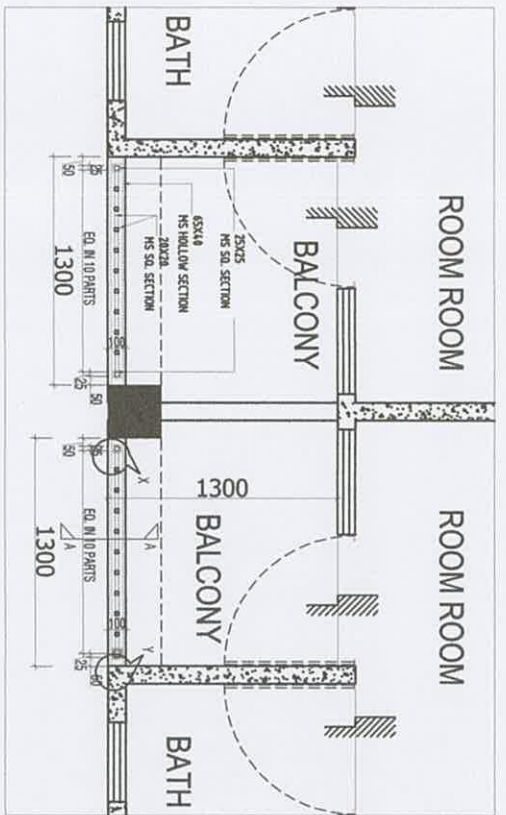
FRONT ELEVATION - 1



SECTION - B



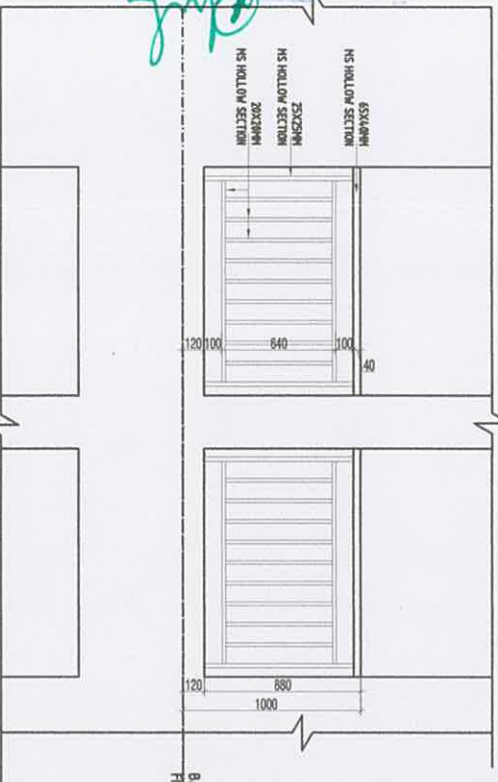
Project Name	SAUD WADEEM
Project Address	Tapovan Road Infront of PRD Ground, Near by IDBI Bank, Dehradun (U.K.)
Project Architect	PAL ARCHITECT AND ENGINEER
Project Engineer	SAUD WADEEM
Project Designer	SAUD WADEEM
Project Checker	SAUD WADEEM
Project Approver	SAUD WADEEM
Project Date	14/11/22
Project Scale	1:100
Project Status	FOR CONSTRUCTION
Project Location	Tapovan Road Infront of PRD Ground, Near by IDBI Bank, Dehradun (U.K.)
Project Client	SAUD WADEEM
Project Contact	7895872139, 9412143346
Project Email	pal.architect@gmail.com
Project Website	www.palarchitect.com
Project Phone	+91 9412143346
Project Fax	+91 9412143346
Project Mobile	+91 9412143346
Project WhatsApp	+91 9412143346
Project Telegram	+91 9412143346
Project Instagram	+91 9412143346
Project Facebook	+91 9412143346
Project Twitter	+91 9412143346
Project LinkedIn	+91 9412143346
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Project DeviantArt	+91 9412143346
Project ArtStation	+91 9412143346
Project Sketchfab	+91 9412143346
Project Thingiverse	+91 9412143346
Project Formlabs	+91 9412143346
Project MyMiniFactory	+91 9412143346
Project Cults3D	+91 9412143346
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Project Cults3D	+91 9412143346
Project Printables	+91 9412143346



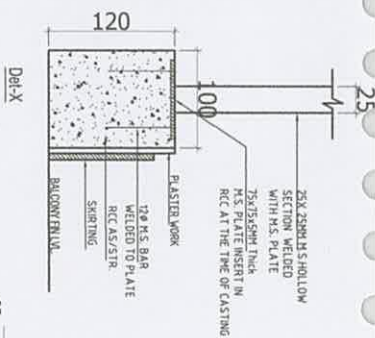
PLAN



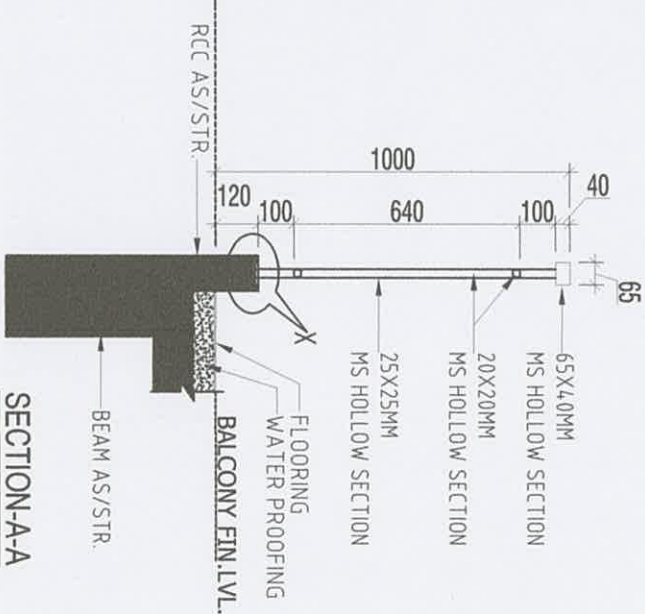
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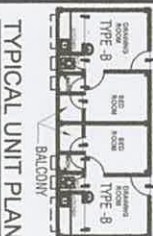
ELEVATION-1



Del-Y
Scale 1:5



SECTION-A-A

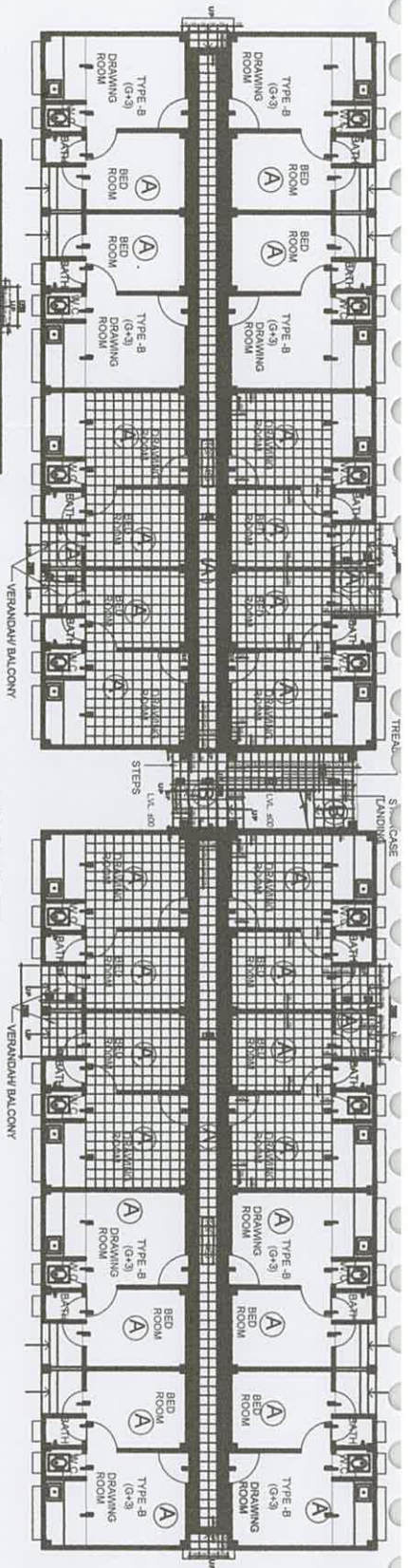


TYPICAL UNIT PLAN

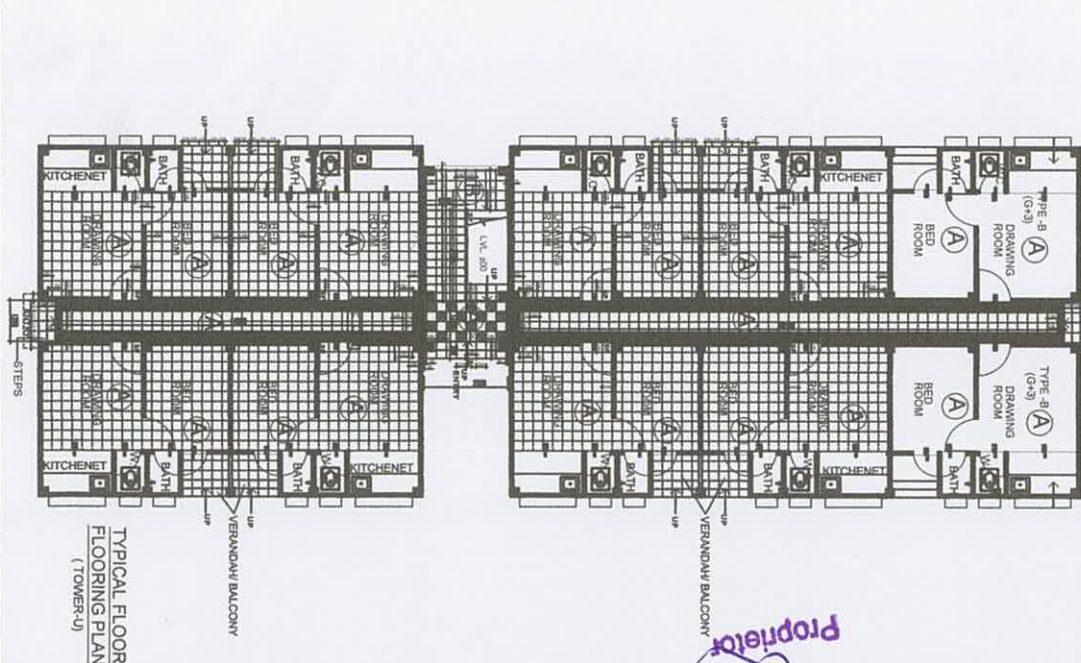
PROJECT ARCHITECTS		PROJECT ARCHITECTS	
GARG & ASSOCIATES		GARG & ASSOCIATES	
ARCHITECTS ENGINEERS PLANNERS		ARCHITECTS ENGINEERS PLANNERS	
1000, 1000, 1000		1000, 1000, 1000	
PROJECT		PROJECT	
PROMOTED BY: M/S. JAINA YOUNG		PROMOTED BY: M/S. JAINA YOUNG	
KARNATAKA, UTTARANCHAL		KARNATAKA, UTTARANCHAL	
DRAWING TITLE		DRAWING TITLE	
BALCONY RAILING DETAIL		BALCONY RAILING DETAIL	
JOB NUMBER		JOB NUMBER	
1:25(A2)		1:25(A2)	
DATE		DATE	
MARCH 2022		MARCH 2022	
DRAWN BY		DRAWN BY	
REVIEW		REVIEW	
CHECKED BY		CHECKED BY	
APPROVED BY		APPROVED BY	
PMAV/WD-04		PMAV/WD-04	
H0		H0	

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8079
Date 17/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

M/S SAJID NADEEM
Proprietor



TYPICAL FLOOR
FLOORING PLAN
(TOWER-A: G, D, E, F, G, H,
J, K, L, M, N, O, P, Q, R, S, T)



TYPICAL FLOOR
FLOORING PLAN
(TOWER-U)

Mrs SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0029
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

LEGEND	
A	MATTE FINISH CERAMIC FLOOR TILES & MATCHING SKIRTING UP TO 100MM ON WALLS (300MM X 300MM)
B	PRECAST CEMENT CONCRETE TILES (300MM X 300MM)

- NOTES**
1. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL NOTES, SPECIFICATIONS, SCHEDULES, AND LEGENDS.
 4. ANY DISCREPANCIES IN THE DRAWINGS OR AT SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS IMMEDIATELY.
 5. FOR DETAILS REFER TO THE ARCHITECTS' STANDARD DETAILS.
 6. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL NOTES, SPECIFICATIONS, SCHEDULES, AND LEGENDS.
 7. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL NOTES, SPECIFICATIONS, SCHEDULES, AND LEGENDS.
 8. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL NOTES, SPECIFICATIONS, SCHEDULES, AND LEGENDS.
 9. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL NOTES, SPECIFICATIONS, SCHEDULES, AND LEGENDS.
 10. THE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL NOTES, SPECIFICATIONS, SCHEDULES, AND LEGENDS.

APPLICANT: SAJID NADEEM	
PROJECT ARCHITECTS: GARG & ASSOCIATES ARCHITECTS ENGINEERS PLANNERS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	



SCALE - 1:200

ELEVATION - BELEVATION - A

BOUNDARY WALL PLAN FROM C
SCALE - 1:25

Proprietor

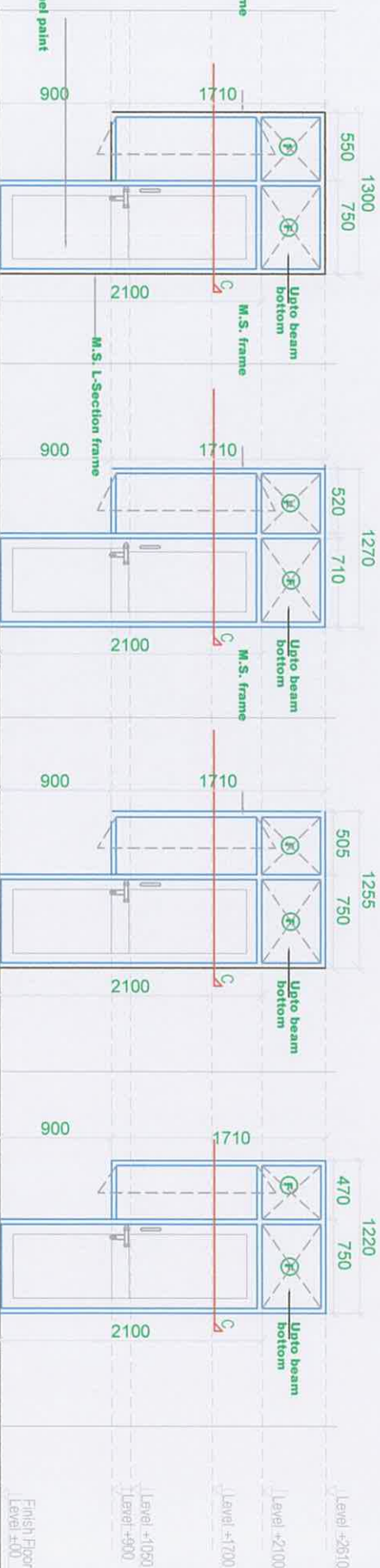
PAL ARCHITECT AND ENGINEER
 COA NO. CA/2018/96244
 Case No. 0049 Date 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob: 7895872139, 9412143346

[illegible]

25mm thick flush with synthetic enamel paint on both sides.

