PROJECT REPORT

SUNCITY`S MONARCH CLUB

SECTOR 78, GURUGRAM

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SECTOR 78, GURUGRAM 0

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COMPANY PROFILE

ABOUT THE COMPANY

M/s Suncity Projects Private Limited is one of the leading real estate development companies in India in terms of the area of its completed residential and commercial developments and its primary business is the development of residential, commercial and retail properties.

M/s Suncity Projects Pvt. Ltd. operations span all aspects of real estate development, from the identification and acquisition of land, the planning, execution and marketing of our projects, through to the maintenance and management of its completed developments. In its residential business line, Suncity Projects Pvt. Ltd. builds and sells a wide range of properties including houses, duplexes and apartments of varying sizes, with a focus on the higher end of the market. In its commercial business line, it builds and sells or lease commercial office space, with a focus on properties attractive to large multinational tenants. Our retail business line develops, manages and mainly leases shopping malls, which in many cases include multiplex cinemas.

With the growth of the Indian economy and the resulting increase in corporate and consumer income, as well as foreign investment, we see significant opportunities for growth in our three primary businesses. As part of our business expansion strategy, we have also started to diversify into other real estate related businesses such as the development of SEZs and the development of super luxury, business and budget hotels, as well as serviced apartments.

Historically, our business has had a particular focus on real estate development in the NCR, which includes Delhi and adjacent areas such as Gurgaon.

MANAGEMENT & PROMOTERS

Company is managed by highly experienced & reputed Promoter who have vast experience in their respective fields namely Sh. Laxmi Narain Goel and Sh. Varun Aggarwal as per their details given hereunder.

PROMOTER PROFILE



Sh. Laxmi Narain Goel is the Promoter of M/s Suncity Projects Private Limited. Under his leadership company has scaled newer heights in real estate industry. M/s Suncity Projects Private Limited is the pioneer in conceiving and executing a profusion of urban real estate projects arraying from Townships to Group housing, luxury Apartments, shopping Malls and Office Complexes.

He started his career in 1969 trading agro commodities and established Subhash Chandra Laxmi Narayan group (Essel group) with his brothers. In 1980 he diversified into real estate development business. He has enormously contributed in the establishment and progress of Essel Propack Limited, which is the world's second largest manufacturer of Collapsible Laminated Tubes.

Besides business, he is actively involved in social philanthropic work. He has been the trustee of various noble social cause organizations.

VISION OF THE COMPANY

- To be the Quality conscious developer of real estate.
- To provide value added products & services for customer's satisfaction.
- To incorporate technology platform and continuously innovate – "keep ahead" of the pack.
- To guide, advise & facilitate entry of interested parties to the Indian real estate market.

STRENGTH OF THE COMPANY

- Strong financial backing of the promoters.
- Understanding of government and policy framework
- Understanding of customer needs & requirements
- Keen understanding of the real estate markets in India: One of the key factors in real estate development is the ability to assess the potential of a location after an evaluation of its demographic trends. Company ability to evaluate such trends has enabled them to identify locations that are relatively undeveloped and gain the first mover advantage in such locations. Company experience in the real estate sector has enabled them to develop the vision, which drives their acquisition strategies. The Company has successfully identified and invested in various land in the NCR region at a very reasonable price. Company has healthy portfolio of projects within the real estate sector like Mall, Multiplex and Hotel. Service apartment/ township high end apartments while cater to the wider section of customers.
- Top class Human Resources: Company has a key team of qualified and experienced professionals in the senior management who oversee the

company's operations across various verticals. Company has also built up teams with strong technical expertise in design, engineering and construction.

- Multiple residential and commercial projects in the pipeline
- Expertise in Land Acquisition
- Quick compliance with statutory requirements
- Efficient Planning and Design
- Relationships with Lending Institutions and Institutional Investors.
- Timely delivery of value added products & services: The Company has evolved a strong project monitoring system, which is leveraged to ensure disciplined completion of the projects. Company has documented an integrated management manual that covers each core activity relating to the construction and development of their projects including documentation requirements, regulatory requirements, material purchase and risk identification, operation control and occupational health and safety. This ensures that they have a consistent level of quality and uniformity across their projects.

COMPLETED PROJECTS

The Group had already completed construction / development of more than 20 Million Sq. Ft (Appx.) of area as below:

Name of The Project	Project Area	Nature of Project
➢ Essel Tower Gurgaon	30 Acres	Residential Apartments
➢ Suncity Township Gurgaon	140.00 Acres	Residential Township
➢ Suncity Heritage City	278 Acres	Residential Township
➢ Suncity Vasant Square	4.89 Acres	Commercial
➢ Time Tower	4 Acres	Office Complex
➢ Suncity Business Tower	2.486 Acres	Office Complex
➢ Suncity Triton Mall	4.40 Acres	Shopping Mall cum Multiplex
➢ Cross River Mall	5.74 Acres	Shopping Mall cum Multiplex
➢ North Square Mall	2 Acres	Shopping Mall cum Multiplex
➢ Suncity World School	5.49 Acres	School
➢ Trade Tower	2.25 Acres	Office Complex
➢ La- Lagune	11.32 Acres	Residential Group Housing
➢ Suncity Success Tower	5.656 Acres	Office Complex
➢ Parikarma Group Housing	27.65 Acres	Group Housing
➢ Avenue 102	5.00 Acres	Affordable Group Housing
➢ Jewel of India Ph-1	21 Acres (ph1 developed on 9 acres approx.)	Group Housing
➢ Suncity Vatsal Valley	9.5 Acre	Independent Floors
➢ The Empire	0.5733 Acre	Commercial Complex

The residential segment of the Indian real estate market looks particularly attractive, with a significant demand-supply gap in place. The demand-supply gap is highest in the low- and mid-income segments, where, in certain cities, demand exceeds supply three- to four-fold.

A number of factors are contributing to this exponential growth of housing demand in India. Chief among them are rapid urbanisation rates, a decreasing average household size, and easier availability of home loans. The effect of urbanisation rates on housing demand is most profound in the Tier 1 cities, where a large influx of migrants is causing housing demand to surge. Moreover, rising income levels are empowering an increasing number of persons to live independently, and break away from the traditional large/joint-family structure. This socio-cultural shift is providing an additional fillip to housing demand in India. The improved home affordability in India, and the ensuing higher demand for homes, can also be ascribed to easier availability of home loans, especially in the low- and mid-income segments.

Within the attractive real estate sector of India, affordable housing appears as a particularly bright opportunity. The potential of affordable housing is bolstered, to a great extent, by the very nature of its business model, which is in sync with India's shifting socioeconomic landscape - the rise of the middle class. Moreover, due to its wider target market, affordable housing is less susceptible to the vagaries of the macroeconomic environment.

In the sections that follow, the report first defines the scope of affordable housing in the Indian context, then goes on to trace its emergence in the wake of the global economic downturn, before identifying the enormous potential this segment holds in India's robust growth story, and the ways to capitalise on that potential.

GURUGRAM FACTSHEET

Located in the state of Haryana, Gurugram shares its boundary with Rajasthan and south Delhi making it a strategically located city. To be precise, it is located about 30km south of national capital New Delhi. It is one of the four suburbs of the National Capital Region of Delhi. It is the second largest city in Haryana. It has the third largest capital income in India after Chandigarh and Mumbai. It is also called the Millennium City with its vast array of modern commercial malls, cyber parks, hi-tech offices and plush residential spaces.

The present area of Gurugram city is 231 square km and it is divided into 35 municipal wards. Administratively, it comprise of three subdivisions Gurugram South, Gurugram North and Pataudi and five Tehsils – Gurugram, Sohna, Farrukhnagar, Pataudi and Manesar. It has 38 villages in its fold.

In the last two decades, Gurugram has become the industrial and financial nerve centre of Haryana. It houses over 250 of the 500 Fortune 500 companies.

Gurugram is famous for its outsourcing and off-shore services that contribute most to its economy. Among the major industries in Gurugram, IT, ITES, auto manufacturing and pharmaceuticals have a considerable existence.

Professionals from across India come to Gurugram in search of jobs in the private sector. People find the city amicable for staying as there are apartments, housing societies, residential colonies and independent homes, where accommodation is available at affordable rates.

Gurugram is the "golden goose" of Haryana. Almost 60 per cent of Haryana's revenue accrues from Gurugram by way of excise duty, sales tax, stamp duty and registration.

Gurugram's population has increased from some 870,539 in census 2001 to 1,514,085 in census 2011, an increase of 74 per cent in the decade in reference. As per official sources, the current population of Gurugram is estimated to be close to 2.5 million. The population is expected to grow to 4.25 million by 2031, as per Gurugram Master Plan 2031.

GROWTH OF REAL ESTATE IN GURUGRAM CITY

Gurugram (Gurgaon) is the quickly growing city of Haryana and its many worldwide businesses. Gurgaon is a Victorian town that has all the worldwide aspects and possible growth components to ensure it is likely the most developed cities in India. Gurgaon is relatively new city and has many potential prospects with regards to property growth in residential and business sectors. Due to the escalation in IT and ITES centres and several other industrial sectors, there has been an increase in the real estate costs and have given rise to many real estate traders too.

