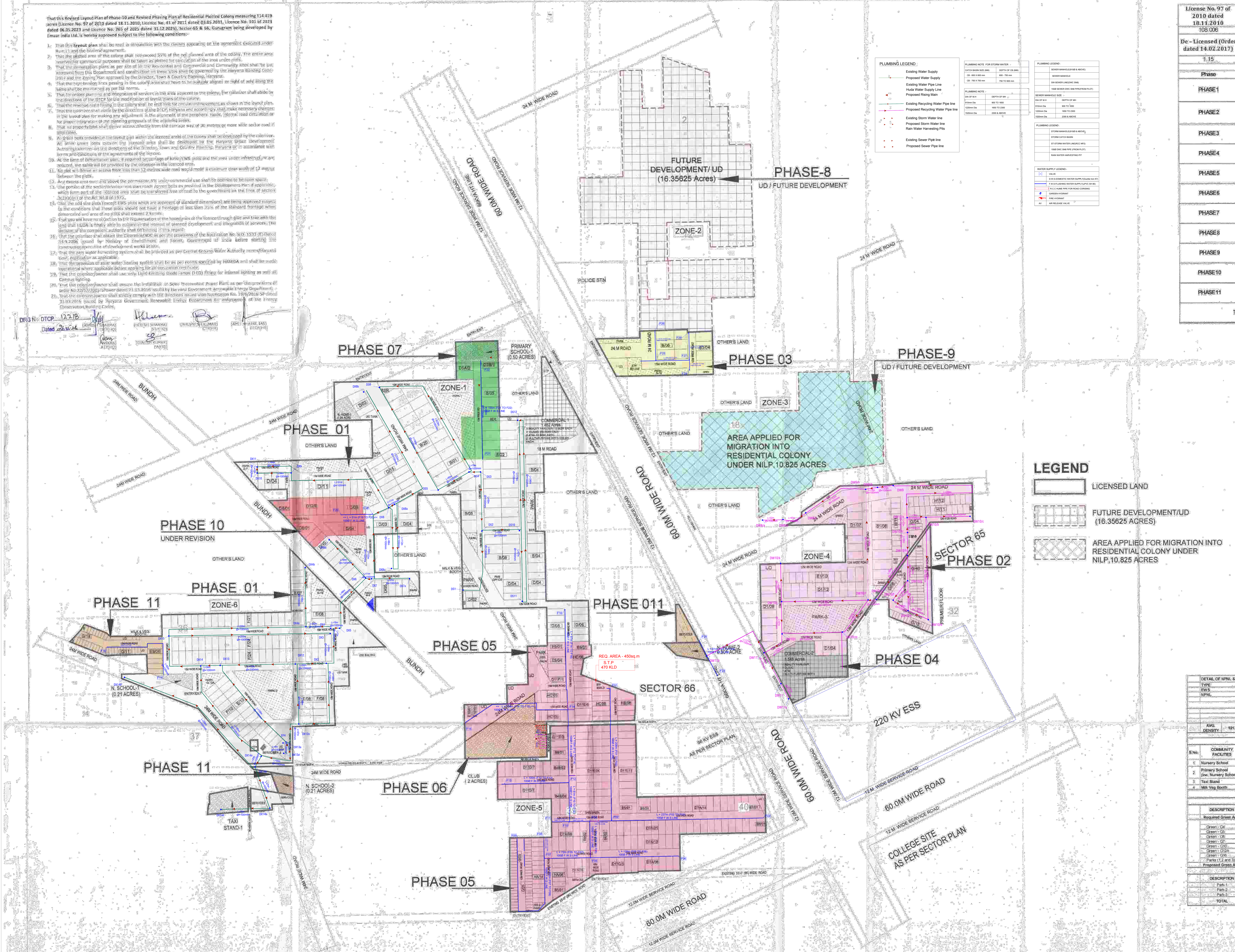
That this Revised Layout Plan of Phase-10 and Revised Phasing Plan of Residential Plotted Colony measuring 114.419 acres (Licence No. 97 of 2010 dated 18.11.2010, Licence No. 41 of 2011 dated 03.05.2011, Licence No. 101 of 2023 dated 06.05.2023 and Licence No. 265 of 2025 dated 31.12.2025), Sector-65 & 66, Gurugram being developed by Emaar India Ltd. is hereby approved subject to the following conditions:-