M/S. SAUD NADIM

Proprietor



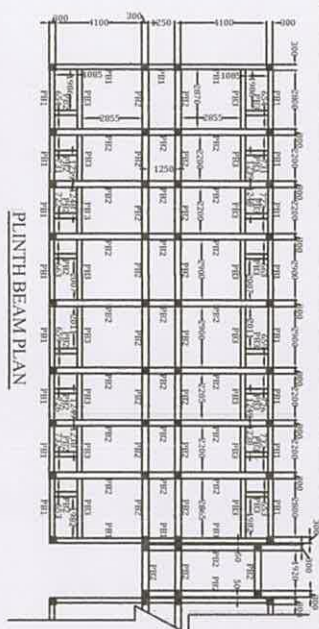
PAL ARCHITECT AND ENGINEER
Case No. 2019/CA/2018/96244
Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

PLAN (DW2)		PLAN (DW3)		PLAN (DW4)		PLAN (DW5)	
Type	DW2	Type	DW3	Type	DW4	Type	DW5
Opening Size	1300 X 2100/1710	Opening Size	1270 X 2100/1710	Opening Size	1255 X 2100/1710	Opening Size	1220 X 2100/1710
Frame Section	M.S. Section	Frame Section	M.S. Section	Frame Section	M.S. Section	Frame Section	M.S. Section
Location	Bed room/balcony	Location	Bed room/balcony	Location	Bed room/balcony	Location	Bed room/balcony

(Structure Drawing)
Pradhan Mantri Awas Vikas Yojna EWS
Kanakpur Uddham singh nager)
(Uttarakhand)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0099 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

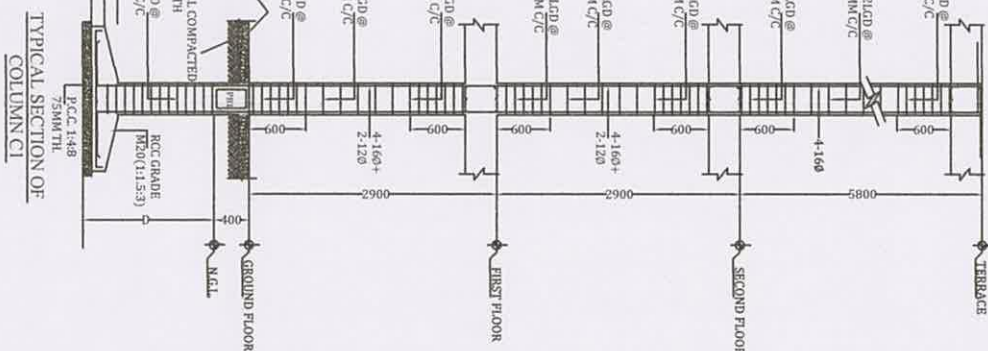
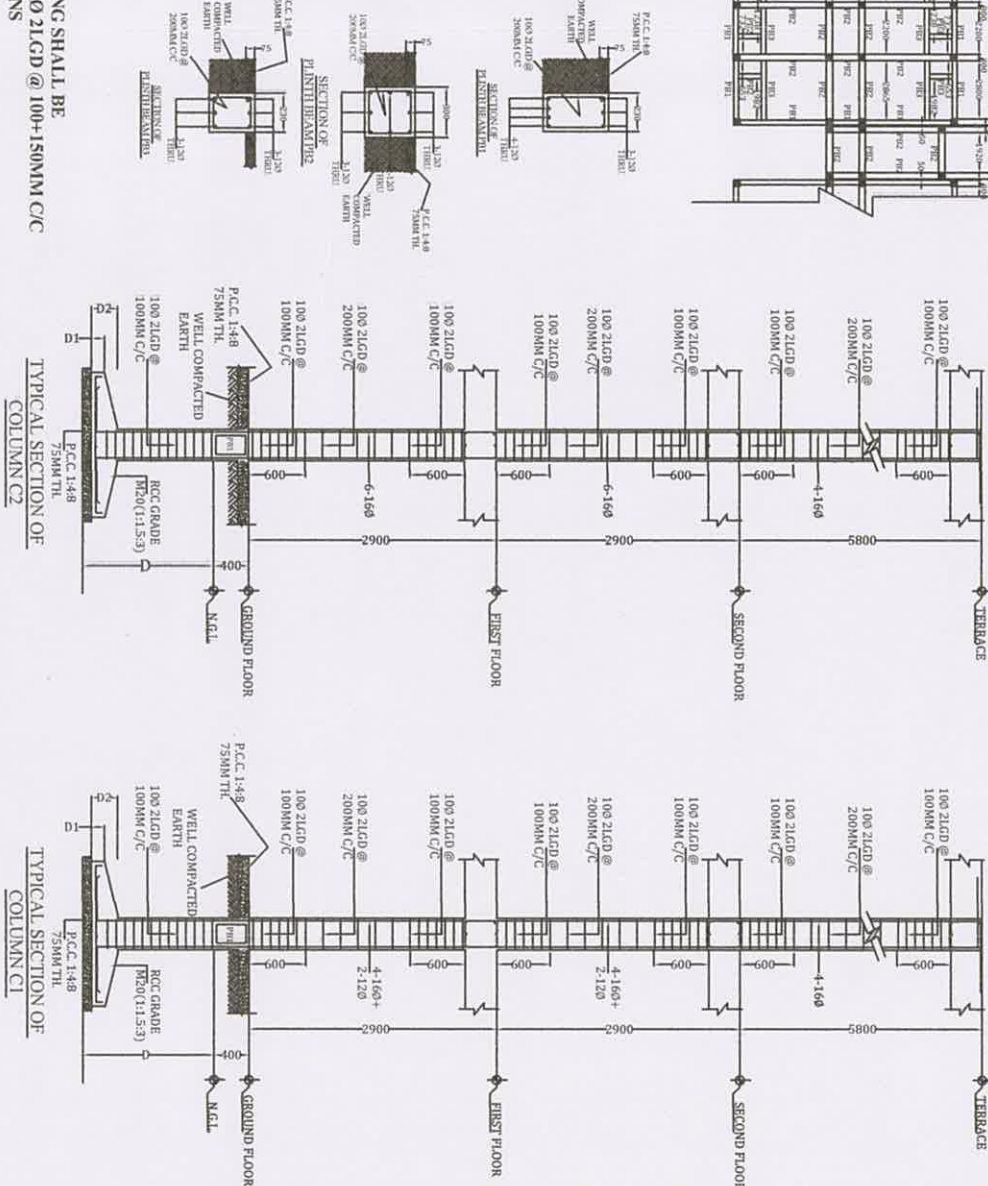
M/s SAJID NADEEM
Proprietor



CEILING NAME	B X D (MM)	REINFORCEMENT DETAIL	REMARKS
C1	300 X 300		FROM FOUNDATION TO SECOND FLOOR TO TERRACE
			FROM SECOND FLOOR TO TERRACE
C2	300 X 300		FROM FOUNDATION TO SECOND FLOOR TO TERRACE
			FROM SECOND FLOOR TO TERRACE

NOTE:
IF 80/2 LCD STIRRUPS ARE USED THEN SPACING SHALL BE 80/2 LGD @ 150MM C/C IN PLINTH BEAM AND 80/2 LGD @ 100+150MM C/C (END & MID ZONE RESPECTIVELY) IN COLUMNS

PROJECT	DRG. NO.	TITLE	REV.	DATE
PROPOSED EW'S GROUP HOUSING UNDER PRADHAN MANTRI AWASAYA YOJANA (MODEL 2) UNIT 16 KANKAPUR, KASHIPUR, UTTARAKHAND	2	PLINTH LEVEL PLAN AND DETAIL OF COLUMN AND TIE BEAM	R4	18/09/2022
			G.F.C.	



Then, FIE FIVE-4-STRUCT-E, LMUCLM-RC
Authorized Structural Engineer (ASE)
Regd. No DOH-UKG-4ASE-6/2019
203, Turplace, Nanital Road, Haldwani
Dist. Nainital (Uttarakhand) Mo-953777 4717

NOTE :-
1. DRAWING NOT TO SCALE FOLLOW WRITTEN DIMENSIONS ONLY.
2. ALL DIMENSIONS ARE IN MM, UNLESS STATED OTHERWISE.
3. THE R.C.C. GRADE FOR FOUNDATION, COLUMN, BEAM, SLAB & WALL SHALL BE OF M 20
4. STEEL REINFORCEMENT BARS ARE TO BE HIGH YIELD STRENGTH COLD TWISTED DEFORMED BARS (FE 500 GRADE) AS PER IS 1786:2008 BEFORE USE IT SHOULD BE TESTED AND RECORDED.
5. THE QUALITY OF MATERIALS USED IN CONCRETE SHALL BE CHECKED REGULARLY AND LAB TEST SHALL BE DONE TO ENSURE THAT SPECIFICATIONS ARE MET.
6. THE CONCRETING SHALL BE DONE BY WEIGHT AND SITE RECORDS SHALL BE MAINTAINED.
7. REGULAR CURE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED.
8. P.C.C SHALL BE OF GRADE M-7.5 (1:4:8) 75 MM THICK IN FOUNDATION.
9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE d = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
11. ANY DIFFICULTY SHALL BE BROUGHT TO THE DESIGNER BEFORE TAKING ANY DECISION.
12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPliced SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
13. LAP LENGTH SHALL NOT BE LESS THAN THE DEVELOPMENT LENGTH OF THE LARGEST LONGITUDINAL BAR IN TENSION.
14. LAP SPICES SHALL NOT BE PROVIDED:
A) WITHIN A JOINT
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM
15. MORE THAN 50 % OF BARS SHALL NOT BE SPliced AT ANY ONE SECTION.
16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5 MN/2.17 ALI SLABS FROM GF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

pal architect and engineer

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. ~~0039~~..... Date: *04/11/22*
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

DESIGNED BY: **ER. HARIT VERMA**
B.TECH (CE)
AM-III

CONSULTANT

M.V.P. CONSULTANT & ASSOCIATES
203, TAARA PLACE MAINTRAIL ROAD
HALDWINI
Email: consultantmv@gmail.com

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16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5 N/M².
17. ALL SLABS FROM FG TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

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16. STRUCTURE IS DESIGNED FOR A S.B.C. OF 7.5M2/7. ALL SLABS FROM FG TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

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BEAM PLAN

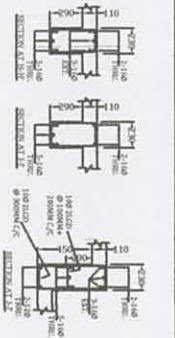
REINFORCEMENT DETAIL OF BEAM B1



REINFORCEMENT DETAIL OF BEAM B2

REINFORCEMENT DETAIL OF BEAM B4

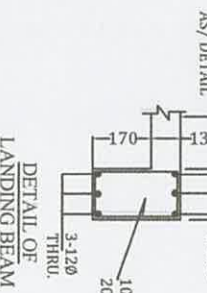
REINFORCEMENT DETAIL OF BEAM SBI



BEAM	WIDTH (B)(MM)	DEPTH (D)(MM)	
		AT SUNK	
B1	230	400	-
B2	230	300	-
B3	230	300	560
B4	230	400	560
SB1	230	300	-
SB2	230	560	560
SB3	230	300	-

REINFORCEMENT DETAIL OF BEAM SB2

REINFORCEMENT DETAIL OF
BEAM SB3



NOTE :-

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9. DEVELOPMENT LENGTH SHOULD BE MIN. 45d (WHERE D = DIA OF BAR)
10. CLEAR COVER OF 25 MM IN BEAM, 30 MM IN COLUMN AND 50 MM IN FOUNDATION.
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12. CLOSED LINKS SHALL BE PROVIDED OVER THE ENTIRE LENGTH OVER WHICH THE LONGITUDINAL BARS ARE SPICED.SPACING OF THESE LINKS SHALL NOT EXCEED 150 MM IN BEAM AND 100 MM IN COLUMN.
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16. STRUCTURE IS DESIGNED FOR A.S.B.C. OF 7.5M/2
17. ALL SLABS FROM OF TO FF TERRACE 110 MM THICK EXCEPT NOTED OTHERWISE

PROPOSED EWS GROUP HOUSING
UNDER PRADHAN MANTRI
URAS Yojana (Model 2)
UNIT-10, KANAKPUR, KASHIPUR,
UTTARANCHAL

DRG. NO.	TITLE
13	DETAIL OF TYP. FIRST, SECOND, THIRD FLOOR SLAB BEAM

<u>REV.</u>	<u>DATE</u>
R4	18/09/2022
G.F.C	

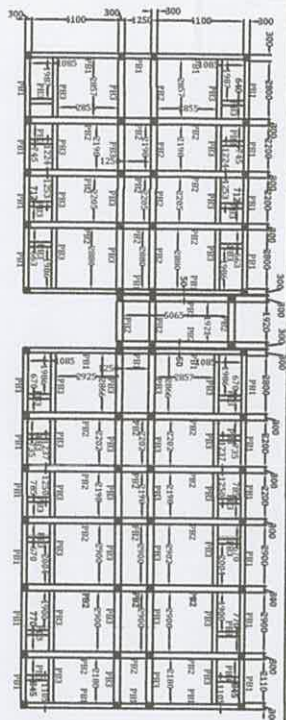
STRUCTURE ENGG. SIGN

J.C. Birkhal
1, Tech. FIE PVT. LTD. Street, LM-101LM-90C
Authorized Structural Engineer (ASE)
Regd. No DDH-UKG-JASE-620219
201, Nanpale, Nanpale Road, Mahowani
Dist. Nandia (Jharkhand) Mo-9507774714

DESIGNED BY:
ER. HARIT VERMA
B.TECH (C.E.)
AM-IEI

CONSULTANT

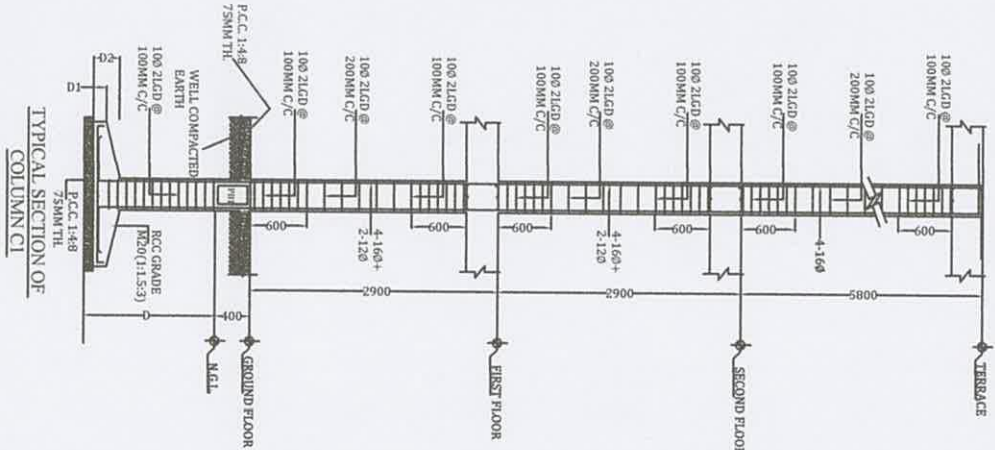
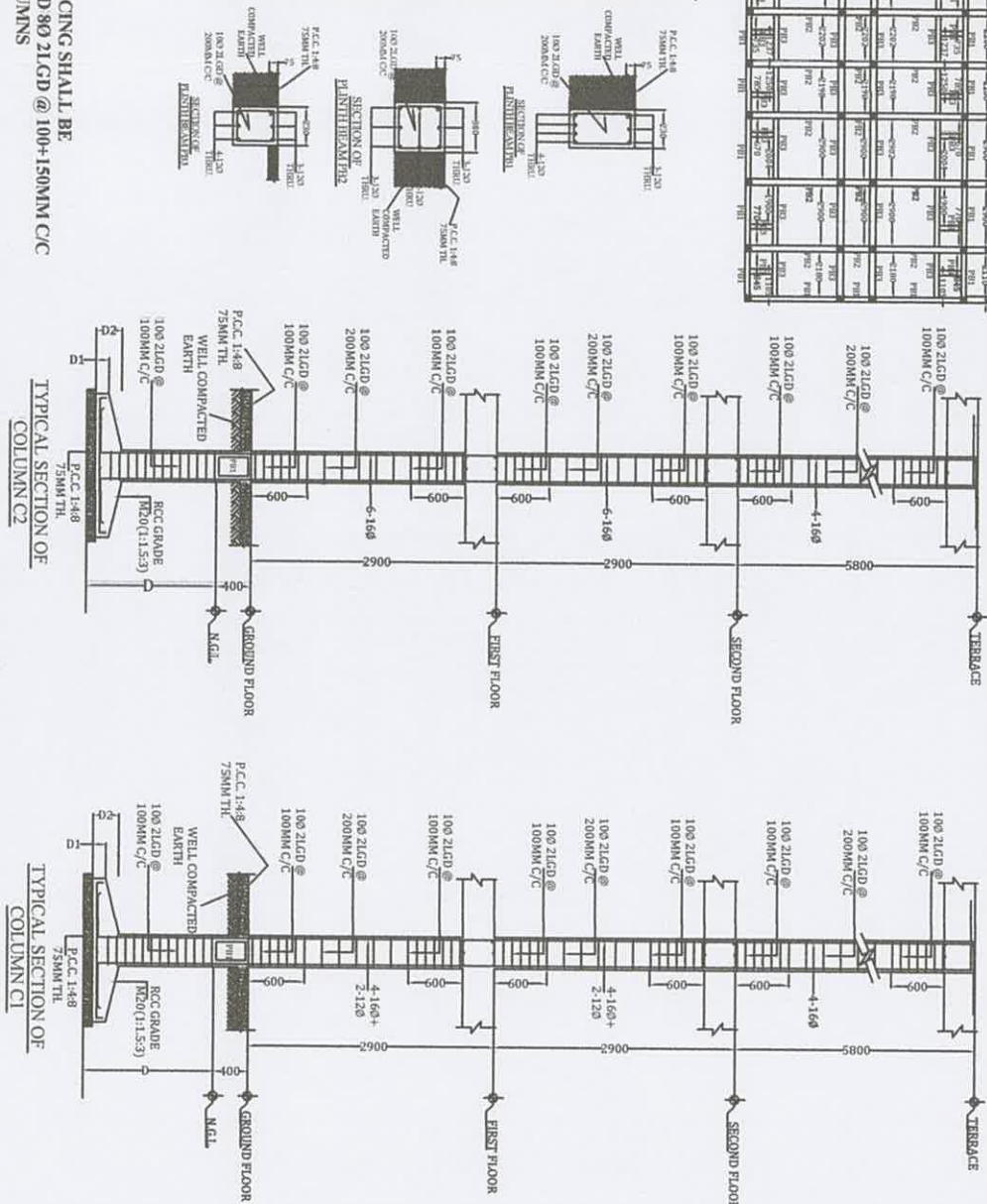
M.V.P. CONSULTANT & ASSOCIATES
203, TARA PLACE NAINITAL ROAD
HALDWANI
Email: consultantmv@gmail.com



SCHEDULE FOR COLUMN DETAIL (M20 : FE 500)			
COLUMN NAME	COLUMN DETAIL		REMARKS
	B X D (MM)	REINFORCEMENT DETAIL	
C1	300 X 300		FROM FOUNDATION TO SECOND FLOOR
C2	300 X 300		FROM FOUNDATION TO SECOND FLOOR

NOTE:
IF 80.2 LCD STIRRUPS ARE USED THEN SPACING SHALL BE 80.2 LCD @ 150MM C/C IN PLINTH BEAM AND 80.2 LCD @ 100+150MM C/C (END & MID ZONE RESPECTIVELY) IN COLUMNS

PROJECT PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASIYA Yojana (MODEL 2) UNIT 10 KANAKPUR, KASHIPUR, UTTARAKHAND	DRG. NO. 2	TITLE PLINTH LEVEL PLAN AND DETAIL OF COLUMN AND THE BEAM	REV.	DATE
			R4	18/09/2022
			G.F.C	



J.C. Belwal
Tech. FIE FIV-44, Street-5, L.M.D.L.M.ROC
Authorized Structural Engineer (ASE)
Regd. No DOH-UMCO-VAS-6-2019
203, Tarapace, Naraina Road, Hudaewadi
Ghat, Mumbai (Uttamhoni) No-95317747W

DESIGNED BY:

ER. HARIT VERMA/
B.TECH (C.E.)
AM-IEI

(5.)