The Gurgaon Property Costs are sky rocketing and several builders and building businesses also have been showing a keen interest in the numerous plots in Gurgaon. The city is emerging with lots of new commercial and residential property dealings within town. The reason behind this is connections to the major cities in India and the urbanization. Being near the capital can be one of the main factors contributing to the rise in the real estate rates. There is also accessibility of property and good scope for secondary growth has further improved the motive behind the rising growth of property prices from Gurgaon.

SUBSTANTIAL RISE IN THE LATEST YEARS

The Properties in Gurgaon had a substantial rise in the latest years and that also at a constant level. The property prices are very different in various locales of Gurgaon. There are primary locations within the city and the costs are based on the requirement and significance of the specific section of the area in Gurgaon. The Gurgaon properties are certainly higher, but are best with regards to investment. Anyone can find significant areas in Gurgaon that are priced higher property costs and are in demand. They're this MG road, Golf course road, Sohna road, Sushant Lok and also this DLF IV. Of those places this DLF IV and this MG road properties are this most desired locations for home buying.

PROJECT INSIGHT

Suncity`s Monarch Club & Recreational Area (Phase 2 & 3 , Project Area: 4.328 Acres

- Phase 2 Club – G+ 4 floor + Pool Terrace
  - GC- 2403.45 sqm & Built up area 9378.22 Sqm

Ground floor	1st Floor	2nd Floor
Multipurpose hall, Lobby, Banquet store, Changing room Kitchen Dining, Meeting rooms Admin room, Washrooms, Lifts,	Kids play area, Service room, Library, Lounge, Pantry	Multipurpose hall, Carom area, Basket twin Chess area,, Card room, Lobby, Pool tables Foosball table Table tennis Store, Yoga room,
3rd floor Pilate room, Salon area First aid room, Nail art studio, Ariel yoga room Fitness Center /gym Spa - Suna room Steam room, Dance /Zumba area Locker area	4th floor service floor,	Terrace Floor Infinity swimming pool, Pool deck Kids pool,

- **PHASE 3 - 3.163 ACRE RECREATIONAL AREA – SPORTS COMPLEX,**
  - Sports rooms
  - Male toilet
  - female toilet,
  - Disabled toilet
- Buildup area 30.25 Sqm Meter
- Recreational area 10547.39 sqm Mtr

PROJECT ESTIMATED FINANCIAL

(A) PROJECT FACT SHEET

- Project Area: 4.328 Acres
- Phase 2 & 3
- Revenue estate of village Sikohpur , Sector 78, Gurugram, Haryana
- Club of G + 3 Floor + Terrace
- Recreation area in Phase 3
- Sports activity

(B) COST AND MEANS OF PROJECT

Estimated Cost of Project.

Amount in Rs Lacs

Particulars	Already Incurred	To be Incurred	Total Estimated Cost
Land Cost	7,882.82	-	7,882.82
Development & Construction Cost	16.09	5,250.16	5,266.25
IDW	-	387.20	387.20
Other Cost including EDC/IDC	1,301.09	3,230.47	4,531.56
Total	**9,200.00**	**8,867.83**	**18,067.83**

Estimated Means of Finance

Amount in Rs Lacs

Particulars	Already Obtained	To be Obtained	Total
Promoters Contribution	9,200.00	9,367.83	18,567.84
Advance from Customers	-	-	-
Loan from Others	-	-	-
Total	**9,200.00**	**9,367.83**	**18,567.83**

(C) STATEMENT OF QUARTERLY ESTIMATED EXPENDITURE

Amount in Rs Lakhs

Items of expenditure	Land cost expen-diture	Internal development works	Cost of construction	Others cost	Total expenditure during the quarter	Cumulative cost
Quarter	**-1**	**-2**	**-3**	**-4**	**-5**	**-6**
Up to date of submission of application for registration	7,882.82	-	16.09	1,301.09	9,200.00	9,200.00
Jul-Sep 28	-	-	105.00	1,065.11	1,170.11	10,370.12
Oct-Dec28	-	13.71	210.01	148.70	372.41	10,742.53
Jan-Mar29	-	26.14	315.01	307.96	649.11	11,391.64
Apr-June29	-	41.51	420.01	148.70	610.23	12,001.87
Jul-Sep 29	-	45.31	420.01	299.54	764.87	12,766.73
Oct-Dec 29	-	65.94	630.02	148.70	844.66	13,611.39
Jan-Mar 30	-	70.85	840.03	291.65	1,202.52	14,813.91
Apr-Jun 30	-	70.85	840.03	148.70	1,059.57	15,873.48
Jul-Sep 30	-	40.46	840.03	148.70	1,029.18	16,902.66
Oct-Dec 30	-	12.44	630.02	522.72	1,165.18	18,067.83
Total	**7,882.82**	**387.20**	**5,266.25**	**4,531.56**	**18,067.83**	

(D) STATEMENT OF QUARTERLY ESTIMATED SOURCES OF FUNDS FOR THE PROJECT

Amount in Rs Lakhs

Items of Sources of funds	Sale proceeds	loan from other sources	Promoter Contribution	Total estimated available funds during the quarter	Cumulative availability of funds
Quarter					
Up to date of submission of application for registration	-	-	9,200.00	9,200.00	9,200.00
Jul-Sep 28	-	-	1,270.11	1,270.11	10,470.12
Oct-Dec28	-	-	372.41	372.41	10,842.53
Jan-Mar29	-	-	649.11	649.11	11,491.64
Apr-June29	-	-	710.23	710.23	12,201.87
Jul-Sep 29	-	-	864.87	864.87	13,066.73
Oct-Dec 29	-	-	844.66	844.66	13,911.39
Jan-Mar 30	-	-	1,202.52	1,202.52	15,113.91
Apr-Jun 30	-	-	1,059.57	1,059.57	16,173.48
Jul-Sep 30	-	-	1,129.18	1,129.18	17,302.66
Oct-Dec 30	-	-	1,265.18	1,265.18	18,567.83
Total	-	-	**18,567.83**	**18,567.83**	