1. That this **layout plan** shall be read in conjunction with the clauses appearing in the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed 55% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
3. That the demarcation plans as per site of all the Residential and Commercial and Community sites shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code-2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
4. That the high tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
5. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
6. That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
7. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
8. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
9. All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
10. At the time of demarcation plan, if required percentage of NPNL/EWS plots and the area under infrastructure are reduced, the same will be provided by the colonizer in the licenced area.
11. No plot will derive an access from less than 12 metres wide road would mean a minimum clear width of 12 metres between the plots.
12. Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
13. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
14. That the odd size plots (except EWS plots which are approved of standard dimensions) are being approved subject to the conditions that these plots should not have a frontage of less than 25% of the standard frontage when demarcated and area of no plots shall exceed 2 kanals.
15. That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HUDA is finally able to acquire in the interest of planned development and integration of services. This decision of the competent authority shall be binding in this regard.
16. That the promoter shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) Dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
17. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
18. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
19. That the colonizer/owner shall use only Light Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
20. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
21. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

DRG No. DTCP.....12218.....
Dated ....

(ASHISH SHARMA) STP(HQ) | (HITESH SHARMA) STP(HQ) | (BHUVNESH KUMAR) CTP(HR) | (AMIT KHATRI, IAS) DTCP(HR)

(VIKAS) ATP(HQ) | (DINESH KUMAR) PA(HQ)



License No. 97 of 2010 dated 18.11.2010	(Licence no 41 of 2011 dated 03.05.2011	(Licence no 101 of 2023 dated 06.05.2023	(Licence no 265 of 2025 dated 31.12.2025)	Total Licenced area(In Acres)
108.006	1.063	4.00625	3.65	116.72525
De - Licensed (Order dated 14.02.2017)	De - Licensed (Order yet to issued)	De - Licensed (Order yet to be issued)		Total area delicenced /applied for Delicence
1.15	1.025	0.13125		2.30625
				114.419

Phase	LEGEND	AREA	RERA STATUS
PHASE1		41.127	Part of RERA Registration No. 307 of 2017 dated 17.10.17. Third party right created.
PHASE2		12.990	Part of RERA Registration No.08 of 2021 dated 01.03.2021. Third party right created.
PHASE3		2.781	Part of RERA Registration No.08 of 2021 dated 01.03.2021. No Third party right created.
PHASE4		1.615	
PHASE5		20.24225	
PHASE6		2.000	
PHASE7		2.594	Non RERA Registred. No Third party right created.
PHASE8		16.35625	Part of RERA Registration No.08 of 2021 dated 01.03.2021. No Third party right created.
PHASE9		10.825	
PHASE10		1.930	Non RERA Registred. No Third party right created.
PHASE11		1.9585	Non RERA Registred. No Third party right created.
Total		114.419	

AREA STATEMENT

	DESCRIPTION		AREA (ACRES)	UNIT	%
	LICENSEAREA DETAIL				
	License No. 97 of 2010 dated18.11.2010	(1)	108.006	Acres	
	License No 41 OF 2011 dated 03.05.2011	(2)	1.063	Acres	
	License No 101 OF 2023 dated 06.05.2023	(3)	4.00625	Acres	
	TOTAL LICENSE LAND	(A = 1+2+3)	113.07525	Acres	
	Total Delicensed area (1.15 acres + 1.025 acres)	(B)	2.175	Acres	
	Future Development /UD	(C)	16.35625	Acres	
	Balance License land,	[(D) = A-(B+C)]	94.544	Acres	
	Area applied for De-License	(E)	0.13125	Acres	
	Area applied for Migration into Residential Colony Under NILP	(F)	10.825	Acres	
	Balance Area of the Plotted Colony	[G=D-(E+F)]	83.58775	Acres	100.00
	Area applied for Additional License	(H)	3.65	Acres	
	TOTAL AREA OF COLONY	(J=G+H)	87.23775	Acres	
	Area under UD	(K)	0.8573	Acres	
	Net Area for Plotted Colony	(L=J-K)	86.38045	Acres	
	Area under Residential Plots and Nursing Homes plots	(P)	42.486	Acres	49.18
	Area under Club	(Q)	2.000	Acres	2.32
	Total Saleable ara under Residential	(R= P+Q)	44.486	Acres	51.50
	Area under Commercial	(S)	3.010	Acres	3.48
	TOTAL SALEABLE AREA	(R+S)	47.496	Acres	54.98

