

ELECTRICAL SYSTEM

GENERAL

This report briefly describes the main features of the Planning of Electrical & Communication system at design stage. The Electrical Services are designed to serve effectively the site and various buildings / facilities.

SITE DETAILS

The Township is proposed to be constructed over a total area of about 72.9 acre (29.5 Hc) with following details.

S. No.	Category	Nos.
1.	Villas	207
2.	LIG/E.W.S.	366
3.	Group Housing	1624

SCOPE OF WORK

Electrical & Communication services being planned consists of followings:

- Estimation of Electrical power requirement
- Main Receiving Sub-station
- 11 KV / 0.4 KV Substation comprises of double pole structure, 400 KVA Transformers, Medium voltage switchgears and accessories.
- L T Feeder Pillars
- Over head ACSR conductor for power distribution.
- Street Lighting
- Earthing.

INDIAN STANDARD

All services infrastructure being planned generally in conformity with the requirement / recommendation contained in the following Indian standards (BIS)

- National Building Code - 2005
- National Electrical Code - 1997
- Indian Electricity Rules
- IS : 3043 - 1987 : Earthing
- IS : 1225 - 1938 : Installation and Maintenance of power cables up to and including 33 KV Rating
- IS : 3661 (Part-2) - 1967 : Current rating for cable
- IS : 5216 (Part-1) - 1982 : Recommendations on safety procedures and practices in electrical work.
- IS : 10028 (Part-1) - 1985 : Selection, Installation and Maintenance of Transformers
- IS : 10118 (Part-1) - 1982 : Selection, Installation and Maintenance of switchgear and control gear

STREET LIGHTING

- 150 Watt HPSV Street Light Luminaire on 9.5 metre high Steel Tubular Pole @ 25 to 30 meter distance on one side at 9 m, 12 m and 18 m eter wide roads and on both sides on 24 meter wide roads.
- Landscape lighting shall be provided with a combination of bollards and post top light fittings. The bollards will be suitable for compact fluorescent lamps where as the pose top lights will be suitable for high pressure metal halide discharge lamps/ CFL lamps as required.

ELECTRICAL LOAD

The detailed calculation of Electrical load has been given in a separate page, attached with the report. The Total Electrical load has been worked out to be 6.4 MVA for the entire township.

For Sare Saamag Realty Pvt. Ltd.
Authorised Signatory

JE AE

0350

Authorized Signatory

TELECOM FACILITIES:

The convergence of telecommunication, computer, information and audio-visual services is going to have a profound effect on society, economy and business and tremendous opportunities will be opened for investment in these industries. It is expected that the telecommunication infrastructure in the near as well as distant future will provide an important platform for further progress in society and the economy.

Telecom network has been placed in such a way that the occupation of the Residences /Shops/Commercial places of the township irrespective of their locations in the township will be offered most advanced telecom facilities available in the world.

Every user wants better connectivity as well as instant access to the internet to cut short has time for these uses. Therefore planning has been made to provided fixed live telephone connection, broad band communication by providing necessary infrastructure for this purpose. Mainly copper Optical Fiber of sufficient size and capacity will be laid to provide the fixed telephone facility. One length of PLB (Permanent Lubrication) HDPE pipe will be laid throughout the township on each roads and optical film cable of sufficient capacity will be pulled in this pipe. Provisions will be made to facilitate the user with the telecom facilities as per their requirements on the basis of different categories as mentioned follows:

1. Educational Institutes / Schools
2. Commercial Places
3. Residential Areas

After providing broadband facility the following services shall be available

- a) Voice telephone
- b) Data transfer facility (Internet)
- c) Cable T.V.

By the provision of this broadband facility the user shall be able to have access to all the above three facilities without any delay. Besides this, faculty of intercom shall be provided for security purpose as well as to check the trespassers, with provision of video phone on request. (Copper cable / Wires in PVC conduit shall be used for this purpose).

The telecom facility will be provided by Airtel and BSNL. The length of the cable line required for this project will be as per requirements / demands.


JE


AE


AE

PHASING OF THE PROJECT

The Development of land construction of Building Blocks, Water treatment plants, Commercial & Public Facilities will be completed within overall period of 5 years.

There shall be two phases of development. In each Phase about 36 Acres of land will be developed with their respective Building Blocks. Each Phase will be completed in 30 months time. Care has been taken that during development of one phase road, Electrical, Plumbing facilities all are completed at the same time.

The Public Facilities Under Ground Water Tank, Overhead Storage Tank Residential Development in 36 Acres, Electrical Sub Station, 30Mt, 18 Mt, 12 Mt. Roads will be developed in 1st Phase of development. Phasing has been done keeping in mind that the possession for residents of 1st Phase will be given in 30 Months Time. Development of remaining about 36.00 Acres of land, its residential development and commercial development will be done in 2nd phase.

The Disposal of properties for various uses will be done simultaneously with the commencement of development phases so that individual gets adequate time for planning, designing, resource mobilization and approval of plans. This will facilitate the construction activity.

We aim at getting at least 20% of the area habituated with 3 years and 80% with in 5 years from the date of starting of the project.