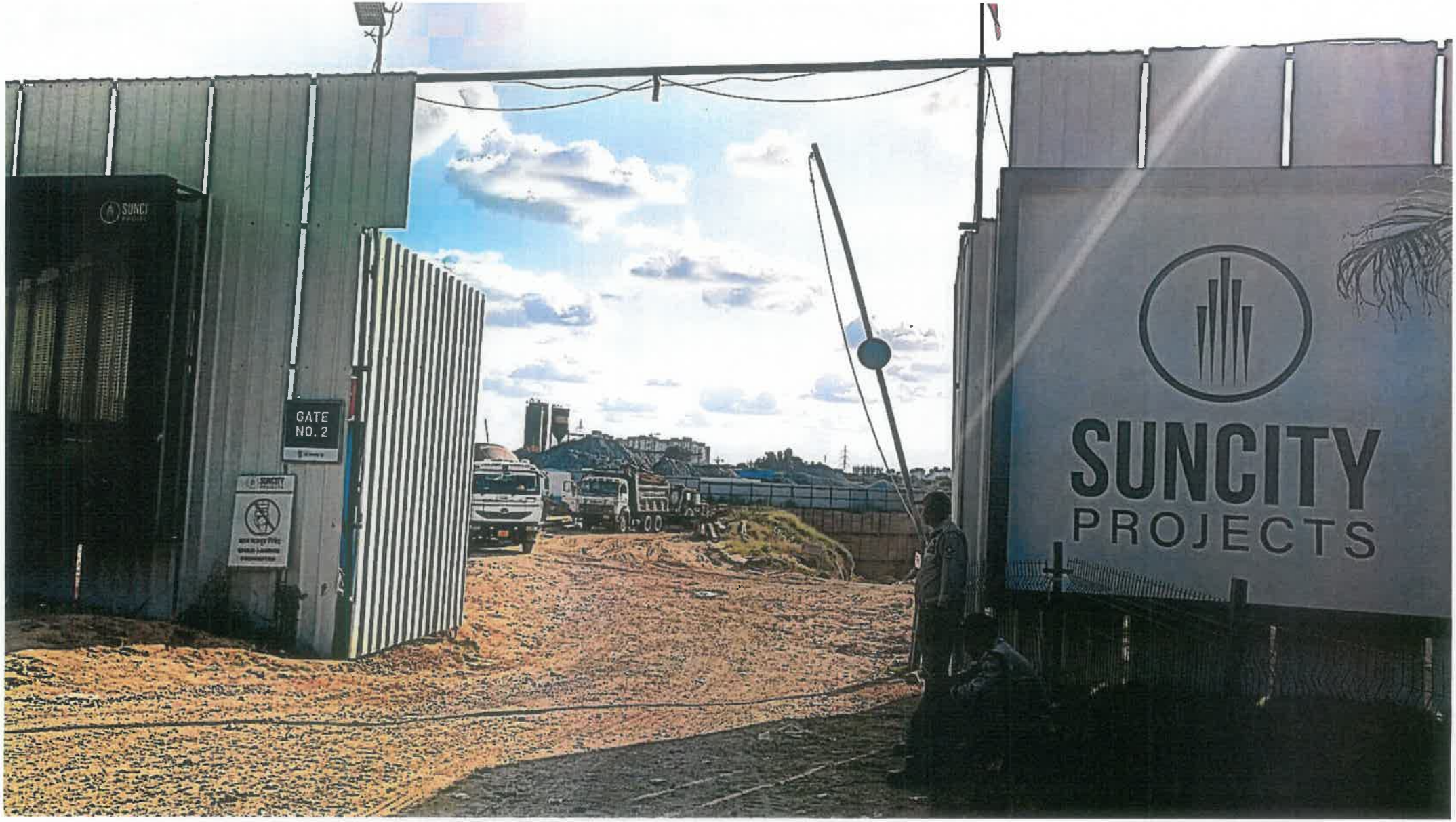
(E) ESTIMATED CASH FLOW

Amount in Rs Lakhs

Particulars	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
Quarter				
Up to date of submission of application for registration	9,200.00	9,200.00	-	-
Jul-Sep 28	1,170.11	1,270.11	100.00	100.00
Oct-Dec28	372.41	372.41	-	100.00
Jan-Mar29	649.11	649.11	-	100.00
Apr-June29	610.23	710.23	100.00	200.00
Jul-Sep 29	764.87	864.87	100.00	300.00
Oct-Dec 29	844.66	844.66	-	300.00
Jan-Mar 30	1,202.52	1,202.52	-	300.00
Apr-Jun 30	1,059.57	1,059.57	-	300.00
Jul-Sep 30	1,029.18	1,129.18	100.00	400.00
Oct-Dec 30	1,165.18	1,265.18	100.00	500.00
Total	**18,067.83**	**18,567.83**	**500.00**	-------

APPROVALS / NOCS

- Zoning Approval
- Phasing Plan
- Building Plan Approval
- Height NOC
- Tree Cutting Permission
- Forest NOC
- Treated Water NOC for Construction Purpose
- Assurance for Water Connection
- Assurance for Sewerage Connection
- Assurance of Electrical load Sanction
- Temporary Electrical Connection
- Fire Scheme Approval
- Environment Clearance



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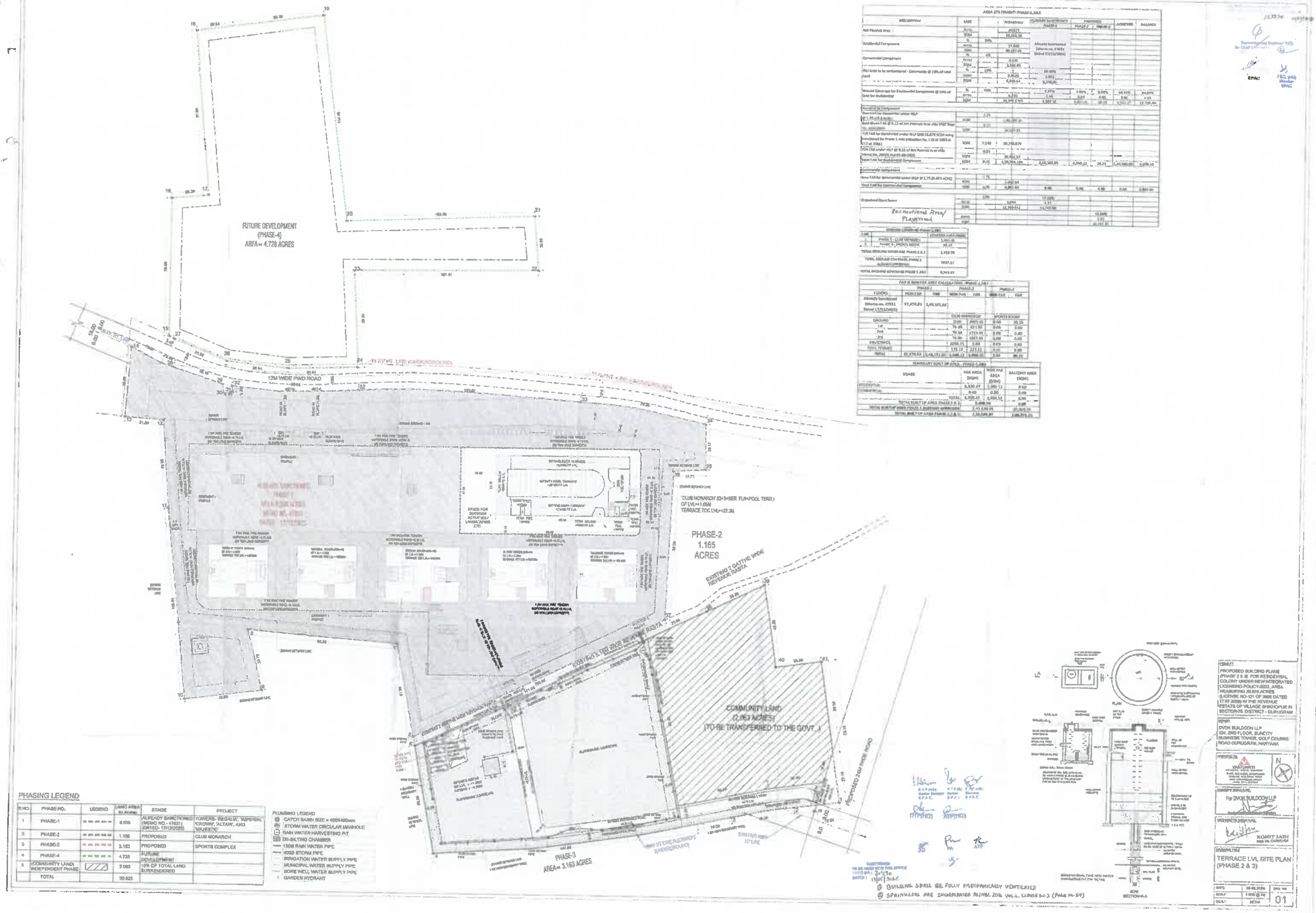
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PHASING LEGEND

S.NO.	PHASE NO.	LEGEND	AREA (in acres)	STAGE	PROJECT
1	PHASE-1		6.059	ALREADY SANCTIONED (MEMO NO. - 47631 DATED- 17/12/2020)	TOWERS- REGAL, 'ASPERA, 'CROWN', 'ALTAIR', AND 'MAJESTIC'
2	PHASE-2		1.165	PROPOSED	CLUB MONARCH
3	PHASE-3		3.163	PROPOSED	SPORTS COMPLEX
4	PHASE-4		4.728	FUTURE DEVELOPMENT	
5	(COMMUNITY LAND) INDEPENDENT PHASE		2.063	10% OF TOTAL LAND SURRENDERED	
	TOTAL		20.633		

PLUMBING LEGEND
- CATCH BARIN SIZE = 450X450mm
- STORM WATER CIRCULAR MANHOLE
- RAIN WATER HARVESTING PIT
- DIS-SILTING CHAMBER
- 150dia RAIN WATER PIPE
- 400dia STORM PIPE
- IRRIGATION WATER SUPPLY PIPE
- MUNICIPAL WATER SUPPLY PIPE
- BORE WELL WATER SUPPLY PIPE
- GARDEN HYDRANT

AREA STATEMENT- PHASE-2 & 3

DESCRIPTION	UNIT	PERMISSIBLE	PROPOSED/ ACHIEVED AS PER MASTER LAYOUT PLAN PHASE-2	PROPOSED PHASE-2	ACHIEVED	BALANCE
Net Planned Area	acres / SQM		20.625 / 83,465.36			
Residential Component	% / acres / sqm	70%	14.438 / 58,425.75	Already sanctioned (Memo no. 47631 Dated 17/12/2020)		
Commercial Component	% / acres / sqm	5%	0.516 / 2,088.45			
Plot Area to be reimbursed - Community @ 10% of total Land	% / acres / SQM	10%	2.063 / 8,346.90			
Amount Ground Coverage for Residential Component @ 20% of land for residential	% / acres / SQM	20%	2.888 / 11,685.15	11.07% / 4,482.32	3.80% / 1,538.00	0.00% / 0.00
Area taken as Component Note: 0.5 for basement under NLP @ 1.25 (25 & 50%)	SQM	1.25	1,538.00	2.46	0.04	0.00
Total FAR for Residential under NLP 1250 (1.875 SQM using transferred for Phase 1 vide addendum No. 1 to LC 3855 A 17 of 2006)	SQM	1.250	28,218.879			
FAR for under NLP @ 0.25 of Net Planned As per Memo No. 20923 Dated 09-09-2020	SQM	0.25	20,862.57			
Total FAR for Residential Component	SQM	0.75	5,586.308	2,538,185.85	2,046.23	24.24
Commercial Component						
Area FAR for Commercial under NLP @ 1.75 @ 25% ADU	SQM	1.75	1,462.94			
Total FAR for Commercial Component	SQM	0.75	6,861.64	0.00	0.00	0.00
Organised Open Space	SQM	0.25	5,204	12.49% 5.31		
	SQM		12,760.64	14,743.00	15.00% 6.372	
Recreational Area / Play Area	Acres / SQM				0.92 / 3,721.00	

