



## **PROJECT REPORT - PLOTTED COLONY**

**ANANT RAJ ESTATE, Sec-63A, Gurugram**

**Registration Applied for : New license granted (211 of 2023)**

**Licence Granted by : DGTCP, Haryana**

**Purpose of Licence : Development of Plotted Colony**

### **DETAILS OF LICENSES GRANTED FOR THE PROJECT :**

<b>Sl. No.</b>	<b>License no.</b>	<b>Area (Acres)</b>	<b>Valid Upto</b>	<b>Remarks</b>
1	119 of 2011	100.262	27-12-2027	
2	71 of 2014	7.8625	28-07-2026	
3	104 of 2019	2.08125	07-09-2026	
4	211 of 2023	11.8375	27-10-2028	to be developed in 2 phases, 1st phase applied for registration of 6.075 acres

**Area of Phase IV applied for Registration : 6.075 acres**  
**Product Component in Current Phase IV applied for Registration : Residential Plots, Commercial & Nursing Home site**  
**Commencement Date : 01-Oct -2025**  
**Estimated date for Completion of : 31-Oct-2029**  
**Services / Development**  
**Completion certificate : 31-Dec-2030**  
**Possession to Allottees : 15-Jan-2031**

**INVENTORY SUMMARY :**

<b>Pocket</b>	<b>Type</b>	<b>Area (Sq mtr)</b>	<b>No. of Plots</b>
J	NPNL- Residential Plot	1821.88	11
M	NPNL- Residential Plot	9560.15	44
M	Residential Plot	1495.35	6
	<b>Sub Total Res. Plots</b>	<b>12877.38</b>	<b>61</b>
J	<b>Commercial Plot</b>	<b>1890.29</b>	<b>1</b>
B	<b>Nursing Home</b>	<b>999.57</b>	<b>1</b>
	<b>TOTAL INVENTORY</b>	<b>15767.24</b>	<b>63</b>

**INVENTORY - ANANT RAJ ESTATE (6.075 Acres)**

**RESIDENTIAL PLOTS**

S.NO	Type	Pocket	Unit/Plot No.	Area in Sq Yard	Type	Sq mtr
1	Plot	J	0001	196.13	NPNL	163.99
2	Plot	J	0002	196.13	NPNL	163.99
3	Plot	J	0003	196.13	NPNL	163.99
4	Plot	J	0004	196.13	NPNL	163.99
5	Plot	J	0005	196.13	NPNL	163.99
6	Plot	J	0006	217.67	NPNL	182.00
7	Plot	J	0007	196.13	NPNL	163.99
8	Plot	J	0008	196.13	NPNL	163.99
9	Plot	J	0009	196.13	NPNL	163.99
10	Plot	J	0010	196.13	NPNL	163.99
11	Plot	J	0011	196.13	NPNL	163.99
12	Plot	M	0001	298.97		249.97
13	Plot	M	0002	298.97		249.97
14	Plot	M	0003	298.97		249.97
15	Plot	M	0004	256.42	NPNL	214.40
16	Plot	M	0005	256.42	NPNL	214.40
17	Plot	M	0006	256.42	NPNL	214.40
18	Plot	M	0007	256.42	NPNL	214.40
19	Plot	M	0008	256.42	NPNL	214.40
20	Plot	M	0009	256.42	NPNL	214.40
21	Plot	M	0010	256.42	NPNL	214.40
22	Plot	M	0011	297.18		248.48
23	Plot	M	0012	297.18		248.48
24	Plot	M	0012a	297.18		248.48
25	Plot	M	0014	254.58	NPNL	212.86
26	Plot	M	0015	254.58	NPNL	212.86
27	Plot	M	0016	254.58	NPNL	212.86
28	Plot	M	0017	254.58	NPNL	212.86
29	Plot	M	0018	254.58	NPNL	212.86
30	Plot	M	0019	254.58	NPNL	212.86
31	Plot	M	0020	254.58	NPNL	212.86
32	Plot	M	0021	254.58	NPNL	212.86
33	Plot	M	0022	254.58	NPNL	212.86
34	Plot	M	0023	254.58	NPNL	212.86
35	Plot	M	0024	254.58	NPNL	212.86
36	Plot	M	0025	254.58	NPNL	212.86
37	Plot	M	0026	254.58	NPNL	212.86
38	Plot	M	0027	254.58	NPNL	212.86
39	Plot	M	0028	254.58	NPNL	212.86
40	Plot	M	0029	254.58	NPNL	212.86
41	Plot	M	0030	254.58	NPNL	212.86
42	Plot	M	0031	254.58	NPNL	212.86
43	Plot	M	0032	254.58	NPNL	212.86
44	Plot	M	0033	254.58	NPNL	212.86
45	Plot	M	0034	254.58	NPNL	212.86
46	Plot	M	0035	268.59	NPNL	224.57