M.V.P. CONSULTANT & ASSOCIATES
203 TAPA PI AGENAINITAI ROAD

203, ANA PACE MAINITAL ROAD
HALDWANI
Email: consultantmvp@gmail.com

Email: consultantnvp@gmail.com

Email: consultantnvp@gmail.com

CONSULTANT

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. ~~8079~~ Date: 11/11/22
Tapovan Road Infront of PND Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

COA No. CA/2018/96244

Case No. 0079 Date 14/11/22

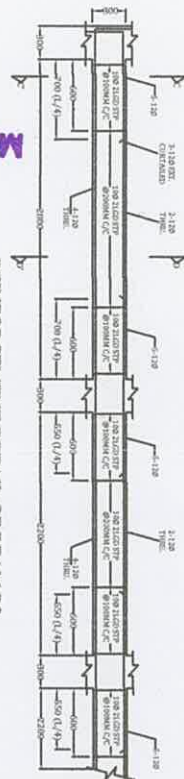
Mapovan Road Infront of PRD Ground

Near by IDBI Bank, Dehradun (U.K.)
Mob: 7007074000 9440000000

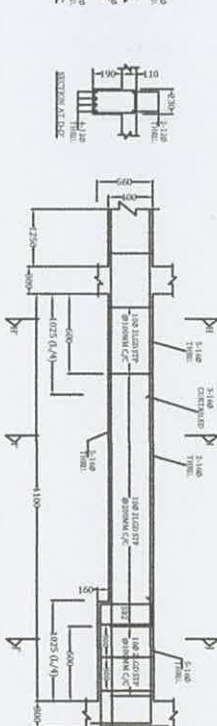
MOB.: /8958/2139, 9412143346

NOTE:-

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8. REGULAR CUBE CASTING AND TESTING SHALL BE DONE AT SITE AND RECORD SHALL BE MAINTAINED
9. R.C.C. SHALL BE OF GRADE M-25 (1:4:8) 75 MM THICK IN FOUNDATION.



REINFORCEMENT DETAIL OF BEAM B2



REINFORCEMENT DETAIL OF BEAM B4



REINFORCEMENT DETAIL OF BEAM B3

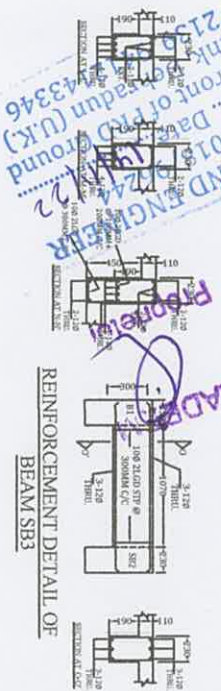


REINFORCEMENT DETAIL OF
BEAM SBI



SCHEDULE FOR SLAB BEAM

BEAM	WIDTH (B)(MM)	DEPTH (D)(MM)	
			AT SURK
B1	230	400	-
B2	230	300	-
B3	230	300	560
B4	230	400	560
SB1	230	560	-
SB2	230	300	560
SB3	230	300	-



REINFORCEMENT DETAIL OF
BEAM SB3



REINFORCEMENT DETAIL OF BEAM SB2

<u>PROJECT</u>	<u>DWG. NO.</u>	<u>TITLE</u>	<u>REV.</u>	<u>DATE</u>
9 De nt o Da 01 N				

STRUCTURE ENGG. SIGN

11DESIGNED BY:

CONSULTANT

PROPOSED EWS GROUP HOUSING
UNDER PRADHAN MANTRI
DETAIL OF TYP. FIRST,
SECOND, THIRD FLOOR

R4	18/09/2022
----	------------

J.C. Bittner
FIVE-AX STRUCT-E, L11401, L11410
Structural Engineering (ASE)

AM-1EI
B.TECH (C.E.)
AM-1EI

M.V.P. CONSULTANT & ASSOCIATES
200 TRAIL BLAZE AVENUE, SUITE 200
DALLAS, TEXAS 75243
(214) 343-1111

AWASTIYA YOJANA (MODEL 2)
UNIT 16KANAKPUR, KASHIPUR,
UTTARAKHAND

3	SLAB BEAM
---	-----------

G.F.

OH-UKG-145E-6/2019
ce, Mainital Road, Haldwani
al (Uttarakhand) Mo-993777474

[illegible]

203, IARA PLACE NAINITAL ROAD
HALDWANI
Email: consultantmv@gmail.com

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13. L.O.B REINFORCEMENT SHALL NOT BE LESS THAN THE

13. DEVELOPMENT LENGTH NOT BE LESS THAN FOUR TIMES THE BAR DIAMETER.

14. LAP SPICES SHALL NOT BE PROVIDED:

A) WITHIN A JOINT.

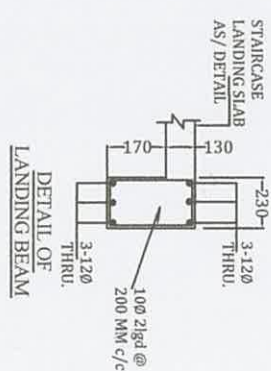
B) WITHIN A DISTANCE 2D FROM THE FACE OF COLUMN / BEAM

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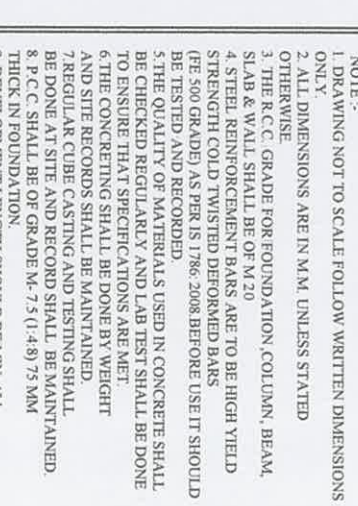
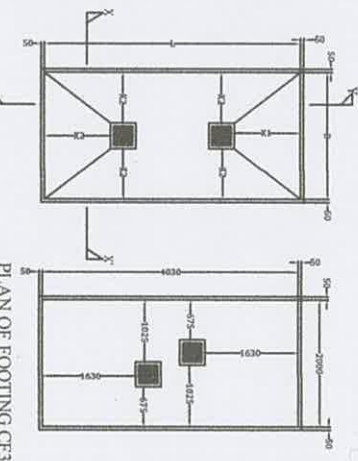
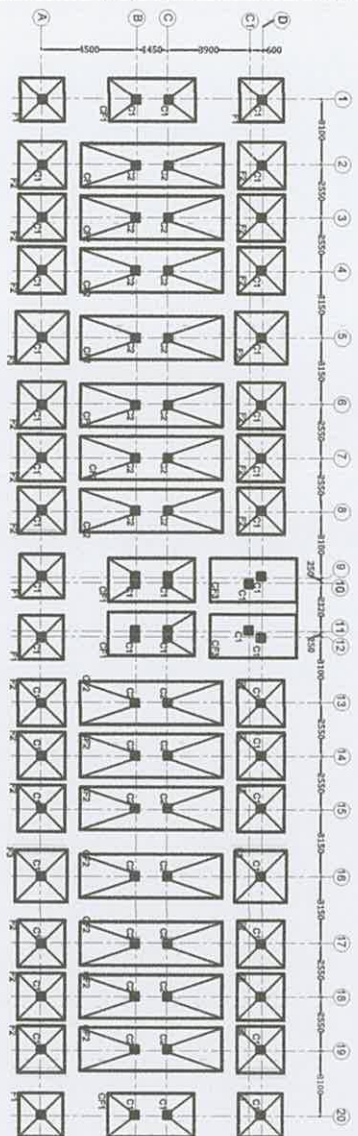
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EXCEPT NOTED OTHERWISE



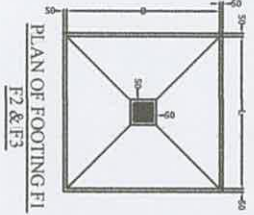
LANDING BEAM



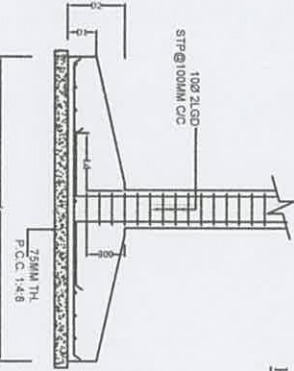
TRENCH PLAN OF FOUNDATION

SCHEDULE FOR ISOLATED FOOTING (M20 : FE 500)

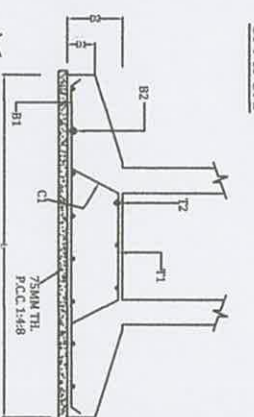
FOOTING NAME	FOUNDATION DETAIL		FOUNDATION REINFORCEMENT		
L X B	D1	D2	ALONG SHORT SPAN	ALONG LONG SPAN	
F1	2020 X 2020	150	300	120 @ 180 MM C/C	120 @ 200 MM C/C
F2	2160 X 2160	200	400	120 @ 180 MM C/C	120 @ 200 MM C/C
F3	2400 X 2400	200	400	120 @ 180 MM C/C	120 @ 180 MM C/C



SECTION OF FOOTING F1, F2 & F3



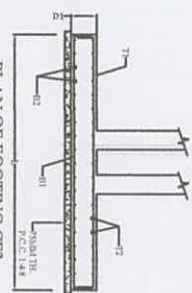
SECTION OF FOOTING CF1, CF2 AT Y-Y'



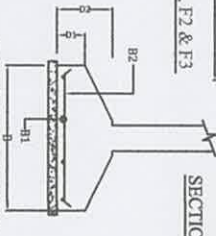
SCHEDULE FOR COMBINED FOOTING (M20 : FE 500)

FOOTING NAME	FOUNDATION DETAIL					FOUNDATION REINFORCEMENT				
	L X B	D1	D2	X1	X2	T1	T2	B1	B2	C1
CF1	4030 X 2000	150	300	1090	850	4-120	120 250 MM C/C	8-120	120 250 MM C/C	4-120
CF2	6650 X 2000	300	600	2400	850	6-200	160 250 MM C/C	11-200	160 250 MM C/C	6-200
CF3	4030 X 2000	400	-	AS PER DRG		6-160	160 250 MM C/C	10-160	160 200 MM C/C	-

NOTE: THE DEPTH OF FOUNDATION FROM N.G.L. SHALL BE 2000 MM



SECTION OF FOOTING CF1, CF2 AT X-X'



DESIGNED BY:

ER. HARIT VERMA
B.TECH (CE)
AM-IEI

CONSULTANT

MVP CONSULTANT & ASSOCIATES
203, TARA PLACE, NAINITAL ROAD
HALDWAN
Email: consultantmvp@gmail.com

PROJECT	DRG. NO.	TITLE	REV.	DATE	STRUCTURE ENGR. SIGN
PROPOSED EWS GROUP HOUSING UNDER PRADHAN MANTRI AWASAYA YOJANA (MODEL 2) UNIT 16 KANAKPUR, KASHIPUR, UTTARAKHAND	1	PLAN & DETAIL OF FOUNDATION	R4	18/09/2022	G.F.C.

A.C. Bhatnagar
Authorized Structural Engineer (IABE)
Regd. No. DDH/JC/2018/2019
203, TARA PLACE, NAINITAL ROAD
HALDWAN (Uttarakhand) Pin-261121

M/S SAJJAD NADEEM

Proprietor

PAL ARCHITECT AND ENGINEER

COA No. CA/2018/96244

Case No. 19/11/22

Date: 19/11/22

Tapovan Road Infront of PRD Ground

Near by IDBI Bank, Dehradun (U.K.)

Mob.: 7895872139, 9412143346

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19 TOWER A TO H & J TO T BILL OF QUANTITY PMAY EWS KANAKPUR (UDHAM SINGH NAGAR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
EARTH WORK						
1	2.28	Surface dressing of the ground including removing vegetation and in equalities not exceeding 15 cm deep and disposal of rubbish, lead up to 50 m and lift up to 1.5 m.				
2	2.28.1	All kinds of soil	sqm	20235	28.15	569615.25
3	2.32	Clearing grass and removal of the rubbish up to a distance of 50 m outside the periphery of the area cleared.	sqm	4047	7.4	29947.8
4	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge. 2.6.1 All kinds of soil				
5	2.6.1	All kinds of soil	cum	14974	205.45	3076408.3
6	2.36	Extra for levelling & neatly dressing of disposed soil completely as directed by Engineer-in-charge.	cum	2245.94	76.7	172263.598
SUB TOTAL						
3848234.948						
CONCRETE WORK						
7	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
8	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	1538.29	6326.05	9731299.455
9	4.20.1	4.20.1 All works upto plinth level :				
10	4.20.1.3	Concrete of M20 grade with minimum cement content of	cum	3700.4	8387.15	31035809.86
11	4.20.2	All works above plinth and upto floor V level				
12	4.20.2.3	Concrete of M20 grade with minimum cement content of 270 kg/cum	cum	7502.98	10009.5	75101078.31
SUB TOTAL						
115868187.6						
FORM WORK						
12	5.9	Centering and shuttering including strutting, propping etc. and removal of form for				
13	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	sqm	12320.12	307.95	3793980.954
14	5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	161964.4	766.55	124153841.5
16	5.9.6	Columns, Pillars, Piers, Abutments, Posts and Struts	sqm	25137	657.75	16533861.75
17	5.9.7	Stairs, (excluding landings) except spiral-staircases	sqm	5260.67	657.75	3460205.693
SUB TOTAL						
147941889.9						
STEEL REINFORCEMENT						
18	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level				
19	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more	kg	1248543	89.65	111931859.3
SUB TOTAL						
111931859.3						

Proprietor
Mrs SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244 Date: 11/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

19 TOWER A TO H & J TO T BILL OF QUANTITY PMAY EWS KANAKPUR (UDHAM SINGH NAGAR) (UTTARAKHAND)

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
A.C.C BLOCK WORK						
20	6.38	Providing and laying autoclaved aerated cement blocks masonry with 100 mm thick AAC blocks in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.	cum	6035.16	8890.8	53657400.53
SUB TOTAL						
53657400.53						
CLADDING WORK						
21	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.	sqm	742.9	417.6	310235.04
22	8.9	Stone tile (polished) work for wall lining over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and cement slurry @ 3.3 kg/sqm including pointing in white cement complete				
SUB TOTAL						
310235.04						
S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
23	9.18	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board 15 : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade 15 : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)				
24	9.18.2	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.	sqm	10852.8	1501	16290052.8
25	10.25	priming coat of approved steel primer using structural steel etc. as required.				
26	10.25.2	n gratings, frames, guard bar, ladder, railings, brackets, gates and similar works	KG	297920	142.3	42394016
27	10.26	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.				
	10.26.1	M.S. tube				
28	9.12	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	SQM	2954.88	148.5	438799.68
SUB TOTAL						
61138914.4						
FLOORING WORK						
29	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.	SQM	41116	935.6	38468129.6
SUB TOTAL						
38468129.6						

M/s SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079
Date: 14/11/22
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Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Date: 19/11/22
Case No. 0039
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

Mrs SAUD NADEEM
Proprietor

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
30	13.1	12 mm cement plaster of mix :				
31	13.1.2	1:6 (1 cement: 6 fine sand)	sqm	252720.1	294.85	74514506.74
32	13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	sqm	252720	123.85	31299372
33	13.48	Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications :				
34	13.48.1	Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr/10 sqm	sqm	252720	158.95	40169844
33	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade:				
34	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	sqm	25810.76	162.35	4190376.886
35	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacturer, including applying additional coats wherever required to achieve even shade and colour				
36	13.83.2	Two coats	sqm	222420.3	121.55	27035191.11
SUB TOTAL						
PLUMBING AND SANITARY INSTALLATIONS						
37	17.3	Plumbing and sanitary installation of 1216 EWS per floor 16 unit G+3 (64 Unit) total 19 tower				24738224.96
	17.3.1	Internal Electrical work of 1216 EWS per floor 16 unit G+3 (64 Unit) total 19 tower				2349546.47
WATER PROOFING						
	22.6	Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:				
	(a)	after surface preparation, first layer of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.				
	(b)	laying second layer of fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.				
	(c)	third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around				
	(d)	fourth and final layer of brick tiling with cement mortar (which will be paid for separately.				
		For the purpose of measurement the entire treated surface will be measured.				
				3062.27	15	585.55
						1793112.199
GRAND TOTAL OF 19 TOWER A TO H , J TO T						
						739255025.6

19 TOWER A TO H & J TO T BILL OF QUANTITY PMAY EWS KANAKPUR (UDHAM SINGH NAGAR) (UTTARAKHAND)

M/S SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. CO-19
 Date: 4/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

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[illegible]

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M/S SAUD NADDEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 2019/141122 Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

M/S SAJID NADZEN
Proprietor

[illegible]

19 TOWER A TO H & J TO T DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

PAL ARCHITECT AND ENGINEER

COA No. CA/2018/96244 Case No. 0079 Date 14/11/22

Tapovan Road Infront of PRD Ground

Received by IDBI Bank, Dehradun (U.K.)