		COVERED AREA (SQM)
PHASE 1 - CLUB MONARCH		1,461.18
PHASE 2 - PHOTO BOOTH		30.15
TOTAL GROUND COVERED ARE PHASE 2 & 3		2,452.79
TOTAL GROUND COVERED PHASE 1		1997.57
TOTAL GROUND COVERED PHASE 1,2&3		6,943.27

FAR & TOTAL AREA CALCULATION - PHASE 1,2&3

FLOORS	PHASE-1 PERMISSIBLE	PHASE-1 AREA	PHASE-2 PERMISSIBLE	PHASE-2 AREA
Already Sanctioned (Memo no. 47631 Dated 17/12/2020)	97,476.23	1,46,971.84		

	CLUB MONARCH		SPORTS BLOCK	
GROUND	0.00	2971.43	0.00	30.15
1st	79.95	621.50	0.00	0.00
2nd	79.95	1739.95	0.00	0.00
3rd	74.80	1661.66	0.00	0.00
MEZZANINE FLOOR	0.00	306.15	0.00	0.00
POOL TERRACE	179.19	231.13	0.00	0.00
TOTAL	87,476.23	5,146.12	0.00	30.15

SUMMARY BUILT UP AREA - PHASE 1,2&3

USAGE	FAR AREA (SQM)	NON FAR AREA (SQM)	BALCONY AREA (SQM)
	6,930.49	1,986.12	0.00
	0.00	0.00	0.00
TOTAL	6,930.49	2,016.24	0.00
TOTAL BUILT UP AREA PHASE 2 & 3	8,946.73		0.00
TOTAL BUILT UP AREA PHASE 1 (EXISTING APPROVED)	2,45,448.84		37,922.33
TOTAL BUILT UP AREA PHASE 1,2 & 3	2,54,395.57		37,922.33

@ BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
@ SPRINKLERS ARE INCORPORATED AS PER NBC 2016 VOL-II, CLAUSE 9.4.3 (PAGE NO-59)

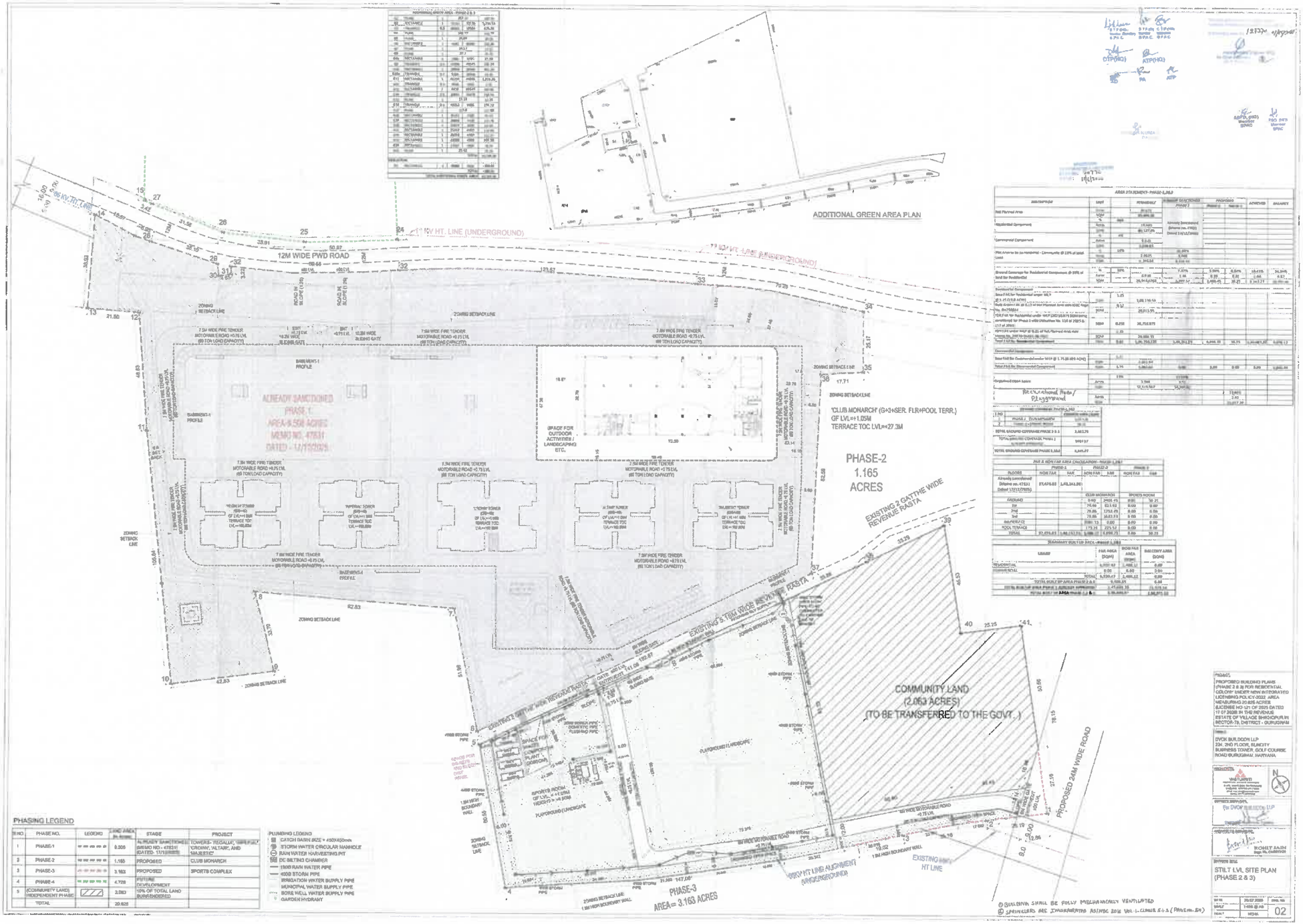
PROJECT
PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW/INTEGRATED LICENSING POLICY-2023, AREA MEASURING 20.6210 ACRES (LICENSE NO-121 OF 2022 DATED 17.07.2022) IN THE REVENUE ESTATE OF VILLAGE SHIKOHPUR IN SECTOR-09, DISTRICT - GURUGRAM

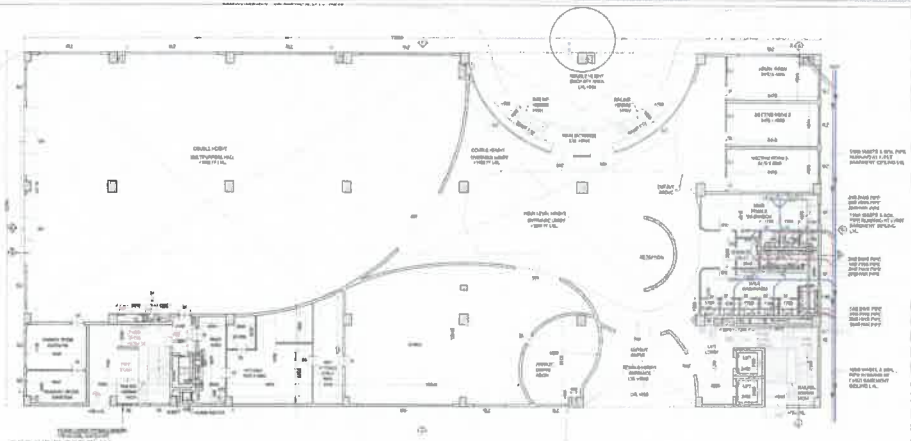
APPLICANT
ZVOK BUILDCON LLP
334, 2ND FLOOR, SUNCITY BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA

ARCHITECT
For ZVOK BUILDCON LLP
SUMIT JAIN
Date: 06.08.2024 Place: GURGAON

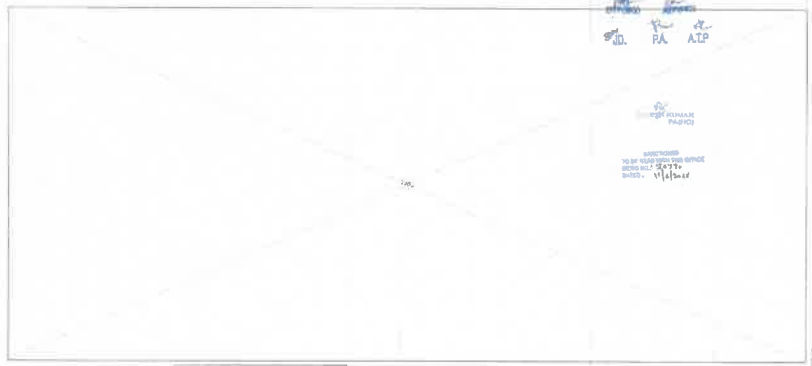
DRAWING TITLE
TERRACE LVL SITE PLAN (PHASE 2 & 3)

