

**PROJECT REPORT
IN RESPECT OF GROUP HOUSING COLONY**

M/s AAR Housing Pvt. Ltd.

Office: 216, 2nd Floor, JMD Pacific Square, Sector – 15, Part – II, Gurugram,
Haryana

This Project Report pertains to the Group Housing Colony under the name "GLS Aureva" proposed to be developed over a total licensed area measuring 4.75 acres. The said project is being developed in accordance with License No. 25 of 2025, dated 12.03.2025, granted by the Director of Town & Country Planning Haryana. The project is situated within the Revenue Estate of Village Khaika, Sector 4, Sohna, District Gurugram, Haryana. Out of the total licensed area of 4.75 acres, the Promoter developing the First Phase/Phase 1 of the project "GLS Aureva", which specifically covers an area measuring $3.19 + 0.21 + 0.51 = 3.91$ acres.

The primary objective is to develop the site as an integrated and modern residential colony, with a layout designed keeping in view the planning of the licensed area and in compliance with all applicable statutory provisions, planning norms, and the approved Zoning Plan.

2. BASIC INFRASTRUCTURE FACILITIES

2.1 Water Supply

The water supply shall be sourced from approved resources/vendors and distributed through C.I. pipes of adequate size. All works will conform to Haryana Shahari Vikas Pradhikaran (HSVP) or other concerned government agency specifications and approved plans.

2.2 Storm Water Drainage

Storm water drains will be laid as per approved designs and connected to the HSVP or any other authorized drainage system.

2.3 Sewerage

Sewerage lines shall be laid as per HSVP or concerned government agency specifications and approved plans, connected to the main sewer network. The project will include an adequately designed Sewerage Treatment Plant (STP). Treated water

will be utilized for gardening, horticulture, and flushing purposes, while sludge disposal will be as per prescribed norms.

2.4 Roads

Roads will be constructed as per HSVP's approved cross-section, specifications, and service estimates.

2.5 Electric Supply

Post grant of license, the promoter will approach HVPN/DHBVN for design, load approval, and connection arrangements.

3. SALIENT FEATURES OF THE COLONY

3.1 Landscaping

A beautifully landscaped park will be developed for both children and adults to promote healthy and recreational living within the colony.

3.2 Community Club

A community club will be provided in accordance with the Zoning Plan and National Building Code (NBC) norms.

3.3 Commercial Area

The colony will have a dedicated commercial space with the following facilities:

- Medical store with first aid
- Laundry
- Beauty parlour
- Green groceries
- Canteen
- Departmental store
- Provision store and cosmetics
- STD/PCO/Fax/Photostat/Cyber café

3.4 House Services

An in-house maintenance team comprising an electrician, plumber, carpenter, and gardener will be available to cater to residents' needs.

3.5 100% Power Backup

The colony will have 24-hour power backup for essential services such as lifts, pumps, and streetlights.

3.6 Fire Fighting

Adequate fire-fighting provisions will be installed as per the latest National Building Code requirements.

3.7 Lifts

Service and passenger lifts will be provided in all buildings as per prescribed norms.

3.8 Parking

Adequate car parking provisions will be made in compliance with NBC norms.

4. SPECIFICATIONS

4.1 Sewerage, Internal Plumbing & Water Supply

- CI pipes with double stack system
- GI pipes for water supply
- PVC pipes for rainwater disposal
- White glazed chinaware
- CP brass fittings
- Steel kitchen sink
- Common overhead RCC water tank
- Provision for water geyser
- Sewer connection to periphery line and flushing system

- All materials to conform to ISI standards

4.2 Electrical Installations

- PVC recessed conduiting
- PVC insulated copper conductor cables
- Distribution boards with MCBs
- Piano-type switches and sockets
- TV and telephone points in each flat
- Concealed underground wiring for TV and telephone systems
- AC provision in every room
- Lightning conductors and gensets as required
- Electrical sub-station with backup generators
- All materials as per ISI standards
- LED lighting for internal and external campus areas

5. EXTERNAL DEVELOPMENT

External development works, including sewer lines, water supply lines, roads, storm water drains, etc., will be carried out by the concerned government agency, with requisite fees deposited. Rainwater harvesting systems will be installed in full compliance with prescribed norms.

6. CONCLUSION

The proposed “GLS Aureva” Group Housing Colony is designed to offer a self-sufficient, sustainable, and community-oriented residential environment, adhering strictly to planning norms, NBC guidelines, and environmental requirements.

The project aims to provide residents with modern amenities, essential services, and a secure living environment, contributing significantly to the urban development of Sohna, Gurugram.



AUREVA

GURUGRAM

bustling and
overcrowded

LIFESTYLE

REDISCOVERED

FOR YOU

Sohna:
Nature's
playground

Investment
That Will
Keep on Giving



OUR PRODUCT

4.75
ACRES OF
DEVELOPMENT

Beautiful, curated zones such as pool, floating islands, play and leisure zones interspersed by 30+ species of flora, all - divided into 6 zones:

World-class development,
designed by international
architect, with

30+
LIFESTYLE
AMENITIES



MYSTICAL



CALM



BALANCING



JUBILANT



INVITING



ENERGETIC

10,000*
ACRE

jungle safari in one's backyard.

LARGE SIZED

3 bed residences the way North
India Likes.





 **GLS**