Mob.: 7895872139, 9412143346

Proprietor

M/S SAJID NADEEM

[illegible]

19 TOWER A TO H & J TO T DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 1039 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

M/S SAJID NADEEM
Proprietor

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
5	5.22		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level										
5.22.6			Thermo-Mechanically Treated bars of grade Fe-500D or more										
			Foundation (F1) steel	12 mm	44.44	39.107	6	234.64					
			Foundation (F2) steel	12 mm	49.68	43.718	24	1049.24					
			Foundation (F3) steel	12 mm	69.9	61.512	4	246.048					
			Foundation (CF1) steel	08 mm	32.24	12.73	4	50.93					
			Foundation (CF2) steel	20 mm	65.2	160.98	14	2253.82					
			Foundation (CF3) steel	16 mm	75	118.5	14	1659					
				16 mm	118	186.44	2	372.88					
			Column (C1) steel upto plinth beam level	16 mm	10	15.8	50	790					
				12 mm	5	4.4	50	220					
			Column (C2) steel upto plinth beam level	16 mm	15	23.7	28	663.6					
				10 mm	16	9.76	50	488					
			Column (C1) steel upto Terrace level	16 mm	48	75.84	50	3792					
				12 mm	24	22	50	1100					
				10 mm	72	44	50	2200					
			Column (C2) steel upto Terrace level	16 mm	72	113.76	28	3185.28					
				10 mm	72	44	28	1232					
			Column (C1) steel upto Terrace level	16 mm	164.1	144.4	7	1010.85					
				10 mm	126	0.768	820	630.25					
			Plinth beam (PB1) steel	12 mm	238.18	209.59	6	1257.9					
				10 mm	1.2	0.732	792	579.74					
			Plinth beam (PB3) steel	12 mm	164.1	144.4	7	1010.85					
				10 mm	1.26	0.768	820	630.25					
			Plinth beam (PB2) steel	12 mm	124.5	109.56	6	657.36					
				10 mm	64	101.12	3	303.36					
			Slab steel (B1)	16 mm	131.12	206.98	7	1448.86					
				10 mm	37	3.07	655	2013.73					
			Slab steel (B2)	12 mm	124.5	109.56	6	657.36					
				10 mm	4.24	54.78	3	164.34					
			Slab steel (B3)	12 mm	124.5	109.56	6	657.36					
				10 mm	4.24	54.78	3	164.34					
			Slab steel (SB1)	16 mm	69.44	109.71	4	438.86					
				10 mm	32	50.56	2	101.12					
			Slab steel (SB2)	10 mm	6.32	3.855	347	1338.45					
				12 mm	124.5	109.56	6	657.36					
			Slab steel (SB2)	12 mm	62.25	54.78	3	164.34					
				10 mm	4.24	2.586	622	1608.74					
			Slab steel (SB1)	10 mm	4.24	2.586	622	1608.74					
				16 mm	69.44	109.71	4	438.86					
			Slab steel (SB2)	10 mm	6.32	3.855	347	1338.45					
				12 mm	124.5	109.56	6	657.36					
			Slab steel (SB2)	12 mm	62.25	54.78	3	164.34					
				10 mm	4.24	2.586	622	1608.74					
			Slab steel (SB2)	10 mm	4.24	2.586	622	1608.74					
				12 mm	101.25	89.1	6	534.6					
			Slab steel (SB2)	10 mm	4.8	2.928	622	1821					
				10 mm	2614.68	1594.95	4	6379.81					
			Slab	10 mm	2556	1559.16	4	6236.64					
				10 mm	1307.34	797.47	4	3189.9					
				10 mm	1278.4	779.82	4	3119.29					
			Staircase	12 mm	260	228.8	25	5720					
				10 mm	258	157.38	4	629.52					
			projection	10 mm	258	157.38	4	629.52					
			SUB TOTAL										

Proprietor
M/S SAID NADEEM

[illegible]

Case No. Date:

COA No. CA/2018/96244

PAL ARCHITECT AND ENGINEER

Near by IDBI Bank, Dehradun (U.K.)

Tapovan Road Infront of PRD Ground

Mob: 7895872139, 9412143346

Proprietor

M/S SAJID NADEEM

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
7	9.18	9.18.2	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board 15 : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade 15 : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)										
				25 mm thick		1	2.1	2.1	2	4.2			
				D1									
				D2	0.75	2.1	1.575	2	3.15				
				DW1	0.75	2.1	1.575	1	1.575				
									8.925				
				64 unit G+3									
	10.25.2	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.										
				D1				30	2	60			
				D2				30	2	60			
				DW1				45	1	45			
				W1				50	1	50			
				V1				15	2	30			
										245			
	10.26	10.26.1	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.										
	G+3 Floor Building	Per floor 16 unit	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	DW1	0.6	1.2	0.72	1	0.72				
				W1	1.5	0.9	1.35	1	1.35				
				V1	0.45	0.4	0.18	2	0.36				
									2.43				
									38.88				
									38.88				
									155.52		sqm	148.5	23094.72
Sub Total													
G+3 Floor Building													
per floor 16 unit													
106107.68													
2360466.4													

19 TOWER A TO H & J TO T DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 8039 Date 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob: 7895872139, 9412143346

M/s SAJID NADEEM
 Proprietor

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
8	13.1	13.1.2	12 mm cement plaster of mix : 1:6 (1 cement: 6 fine sand)	wall	2.8			2.95	16	132.16			
				wall	4.1			2.95	16	193.52			
				wall	2.8			2.95	16	132.16			
				wall	1.3			2.95	16	61.36			
				wall	0.6			2.95	16	28.32			
				wall	1			2.95	16	47.2			
				wall	0.35			2.95	16	16.52			
				wall	2.2			2.95	16	103.84			
				wall	3			2.95	16	141.6			
				wall	1.4			2.95	16	66.08			
				wall	1.4			2.95	16	66.08			
				wall	1.2			2.95	16	56.64			
			G.F, F.F, S.F, T.F ceiling		48.42			10.65	4	2062.69			
								3108.17	4	12432.68			
			INNER WALL	D1	1			2.1	2	4.2			
				D2	0.75			2.1	2	3.15			
				DW1	0.75			2.1	1	1.575			
				DW1	0.6			1.2	1	0.72			
				W1	1.5			0.9	1	1.35			
				VI	0.45			0.4	2	0.36			
			(Door & window) Deduction no of unit 16 x 4 floor					11.355	64	726.4			
			INNER WALL					11.355		11.355	SQM		
			DEDUCTION							726.4			
			TOTAL							11706.3	SQM	294.85	3451602.56
			OUTER WALL		4.361			2.95	16	205.8392			
					2.8			2.95	16	132.16			
			CORRIDOR		10.65			2.95	2	62.835			
								31.4175	2	62.835			
			G+3 FLOOR					400.815	4	1603.26			
			DEDUCTION	W1	1.5			0.9	16	21.6			
				DW1	0.75			2.1	16	25.2			
				DW1	0.6			1.2	16	11.52			
				VI	0.45			0.4	16	2.88			
			G+3 FLOOR					61.2	4	244.8			
			WALL							1603.26			
			DEDUCTION							244.8			
			TOTAL							1358.46	SQM	294.85	400541.931
			PARAPET WALL		48.42				4	193.68			
					10.65			1	4	42.6			
			Sub total							236.28	SQM	294.85	69667.158
													3921811.64

19 TOWER A TO H & J TO T DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

19 TOWER A TO H & J TO T DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
9	11.37		Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), Jointing with grey cement slurry @ 3:3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.	floor	3.27	3.002	9.8165	16	157.064				
			Living Room	skirting	12.54	0.1	1.254	16	20.064				
			Kitchen	floor	2.101	1.2	2.521	16	40.336				
				skirting	6.602	0.1	0.6602	16	10.5632				
			toilet	floor	0.9	1.2	1.08	16	17.28				
				wall	0.9		1.368	16	21.88				
				wall	1.2		1.52	16	29.18				
			Bed room	floor	2.465	3.155	7.77	16	124.32				
				skirting	11.2	0.1	1.12	16	17.92				
			Entrance	floor	1.335	1.335	1.7822	16	28.515				
				skirting	5.34	0.1	0.534	16	8.544				
			Corridor	floor	48.42	1.25			60.525				
				skirting	48.42	0.1			4.842				
			G+3 floor				541.033	4	2164.012	sqm	935.6	2024649.63	
									541.0332				
			8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.									
					0.3	1.5	0.45	20	7.2				
					2.06	1.25	2.575	1	2.575				
			G+3 Floor				9.775	4	39.1	sqm	417.6	16328.16	2040977.79
			Sub total										

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date: 11/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Mrs SAUD NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 6079 Date: 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob: 7895872139, 9412143346

Ms SAID NADEEM
 Proprietor

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
10	13.8		Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	wall	2.8			2.95	16	132.16			
				wall	4.1			2.95	16	193.52			
				wall	2.8			2.95	16	132.16			
				wall	1.3			2.95	16	61.36			
				wall	0.6			2.95	16	28.32			
				wall	1			2.95	16	47.2			
				wall	0.35			2.95	16	16.52			
				wall	2.2			2.95	16	103.84			
				wall	3			2.95	16	141.6			
				wall	1.4			2.95	16	66.08			
				wall	1.4			2.95	16	66.08			
				wall	1.2			2.95	16	56.64			
			G.F, F.F, S.F, T.F ceiling		48.42			10.65	4	2062.69			
					3108.17				4	12432.68			
				D1	1			2.1	2	4.2			
				D2	0.75			2.1	2	3.15			
				DW1	0.75			2.1	1	1.575			
				DW1	0.6			1.2	1	0.72			
				W1	1.5			0.9	16	21.6			
				DW1	0.6			1.2	16	11.52			
				V1	0.45			0.4	16	2.88			
			G+3 FLOOR					61.2	4	244.8			
			WALL							1603.26			
			DEDUCTION							244.8			
			TOTAL							1358.46			
										168245.271			
			PARAPET WALL							48.42			
										1			
										10.65			
										1			
										10.65			
										4			
										236.28			
										123.85			
										29263.278			

19 TOWER A TO H & J TO T DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 16 UNIT G+3 (64 UNIT)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date: 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Proprietor

M/S SAUD NADEEM

[illegible]

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
11	22.6		Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:										
	(a)		after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.										
	(b)		laying second layer of fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.										
	(c)		third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around										
	(d)		fourth and final layer of brick tiling with cement mortar (which will be paid for separately;										
			For the purpose of measurement the entire treated surface will be measured.	G+3 Floor	1.915	1.315		2.518	16	40.29	sqm		
			Sub total					40.29	4	161.166	sqm	585.55	94370.7513

M/S SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8079 Date 19/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

Proprietor
Mrs SAJID NADEEM

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK 16 UNIT PER FLOOR					
G+3 64 UNITS					
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)
Sanitary Fixtures					
1	17.1	Providing and fixing water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litre low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device(handle lever) conforming to IS : 7231, with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required :			
a)	17.1.1	White Vitreous china Orissa pattern W.C. pan of size 580x440 mm with integral type foot rests.	Each	64	5781.35
					370006.4
	17.10	Providing and fixing Stainless Steel A ISI 304 (18/8) kitchen sink as per IS 13983 with C.I. brackets and stainless steel plug 40 mm, including painting of fittings and brackets, cutting and making good the walls wherever required :			
	17.10.2	Kitchen sink without drain board	Each	64	3337.85
					213622.4
		Providing and fixing P.V.C. waste pipe for sink or wash basin including P.V.C. waste fittings complete.			
	17.28.2	Flexible pipe			
	17.28.2.1	32 mm dia	Each	64	104.35
					1669.6
	18.51	Providing and fixing C.P. brass long body bib cock of approved quality conforming to IS standards and weighing not less than 690 gms.			
a)	18.51.1	15 mm nominal bore	Each	192	594.75
					114192
WATER SUPPLY SYSTEM					
	18.7	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, including fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and testing of joints complete as per direction of Engineer in Charge. : Internal work - Exposed on wall			
b)	18.7.2	20 mm nominal outer dia. Pipes.	metre	400	325.10
					130040
c)	18.7.3	25 mm nominal outer dia. Pipes.	metre	112	408.55
					45757.6
d)	18.7.4	32 mm nominal outer dia. Pipes.	metre	192	500.95
					96182.4
e)	18.7.5	40 mm nominal outer dia. Pipes.	metre	48	674.35
					32368.8

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Ms SAJID NADDEM
Proprietor

G+3 (64 unit)						
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
a)	18.8.1	15 mm nominal outer dia .Pipes.	Metre	96	441.15	42350
	18.8.2	20 mm nominal outer dia Pipes	metre	128	712.75	91232
	18.8.3	25 mm nominal outer dia Pipes	metre	16	626.05	10016.8
	18.17.3	40 mm dia nominal bore	Each	32	707.30	22633.6
	18.17.5	65 mm dia nominal bore	Each	12	1490.70	17888.4
	18.18	Providing and fixing ball valve (brass) of approved quality, High or low pressure, with plastic floats complete :				
b)	18.18.2	20 mm nominal bore	Each	64	397.45	25436.8
c)	18.18.3	25 mm nominal bore	Each	4	399.15	1596.6
	18.21	Providing and fixing uplasticised PVC connection pipe with brass unions :				
a)	18.21.1	30 cm length				
(i)	18.21.1.1	15 mm nominal bore	Each	64	74.80	1196.8
	18.33	Constructing masonry Chamber 60x60x75 cm inside, in brick work in cement mortar 1:4 (1 cement : 4 coarse sand) for sluice valve, with C.I. surface box 100 mm top diameter, 160 mm bottom diameter and 180 mm deep (inside) with chained lid and RCC top slab 1:2:4 mix (1cement: 2 coarse sand : 4 graded stone aggregate 20mm nominal size), i/c necessary excavation, foundation concrete 1:5:10 (1cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size) and inside plastering with cement mortar 1:3 (1 cement : 3 coarse sand) 12 mm thick finished with a floating coat of neat cement complete as per standard design :				
	18.33.1	With common burnt clay F.P.S.(non modular) bricks of class designation 7.5	No.	4	10102.50	40410
	18.58	Providing and fixing PTMT grating of approved quality and colour.				
a)	18.58.1	Circular type.				
(ii)	18.58.1.2	125 mm nominal dia with 25 mm waste hole.	No.	128	45.25	5795.84

G+3 (64 unit)						
DETAILED ESTIMATE OF INTERNAL PLUMBING WORK 16 UNIT PER FLOOR						
S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
	12.43	Providing and fixing un plasticised -PVC pipe clips of approved design to un plasticised - PVC rain water pipes by means of 50x50x50 mm hard wood plugs, screwed with M.S. screws of required length, including cutting brick work and fixing in cement mortar 1:4 (1 cement : 4 coarse sand) and making good the wall etc. complete.			309.5	39616
	12.43.2	110 mm	Each	128		
		Total cost for single (G+3) tower				1302011.84

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0079 Date: 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

M/S SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 6039 Date 14/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

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M/S SAJID NADEEM
Proprietor
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S.NO	DSR-2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	1.8	Wiring for light point / fanpoint/exhaust fan point with 1.5 sq.m FRLS PVC insulated copper conductor single core in surface / recessed medium class pvc conduit, with piano type switch, phenolic laminated sheet, suitable size M.S box and earthing the point with 1.5 sq.m FRLS PVC				
	1.8.1	Group A point	NOS.	436	1221	532356
1.2		Wiring for twin control light point with 1.5 sq.m FRLS PVC insulated copper conductor single core cable in surface / recessed medium class	Point	40	1835	73400
		size M.S box and earthing the point with 1.5 sq.m FRLS PVC insulated copper conductor single core cable etc. as required.				
1.3		Wiring of circuit / sub main wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface / recessed medium class PVC conduit as required				
	1.7.2	2 x 1.5 sq. mm + 1 x 1.5 sq. mm earth wire	Meter	1920	327	627840
	1.7.3	2 x 4 sq. mm + 1 x 4 sq. mm earth wire	Meter	960	428	410880
	1.7.4	2 x 6 sq. mm + 1 x 6 sq. mm earth wire	Meter	480	589	282720
	1.27	Supplying and fixing following size/ modules, GI box along with modular base & cover plate for modular switches in recess etc. as required.				
	1.27.1	1 or 2 Module (75 mmX75 mm)	Each	64	298	19072
	1.27.2	3 Module (100 mmX75 mm)	Each	256	327	83712
	1.23	Supplying and fixing following piano type switch/ socket on the existing switch box/ cover including connections etc. as required.				
		5/6 amps switch	Each	64	103	6592
		15/16 amp switch	Each	64	156	9984
		3 pin 5/6 amp socket outlet	Each	64	122	7808
		6 pin 15/16 amp socket outlet	Each	64	148	9472
		TV antenna socket outlet	Each	64	140	8960
		Bell Push	Each	64	140	8960
	1.38	Supplying and fixing call bell / buzzer suitable for single phase, 230 volts, complete as required.	Each	64	99	6336
	1.25	Supplying and fixing two module stepped type electronic fan regulator on the existing modular plate switch box including connections but excluding modular plate etc. as required.	Each	64	369	23616
	1.32	Supplying and fixing brass batten/ angle holder including connection etc. as required.	Each	192	131	25152
		Supplying and fixing of following sizes of medium class PVC conduit along with accessories in surface/recess including cutting the wall and making good the same in case of recessed conduit as required.				
	1.21.2	25 mm	Meter	384	145	55680
		Distribution board				
2	2.3	Supplying and fixing following way, single pole and neutral, sheet steel, MCB distribution board, 240 Volts, on surface / recess complete with tinned copper bus bar, neutral bus bar, earth bar, din bar, interconnections, powder painted including earthing etc as required (But without MCB/RCCBO/Isolator)				
	2.3.1	6 way double door	Each	64	2206	14184
	2.1	Supplying and fixing 5amps to 32 amps rating 240/415 volts, "C" curve, miniature circuit breaker suitable for inductive load of following poles in existing MCB DB complete with connections, testing and commissioning etc. as required.				
	2.10.1	single pole	Each	192	256	49152
	2.14	Supplying and fixing following rating, double pole, (single phase and neutral), 240 volts, residual current circuit breaker (RCCB) having sensitivity up to 30 milli ampere in the existing MCB DB complete with connections, testing commissioning etc. as required				
	2.14.2	40 amps	Each	64	2642	169088
		Supplying and making of end terminations with brass compression gland and AL/PVC lugs for following size PVC insulated and PVC sheathed /XLPE Al insulated / Unarmored conductor cable of 1.1 kV grade as required				
	9.1	3.5C x 70 sq. mm (Al, Armored Cable)	Each	8	468	3744
	5.4	Earthing with GI earth plate 600 mm X 600 mm X 6 mm thick including 27 meter long etc. with charcoal/ coke and salt as required.	Each	8	7472	59776
	5.7	Supplying and laying 6 SWG GI wire at 0.50 Meter below ground level for conductor earth electrode including connections / termination with GI thimble etc. as required.	meter	36	51	1836
	5.15	Providing and fixing 25 mm X 5 mm GI strip on surface or in recess for connections etc. as required.	meter	36	1162	41832
		Providing and fixing GI tape 20mm x 3mm thick on parapet or surface of wall for lightning conductor complete as required.(for 300mm long GI tube having single prong at top, with 85mm dia 6mm thick GI base plate including holes etc. complete as required.	Each	4	518	2072
		Sub Total	meter	400	126	50400
						2588272