DATE	06-08-2024	DRG. NO.
SCALE	1:400 @ A0	01
DRAFT	MEHA	


ADDITIONAL GREEN AREA PLAN
66.66 KV HT. LINE
11 KV HT. LINE (UNDERGROUND)
12M WIDE PWD ROAD
ALREADY SANCTIONED PHASE 1 AREA-9.556 ACRES MEMO NO. 47831 DATED - 17/07/2025
PHASE-2 1.165 ACRES
EXISTING 2 CATTHE WIDE REVENUE RASTA
EXISTING 3 TRM WIDE REVENUE RASTA
CLUB MONARCH (G+3+SER. FLR+POOL TERR.)
GF LVL=+1.05M
TERRACE TOC LVL=+27.3M
SPACE FOR OUTDOOR ACTIVITIES / LANDSCAPING ETC.
COMMUNITY LAND (2.053 ACRES) (TO BE TRANSFERRED TO THE GOVT.)
PROPOSED 24M WIDE ROAD
PHASE-3 AREA= 3.163 ACRES
RIGHT LINE ALIGNMENT (UNDERGROUND)
EXISTING HT LINE
ZONING SETBACK LINE
7.5M WIDE FIRE TENDER MOTORABLE ROAD +0.75 LVL (65 TON LOAD CAPACITY)
12.0M WIDE ENTRY GATE
BASEMENT-1 PROFILE
PLAYGROUND / LANDSCAPE
SPORTS ROOM GF LVL=+0.45M HEIGHT= +4.50M
1.5M HIGH BOUNDARY WALL
7.5M WIDE MOTORABLE ROAD
PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY-2022 AREA MEASURING 20.625 ACRES (LICENSE NO-121 OF 2025 DATED 17.07.2025 IN THE REVENUE ESTATE OF VILLAGE BHROPUR IN SECTOR-79, DISTRICT - GURUGRAM
DVCK BUILDCON LLP 234, 2ND FLOOR, SUNCITY BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA.
VAS PLANNERS
ROHIT JAIN
STILT LVL SITE PLAN (PHASE 2 & 3)
DRG. NO. 02
PHASING LEGEND
1 PHASE-1 8.305 ALREADY SANCTIONED VIDE MEMO NO - 47831 DATED - 17/7/2025 TOWERS- REGALIA, VIBE PLAZ, CROWN, ALTAIR, AND MAJESTIC
2 PHASE-2 1.165 PROPOSED CLUB MONARCH
3 PHASE-3 3.163 PROPOSED SPORTS COMPLEX
4 PHASE-4 4.729 FUTURE DEVELOPMENT
5 (COMMUNITY LAND) INDEPENDENT PHASE 2.053 10% OF TOTAL LAND SURRENDERED
TOTAL 20.625
PLUMBING LEGEND
CATCH BASIN SIZE = 450X450mm
STORM WATER CIRCULAR MANHOLE
RAIN WATER HARVESTING PIT
DE SILTING CHAMBER
150ø RAIN WATER PIPE
400ø STORM PIPE
IRRIGATION WATER SUPPLY PIPE
MUNICIPAL WATER SUPPLY PIPE
BORE WELL WATER SUPPLY PIPE
GARDEN HYDRANT
BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
SPRINKLERS ARE PROVIDED AS PER NBC 2016 VOL 1, CLAUSE 5.1.5 (PARTIAL)

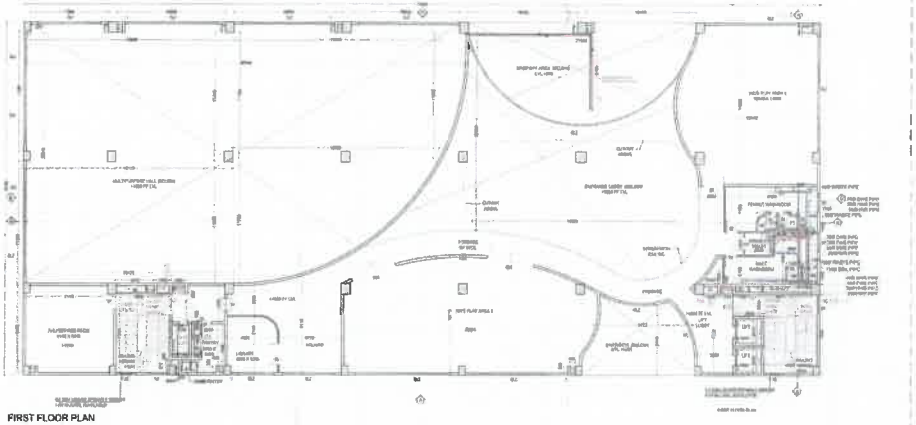


GROUND FLOOR PLAN

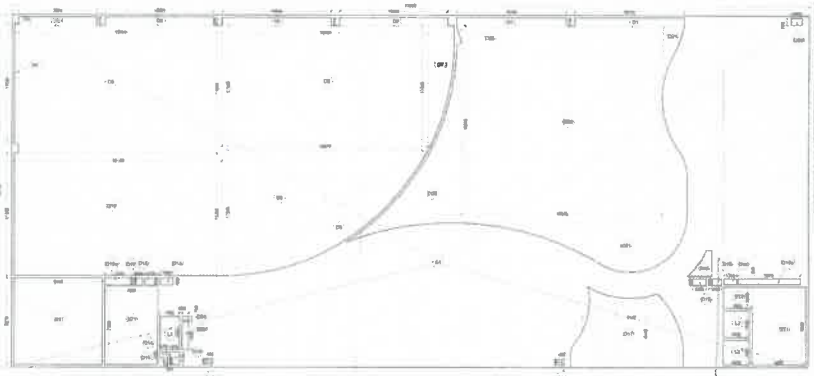


GROUND FLOOR AREA PLAN

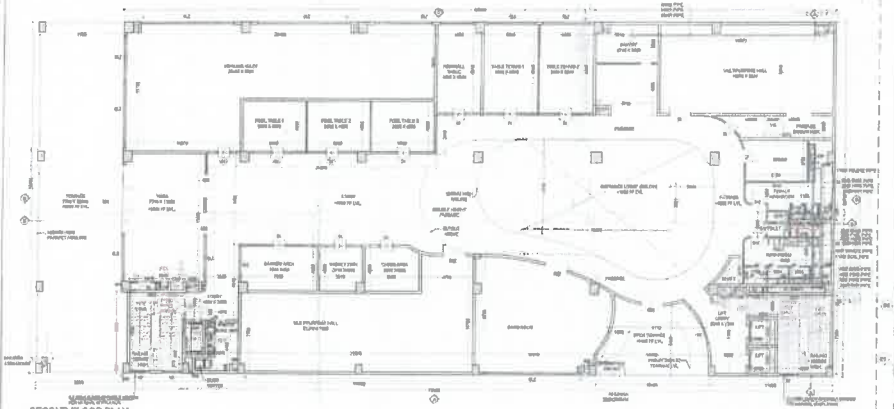
FAR AREA CALC. GTL/FSR PL - "CLUB MONARCH"					
SHEET NO.	SHEET NAME	NOS.	AREA (SQ.M.)	AREA (SQ.FT.)	AREA (SQ.YD.)
A1	RESIDENCE	1	73265.16	788741.00	



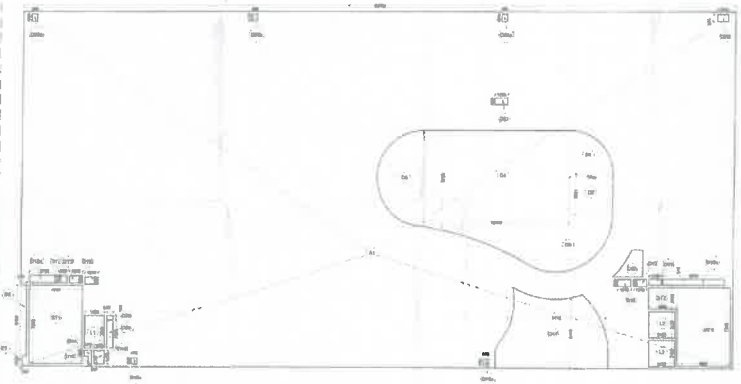
FIRST FLOOR PLAN



FIRST FLOOR AREA PLAN



SECOND FLOOR PLAN



SECOND FLOOR AREA PLAN

FAR AREA CALC. FSR/GTL PL - "CLUB MONARCH"					
SHEET NO.	SHEET NAME	NOS.	AREA (SQ.M.)	AREA (SQ.FT.)	AREA (SQ.YD.)
A	RESIDENCE	1	73265.16	788741.00	
A1	RESIDENCE	1	73265.16	788741.00	
TOTAL FAR AREA					

FAR AREA CALC. FSR/GTL PL - "CLUB MONARCH"					
SHEET NO.	SHEET NAME	NOS.	AREA (SQ.M.)	AREA (SQ.FT.)	AREA (SQ.YD.)
A	RESIDENCE	1	73265.16	788741.00	
A1	RESIDENCE	1	73265.16	788741.00	
TOTAL FAR AREA					

PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY-2020 AREA MEASURING 30.395 ACRES (LICENSE NO-121 OF 2020 DATED 17.09.2020) IN THE REVENUE ESTATE OF VILLAGE SHIKOHPUR IN SECTOR-76, DISTRICT - GURUGRAM