S.NO.	CATEGORY OF PLOT	SIZE OF PLOT (MT) WIDTH	DEPTH	AREA OF PLOTS (SQM)	NOS.	TOTAL
1	TYPE B	15.240	27.430	418.033	60	25081.992
2	TYPE B	15.065	28.305	426.415	4	1705.659
3	TYPE B	10.975 x 24.235	[(24.235+16.100) x(20.340-10.975)] /2	466.908	1	466.908
4	TYPE B	15.460	24.235	374.673	3	1124.019
5	TYPE B	8.880 x 27.045	[(23.710-8.880 x 27.045] /2	440.702	1	440.702
6	TYPE B	10.600 x 27.430	[(25.640-10.600) x 27.430] /2	497.011	1	497.011
7	TYPE B	10.400 x 27.430	[(18.695+27.430) x4.840] /2	396.646	1	396.646
8	TYPE B	7.660 x 27.430	[(23.275+27.430) x7.580] /2	402.380	1	402.380
9	TYPE B	15.240	20.825	317.373	3	952.119
10	TYPE B1	17.035 x 30.725	[(21.70-17.035) x 30.725] /2	595.911	1	595.911
11	TYPE B1	15.240	30.725	468.249	2	936.498
12	TYPE B1	13.600	30.725	417.860	1	417.860
13	TYPE B1	15.680	30.725	480.848	3	1442.539
14	TYPE B1	8.785 x 30.725	[(30.725+25.498) x7.115] /2	489.922	1	489.922
15	TYPE B3	15.560	26.105	406.194	1	406.194
16	TYPE B3	15.065	26.105	393.272	3	1179.815
17	TYPE B4B	13.660	(23.950 + 24.200) /2	328.853	1	328.853
18	TYPE B4B	13.660	(24.440 + 24.200) /2	332.252	1	332.252
19	TYPE B4B	13.660	(23.905 + 23.940) /2	326.768	1	326.768
20	TYPE B4B	13.660	(23.940 + 23.965) /2	327.176	1	327.176
21	TYPE B4B	13.660	(25.620 + 25.665) /2	350.215	1	350.215
22	TYPE B4B	13.660	(25.656 + 25.675) /2	349.672	1	349.672
23	TYPE B5	19.875 x 10.170	[(22.030-10.170) x 19.875)] /2	319.985	1	319.985
24	TYPE B5	18.095	25.240	456.718	1	456.718
25	TYPE B5	16.400	27.530	451.492	1	451.492
26	TYPE B6	16.060	22.580	362.635	2	725.270
27	TYPE B6	14.415	22.580	325.491	1	325.491
28	TYPE B6	15.680	22.580	354.054	2	708.109
29	TYPE B7	11.245 x 25.240	[(21.730-11.245) x 25.240)] /2	407.435	1	407.435
30	TYPE B8	18.080 x 26.980	[(18.575-18.080) x 26.980)] /2	497.419	1	497.419
31	TYPE D	10.670	27.430	292.678	60	17560.686
32	TYPE D	27.430 x 14.670	[(17.185-14.670) x 27.430] /2	436.875	1	436.875
33	TYPE D	7.495 x 27.430	[(21.670+27.430) x(18.000-7.495)] /2	463.476	1	463.476
34	TYPE D	15.700 x 27.430	[(30.775-15.700) x 27.430] /2	637.920	1	637.920
35	TYPE D	8.000 x 27.430	[(20.080-8.000) x 27.430] /2	385.286	1	385.286
36	TYPE D	10.650	27.430	292.130	1	292.130
37	TYPE D	10.670	26.420	281.901	5	1409.507
38	TYPE D	10.670 x 26.375	[(11.030-10.670) x 26.375] /2	286.169	1	286.169
39	TYPE D	10.670	26.375	281.421	5	1407.106
40	TYPE D	9.705	27.430	266.208	3	798.624
41	TYPE D	10.670	21.175	225.937	3	677.812
42	TYPE D	21.175 x 11.985	[(31.465-11.985) x 21.175] /2	457.525	1	457.525
43	TYPE D1	12.600	23.415	295.029	8	2360.232
44	TYPE D1	12.500	23.415	292.688	12	3512.250
45	TYPE D1	12.615	23.415	295.380	11	3249.182
46	TYPE D1	10.015 x 23.415	[(14.010-10.015) x 23.415] /2	281.273	1	281.273
47	TYPE D3B	10.900	27.430	298.987	1	298.987
48	TYPE D5A	14.061	26.828	377.229	2	754.457
49	TYPE D6	[(10.760 x 24.370) + (3.465 x(27.430-24.370)]	[(32.840-10.760) x 24.370] /2	531.093	1	531.093