DETAILED ESTIMATED FOR INTERNAL ELECTRICAL PER FLOOR 16 UNIT G+3 (64 UNIT)

TOWER U BILL OF QUANTITY PMAY EWS KANAKPUR (UDHAM SINGH NAGAR) (UTTARAKHAND)

EARTH WORK					
1	2.28.1	All kinds of soil			
2	2.32	Clearing grass and removal of the rubbish up to a distance of 50 m outside the periphery of the area cleared.			
3	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in-charge.			
4	2.6.1	All kinds of soil	cum	507.77	205.45
5	2.36	Extra for levelling & neatly dressing of disposed soil completely as directed by Engineer-in-charge.	cum	76.156	76.7
SUB TOTAL					110162.5117
CONCRETE WORK					
6	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :			
7	4.1.8	1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from nominal size derived from natural sources)	cum	51.119	6326.05
8	4.20.1	4.20.1 All works upto plinth level :			
9	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg/cum	cum	115.207	8387.15
10	4.20.2	All works above plinth and upto floor V level			
11	4.20.2.3	Concrete of M20 grade with minimum cement content of 270 kg/cum	cum	252.574	10009.5
SUB TOTAL					3817779.193
FORM WORK					
12	5.9	Centering and shuttering including strutting, propping etc. and removal of form for			
13	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	sqm	431.64	307.95
14	5.9.3	Suspended floors, roofs, landings, balconies and access platform	sqm	5511.96	766.55
15	5.9.6	Columns, Pillars, Piers, Abutments, Posts and Struts	sqm	854.28	657.75
16	5.9.7	Stairs, (excluding landings) except spiral-staircases	sqm	190.27	657.75
SUB TOTAL					5045169.239
STEEL REINFORCEMENT					
17	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level			
18	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more	kg	38704.68	89.65
SUB TOTAL					3469874.562
A.C.C BLOCK WORK					
19	6.38	Providing and laying autoclaved aerated cement blocks masonry with 100 mm thick AAC blocks in super structure above plinth level up to floor V level in cement mortar 1:4 (1 cement : 4 coarse sand). The rate includes providing and placing in position 2 Nos 6 mm dia M.S. bars at every third course of masonry work.	cum	205.99	8890.8
SUB TOTAL					1831415.892

PAL ARCHITECT AND ENGINEER
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CLADDING WORK

20	8.6	Mirror polishing on marble work/Granite work/stone work where ever required to give high gloss finish complete.	sqm	39.1	417.6	16328.16	16328.16
WOOD AND P.V.C WORK							
21	9.18	Providing and fixing Pre-laminated flat pressed 3 layer board 15 : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade 15 : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)					
22	9.18.2	25 mm thick	sqm	357	1501	535857	
23	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.					
24	10.25.2	n gratings, frames, guard bar, ladder, railings, brackets, gates and similar works	KG	9800	142.3	1394540	
25	10.26	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.					
26	10.26.1	M.S. tube		422	157.15	66317.3	
27	9.12	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes 4 mm thick in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	SQM	97.2	148.5	14434.2	
SUB TOTAL							
							2011148.5
29	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.	SQM	1334.23	935.6	1248305.588	1248305.588
SUB TOTAL							
							1248305.588

M/S SAJID NADEEM
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PAL ARCHITECT AND ENGINEER
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PAL ARCHITECT AND ENGINEER
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Case No. 0079 Date: 14/11/22
Tapovan Road Infront of PRD Ground
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Mob.: 7895872139, 9412143346

Ms SAJID NADEEM
Proprietor

S.NO.	DSR - 21	DESCRIPTION OF WORK	UNIT	QTY	RATE	AMOUNT
30	13.1	12 mm cement plaster of mix :				
31	13.1.2	1:6 (1 cement: 6 fine sand)	sqm	7227.39	294.85	2130995.942
32	13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	sqm	7227.39	123.85	895112.2515
33	13.48	Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications :				
34	13.48.1	Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr /10 sqm	sqm	7227.39	158.95	1148793.641
35	13.47	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade:				
36	13.47.1	New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	sqm	774.31	162.35	125709.2285
37	13.83	Wall painting with premium acrylic emulsion paint of interior grade, having VOC (Volatile Organic Compound) content less than 50 grams/ litre of approved brand and manufacturer, including applying additional coats wherever required to achieve even shade and colour				
38	13.83.2	Two coats	sqm	6285.2	121.55	763966.06
SUB TOTAL						
PLUMBING AND SANITARY INSTALLATIONS						
39		Plumbing and sanitary installation of 40 EWS per floor 10 unit G+3 Tower U				853137.6
ELECTRICAL WORK						
40		Internal Electrical work of 40 EWS per floor 10 unit G+3 Tower U				1666249
WATER PROOFING						
22.6		Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:				
(a)		after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.				
(b)		laying second layer of fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.				
(c)		third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around				
(d)		fourth and final layer of brick tiling with cement mortar (which will be paid for separately.				
		For the purpose of measurement the entire treated surface will be measured.	100.62	4	585.55	58918.041
Grand total amount for Tower U						
25193065.41						

TOWER U BILL OF QUANTITY PMAY EWS KANAKPUR (UDHAM SINGH NAGAR) (UTTARAKHAND)

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
1	2.6	2.6.1	Earth work in excavation by mechanical means (Hydraulic excavator)/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in charge. 2.6.1 All kinds of soil	(F1)	2.02	2.02	2	8.1608	6	48.966			
				(F2)	2.16	2.16	2	9.33	16	149.28			
				(CF1)	4.03	2	2	16.12	4	64.48			
				(CF2)	6.65	2	2	26.6	8	212.8			
				(CF3)	4.03	2	2	16.12	2	32.24			
2.6.1 All kinds of soil													

PAL-ARCHITECT AND ENGINEER
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 Proprietor

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
2	4.1		Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level										
	4.1.8		1:4:8 (1 Cement : 4 coarse sand (zone-III) derived from natural sources : 8 graded stone aggregate 40 mm nominal size derived from natural sources)										
			(F1) Foundation P.C.C		2.02	2.02	0.075	0.306	6	1.836			
			(F2) Foundation P.C.C		2.16	2.16	0.075	0.3499	16	5.5984			
			(CF1) Foundation P.C.C		4.03	2	0.075	0.6045	4	2.418			
			(CF2) Foundation P.C.C		6.65	2	0.075	0.9975	8	7.98			
			(CF3) Foundation P.C.C		4.03	2	0.075	0.3022	2	0.6044			
			Sub Total					18.4368			cum	6326.05	186903.147
			Plinth beam (PB1) P.C.C		98	0.3	0.075	2.205					
			Plinth beam (PB2) P.C.C		145	0.3	0.075	3.262					
			Plinth beam (PB3) P.C.C		98	0.3	0.075	2.205					
			Ground floor pcc		31.32	10.65	0.075	7.672			cum	6326.05	80612.85
			SUB TOTAL					25.01			cum	6326.05	158214.5105
													425730.5075

06/11/22

PAL ARCHITECT AND ENGINEER
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PAL ARCHITECT AND ENGINEER
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sno	DSR - 21	4.20.1	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
3		4.20.1	4.20.1 All works upto plinth level :										
		4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum										
			Foundation (F1) R.C.C		2.02	2.02	0.3	1.22	6	7.32			
			Foundation (F2) R.C.C		2.16	2.16	0.4	1.86	16	29.76			
			Foundation (CF1) R.C.C		4.03	2	0.3	2.418	4	4.836			
			Foundation (CF2) R.C.C		6.65	2	0.3	3.99	8	31.92			
			Foundation (CF3) R.C.C		4.03	2	0.4	3.224	2	6.448			
			Plinth beam (PB1) R.C.C		98	0.23	0.4			80.284	cum	8387.15	673353.9506
			Plinth beam (PB2) R.C.C		145	0.3	0.3			7.5486			
			Plinth beam (PB3) R.C.C		98	0.23	0.3			5.661			
			Column (C1) R.C.C upto plinth beam level		0.3	0.3	2	0.2385	34	8.126			
			Column (C2) R.C.C upto plinth beam level		0.3	0.3	2	0.2385	12	2.868			
			All works above plinth and upto floor V level							10.994	cum	8387.15	92208.3271
	4.20.2		Concrete of M20 grade with minimum cement content of 270 kg /cum										
			Column (C1) R.C.C upto terrace level		0.3	0.3	11.95	1.0755	34	36.58			
			Column (C2) R.C.C upto terrace level		0.3	0.3	11.95	1.0755	16	17.208			
			Column (C1) R.C.C terrace to mummy		0.3	0.3	2.4		6	1.296	cum	10009.5	538390.986
			(B1)		26	0.23	0.4			2.392			
			(B2)		78	0.23	0.3			5.382			
			(B3)		59	0.23	0.3			4.071			
			(B4)		25	0.23	0.4			2.3			
			(SB1)		18.58	0.23	0.56			2.393			
			(SB2)		59	0.23	0.3			4.071			
			(SB3)		18.58	0.23	0.3			1.282			
			G.F		31.32	10.65	0.125			41.69			
			F.F		31.2	10.65	0.125			41.69			
			S.F		31.2	10.65	0.125			41.69			
			T.F		31.2	10.65	0.125			41.69			
			Staircase landing		1.03	1.25	0.125		4	0.643			
			20 Steps(0.5*20*1*0.15*0.145)		0.5	0.15	0.145		4	0.218			
			projection 4 floor		0.85	0.45	0.125		10	1.9125			
			projection 4 floor		0.325	0.45	0.125		10	0.731			
			projection 4 floor		0.325	0.45	0.125		10	0.731			
			projection 4 floor		0.852	0.45	0.125		2	1.917			
			Kitchen Counter 4 floor		1.035	0.6	0.075		10	1.863			
			Mummy slab		2.955	2.23	0.125			0.824			
			SUB TOTAL							197.4905	cum	10009.5	3494039.151

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

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Proprietor
M/s SAUD NADEEM

sno	DSR - Z1	CODE	Centering and shuttering including strutting, propping etc. and removal of form for	5.9	4							
Description of work			Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
5.9.1			columns, etc. for mass concrete									
			(F1)	2.02	0.45	1.818	6	10.908				
			2-Side	2.02	0.45	1.818	6	10.908				
			(F2)	2.16	0.45	2.099	16	33.584				
			2-Side	2.16	0.45	2.099	16	33.584				
			(CF1)	4.03	0.45	3.627	4	14.508				
			2-Side	2	0.45	3.627	4	14.508				
			(CF2)	6.65	0.45	5.427	8	43.416				
			2-Side	2	0.45	1.8	8	14.4				
			(CF3)	4.03	0.45	3.627	2	7.254				
			2-Side	2	0.45	3.627	2	7.254				
							187.844	307.95	57846.5598	sqm		
			Plinth beam (PB1)	98	0.4	39.2	2	78.4				
			Plinth beam (PB2)	145	0.3	43.5	2	87				
			Plinth beam (PB3)	98	0.3	39.2	2	78.4				
5.9.6			Columns, Pillars, Piers, Abutments, Posts and Struts									
			C1 upto plinth beam level	4 side	0.3	2	34	81.6				
			C2 upto plinth beam level	4 side	0.3	2	16	38.4				
			C1 G+3 upto terrace level	4 side	0.3	11.95	34	487.56				
			C2 G+3 upto terrace level	4 side	0.3	11.95	16	229.44				
			C1 upto terrace TO Mummy level	4 side	0.3	2.4	6	17.28				
							717	804.25	576647.25	sqm		
							17.28	804.25	13897.44	sqm		
5.9.3			Suspended floors, roofs, landings, balconies and access platform									
			(B1)	26	0.4	10.4	2	20.8				
			(B2)	78	0.3	23.4	2	46.8				
			(B3)	59	0.3	17.7	2	35.4				
			(B4)	25	0.4	10	2	20				
			(SB1)	18.58	0.56	10.4048	2	20.8096				
			(SB2)	59	0.3	17.7	2	35.4				
			(SB3)	18.58	0.3	5.574	2	11.148				
							190.3576	766.55	145918.6183	sqm		
			G.F	31.32	10.65	333.558	4	1334.232				
			F.F	31.2	10.65	332.28	4	1329.12				
			S.F	31.2	10.65	332.28	4	1329.12				
			T.F	31.2	10.65	332.28	4	1329.12				
5.9.7			Stairs, (excluding landings) except spiral-staircases									
			Staircase landing	2.06	1.25	2.575	4	10.3				
				8	1.25	10	4	40				
			projection	1.7	0.45	0.765	40	30.6				
			projection	0.65	0.45	0.2925	40	11.7				
			projection	0.65	0.45	0.2925	40	11.7				
			projection	1.65	0.45	0.7425	40	29.7				
			Kitchen Counter	2.07	0.6	1.242	40	49.68				
			Mummy slab	5.91	2.23	13.17	1	6.585				
SUB TOTAL								190.265	657.75	125146.8038	sqm	5170311.229

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Ms SAJID NADEEM
Proprietor

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount	
5	5.22		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level	Thermo-Mechanically Treated bars of grade Fe-500D or more	12 mm	44.44		39.107	6	234.642				
					Foundation (F1) steel	12 mm	49.68		43.718	16	699.488			
					Foundation (F2) steel	12 mm	32.24		12.73	4	50.92			
					Foundation (CF1) steel	12 mm	48.24		42.45	4	169.8			
					Foundation (CF2) steel	20 mm	65.2		160.98	8	1287.84			
					Foundation (CF3) steel	16 mm	75		118.5	8	948			
						16 mm	118		186.44	2	372.88			

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

[illegible]

Ms SAJD NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0037
Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

Ms SAJID NADEEM
Proprietor

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
7	9.18	25 mm thick	Providing and fixing Pre-laminated flat pressed 3 layer (medium density) particle board or graded wood particle board 15 : 3087 marked, with one side decorative and other side balancing lamination Grade I, Type II exterior grade 15 : 12823 marked, in shelves with screws and fittings wherever required, edges to be painted with polyurethane primer (fittings to be paid separately)	D1	10	1	2.1	2	2	4.2			
				D2	10	0.75	2.1	1.575	2	3.15			
				DW1	10	0.75	2.1	1.575	1	1.575			
								8.925		8.925	sqm	1501	535857
				40 unit G+3				8.925	40	357			
				Steel work welded in built up sections/									
				framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc.									
				n gratings, frames, guard bar, ladder, railings, brackets, gates and similar works									
				Door chowkhats (16 UNIT)	10			30	2	60			
				D1	10			30	2	60			
	10.25	40 UNIT G+3 FLOOR	Providing and fixing hand rail of approved size by welding etc. to steel ladder railing, balcony railing, staircase railing and similar works, including applying priming coat of approved steel primer.	D1	10			30	2	60			
				D2	10			30	2	60			
				DW1	10			45	1	45			
				W1	10			50	1	50			
				V1	10			15	2	30			
								245		245	kg	142.3	1394540
								245		245			
								245		245			
								245		245			
								245		245			
	10.26.1	M.S. tube	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	65x40	1.25			1	1	1.25			
				25x25	0.84			2	2	1.68			
				20x20	1.25			2	2	2.5			
				20x20	0.64			8	8	5.12			
								10.55		10.55			
				Per floor 10 unit				10.55	10	105.5			
				G+3 Floor				105.5	4	422	kg	157.15	66317.3
								105.5		105.5			
								105.5		105.5			
								105.5		105.5			
	9.12	Sub Total	Extra for providing frosted glass panes 4 mm thick instead of ordinary float glass panes in doors, windows and clerestory window shutters. (Area of opening for glass panes excluding portion inside rebate shall be measured).	DW1	0.6			1.2	1	0.72			
				W1	1.5			0.9	1	1.35			
				V1	0.45			0.4	2	0.36			
								0.18	2	0.36			
								2.43		2.43			
				Per floor 10 unit				2.43	10	24.3			
				G+3 Floor Building				24.3	4	97.2	sqm	148.5	14434.2
								24.3		24.3			
								24.3		24.3			
								24.3		24.3			