The development of the land and distribution network of services will be completed phase wise and final connection to the resource plant will be made at the end of the 3rd year so that services can be made available to those properties whose work have been completed.

PROJECT COST

PROJECT COST

Area of Land = 72.9 Acres
= 29.5 Hac
= 295000 Sqm

FINANCIAL VIABILITY

We have worked out the financial viability of the project by estimation of capital Cost and revenue to be generated. The project is financially viable.

CAPITAL EXPENDITURE

The capital expenditure of the project includes cost of acquisition of land and cost of development of land and buildings and civil services. The cost of land is Rs. 58.32 crores and cost of development of land, construction of buildings and civil services works on to Rs. 407.26 Crores. The total cost of the project works out to Rs. 466.00 Crores as per details given below:

Serial No.	Project Component	Cost in Crores	Total
1	Total Cost of Land	58.32	58.32
2	Development Cost		
(i)	Earth work, levelling and dressing of ground	0.89	
(ii)	External sewerage system	1.50	
(iii)	External drainage system- Surface drains	2.00	
(iv)	External water supply system	0.80	
(v)	Tubewells and rising mains - 3 Nos.	0.30	
(vi)	Over head water tank of 250 KL capacity	0.15	
(vii)	Sewage treatment plant	1.25	
(viii)	Rain Water harvesting	0.40	
(ix)	External Electrification- Overhead System	3.00	
(x)	Main substation	1.25	
(xi)	Telecommunication System	0.45	
(xii)	Roads	4.00	
(xiii)	Boundary Wall and two gates	1.35	
(xiv)	Solid Waste Management	0.50	
(xv)	Land scaping	0.18	
(xvi)	Signages	0.50	18.52
3	Cost of Buildings		
(i)	EWS/LIG	18.20	
(ii)	VILLAS	42.63	
(iii)	Group Housing	303.29	
(iv)	Amenities	11.09	
(v)	Commercial	13.53	388.74
	Grand Total	465.58	465.58
	Pay	466.00	466.00

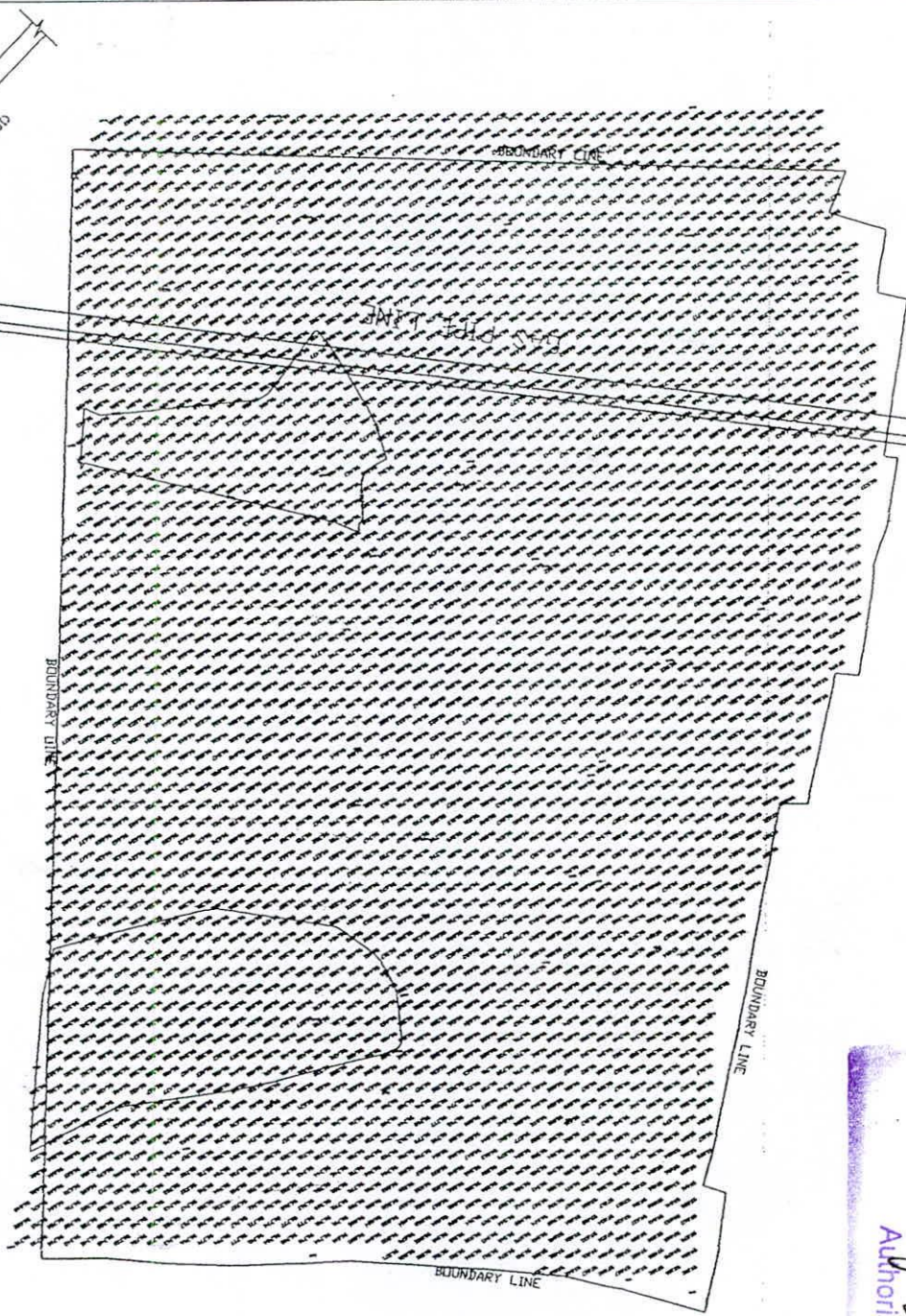
For Sare Saamag Realty Pvt. Ltd.
Authorized Signatory