50	TYPE D6	[(31.485-11.985) x 21.175] /2	[(34.200-9.065) x27.430] /2	591.386	1	591.386
51	TYPE D7A	10.950	(22.835 + 22.815) /2	253.566	1	253.566
52	TYPE D7A	10.950	(22.850 + 22.815) /2	250.110	1	250.110
53	TYPE D7A	10.950	(22.850 + 22.890) /2	250.433	1	250.433
54	TYPE D7A	10.950	(22.930 + 22.890) /2	250.851	1	250.851
55	TYPE D7A	10.950	(22.930 + 22.965) /2	251.270	1	251.270
56	TYPE D7A	10.950	(23.010 + 22.965) /2	251.686	1	251.686
57	TYPE D7A	10.950	22.580	247.251	39	9642.789
58	TYPE D7A	10.950	25.240	276.378	14	3869.292
59	TYPE D11C	13.115	(25.845 + 25.600) /2	336.157	1	336.157
60	TYPE D11C	11.650	(25.380 + 25.600) /2	296.958	1	296.958
61	TYPE D11C	11.800	(25.380 + 25.160) /2	298.186	1	298.186
62	TYPE D11C	10.775	(24.955 + 25.160) /2	270.004	1	270.004
63	TYPE D11C	10.660	(24.955 + 25.895) /2	266.291	1	266.291
64	TYPE D11C	11.830	29.895	353.658	2	707.316
65	TYPE D11C	11.615	27.390	318.135	1	318.135
66	TYPE D11D	11.930	(24.440 + 24.280) /2	289.917	1	289.917
67	TYPE D11D	11.930	(24.330 + 24.280) /2	289.948	1	289.948
68	TYPE D11D	11.930	(24.330 + 24.380) /2	290.565	1	290.565
69	TYPE D11D	11.930	(24.440 + 24.380) /2	291.179	1	291.179
70	TYPE D11D	11.930	24.440	291.569	1	291.569
71	TYPE D11D	11.930	[(11.975-11.785) x 24.280)] /2	291.789	1	291.789
72	TYPE D11D	11.785 x 24.280	[(11.975-11.785) x 24.280)] /2	289.428	1	289.428
73	TYPE D11D	12.705	(23.705 + 23.760) /2	288.596	1	288.596
74	TYPE D11D	11.930	(23.760 + 23.790) /2	283.650	1	283.650
75	TYPE D11D	11.930	23.790	283.651	1	283.651
76	TYPE D11D	11.930	(23.820 + 23.790) /2	283.990	1	283.990
77	TYPE D11D	11.930	(23.820 + 23.845) /2	284.328	1	284.328
78	TYPE D11D	11.930	(23.875 + 23.845) /2	284.674	1	284.674
79	TYPE D11D	11.930	(23.875 + 23.905) /2	285.020	1	285.020
80	TYPE D11E	11.340	27.530	312.190	10	3121.902
81	TYPE D11E	10.32 x 28.035	[(11.050-10.320) x 28.035)] /2	303.629	1	303.629
82	TYPE D11E	11.015	27.540	303.353	2	606.706
83	TYPE D11E	11.340	27.540	312.304	22	6870.679
84	TYPE D11E	(10.825 + 10.925) /2	26.980	280.567	1	280.567
85	TYPE D11E	11.340	26.980	305.953	2	611.906
86	TYPE D11E	10.670	27.540	293.852	6	1763.111
87	TYPE D11F	8.95 x 22.445	[(27.325-22.445) x 8.950)] /2	222.657	1	222.657
88	TYPE D12	10.670	27.430	292.676	8	2341.425
89	TYPE E	10.450	21.340	223.003	33	7359.099
90	TYPE E	(10.450 + 12.980) /2	21.340	249.998	1	249.998
91	TYPE E	7.450 x 21.340	[(18.415+21.340) x (10.450-7.450)] /2	218.425	1	218.425
92	TYPE E	11.700 x 21.340	[(34.285-11.700) x 21.340] /2	490.660	1	490.660
93	TYPE E1	10.045	17.260	173.377	10	1733.767
94	TYPE E9	7.185 x 26.285	(13.530-7.185) x26.375	370.885	1	370.885
95	TYPE E9	(12.515 + 12.610) /2	27.430	342.651	1	342.651
96	TYPE E9	7.795	(23.225 + 23.360) /2	181.565	1	181.565
97	TYPE E9	7.795	(23.495 + 23.380) /2	182.617	1	182.617
98	TYPE E9	7.795	(23.495 + 23.630) /2	183.670	1	183.670
99	TYPE E9	7.795	(23.770 + 23.630) /2	184.742	1	184.742
100	TYPE E9	7.795	(23.770 + 23.910) /2	185.833	1	185.833