DYCK BUILDCON LLP
224, 2ND FLOOR, SIGNATURE BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA

VASTUPATH

For DYCK BUILDCON LLP

ROHIT JAIN
Reg. No. CA/2009/

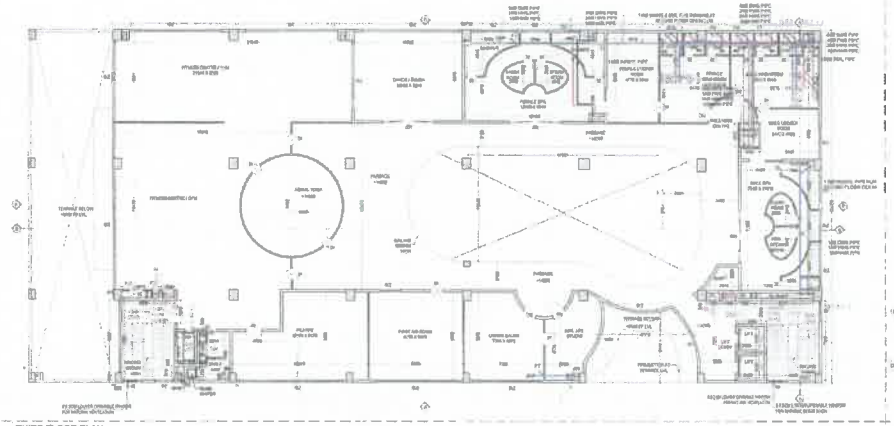
CLUB MONARCH - FLOOR PLANS & AREAS

GROUND FLR, 1ST FLR & 2ND FLR

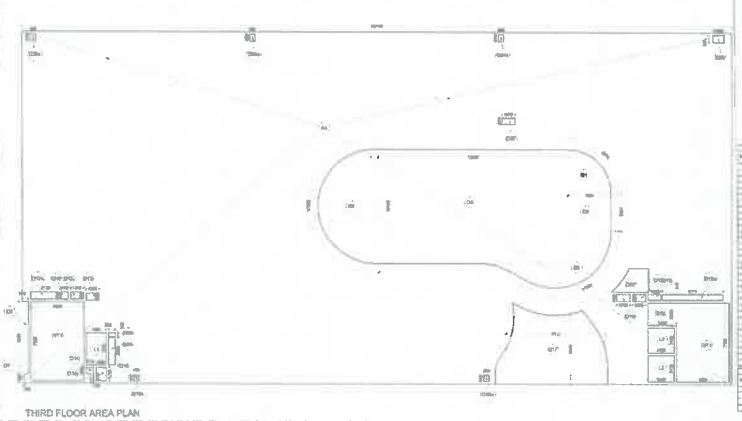
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DRAWING NO. 03

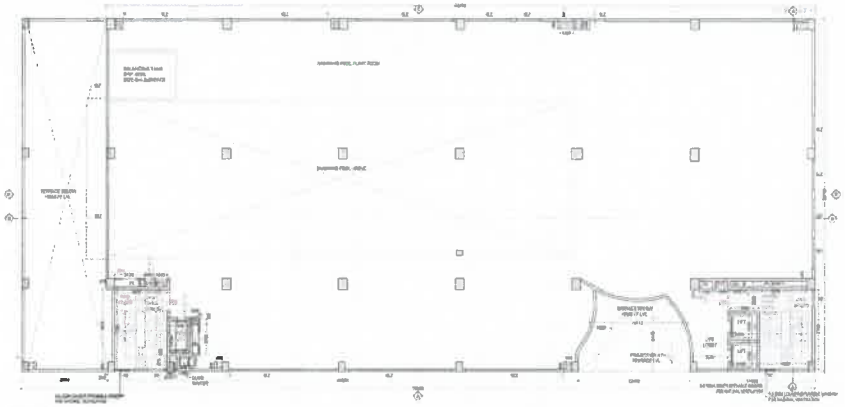
1. BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
2. SPRINKLERS ARE INCORPORATED AS PER NBC 2016 VOL-1 PART 4 SI-1.3



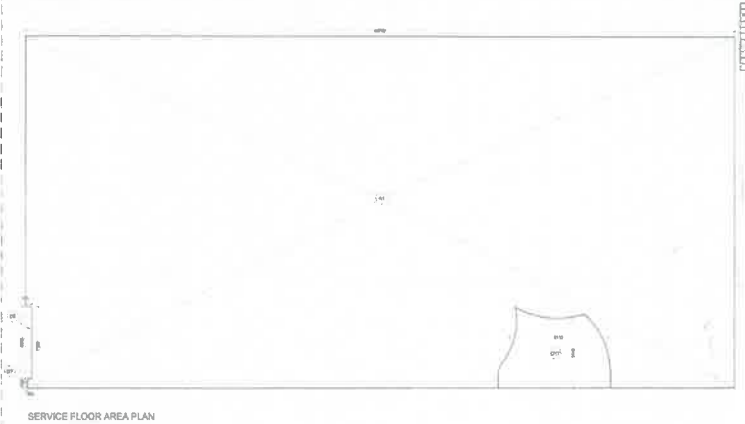
THIRD FLOOR PLAN



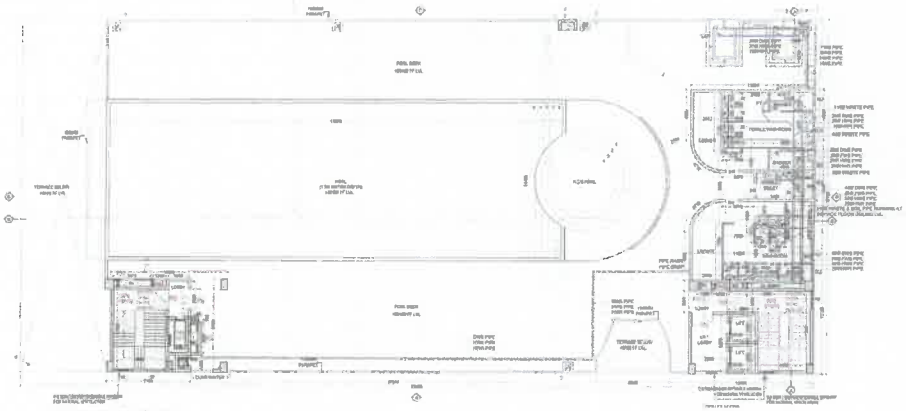
THIRD FLOOR AREA PLAN



SERVICE FLOOR PLAN



SERVICE FLOOR AREA PLAN



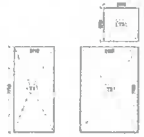
POOL TERRACE FLOOR PLAN



MUMTY AREA PLAN



POOL TERRACE FLOOR AREA PLAN



OHT AREA PLAN

PROPOSED BUILDING PLANS (PHASE II & III) FOR RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY-2022, AREA MEASURING 20.268 ACRES (LICENSE NO.-121 OF 2023 DATED 17.07.2023) IN THE REVENUE ESTATE OF VILLAGE SIKANDARPUR IN SECTOR-78, DISTRICT - GURUGRAM

PROJECT:
DIVOM BUILDCON LLP
ESM, 3RD FLOOR, SUNCITY
BUSINESS TOWER, GOLF COURSE
ROAD, GURUGRAM, HARYANA

ARCHITECTS:

For DIVOM BUILDCON LLP

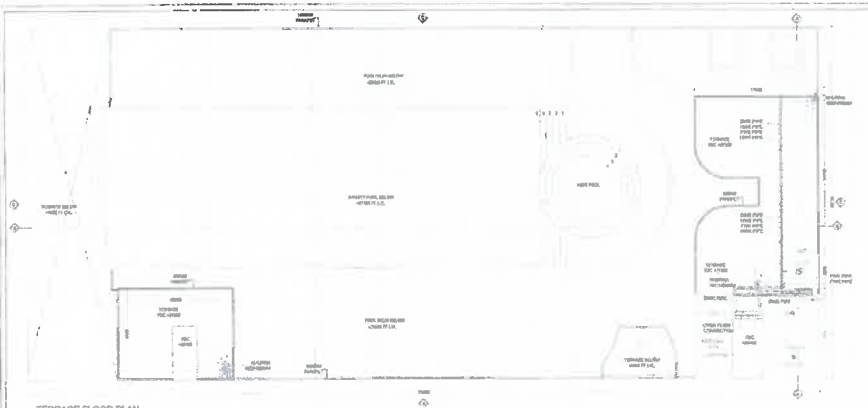
Authorised Signatory

ROHIT JAIN
Regn. No. CA/2005/51

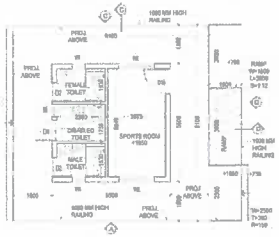
DRAWING TITLE:
CLUB MONARCH - FLOOR PLANS & AREAS
3RD FLR, SERVICE FLR & POOL TERRACE FLR