47	Plot	M	0036	268.59	NPNL	224.57
48	Plot	M	0037	268.59	NPNL	224.57
49	Plot	M	0038	268.59	NPNL	224.57
50	Plot	M	0039	268.59	NPNL	224.57
51	Plot	M	0040	268.59	NPNL	224.57
52	Plot	M	0041	268.59	NPNL	224.57
53	Plot	M	0042	268.59	NPNL	224.57
54	Plot	M	0043	268.59	NPNL	224.57
55	Plot	M	0044	267.93	NPNL	224.02
56	Plot	M	0045	267.93	NPNL	224.02
57	Plot	M	0046	267.93	NPNL	224.02
58	Plot	M	0047	267.93	NPNL	224.02
59	Plot	M	0048	267.93	NPNL	224.02
60	Plot	M	0049	267.93	NPNL	224.02
61	Plot	M	0050	267.93	NPNL	224.02
		<b>Total</b>		<b>15401.36</b>		<b>12877.39</b>

3.182099174

<b>COMMERCIAL / AMENITIES</b>						
1	Commercial Plot	J	1	2260.78		1890.29
2	Nursing Home	B	NH-2	1195.48		999.57
		<b>Sub total</b>		<b>3456.26</b>		<b>2889.85</b>

**ESTIMATED DEVELOPMENT COST : 1618.84 Lakhs**

**(6.075 Acres area)**

**RERA REGISTRATION DETAILS OF PROJECT (PHASEWISE)**

<b>Phases</b>	<b>Anant Raj Estate</b>	<b>Acres</b>
Phase I	Part Completion granted	65.1125
Phase II	Rera Regn no.142 of 2017 (43.012 acres less 0.975 acre deregistered) (Continuation of Registration approved upto 27-Feb-2026)	42.037
Phase III	Rera Regn no.58 of 2021 (Continuation of Registration approved upto 31-Mar-2026)	2.08125
<b>Phase IV</b>	<b>Applying for Rera Regn. (Lic. No.211 of 2023)</b>	<b>6.075</b>
Phase V	Balance area to be applied later (Lic. No.211 of 2023)	5.7625
	<b>Sub Total</b>	<b>121.06825</b>

<b>EXPENSES INCURRED / TO BE INCURRED FOR IDW</b>				
<b>Expenses Incurred till date of application - NIL</b>				<b>(Amount in Lakhs)</b>
<b>Task Name</b>		<b>Start</b>	<b>Finish</b>	<b>Total Estimated Cost</b>
<b>6.075 Acres (Multiple Pockets)</b>	<b>% Cost</b>			
External Boundary wall & Railing	4.48%	01-Oct-25	30-Jun-26	72.51
Sewerage system	3.29%	01-Jan-26	30-Sep-26	53.31
Storm Water drainage	4.79%	01-Apr-26	31-Dec-26	77.48
Water Supply system	4.28%	01-Jul-26	31-Mar-27	69.24
Internal Roads and Pavements	3.69%	01-Oct-26	30-Jun-27	59.71
Street Lighting	3.61%	01-Jan-27	30-Sep-27	58.49
Rain water harvesting	2.12%	01-Jan-27	31-Jul-27	34.26
Underground water tank	2.20%	01-Oct-27	30-May-28	35.54
Green Landscape area	2.24%	01-Jul-26	31-Dec-26	36.24
STP & WTP	10.40%	01-Aug-27	31-Mar-28	168.36
Security and fire- fighting	2.09%	01-Dec-27	30-Jun-28	33.84
Electricity supply system	20.06%	01-May-27	31-Dec-27	324.72
Renewable energy system	0.10%	01-Jun-28	15-Oct-28	1.65
Electrical sub station	24.93%	01-Jul-27	30-Jun-28	403.53
Nursing Home(services cost on plot level)	4.06%	01-Jul-28	31-Aug-29	65.70
Commercial Site (services on plot level)	7.68%	01-May-28	31-Oct-29	124.25
Obtain Completion Certificate		01-Nov-29	31-Dec-2030	
<b>Cost (Lacs)</b>	<b>100.00%</b>	<b>01-Nov-25</b>	<b>31-Oct-29</b>	<b>1618.841</b>
<b>Note -</b>				
<b>Development period 49 months (1 Oct 25 - 31 Oct 2029)</b>				
<b>Obtain Completion Certificate 14 Months ( 01 Nov 29 - 31 Dec 2030)</b>				
<b>IDW/ services calculated for Nursing home / Commercial on plot basis</b>				

**PICTURES OF M & J BLOCK (APPLIED FOR REGISTRATION)**





# DEVELOPMENT STATUS OF OTHER POCKETS OF PLOTTED COLONY

## SERVICES WORK COMPLETED











## H Block



## D Block



**NURSING HOME (C BLOCK)**



**Commercial C Block (0.349 Acre) (Sham Emporium)**



**Commercial G2 Block (1 Acre) (Magnum City Centre)**



**Commercial (A Block – 2.838 Acres) – AIPL JOY SQUARE**