JE

For Sale Saamag Realty Pvt. Ltd.

Authorised Signatory

[Signature]



SURVEY PLAN

PREPARED BY
SAAMAG CONSTRUCTION LTD.

THESE
SAGACITY
CHURATULSAPREBUNTHI (200) PPH
000 THE SHIPMAN
East
N.T.S.
NORTH

ARCHITECTS
GAMP JANTHURA ASSOCIATES P/LTD
ARCHITECTS, ENGINEERS & PLANNERS
C-25 SECTOR OF KALASATI, NEW DELHI - 05
PH- 011-41524771, 41521120

492



गाजियाबाद विकास प्राधिकरण

पत्रांक : 45/एमपी/2013

दिनांक : 17-4-2013

मानचित्र संख्या 961/जोन-5/2012-13

मानचित्र स्वीकृति पत्र

सेवा में,

मै. सामग कन्सट्रक्शन लि0 (कन्सोर्सियम),
बी-72, सैक्टर-57,
नोयडा - 201301.

इन्टीग्रेटेड टाउनशिप योजना के अन्तर्गत ग्राम शाहपुर बम्हेटा में क्योस्क हेतु मानचित्र संख्या 961/जोन-5/2012-13 दिनांक 02.03.13 के माध्यम से आप द्वारा प्रस्तुत 31 क्योस्क के मानचित्र प्रस्ताव पर उपाध्यक्ष महोदय द्वारा दिनांक 01.04.13 को निम्नलिखित शर्तों/प्रतिबन्धों के साथ स्वीकृति प्रदान की गई है-

1. मानचित्र की वैधता स्वीकृति की दिनांक से 5 वर्ष है।
2. मानचित्रों की इस स्वीकृति से सम्बन्धित किसी भी शासकीय विभाग, स्थानीय निकाय (जैसे-नगर निगम, जी.डी.ए.) अथवा किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से प्रभावित नहीं होता है।
3. मानचित्र जिस प्रयोजन हेतु स्वीकृत किया गया है उसी प्रयोग में लाया जायेगा।
4. स्वीकृत मानचित्र का एक सैट निर्माण स्थल पर रखना होगा ताकि मौके पर कभी भी जांच की जा सके। समस्त निर्माण/ विकास कार्य स्वीकृत मानचित्रों, स्पेसीफिकेशन तथा अनुमोदित डी.पी.आर. के अनुसार ही कराना होगा।
5. यह मानचित्र उ.प्र. नगर योजना एवं विकास अधिनियम 1973 की धारा-15 के अन्तर्गत किसी अन्य शर्त के साथ स्वीकार किये जाते हैं तो वह शर्तें भी मान्य होंगी।
6. पर्यावरण की दृष्टि से उत्तर प्रदेश राज्य व वन नीति एवं अधिनियम तथा भवन उपविधि-2008 के अनुसार वृक्षारोपण अनिवार्य रूप से करना होगा।
7. निर्माण के सम्बन्ध में प्रस्तुत शपथ-पत्र दिनांक 01.03.13 का पालन करना होगा।
8. मानचित्र की स्वीकृति विकासकर्ता के स्वामित्वाधीन भूमि पर ही दी जा रही है। भू-स्वामित्व हेतु प्रस्तुत अभिलेखों एवं साक्ष्यों के विपरीत कोई तथ्य पाया जाता है अथवा कोई विवाद होता है तो मानचित्र स्वतः निरस्त माना जायेगा तथा इसकी पूर्ण जिम्मेदारी सम्बन्धित निर्माणकर्ता/ विकासकर्ता कम्पनी की स्वयं की होगी।
9. इन्टीग्रेटेड टाउनशिप नीति 21.05.2005 एवं शासनादेश दि. 28.11.2006 के अनुसार योजनान्तर्गत समस्त आन्तरिक एवं बाह्य विकास कार्य कराये जाने का दायित्व विकासकर्ता मै। सामग कन्स. लि. (कन्सोर्सियम) का स्वयं का है। जो कि निर्धारित मानकों एवं विशिष्टियों के अनुसार अपनी लागत पर विकास कार्य कराने होंगे। परियोजना