DATE	26.02.2026	DRG. NO.
SCALE	1:100 @ A0	04
SHEET	1	

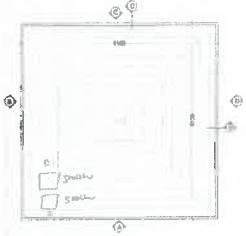
@ BUILDING SHALL BE FULLY MECHANICALLY VENTILATED
@ SPRINKLERS ARE INTEGRATED ALONG WALL CLADDING



TERRACE FLOOR PLAN



GROUND FLOOR PLAN (SPORTS ROOM)



TERRACE PLAN (SPORTS ROOM)

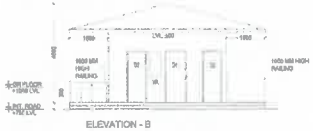


AREA PLAN (SPORTS ROOM)

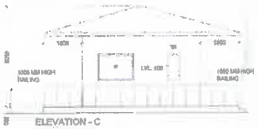




ELEVATION - A



ELEVATION - B



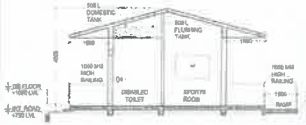
ELEVATION - C



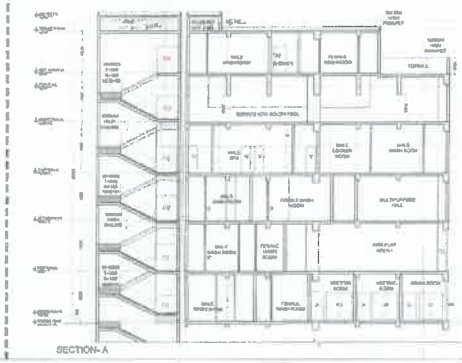
ELEVATION - D



SECTION - C



SECTION - D



SECTION- A



ELEVATION - B

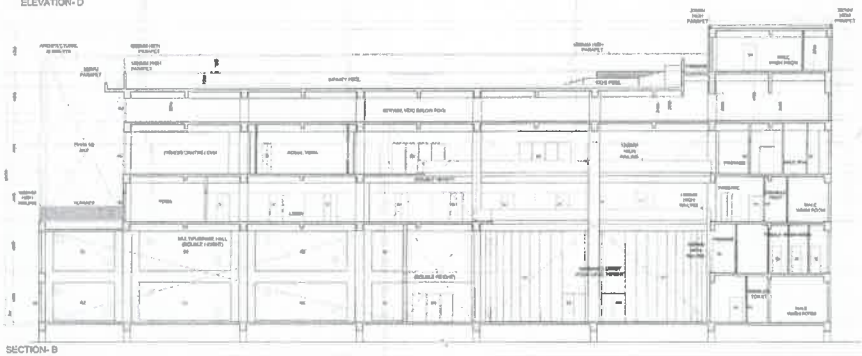
ELEVATION - C



ELEVATION - A



ELEVATION- D



SECTION- B

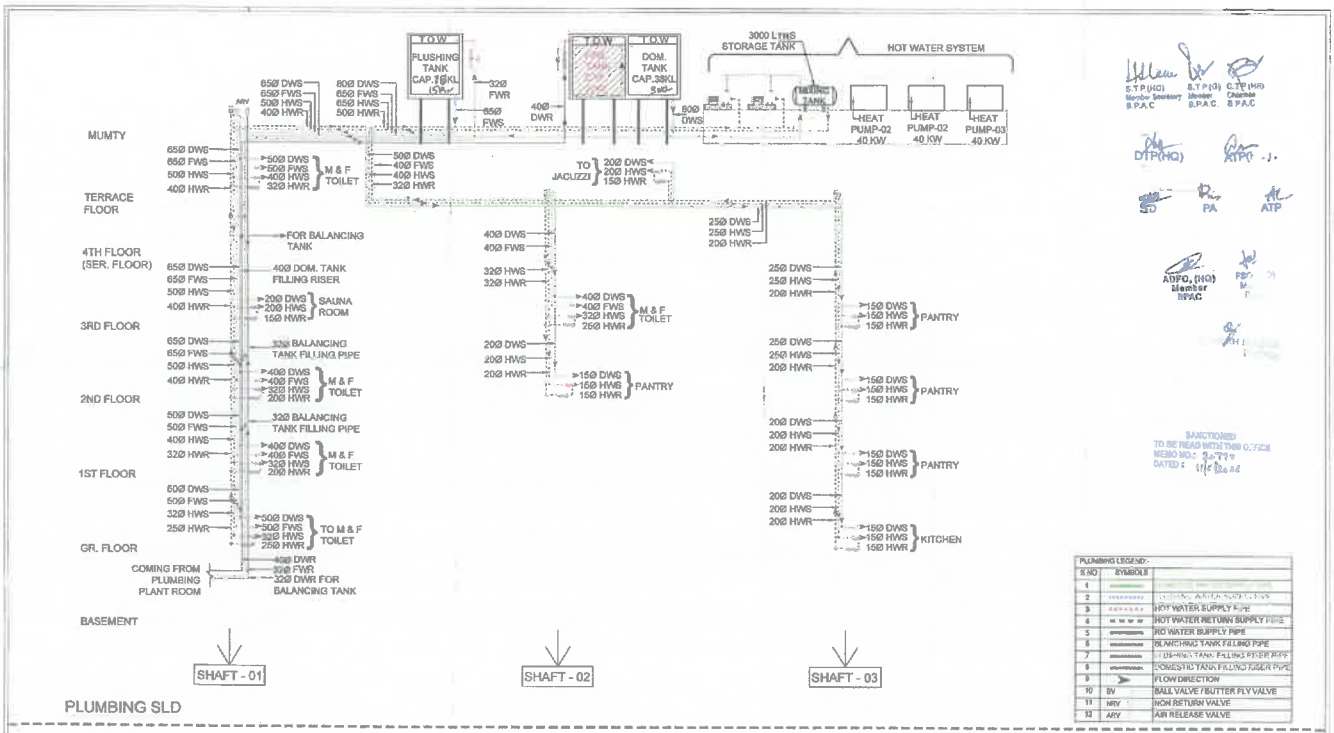
PROPOSED BUILDING PLANS [PHASE 2 & 3] FOR RESIDENTIAL COLONY UNDER MDH INTEGRATED LICENSING POLICY-2002, AREA MEASURING 39 [10] ACRES (LICENSE NO-121 OF 2008 DATED 17.07.2008) IN THE PROPOSED ESTATE OF VILLAGE SHIKOHPUR (H) SECTOR-09, DISTRICT - GURUGRAM