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

Proprietor

M/S SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 1411/22 Date. 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
8	13.1	13.1.2	12 mm cement plaster of mix : 1:6 (1 cement: 6 fine sand)	wall	2.8	2.95	8.26	10	10	82.6			
				wall	4.1	2.95	12.095	10	10	120.95			
				wall	2.8	2.95	8.26	10	10	82.6			
				wall	1.3	2.95	3.835	10	10	38.35			
				wall	0.6	2.95	1.77	10	10	17.7			
				wall	1	2.95	2.95	10	10	29.5			
				wall	0.35	2.95	1.0325	10	10	10.325			
				wall	2.2	2.95	6.49	10	10	64.9			
				wall	3	2.95	8.85	10	10	88.5			
				wall	1.4	2.95	4.13	10	10	41.3			
				wall	1.4	2.95	4.13	10	10	41.3			
				wall	1.2	2.95	3.54	10	10	35.4			
			G.F, F.F, S.F, T.F ceiling		24.21	10.65	257.83	10	10	1031.34			
							1684.8	4	4	6739.2			
			INNER WALL										
			D1		1	2.1	2.1	2	2	4.2			
			D2		0.75	2.1	1.575	2	2	3.15			
			DW1		0.75	2.1	1.575	1	1	1.575			
			DW1		0.6	1.2	0.72	1	1	0.72			
			W1		1.5	0.9	1.35	1	1	1.35			
			V1		0.45	0.4	0.18	2	2	0.36			
			(Door & window) Deduction Per floor unit (40 unit)				11.35	40	40	454			
			INNER WALL							6739.2			
			DEDUCTION							454			
			TOTAL							6285.2			
			OUTER WALL		4.361	2.95	12.864	10	10	128.64			
			CORRIDOOR		2.8	2.95	8.26	10	10	82.6			
					10.65	2.95	31.417	2	2	62.835			
			G+3 FLOOR							274.075			
			W1		1.5	0.9	1.35	4	4	927.308			
			DEDUCTION		0.75	2.1	1.575	10	10	15.75			
			DW1		0.6	1.2	0.72	10	10	7.2			
			V1		0.45	0.4	0.18	10	10	1.8			
			G+3 FLOOR							38.25			
							38.25	4	4	153			
			WALL							927.308			
			DEDUCTION							153			
			TOTAL							774.31			
			SOM							294.85			
			PARAPET WALL		31.32	1	31.32	4	4	125.28			
					10.65	1	10.65	4	4	42.6			
			Sub total							167.88			
			SOM							294.85			
			2130995.942							49499.418			

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
9	11.37		Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS : 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand), jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete.	floor	3.27	3.002		9.8165	10	98.165			
			Living Room	skirting	12.54	0.1		1.254	10	12.54			
			Kitchen	floor	2.101	1.2		2.521	10	25.21			
				skirting	6.602	0.1		0.6602	10	6.602			
			toilet	floor	0.9	1.2		1.08	10	10.8			
				wall	0.9		1.52	1.368	10	13.68			
				wall	1.2		1.52	1.824	10	18.24			
			Bed room	floor	2.465	3.155		7.77	10	77.7			
				skirting	11.2	0.1		1.12	10	11.2			
			Entrance	floor	1.335	1.335		1.7822	10	17.822			
				skirting	5.34	0.1		0.534	10	5.34			
			Corridor	floor	31.32	1.25		39.15					
				skirting	31.32	0.1		3.132					
			G+3 floor					339.58	4	1358.32	sqm	935.6	1270844.192
			Mirror polishing on marble work/granite work/stone work where ever required to give high gloss finish complete.										
			8.6										
			G+3 Floor		0.3	1.2		0.36	20	7.2			
					2.06	1.25		2.575	1	2.575			
								9.775	4	39.1	sqm	417.6	16328.16
			Sub total										1287172.352

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 0031 Date: 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

M/s SAJID NADEEM
 Proprietor

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
10	13.8		Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	wall	2.8	2.95	8.26	10	82.6				
			wall	4.1	2.95	12.095	10	120.95					
			wall	2.8	2.95	8.26	10	82.6					
			wall	1.3	2.95	3.835	10	38.35					
			wall	0.6	2.95	1.77	10	17.7					
			wall	1	2.95	2.95	10	29.5					
			wall	0.35	2.95	1.0325	10	10.325					
			wall	2.2	2.95	6.49	10	64.9					
			wall	3	2.95	8.85	10	88.5					
			wall	1.4	2.95	4.13	10	41.3					
			wall	1.4	2.95	4.13	10	41.3					
			wall	1.2	2.95	3.54	10	35.4					
			G.F, F.F, S.F, T.F ceiling		24.21	10.65	257.83	4	1031.34				
							1684.8	4	6739.2				
			INNER WALL	D1	1	2.1	2.1	2	4.2				
				D2	0.75	1.575	1.575	2	3.15				
				DW1	0.75	1.575	1.575	1	1.575				
				DW1	0.6	0.72	0.72	1	0.72				
				W1	1.5	0.9	1.35	1	1.35				
				VI	0.45	0.4	0.18	2	0.36				
			(Door & window) Deduction Per floor 10 unit (40 unit)				11.35	40	454				
			INNER WALL						6739.2				
			DEDUCTION						454				
			TOTAL						6285.2				
			SQM						123.85				
			OUTER WALL		4.361	2.95	12.864	10	128.64				
					2.8	2.95	8.26	10	82.6				
			CORRIDOOR		10.65	2.95	31.417	2	62.835				
							274.08	4	1096.32				
			G+3 FLOOR	W1	1.5	0.9	1.35	10	13.5				
			DEDUCTION	DW1	0.75	2.1	1.575	10	15.75				
				DW1	0.6	1.2	0.72	10	7.2				
				VI	0.45	0.4	0.18	10	1.8				
			G+3 FLOOR				38.25	4	153				
							927.308						
			WALL						153				
			DEDUCTION						153				
			TOTAL						774.31				
			SQM						123.85				
			PARAPET WALL		31.32	1	31.32	4	125.28				
					10.65	1	10.65	4	42.6				
									167.88				
			SQM						123.85				
			20791.938										

PAL-ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 9019 Date 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

Proprietor
M/s SAJID NADEEM

Proprietor
M/s SAJID NADEEM

TOWER U DETAILED ESTIMATE OF CIVIL WORK PER FLOOR 10 UNIT G+3 (40 UNIT)

sno	DSR - 21	CODE	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
		22.6	Providing and laying water proofing treatment on roofs of slabs by applying cement slurry mixed with water proofing cement compound consisting of applying:										
		(a)	after surface preparation, first layer of slurry of cement @ 0.488 kg/sqm mixed with water proofing cement compound @ 0.253 kg/sqm.										
		(b)	laying second layer of fibre glass cloth when the first layer is still green. Overlaps of joints of fibre cloth should not be less than 10 cm.										
		(c)	third layer of 1.5 mm thickness consisting of slurry of cement @ 1.289 kg/sqm mixed with water proofing cement compound @ 0.670 kg/sqm and coarse sand @ 1.289 kg/sqm. This will be allowed to air cure for 4 hours followed by water curing for 48 hours. The entire treatment will be taken upto 30 cm on parapet wall and tucked into groove in parapet all around										
		(d)	fourth and final layer of brick tiling with cement mortar (which will be paid for separately.										
			For the purpose of measurement the entire treated surface will be measured.		1.915	1.315		2.518	8	20.144	sqm		
								20.144	4	80.576	sqm	585.55	47181.2768
								20.144					

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 0049 Date 14/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob: 7895872139, 9412143346

Ms SAJID NADEEM
 Proprietor

DETAILED ESTIMATED FOR INTERNAL ELECTRICAL PER FLOOR 10 UNIT G+3 (40 UNIT)

S.NO	DSR -2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
1	1.8	Wiring for light point /fanpoint/exhaust fan point with 1.5 sq.mm FRLS PVC insulated copper conductor single core in surface / recessed medium class pvc conduit, with piano type switch, phenolic laminated sheet, suitable size and earthing the point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable etc. as required.				
		Group A point	Nos.	272	1221	332112
1.2		Wiring for twin control light point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable in surface / recessed medium class PVC conduit, 2 way piano type switch, phenolic laminated sheet, suitable size M5 box and earthing the point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable etc. as required.	Point	25	1835	45875
		Wiring of circuit / sub main wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface / recessed medium class PVC conduit as required				0
	1.7.2	2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire	Meter	1200	327	392400
	1.7.3	2 x 4 sq. mm. + 1 x 4 sq. mm. earth wire	Meter	600	428	256800
	1.7.4	2 x 6 sq. mm. + 1 x 6 sq. mm. earth wire	Meter	300	589	176700
1.27		Supplying and fixing following size/ modules, GI box alongwith modular base & cover plate for modular switches in recess etc. as required.				0
		1 or 2 Module (75 mmX75 mm)	Each	40	298	11920
	1.27.2	3 Module (100 mmX75 mm)	Each	160	327	52320
1.23		Supplying and fixing following piano type switch/ socket on the existing switch box/ cover including connections etc. as required.				0
		5/6 amps switch	Each	40	103	4120
		15/16 amp switch	Each	40	156	6240
		3 pin 5/6 amp socket outlet	Each	40	122	4880
		6 pin 15/16 amp socket outlet	Each	40	197	7880
		TV antenna socket outlet	Each	40	148	5920
		Bell Push	Each	40	140	5600
1.38		Supplying and fixing call bell / buzzer suitable for single phase, 230 volts, complete as required.	Each	40	99	3960
		Supplying and fixing two module stepped type electronic fan regulator on the existing modular plate switch box including connections but excluding modular plate etc. as required.	Each	40	369	14760
1.25		Supplying and fixing brass batten/ angle holder including connection etc. as required.	Each	120	131	15720
		1.32				

M/s SAJID NADEEM

Proprietor

PAL ARCHITECT AND ENGINEER

COA No. CA/2018/96244/12

Case No. 0049 Date: 11/11/22

Tapovan Road Infront of PRD Ground

Near by IDBI Bank, Dehradun (U.K.)

Mobile: 7895872139, 9412143346

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0019 Date 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Mrs SAJID NADEEM
Proprietor

					Sub Total		
4	5.4	Earthing with G.I. earth plate 600 mm X 600 mm X 6 mm thick including accessories, and providing masonry enclosure with cover plate having locking arrangement and watering pipe of	Each	1	7472		7472
		2.7 meter long etc. with charcoal/ coke and salt as required.					0
	5.7	Supplying and laying 6 SWG GI wire at 0.50 Meter below ground level for conductor earth electrode including connections / termination with GI thimble etc. as required.	meter	22	51		1122
	5.15	Providing and fixing 25 mm X 5 mm G.I. strip on surface or in recess for connections etc. as required.	meter	22	1162		25564
		Providing and fixing of lightning conductor final, made of 25mm dia 300mm long G.I. tube, having single prong at top, with 85mm dia 6mm thick G.I base plate including holes etc. complete as required.	Each	4	518		2072
		Providing and fixing G.I tape 20mm x 3mm thick on parapet or surface of wall for lightning conductor complete as required.(for horizontal run)	meter	250	126		31500
9.1.23		3.5C x 70 sq. mm (Al. Armored Cable)	Each	4	468		1872
							1666249

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK PER FLOOR 10 UNIT

G+3 40 UNITS

S.No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
		Sanitary Fixtures				
1	17.1	Providing and fixing water closet squatting pan (Indian type W.C. pan) with 100 mm sand cast Iron P or S trap, 10 litre low level white P.V.C. flushing cistern, including flush pipe, with manually controlled device(handle lever) conforming to IS : 7231, with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required :				
a)	17.1.1	White Vitreous china Orissa pattern W.C. pan of size 580x440 mm with integral type foot rests.	Each	40	5781.35	231254
	17.10	Providing and fixing Stainless Steel A ISI 304 (18/8) kitchen sink as per IS 13983 with C.I. brackets and stainless steel plug 40 mm, including painting of fittings and brackets, cutting and making good the walls wherever required :				
	17.10.2	Kitchen sink without drain board				
	17.10.2.2	610x460 mm bowl depth 200 mm	Each	40	3337.85	133514
		Providing and fixing P.V.C. waste pipe for sink or wash basin including P.V.C. waste fittings complete.				
	17.28.2	Flexible pipe				
	17.28.2.1	32 mm dia	Each	40	104.35	4174
	18.51	Providing and fixing C.P. brass long body bib cock of approved quality conforming to IS standards and weighing not less than 690 gms.				
a)	18.51.1	15 mm nominal bore	Each	120	594.75	71370
		WATER SUPPLY SYSTEM				
	18.7	Providing and fixing Chlorinated Polyvinyl Chloride (CPVC) pipes, having thermal stability for hot & cold water supply, including all CPVC plain & brass threaded fittings, including fixing the pipe with clamps at 1.00 m spacing. This includes jointing of pipes & fittings with one step CPVC solvent cement and testing of joints complete as per direction of Engineer in Charge. : Internal work - Exposed on wall				
b)	18.7.2	20 mm nominal outer dia. Pipes.	metre	250	325.10	81275
c)	18.7.3	25 mm nominal outer dia. Pipes.	metre	70	408.55	28598.5
d)	18.7.4	32 mm nominal outer dia. Pipes.	metre	70	500.95	35066.5
e)	18.7.5	40 mm nominal outer dia. Pipes.	metre	30	674.35	20230.5

M/s SAID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 4079 Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

DETAILED ESTIMATE OF INTERNAL PLUMBING WORK PER FLOOR 10 UNIT
G+3 (40 unit)

S. No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)	Amount (Rs)
a)	18.8.1	15 mm nominal outer dia. Pipes.	Metre	60	441.15	26469
	18.8.2	20 mm nominal outer dia Pipes	metre	80	712.75	57020
	18.8.3	25 mm nominal outer dia Pipes	metre	10	626.05	6260.5
	18.17.3	40 mm dia nominal bore	Each	20	707.30	14146
	18.17.5	65 mm dia nominal bore	Each	8	1490.70	11925.6
	18.18	Providing and fixing ball valve (brass) of approved quality, High or low pressure, with plastic floats complete :				
b)	18.18.2	20 mm nominal bore	Each	40	397.45	15898
c)	18.18.3	25 mm nominal bore	Each	6	399.15	23949
	18.21	Providing and fixing uplasticised PVC connection pipe with brass unions :				
a)	18.21.1	30 cm length				
(i)	18.21.1.1	15 mm nominal bore	Each	40	74.80	2992
	18.33	Constructing masonry Chamber 60x60x75 cm inside, in brick work in cement mortar 1:4 (1 cement : 4 coarse sand) for sluice valve, with C.I. surface box 100 mm top diameter, 160 mm bottom diameter and 180 mm deep (inside) with chained lid and RCC top slab 1:2:4 mix (1cement :2 coarse sand : 4 graded stone aggregate 20mm nominal size), i/c necessary excavation, foundation concrete 1:5:10 (1cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size) and inside plastering with cement mortar 1:3 (1 cement : 3 coarse sand) 12 mm thick finished with a floating coat of neat cement complete as per standard design :				
a)	18.33.1	With common burnt clay F.P.S.(non modular) bricks of class designation 7.5	No.	6	10102.50	60615
	18.58	Providing and fixing PTMT grating of approved quality and colour.				
a)	18.58.1	Circular type.				
(ii)	18.58.1.2	125 mm nominal dia with 25 mm waste hole.	No.	80	45.25	3620

M/s SAID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 8079 Date 14/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

G+3 (40 unit)					
DETAILED ESTIMATE OF INTERNAL PLUMBING WORK PER FLOOR 10 UNIT					
S.No.	DSR 2021	DESCRIPTION OF WORK	UNIT	Qty	Rate (Rs)
					(Rs)
		Providing and fixing un plasticised -PVC pipe clips of approved design to un plasticised - PVC rain water pipes by means of 50x50x50 mm hard wood plugs, screwed with M.S. screws of required length, 12.43 including cutting brick work and fixing in cement mortar 1:4 (1 cement : 4 coarse sand) and making good the wall etc. complete.	Each	80	309.5
	12.43.2	110 mm			24760
Total cost for single (G+3) tower					853137.6

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Date. 14/11/22
 Case No. 6079
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