101	TYPE E9	7.795	(23.905 + 23.910) /2	186.359	1	186.359
102	TYPE E9	10.450	27.430	285.593	2	571.186
103	TYPE E9	10.450	(27.370 + 27.400) /2	286.187	1	286.187
104	TYPE E9	10.450	(27.325 + 27.400) /2	286.484	1	286.484
105	TYPE E10	12.000 x 21.850	[(29.760-21.650) x 12.000)] /2	306.443	1	308.443
106	TYPE E10	12.000 x 13.485	[(21.650-13.485) x 12.000)] /2	210.812	1	210.812
107	TYPE F	10.450	21.340	223.003	64	14272.192
108	TYPE F	10.500	21.340	224.070	22	4929.540
109	TYPE F	14.890	21.340	317.753	1	317.753
110	TYPE H	8.450	14.950	126.328	20	2526.550
111	TYPE H	8.330 x 14.950	[(9.45-8.33) x 14.950] /2	132.905	1	132.905
112	TYPE H	8.125	15.500	125.938	11	1385.313
113	TYPE H	10.800	15.550	167.940	1	167.940
114	TYPE H	10.570	14.950	158.022	1	158.022
115	TYPE HA	7.335	19.875	145.783	20	2915.663
116	TYPE HB	8.320 x 25.840	[(26.350-25.840) x 8.320)] /2	208.132	1	218.138
117	TYPE HB	8.000 x 26.350	[(26.780-26.350) x 8.000)] /2	216.977	1	212.893
118	TYPE HB	8.000 x 26.780	[(27.330-26.780) x 8.000)] /2	221.075	1	215.926
119	TYPE HB	8.000	(27.330 + 27.360) /2	224.201	1	219.011
120	TYPE HB	8.550 x 27.380	[(19.180-8.550) x27.380)] /2	382.565	1	377.251
121	TYPE HC	8.000	27.540	220.320	6	1321.920
122	TYPE HC	7.900	(19.110 + 26.735) /2	197.127	1	197.127
123	TYPE HC	9.370	(12.695 + 19.110) /2	123.389	1	123.389
124	TYPE HC	8.870	(14.345 + 12.695) /2	120.418	1	120.418
125	TYPE HC	7.985	(15.690 + 14.345) /2	120.025	1	120.025
126	TYPE HC	8.295	(28.420 + 15.690) /2	181.841	1	181.841
127	TYPE HC	8.295	(29.285 + 28.420) /2	213.590	1	213.590
128	TYPE HC	10.130	(19.510 + 19.515) /2	197.633	1	197.633
129	TYPE HC	10.130	(19.525 + 19.515) /2	197.710	1	197.710
130	TYPE HC	10.130	(19.525 + 19.535) /2	197.788	1	197.788
131	TYPE HC	10.130	(19.540 + 19.535) /2	197.865	1	197.865
132	TYPE HC	10.135 x 14.700	[(10.135+3.015) x(19.540-14.700)] /2	180.922	1	180.922
133	TYPE HC	10.060	(17.845 + 17.855) /2	180.715	1	180.715
134	TYPE HC	10.130	(17.855 + 17.855) /2	180.893	1	180.893
135	TYPE HC	10.130	(17.865 + 18.255) /2	182.916	1	182.916
136	TYPE HC	10.130	(18.255 + 18.645) /2	186.876	1	186.876
137	TYPE HC	10.130	(19.000 + 18.645) /2	190.631	1	190.631
138	TYPE G	3.780 x 11.000	[(8.000-3.780) x 11.00] /2	66.932	1	66.932
139	TYPE G	4.560	11.000	50.160	137	6871.920
140	TYPE G	4.560 x 11.000	[(9.000-4.56) x 11.00] /2	73.415	1	73.415
141	TYPE G	4.780 x 11.000	[(9.555-4.780) x 11.00] /2	78.854	1	78.854
142	TYPE G	5.000	11.000	55.000	1	55.000
143	TYPE G	4.560 x 11.000	[(9.335-4.560) x 11.00] /2	76.455	1	76.455
144	TYPE G	4.835	10.400	50.284	4	201.136
			TOTAL NOS OF RESIDENTIAL PLOTS		731	169659.265
				Plot Area in acres (M)		41.924
		NURSING HOMES PLOT AREA DETAILS		AREA (Sq.Mt)		Acres
		Nursing Home-1		1057		0.261
		Nursing Home-2		1219		0.301
		TOTAL PLOT AREA OF NURSING HOMES (2 Nos) (N)		2276		0.562
		TOTAL AREA RESIDENTIAL PLOTS AND NURSING HOME PLOTS (P = M+N)				42.486

DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS	146	146
NPNL	183	183

POPULATION

NO. OF PLOTS OTHER THAN EWS =	585	x	13.5	7897.5
EWS PLOTS =	146	x	9	1314
TOTAL POPULATION**				9212
AVG. DENSITY	9212 / 86.3805	=	106.64	PPA

COMMUNITY FACILITIES

S.No.	COMMUNITY FACILITIES	REQUIRED	PROVIDED	Area	Total
1	Nursery School	2	2	0.2	0.40
2	Primary School (inc. Nursery School)	1	1	0.5	0.50
3	Taxi Stand	1	1	0.5	0.50
4	Milk Veg Booth	3	3		

GREEN AREA CALCULATION

DESCRIPTION	Population	Area in Sqm	Area in Sqm	Area (Acres)	Remarks
Required Green Area	9212	(@ 2.5 Sqm per person)	23028.75	5.692	
Proposed Green Area					
Green - G4			627.52	0.155	
Green - G5			1124.51	0.278	
Green - G6			635.68	0.157	
Green - G7			3673.49	0.908	
Green - G10			755.38	0.187	
Green - G12A			630.40	0.156	
Green - G16			1435.42	0.355	
Parks (1,2 and 3)			14861.48	3.673	
Proposed Green Area		TOTAL	23743.87	5.869	

DETAILS OF MAJOR PARKS

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
Park-1	5226.00	1.291
Park-2	4894.63	1.209
Park-3	4740.85	1.171
TOTAL	14861.48	3.672

DRAWING TITLE :- FLUSHING WATER SUPPLY LAYOUT

NOTE: ALL DIMENSIONS ARE IN METRE.

DEVELOPER:
EMAAR INDIA LTD.
FORMERLY KNOWN AS EMAAR MGF LAND LTD.

REVISED 'LAYOUT & PHASING' PLAN OF RESIDENTIAL PLOTTED COLONY IN SECTOR -66 & 65, GURUGRAM, HARYANA

(LICENSE NO. 97 OF 2010 DATED 18.11.2010, LICENSE NO. 41 OF 2011 DATED 03.05.2011 & LICENSE NO. 101 OF 2023 DATED 06.05.2023 & LICENSE NO. 265 OF 2023 DATED 31.12.2025)

OWNER'S SIGN. | ARCHITECT'S SIGN. | SCALE | N