OWNER:
DIVOR BUILDCON LLP
3RD, 3RD FLOOR, SUNCITY
BUSINESS TOWER, GOLF COURSE
ROAD GURUGRAM, HARYANA

DRAWING TITLE
CLUB MONARCH - TERRACE, SEC, ELE SPORTS ROOM - PLAN, SEC, ELE

DATE: 25.08.2023
SCALE: 1:100 @ A0

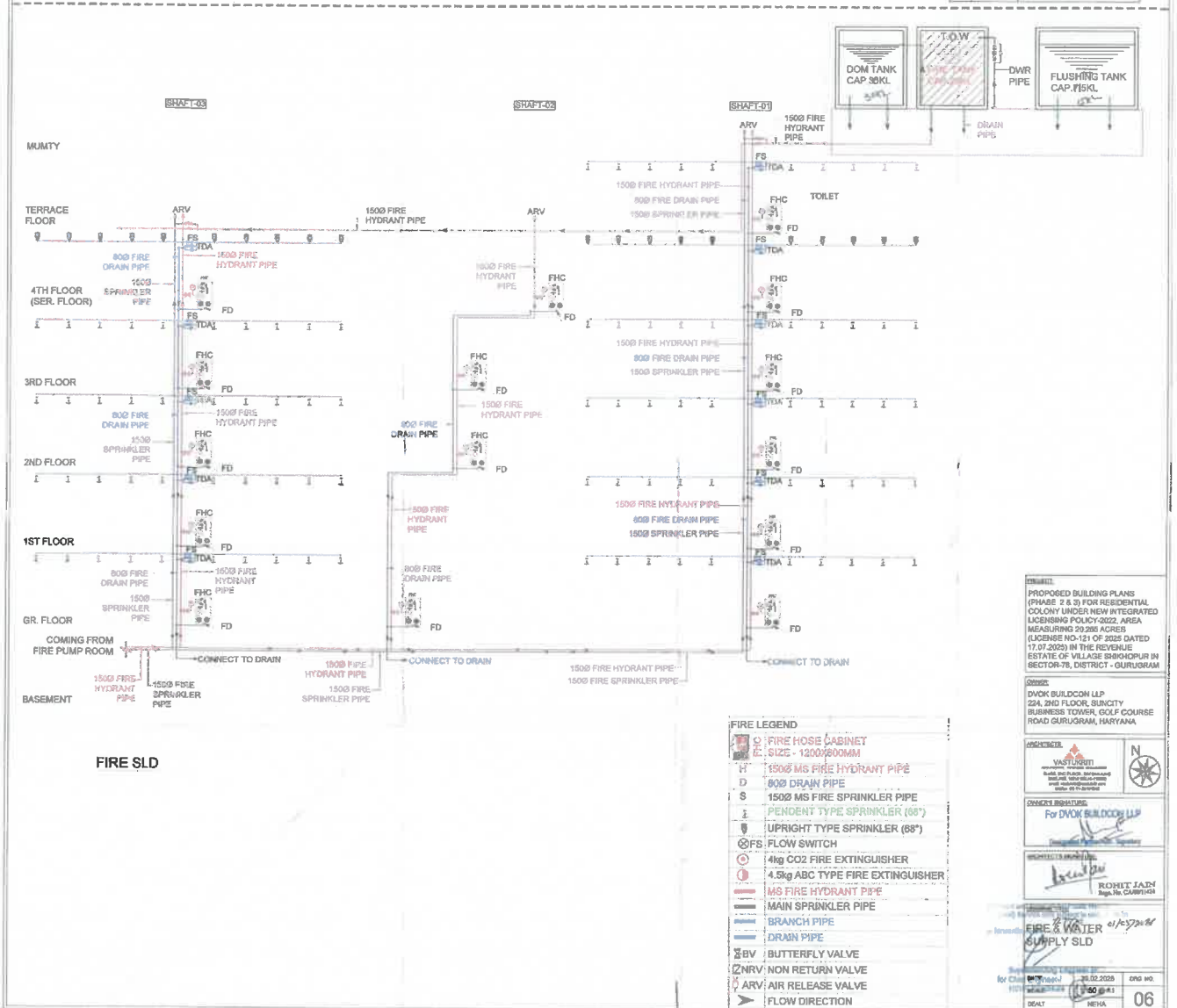
05



PLUMBING SLD

PLUMBING LEGEND:-

S.NO	SYMBOLS	
1		
2		
3		HOT WATER SUPPLY PIPE
4		HOT WATER RETURN SUPPLY PIPE
5		RO WATER SUPPLY PIPE
6		BLANCHING TANK FILLING PIPE
7		
8		DOMESTIC TANK FILLING RISER PIPE
9		FLOW DIRECTION
10	BV	BALL VALVE / BUTTER FLY VALVE
11	NRV	NON RETURN VALVE
12	ARV	AIR RELEASE VALVE



FIRE SLD

FIRE LEGEND

	FIRE HOSE CABINET SIZE - 1200X600MM
H	150Ø MS FIRE HYDRANT PIPE
D	80Ø DRAIN PIPE
S	150Ø MS FIRE SPRINKLER PIPE
	PENDENT TYPE SPRINKLER (68°)
	UPRIGHT TYPE SPRINKLER (68°)
FS	FLOW SWITCH
	4kg CO2 FIRE EXTINGUISHER
	4.5kg ABC TYPE FIRE EXTINGUISHER
	MS FIRE HYDRANT PIPE
	MAIN SPRINKLER PIPE
	BRANCH PIPE
	DRAIN PIPE
BV	BUTTERFLY VALVE
NRV	NON RETURN VALVE
ARV	AIR RELEASE VALVE
	FLOW DIRECTION

PROPOSED BUILDING PLANS (PHASE 2 & 3) FOR RESIDENTIAL COLONY UNDER NEW INTEGRATED LICENSING POLICY-2022, AREA MEASURING 20.288 ACRES (LICENSE NO-121 OF 2025 DATED 17.07.2025) IN THE REVENUE ESTATE OF VILLAGE SIKHOPUR IN SECTOR-78, DISTRICT - GURUGRAM

OWNER:
DVOK BUILDCON LLP
224, 2ND FLOOR, SUNCITY BUSINESS TOWER, GOLF COURSE ROAD GURUGRAM, HARYANA

ARCHITECT: VASTUKRITI

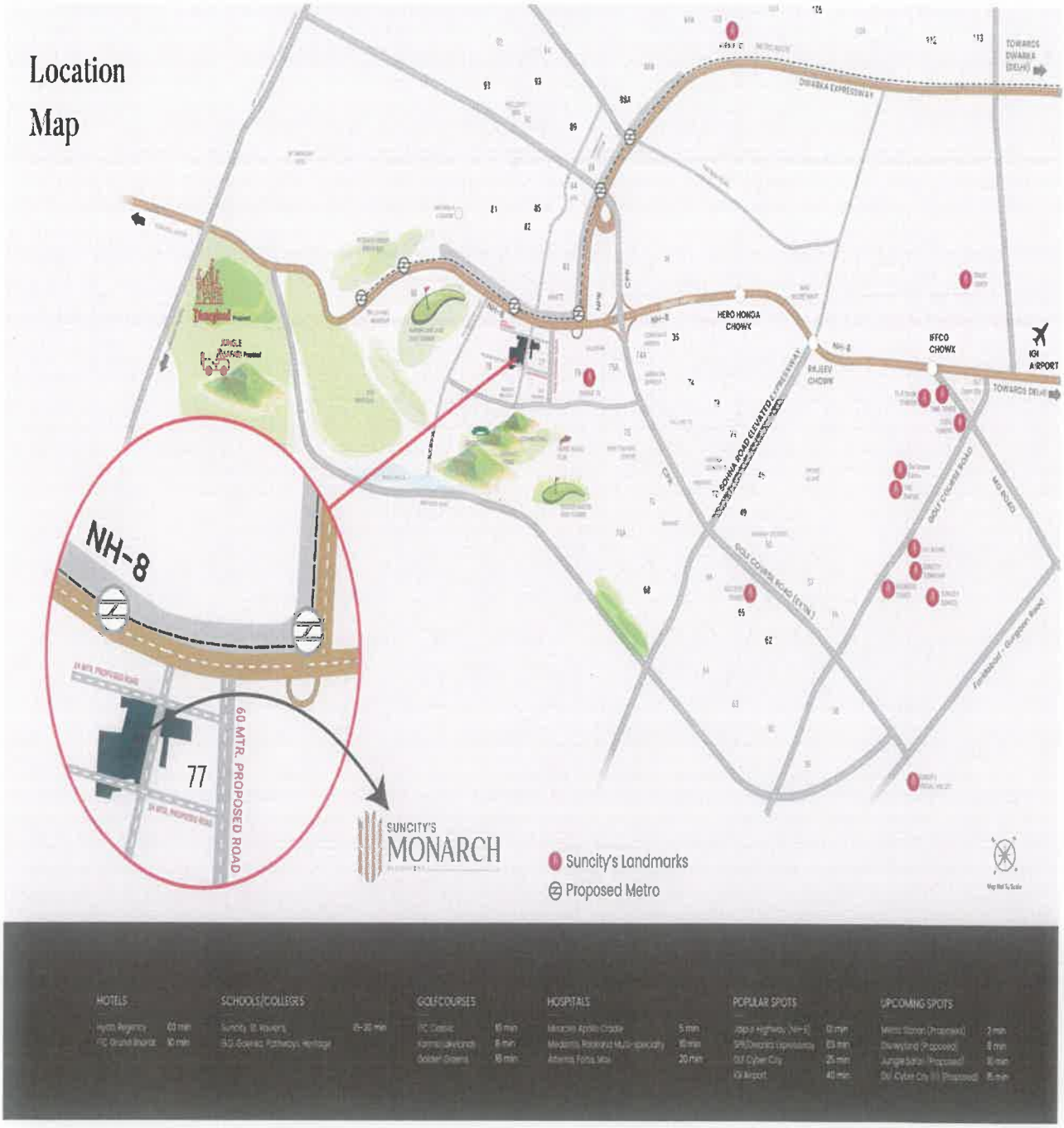
OWNER'S SIGNATURE: For DVOK BUILDCON LLP

ROHIT JAIN
Regn.No. CA/99/1439

FIRE & WATER SUPPLY SLD

DATE	25.02.2026	DWG NO.
SCALE	1:50 @ A1	06
DRAWN	DEALT	MEHA

LOCATION & PROXIMITY



CORPORATE SOCIAL RESPONSIBILITY

- Corporate Social Responsibility is strongly connected with the principles of Sustainability; an organization should make decisions based not only on financial factors, but also on the social and environmental consequences. Therefore, it is the core corporate responsibility of Essel Housing Projects Pvt. Ltd. to practice its corporate values through its commitment to grow in a socially and environmentally responsible way, while meeting the interests of its stakeholders.
- In this regard, the Company has made this policy which encompasses the Company's philosophy for delineating its responsibility as a Corporate Citizen and lays down the guidelines and mechanism for undertaking socially useful programmes for welfare & sustainable development of the community at large and titles as the "Corporate Social Responsibility (CSR) Policy" which is based as per the Companies Act, 2013 and rules made there under.
- This policy has been formulated and recommended by the CSR Committee and adopted by the Board of Directors at its meeting held on 4th September, 2014. The Board may, upon recommendation of the CSR Committee, amend or modify this CSR Policy as and when necessary.

Thank You

CORPORATE OFFICE

SUNCITY BUSINESS TOWER

SECOND FLOOR, UNIT NO. 224

GOLF COURSE ROAD

SECTOR-54, GURGAON -122002, HARYANA

QUERIES - PHONE: 0124-4691000 | FAX: 0124-4691010 | EMAIL: COMPLIANCE@SUNCITYPROJECTS.COM