Ms SAJID NADEEM
 Proprietor

DETAILED ESTIMATE OF EXTERNAL SEWERAGE SYSTEM

S.NO	DSR - 2022	EARTHWORK	UNIT	QTY	RATE	AMOUNT
		2.1				
		Excavation in trench in all kinds of soil of required width for pipes with working space including excavation for sockets, and dressing of sides, ramming of bottoms, depth upto 1.5m including getting out the excavated soil, and then returning the soil as required, in layers not exceed 20cm in depth including consolidating each deposited layer by ramming, watering, etc. and disposing of surplus excavated soil as directed, wherever required within the site area/boundary, item including shoring, strutting, dewatering (except sub-soil water) all complete as per direction of the Project manager at site.				
		2.10.1.2	Rm	3771	417.35	1573826.85
		Pipes, cables etc. exceeding 80 mm dia. but not exceeding 300 mm dia				
		2.10.1.3	Rm	19	651.55	12379.45
		Pipes, cables etc. exceeding 300 mm dia but not exceeding 600 mm				
		2.11	Rm	1425	127	180975
		Extra for excavating trenches for pipes, cables etc. in all kinds of soil for depth exceeding 1.5 m, but not exceeding 3 m. (Rate is over corresponding basic item for depth upto 1.5 metre).				
		19.1				
		Providing, laying and jointing glazed stoneware pipes class SP-1 with stiff mixture of cement mortar in the proportion of 1:1 (1 cement : 1 fine sand) including testing of joints etc. complete :				
		19.1.3	Rm	3477.1	830.4	2887383.84
		200 mm diameter				
		19.1.4	Rm	157.51	1293.9	203802.18
		250 mm diameter				
		19.1.5	Rm	135.92	1774.5	241190.04
		300 mm diameter				
		19.2				
		Providing and laying cement concrete 1:5:10 (1 cement:5 coarse sand:10 graded stone aggregate 20 mm nominal size) all-round design:				
		19.2.3	Rm	3477	830.4	2887300.8
		Providing and laying cement concrete 1:5:10 (1 cement:5 coarse sand:10 graded stone aggregate 20 mm nominal size) up to haunches of S.W. Pipes including 150 mm thick bed concrete as per standard design:				
		19.3				
		Providing and laying cement concrete 1:5:10 (1 cement:5 coarse sand:10 graded stone aggregate 20 mm nominal size) up to haunches of S.W. Pipes including 150 mm thick bed concrete as per standard design:				
		19.3.5	Rm	135.92	1089.1	148030.47
		Providing and fixing square-mouth S.W. gully trap class SP-1 300 mm dia				
		19.4				
		Complete with C.I. grating brick masonry chamber with water tight cover to be not less than 4.50 kg and frame to be not less than 2.70 kg as per standard design:				
		19.4.1				
		100x100 mm size P type				
		19.4.1.1	Each	886	2453.55	2173845.3
		With common burnt clay F.P.S. (non modular) bricks of class designation 7.5				
		Constructing brick masonry circular type manhole 0.91 m internal dia at bottom and 0.56m dia at top in cement mortar 1:4 (1 cement : 4 coarse sand), inside cement plaster 12 mm thick with a floating coat of neat cement, foundation concrete 1:3:6 mix (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size), and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design				
		19.9				
		Constructing brick masonry circular manhole 1.22 m internal dia at bottom and 0.56 m dia at top in cement mortar 1:4 (1 cement : 4 coarse sand) inside cement plaster 12 mm thick with a floating coat of neat cement, foundation concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size) and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design				
		19.9.1	Each	360	11886.45	4279140
		With common burnt clay F.P.S. (non modular) bricks of class designation 7.5				
		Constructing brick masonry circular manhole 1.22 m internal dia at bottom and 0.56 m dia at top in cement mortar 1:4 (1 cement : 4 coarse sand) inside cement plaster 12 mm thick with a floating coat of neat cement, foundation concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size) and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design				
		19.11				
		Constructing brick masonry circular manhole 1.22 m internal dia at bottom and 0.56 m dia at top in cement mortar 1:4 (1 cement : 4 coarse sand) inside cement plaster 12 mm thick with a floating coat of neat cement, foundation concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size) and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design				
		19.11.1	Each	113	22463.9	2538420.7
		With Sewer bricks conforming IS : 4885				
		Constructing brick masonry circular manhole 1.22 m internal dia at bottom and 0.56 m dia at top in cement mortar 1:4 (1 cement : 4 coarse sand) inside cement plaster 12 mm thick with a floating coat of neat cement, foundation concrete 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 40 mm nominal size) and making necessary channel in cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) finished with a floating coat of neat cement, all complete as per standard design				
		19.11.2	Each	22463.9	2538420.7	
		With Sewer bricks conforming IS : 4885				

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 0079
 Date 14/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob: 7895872139, 9412143346

M/s SAJID NADEEM
 Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8049 Date: 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

M/s SAJID NADEEM
Proprietor

19.16	Providing orange safety foot rest of minimum 6 mm thick plastic encapsulated as per IS : 10910, on 12 mm dia steel bar conforming to IS : 1786, having minimum cross section as 23 mm x 25 mm and over all minimum length 253 mm and width as 165 mm with minimum 112 mm space between protruded legs having 2 mm tread on top surface by ribbing or chequered besides necessary and adequate anchoring projections on full length on bend test and chemical resistance test as per specifications and having manufacturer's permanent identification mark to be visible even after fixing, including fixing in manholes with 30x20x15 cm cement concrete block 1:3:6 (1 cement : 3 coarse sand : 6 graded stone aggregate 20 mm nominal size) complete as per design.	Each	1425	487.1	694117.5
19.1	Extra depth for circular type manhole 0.91m internal dia (at bottom) beyond 0.91 m to 1.67 m	Meter	117	6693.95	783192.15
19.10.2	With Sewer bricks conforming IS : 4885				
19.3	Constructing brick masonry chamber for underground C.I. inspection chamber and bends with bricks in cement mortar 1:4 (1 cement : 4 coarse sand) C.I. cover with frame (light duty) 455x610 mm internal dimensions, total weight of cover with frame to be not less than 38 kg (weight of cover 23 kg and weight of frame 15 kg), R.C.C. top slab with 1:1.5:3 mix (1 cement : 1.5 fine sand : 3 graded stone aggregate 20 mm nominal size), foundation concrete 1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size), inside plastering 12 mm thick with cement mortar 1:3 (1 cement : 3 coarse sand), finished smooth with a floating coat of neat cement on walls and bed concrete etc. complete as per standard design.				
19.30.1	Inside dimensions 455x610 mm and 45 cm deep for single pipe line				
19.30.1.1	With common burnt clay F.P.S. (non modular) bricks of class designation 7.5	Each	234	6431.3	1504924.2
Sub Total					
20108528.48					

DETAILED ESTIMATE OF EXTERNAL WATER SUPPLY SYSTEM

S.NO	DSR-2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
		EARTHWORK				
2.1		Excavating trenches of required width for pipes, cables, etc including excavation for sockets, and dressing of sides, ramming of bottoms, depth upto 1.5 m, including getting out the excavated soil, and then returning the soil as required, in layers not exceeding 20 cm in depth, including consolidating each deposited layer by ramming, watering, etc. and disposing of surplus excavated soil as directed, within a lead of 50 m ;				
2.10.1		All kinds of soil				
2.10.1.1		Pipes, cables etc, not exceeding 80 mm dia.				
2.10.1.2		Pipes, cables etc, exceeding 80 mm dia. but not exceeding 300 mm dia				
		Sand filling				
18.41		Providing and filling sand of grading zone V or coarser grade, allround the G.I. pipes in external work ;				
18.41.9		100 mm diameter pipe				
18.41.10		150 mm diameter pipe				
		Pipe work				
18.7		Providing push-on-joints to Centrally (Spun) Cast Iron Pipes or Ductile Iron Pipes including testing of joints and the cost of rubber gasket				
18.70.1		100 mm dia pipes				
18.70.2		150 mm dia pipes				
18.70.3		200 mm dia pipes				
18.72		Pipes conforming to IS : 8329 : Providing and laying S&S Centrally Cast (Spun) / Ductile Iron				
18.72.1		100 mm dia Ductile Iron Class K-7 pipes	Rm	629	1121.1	705121.9
18.72.2		150 mm dia Ductile Iron Class K-7 pipes	Rm	629	1601.3	1007217.7
18.72.3		200 mm dia Ductile Iron Class K-7 pipes	Rm	1048	1975.95	2070795.6
18.8		Disinfecting C.I. water mains by flushing with water containing bleaching powder @ 0.5 gms per litre of water and cleaning the same with fresh water, operation to be repeated three times including getting the sample of water from the disinfected main tested in the municipal laboratory.				
18.80.2		100 mm diameter C.I. pipe	100 m	8.65	1996.5	17269.725
18.80.4		150 mm diameter C.I. pipe	100 m	8.65	2974.9	25732.885
18.80.5		200 mm diameter C.I. pipe	100 m	8.65	3954.45	34205.9925
		VALVES AND ACCESSORIES				
18.31		Providing and fixing C.I. sluice valves (with cap) complete with bolts, nuts, rubber insertions etc. (the tail pieces if required will be paid separately)				
18.31.1		100 mm diameter				
18.31.1.2		Class II				
18.31.1.2		150 mm diameter				
18.31.2		Class II				
18.31.2.2		200 mm diameter				
18.31.4		Class II				
18.31.4.2		Double acting air valve of approved quality				
18.31.4.2		200 mm diameter	Each	5	27521.5	137607.5
18.59		Providing and fixing C.I. double acting air valve of approved quality with bolts, nuts, rubber insertions etc. complete (The tail pieces, tapers etc if required will be paid separately) ;				
18.59.1		50 mm dia	each	5	5171.75	25858.75
18.59.2		80 mm dia	each	3	6255.45	18766.35
18.6		Providing and fixing enclosed type water meter (bulk type) conforming to IS : 2373 and tested by Municipal Board complete with bolts, nuts, rubber insertions etc. (The tail pieces if required will be paid separately) ;				
18.60.2		100 mm dia nominal bore	Each	5	4995.9	24979.5
18.60.3		150 mm dia nominal bore	Each	3	7357.35	22072.05
18.34		Constructing masonry Chamber 90x90x100 cm inside, in brick work in cement mortar 1:4 (1 cement : 4 coarse sand) for sluice valve, with C.I. surface box 100 mm top diameter, 160 mm bottom diameter and 180 mm deep (inside) with chained lid and RCC top slab 1:2:4 mix (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size) ; 5 fine sand : 10 graded stone aggregate 40 mm nominal size) and inside plastering with cement mortar 1:3 (1 cement : 3 coarse sand) 12 mm thick, finished with a floating coat of neat cement complete as per standard design ;	Each			
18.34.1		With common burnt clay F-P-5 (non modular) bricks of class designation 7.5	Each	52	1757.9	914050.8
19.6		Providing and laying non-pressure NP2 class (light duty) R.C.C. pipes with collars joined with stiff mixture of cement mortar in the proportion of 1:2 (1 cement : 2 fine sand) including testing of joints etc. complete ;				
19.6.3		250 mm dia. R.C.C. pipe	meter	100	811.15	81115
19.6.4		300 mm dia. R.C.C. pipe	meter	100	902.05	90205
18.61		Providing and fixing C.I. dirt box strainer for bulk type water meter with nuts, bolts, rubber insertions etc. complete conforming to IS : 2373 ;				
18.61.3		150 mm dia	each	5	8394.25	41971.25
		Sub Total				7134816.618

Proprietor .

Mrs SAJID NADEEM

(Signature)

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 80.39 Date 19/11/22
Tapovan Road Infront of RPD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

DETAILED ESTIMATE OF CIVIL WORKS OF EXTERNAL DRAINAGE SYSTEM

S.No.	DSR No.	DESCRIPTION	UNIT	QTY.	RATE (Rs)	AMOUNT(Rs)
1	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.				
	2.8.1	All kinds of soil.	Cum	2895	286.85	830459.7
a		Extra over item no. 1 for depth exceeding 1.5 m but not exceeding 3.0 m.	cum	289.00	286.85	82899.65
	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift up to 1.5 m.	cum	498.65	253.95	124346.61
CEMENT CONCRETE WORKS						
4	4.1	Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
	4.1.4	1:2:4 (1 Cement : 2 coarse sand (zone-III) : 4 graded stone aggregate 40 mm nominal size).	cum	110.58	7226.95	799156.131
	4.1.11	1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size).	cum	223.65	5660.45	1265959.64
5	6.4	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :				
	6.4.2	Cement mortar 1:6 (1 cement : 6 coarse sand)	cum	1888	8288.35	15648404.8
6	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete.	Sqm	758.69	307.95	233638.58
	5.9.2	Walls (any thickness) including attached pilasters, butresses, plinth and string courses etc.	Sqm	11258.00	669.55	7537793.9
	13.4	12 mm cement plaster :				
	13.4.2	1:6 (1 cement : 6 coarse sand)	sqm	7258	294.35	2136392.3
	13.18	Neat cement punning	sqm	7458	67.80	505652.4

Total for Civil work

M/S SAJID NADAR

Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 8039
Date 14/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

DETAILED ESTIMATE OF CC ROAD & PAVING

DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
12	2.27	Supplying and filling in plinth with sand under floors, including watering, ramming, consolidating and dressing complete.		5801	0.03	174.03	1	1	174.03	cum	2161.2	376113.636
	4.3	Centering and shuttering including strutting, propping etc. and removal of form work for :										
	4.3.1	Foundations, footings, bases for columns		1568	0.12	188.16	2	2	376.32	cum	307.95	115887.744
	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. surplus earth with lead upto 50 metres. and re-rolling the sub grade and disposal of		15668			1	1	15668	sqm	180.5	2828074
	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-charge.										
	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30										
			P1	339.23	0.125		1	1	42.40375			
			P2	614.14	0.125		1	1	76.7675			
			P3	878.18	0.125		1	1	109.7725			
			P4	824.29	0.125		1	1	103.03625			
			P5	202.89	0.125		1	1	25.36125			
			P6	916.9	0.125		1	1	114.6125			
									471.95375	cum	2658.1	1254500.26
	16.75	Providing and laying C.C. pavement of mix M-25 with ready mixed concrete from batching plant. The ready mixed concrete shall be laid and finished with screed board vibrator, vacuum dewatering process and finally finished by floating, brooming with wire brush etc. complete as per specifications and directions of Engineer-in-charge. (The panel shuttering work shall be paid for separately).		15668	0.125		1	1	1958.5	cum	8277.55	16211581.7
		STEEL REINFORCEMENT										
	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level										
	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.										
				22	1889			1	41558	kg	89.65	3725674.7

Mrs SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 80.19
Date: 11/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

Proprietor

M/s SAJID NADEEM

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0039
Date: 19/11/22
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

16.47	Painting runway/taxi track/apron marking with adequate nos of coats to give uniform finish with road marking paint of superior make as approved by the Engineer-in-charge, i/c cleaning the surface of all dirt, scales, oil, grease and other foreign material etc. and lining out complete.	16.47.1	New work (Two or more coats)	2357	1	1	2357	158.5	373584.5
16.68	Providing and laying 60mm thick factory made cement concrete interlocking paver block of M-30 grade made by block making machine with strong vibratory compaction, required colour and pattern over and of approved size, design & shape, laid in including 50mm thick compacted bed of coarse sand, filling the joints with fine sand etc. all complete as per the direction of Engineer-in-charge.	P1	339.23	1	1	339.23	916.9	3590624.13	28476040.6
		P2	614.14	1	1	614.14	878.18		
		P3	878.18	1	1	878.18	824.29		
		P4	824.29	1	1	824.29	202.89		
		P5	202.89	1	1	202.89	916.9		
		P6	916.9	1	1	916.9	3775.63	951	
		Sub Total							

DETAILED ESTIMATE OF BOUNDARY WALL CIVIL CONSTRUCTION

sno	DSR - 21	CODE NO.	Description of work	Item	L	B	H	Qty	No	Total Qty	Unit	Rate	Amount
ALL WORK FROM 30 M LENGTH													
12	2.6		Earth work in excavation by mechanical means (Hydraulic excavator/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in-charge.										
	2.6.1		All kinds of soil		30	0.9	0.75	20.25	1	20.25	CUM	205.45	4160.36
	4.1		Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :		30	0.9	0.15	4.05	1	4.05	CUM	6050.65	24505.13
	4.1.10		1:5:10 (1 cement : 5 coarse sand (zone-III)		30				1		CUM		
			1:2:4 (1 cement : 2 coarse sand (zone-III)								CUM	7365.15	5081.95
	4.1.3		stone aggregate 20 mm nominal size derived from natural sources)		30	0.46	0.05	0.69	1	0.69	CUM		
	5.2		Reinforced cement concrete work in walls (any thickness), including attached pilasters, buttresses, plinth and string courses, fillets, columns, pillars, piers, abutments, posts and struts etc. above plinth level up to floor five level, excluding cost of centering, shuttering, finishing and reinforcement :										
	5.2.2		1:5:3 (1 cement : 1.5 coarse sand(zone-III) derived from natural sources : 3 graded stone aggregate 20 mm nominal size derived from natural sources)		30	0.23	0.15	1.035	1	1.035	CUM	10185.05	10541.475
	5.2.2A		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.		1.035			120	1	124.2	KG	89.65	11134.53
	5.2.2A.6		Thermo-Mechanically Treated bars of grade Fe-500D or more										
	6.2		Brick work with common burnt clay modular bricks of class designation 7.5 in foundation and plinth in:										
	6.2.2		Cement Mortar 1:6 (1 cement : 6 coarse sand).		30	0.68	0.15	3.1	1	3.1			
					30	0.575	0.15	2.6	1	2.6			
					30	0.46	0.15	2.1	1	2.1			
					30	0.345	0.15	1.6	1	1.6			
	6.4		Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in :										
	6.4.2		Cement mortar 1:6 (1 cement : 6 coarse sand)		24.94	0.23	0.15	0.8604	1	0.8604			
			Length of wall=30-0.46*11 (below RCC band)		24.94	0.23	1.2	0.6883	1	6.88			
			Above RCC Band		0.46	0.46	1.8	0.3808	11	4.189			
	13.4		Column								cum	8288.35	98875.04
	13.4.1		1:4 (1 cement: 4 coarse sand)		24.94	1.2	29.28	1		29.28			
					0.46	1.8	0.828	11		9.108			
					0.115	1.8	0.207	22		4.554			
	13.5		15 mm cement plaster on rough side of single or half brick wall of mix:								sqm	307.25	13193.92
	13.5.1		1:4 (1 cement: 4 coarse sand)		24.94	1.2	29.28	1		29.28			
					0.46	1.8	0.828	11		9.108			
					0.115	1.8	0.207	22		4.554			
											sqm	354.5	15222.93

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 0049
 Date 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

M/S SAJID NADDEM
 Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 19/11/22
Date: 19/11/22
Near by IDBI Bank, Dehradun (U.K.)
Mob: 7895872139, 9412143346

M/S SAJID NADEEM
Proprietor

S.NO	DSR-2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
23.1		Boring/drilling bore well of required dia for casing/strainer pipe, by suitable method prescribed in IS: 2800 (part I), including collecting samples from different strata, preparing and submitting strata chart/bore log, including hire & running charges of all equipments, tools, plants & machineries required for the job, all complete as per direction of Engineer-in-charge, upto 50 metre depth below ground level.				
23.1.1		All types of soil				
23.1.1.1		300 mm dia	metre	62	592.05	36707.1
23.2		Boring/drilling bore well of required dia for casing/strainer pipe, by suitable method prescribed in IS: 2800 (part I), including collecting samples from different strata, preparing and submitting strata chart/bore log, including hire & running charges of all equipments, tools, plants & machineries required for the job, all complete as per direction of Engineer-in-charge, beyond 50 metre & upto 150 metre depth below ground level.				
23.2.1.1		300 mm dia	metre	154	690.7	106367.8
23.1		Supplying, assembling, lowering and fixing in vertical position in bore well, ERW (Electric Resistance Welded) FE 410 mild steel screwed and socketed/plain ended casing pipes of required dia, conforming to IS: 4770, of required & approved make, including painted with outside surface with two coats of anticorrosive paint of approved brand and manufacture, fittings & accessories, all complete, for all depths, as per direction of Engineer-in-charge.				
23.1.1		200 mm nominal size dia	metre	78.5	2082.1	163444.85
23.10.3		Supplying, assembling, lowering and fixing in vertical position in bore well, ERW (Electric Resistance Welded) FE 410 plain ended (having slot of size 1.6/3.2 mm) mild steel threaded and socketed/plain bevel ended pipe (type A) of required dia, conforming to IS: 8110, of required & approved make, having wall thickness not less than 5.40 mm, including painted with outside surface with two coats of anticorrosive paint of approved brand and manufacture, fittings & accessories, all complete, for all depths, as per direction of Engineer-in-charge.				
23.11.3		200 mm nominal size dia	metre	72.6	2194.85	159346.11
23.6		Supplying, filling, spreading & leveling gravels of size range 5 mm to 10 mm, in the recharge pit, over the existing layer of boulders, required thickness, for all leads & lifts, all complete as per direction of Engineer-in-charge.	cum	5.69	1309	7448.21
23.12		Development of tube well in accordance with IS: 2800 (part I) and IS: 11189, to establish maximum rate of usable water yield without sand content (beyond permissible limit), with required capacity air compressor, running the compressor for required time till well is fully developed, measuring yield of well by "V" notch method or any other approved method, measuring static level & draw down etc. by step draw down method, collecting water samples & getting tested in approved laboratory, i/c disinfection of tubewell, all complete, including hire & labour charges of air compressor, tools & accessories etc., as per requirement and direction of Engineer-in-charge.	hour	45	916.8	41256
23.13		Providing and fixing suitable size threaded mild steel cap or spot welded plate to the top of bore well housing/ casing pipe, removable as per requirement, all complete for borewell of:				
23.13.3		200 mm dia	each	1	280.95	280.95
23.14		Providing and fixing M.S. clamp of required dia to the top of casing/ housing pipe of tubewell as per IS: 2800 (part I), including necessary bolts & nuts of required size complete.				
23.14.3		200 mm clamp	each	1	1827	1827
23.15		Providing and fixing Ball plug/ Bottom plug of required dia to the bottom of pipe assembly of tubewell as per IS: 2800 (part I).				
23.15.3		200 mm dia	each	1	308.55	308.55
TOTAL DRILL OF Tube well civil + Electrical cost						
Total 1 No Drilling of Tube well						
516986.57						

DETAILED ESTIMATE OF TUBE WELL

M/S SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244 Date: 14/11/22
Case No. 2039
Tapovan Road Infront of PRD Ground
Near by IDBI Bank, Dehradun (U.K.)
Mob.: 7895872139, 9412143346

S.NO	DSR-2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
4.1		P/L cement concrete - all works upto plinth level : 1:5:10 (1 cement : 5 coarse sand derived from natural sources : 10 graded stone aggregate 40 mm nominal size derived from natural sources)	cum	25.12	6050.65	151992.328
9.71		Providing and fixing 15 : 12817 marked stainless steel butt hinges (heavy weight) with stainless steel screws etc. complete :	each	6	85.45	512.7
10.16		Steel work in built up tubular (round, square or rectangular hollow tubes etc.) trusses etc., including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer, including welding and bolting with special shaped washers etc. complete.				
10.16.1		Hot finished welded type tubes				
		HollowSSBBOXsection 80x40x2mm	kg	76.8712		
		HollowSSBBOXsection 40x20x1.5mm	kg	134.4244		
		TOTAL		211.2956	154.9	32729.68844
10.27.2		Providing and fixing carbon steel galvanised (minimum coating 5 micron) dash fastener of 10 mm dia double threaded 6.8 grade (yield strength 480 N/mm2), counter sunk head, comprising of 10 m dia polyamide PA 6 grade sleeve, including drilling of hole in frame, concrete/ masonry, etc. as per direction of Engineer-in-charge.	each	36	117.3	4222.8
10.27.2		10 x 80 mm				
		Total cost of 2 Main gate				479254.22
		each		36	117.3	4222.8
		2		239627.11		

S.NO	DSR-2022	ITEM DESCRIPTION	UNIT	QTY	RATE	AMOUNT
2.6		Earth work in excavation by mechanical means (Hydraulic excavator/ manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m; as directed by Engineer-in-charge				
2.6.1		All kinds of soil in charge	cum	950.5	205.45	195280.225
		Extra over item no. 1 for depth exceeding 1.5 m but not exceeding 3.0 m	cum	640	205.45	131488
		Extra over item no. 1 for depth beyond 3.0 m.	cum	42	205.45	8628.9
2.25		Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift upto 1.5 m.	cum	455.2	253.95	115598.04
4.1		Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level				
4.1.3		1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	cum	3.54	7365.15	26072.631
4.1.1		1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size).	cum	67.3	5660.45	380948.285
		Providing and laying in position machine batched and machine mixed design mix M-25 grade cement concrete for reinforced cement concrete work, using cement content as per approved design mix, including pumping of concrete to site of laying but, excluding the cost of centering, shuttering, finishing and reinforcement, including admixtures in recommended proportions as per IS-9103 to accelerate, retard setting of concrete, improve workability without impairing strength and durability as per direction of Engineer-in-charge. (Note :- Cement content considered in this item is @ 330 kg/cum. Excess/less cement used as per design mix is payable/recoverable separately).				
5.33.1		All works up to plinth level.	cum	568.2	7997.3	4544065.86
		Centering and shuttering including strutting, propping etc. and removal of form for				
5.9.1		Foundations, footings, bases of columns, etc. for mass concrete. Walls (any thickness) including attached pilasters, buttresses, plinth and string courses etc.	Sqm	53	307.95	16321.35
5.9.2		Suspended floors, roofs, landings, balconies and access platform.	Sqm	475.6	766.55	364571.18
5.22		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.				
5.22A.6		Thermo-Mechanically Treated bars	Kg	58645.2	89.65	5257542.18
		Providing and fixing in recommended proportion admixtures as per code for water proofing concrete as per manufacturer specification and direction of Construction manager				
22.4.1		Serrated with central bulb (235 mm wide, 8-11 mm thick)	metre	77.9	285.6	22248.24
11.26		Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab, including rubbing and polishing complete with base of cement mortar 1 : 4 (1 cement : 4 coarse sand) : 25 mm thick				
22.14		Grading roof for water proofing treatment with	Sqm	45	0.1491	6.7095
22.14.1		Cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	cum	18.9	3.2	60.48
22.1		Providing and laying integral cement based treatment for water proofing on horizontal surface at all depth below ground level for under ground structures as directed by Engineer-in-Charge and consisting of : i) 15 layer of 22mm thick approved and specified rough stone slab over a 25mm thick base of cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound conforming to IS:2645 in the recommended proportion over the leveling course (leveling course to be paid separately). ii) joints sealed and grouted with cement slurry mixed with water proofing compound. iii) 2nd layer of 25mm thick cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound. iv) Finishing top with stone compound in recommended proportions. v) Finaling top with stone aggregate of 10mm to 12mm nominal size spreading @ 8 cum/sqm thoroughly embedded in the 2nd layer.				
22.1.1		Using rough Kota stone sqm	Sqm	390	0.342	133.38
22.2.1		Providing and laying integral cement based treatment for water proofing on the vertical surface by fixing specified stone slab 22 mm to 25 mm thick with cement slurry mixed with water proofing compound conforming to IS:2645 in recommended proportions with a gap of 20 mm (minimum) between stone slabs and the receiving surfaces and filling the gaps with neat cement slurry mixed with water proofing compound and finishing the exterior of stone slab with neat cement mortar 1:3 (1 cement : 3 coarse sand) 20 mm thick with neat cement punning mixed with water proofing compound in recommended proportion complete at all levels and as directed by Engineer-in-charge :	Sqm	250	0.443	110.75
6.3		Brick work with common burnt clay machine moulded perforated bricks of class designation 12.5 conforming to IS-2222 in superstructure above plinth level up to floor five level in cement mortar 1:6 (1 cement : 6 coarse sand) :				
6.3.1		With F.P.S (non modular) bricks	cum	15.9	8030.6	127686.54
13.4.2		1:6 (1 cement : 6 coarse sand)	Sqm	215.3	294.35	63373.555
13.37.1		White washing with lime to give an even shade :	Sqm	215.3	32.45	6986.485
		New work (three or more coats)	Sqm			
TOTAL COST						
12312316.29						

DETAILED ESTIMATE OF UNDER GROUND TANK AND PUMP ROOM

M/s SAUD NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0019 Date: 19/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Group
Mob.: 7895872139, 9412143346

DETAILED ESTIMATE OF SEWAGE TREATMENT PLANT FOR CONSTRUCTION OF 1256 HOUSES

SR NO	DSR-21	DESCRIPTION	UNIT	QTY.	RATE (RS)	AMOUNT (RS)
		EARTH WORK				
1	2.6	Earth work in excavation by mechanical means (Hydraulic excavator)/manual means over areas (exceeding 30 cm in depth, 1.5 m in width as well as 10 sqm on plan) including getting out and disposal of excavated earth lead upto 50 m and lift upto 1.5 m, as directed by Engineer-in-charge.				
	2.6.1	All kinds of soil.	cum	5528.10	205.45	1135748.14
	a	Extra over item no. 1 for depth exceeding 1.5 m but not exceeding 3.0 m.	cum	541.63	205.45	111277.88
	b	Extra over item no. 1 for depth beyond 3.0 m.	cum	1052.50	205.45	216236.125
2	2.25	Filling available excavated earth (excluding rock) in trenches, plinth, sides of foundations etc. in layers not exceeding 20cm in depth, consolidating each deposited layer by ramming and watering, lead up to 50 m and lift up to 1.5 m.	cum	168.50	253.95	42790.575
		CEMENT CONCRETE WORKS				
4		Providing and laying in position cement concrete of specified grade excluding the cost of centering and shuttering - All work up to plinth level :				
	4.1.11	1:5:10 (1 cement : 5 fine sand : 10 graded stone aggregate 40 mm nominal size).	cum	63.16	6050.65	382159.054
5	5.5	Providing and laying in position machine batched and machine mixed design mix M-25 grade cement concrete for reinforced cement concrete work, using cement content as per approved design mix, including pumping of concrete to site of laying but, excluding the cost of centering, shuttering, finishing and reinforcement, including admixtures in recommended proportions as per IS: 9103 to accelerate, retard setting of concrete, improve workability without impairing strength and durability as per direction of Engineer-in-charge. (Note :- Cement content considered in this item is @ 330 kg/cum, Excess/less cement used as per design mix is payable/recoverable separately).				
	5.3.1	All works up to plinth level.				
		using M20 grade instead	cum	523.98	8320.05	4359539.79
6		Centering and shuttering including strutting, propping etc. and removal of form for :				
	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete.	Sqm	39.20	307.95	12071.64
	5.9.2	Walls (any thickness) including attached pilasters, buttresses, plinth and string courses etc.	Sqm	2120.00	669.55	1419446
	5.9.3	Suspended floors, roofs, landings, balconies and access platform.	Sqm	442.68	766.55	339336.35
7	5.22A.6	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.				
		Thermo-Mechanically Treated bars.	Kg	51578.00	89.65	4623967.7
8		Providing and fixing in recommended proportion admixtures as 50per 15 code for water proofing concrete as per manufacturer specification and direction of Construction manager	Per bag of Kg of cement used in the mix			
8	22.4	Providing and Placing in position suitable PVC water stops conforming to IS:12200 for construction/ expansion joints between two RCC members and fixed to the reinforcement with binding wire before pouring concrete etc. complete :				
22.4.1		Serrated with central bulb (225mm wide, 8-11mm thick)				

Mrs SAJID NADEEM
Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
154.00 285.60 43982.4
Case No. 0019
Date: 11/11/22
Near by IDBI Bank, Dehradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

DETAILED ESTIMATE OF SEWAGE TREATMENT PLANT FOR CONSTRUCTION OF 1256 HOUSES

SR NO	DSR-21	DESCRIPTION	UNIT	QTY.	RATE (Rs)	AMOUNT (Rs)
9		Providing and fixing 500 mm dia CI manhole cover and frame (medium duty). Weight of cover not less than 58 Kg.				
10	11.26	Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab, including rubbing and polishing complete with base of cement mortar 1 : 4 (1 cement : 4 coarse sand) : 25 mm thick	sqm	159.60	1706.60	272373.36
11	22.14	Grading roof for water proofing treatment with				
12	22.14.1	Cement concrete 1:2:4 (1 cement : 2 coarse sand : 4 graded stone aggregate 20 mm nominal size)	cum	6.25	3.20	20
13	22.1	Providing and laying integral cement based treatment for water proofing on horizontal surface at all depth below ground level for under ground structures as directed by Engineer-in-Charge and consisting of : i) 1st layer of 22mm to 25mm thick approved and specified rough stone slab over a 25mm thick base of cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound conforming to IS:2645 in the recommended proportion over the leveling course (leveling course to be paid separately). Joints sealed and grouted with cement slurry mixed with water proofing compound. ii) 2nd layer of 25mm thick cement mortar 1:3 (1 cement : 3 coarse sand) mixed with water proofing compound in recommended proportions. iii) Finishing top with stone aggregate of 10mm to 12mm nominal size spreading @ 8 cum/sqm thoroughly embedded in the 2nd layer.				
22.1.1		Using rough kota stone.	Sqm	558.66	0.342	191.06
22.2		Providing and laying integral cement based treatment for water proofing on the vertical surface by fixing specified stone slab 22 mm to 25 mm thick with cement slurry mixed with water proofing compound conforming to IS:2645 in recommended proportions with a gap of 20 mm (minimum) between stone slabs and the receiving surfaces and filling the gaps with neat cement slurry mixed with water proofing compound and finishing the exterior of stone slab with cement mortar 1:3 (1 cement : 3 coarse sand) 20 mm thick with neat cement punning mixed with water proofing compound in recommended proportion complete at all levels and as directed by Engineer-in-charge :				
22.2.1		Using rough Kota stone	sqm	248.99	0.443	110.262
22.23		Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservoir, sewage & water treatment plant, tunnels/subway and bridge deck etc, prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guaranteed for 10 years against any leakage.				

M/s SAUD NADEEM

Proprietor

PAL ARCHITECT AND ENGINEER
COA No. CA/2018/96244
Case No. 0937
Date: 19/11/22
Near by IDBI Bank, Dohradun (U.K.)
Tapovan Road Infront of PRD Ground
Mob.: 7895872139, 9412143346

DETAILED ESTIMATE OF SEWAGE TREATMENT PLANT FOR CONSTRUCTION OF 1256 HOUSES

Sr.No	DSR-21	DESCRIPTION	UNIT	QTY	RATE	AMOUNT
15	6.3	Brick work with common burnt clay machine moulded perforated bricks of class designation 12.5 conforming to IS: 2222 in superstructure above plinth level up to floor five level in cement mortar 1:6 (1 cement : 6 coarse sand) :				
	6.3.1	With F.P.S.(non modular) bricks.	CUM	9.58	8030.60	76933.148
	13.4	12 mm cement plaster of mix :				
16	13.4.2	1:6 (1 cement: 6 coarse sand)	Sqm	138.57	294.35	40788.07
17	13.37	White washing with lime to give an even shade :				
	13.37.1	New work (three or more coats)	One Square Metre	168.25	32.45	5459.712
TOTAL CIVIL WORK OF STP						13082431.22

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. Date. 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

MA SAJID NADEEM
 Proprietor

OTHER SERVICES				
1	External sewerage system			20108528.48
2	External water supply system			7134816.618
3	External Drainage system			29164703.71
4	C.C Paving work cost			28476040.6
5	Boundary wall construction 720.04 M			7647213.62
6	Tube well cost			516986.57
7	Main Entrance gate			479254.22
8	U.G Tank and Pump Room			12312316.29
9	S.T.P Construction			13082431.22
	other service			1189222291.3

Grand Total 19 Tower A TO H, J TO T	739255025.6
Grand Total Tower U	25193065.41
Grand Total other service	1189222291.3
Grand total project cost	883370382.4

PAL ARCHITECT AND ENGINEER
 COA No. CA/2018/96244
 Case No. 9039
 Date 19/11/22
 Tapovan Road Infront of PRD Ground
 Near by IDBI Bank, Dehradun (U.K.)
 Mob.: 7895872139, 9412143346

M/s SAJID NADEEM
 Proprietor: