AIPL Joy Gallery Sector 66, Gurugram, Haryana

Advance India Projects Limited

Project Report

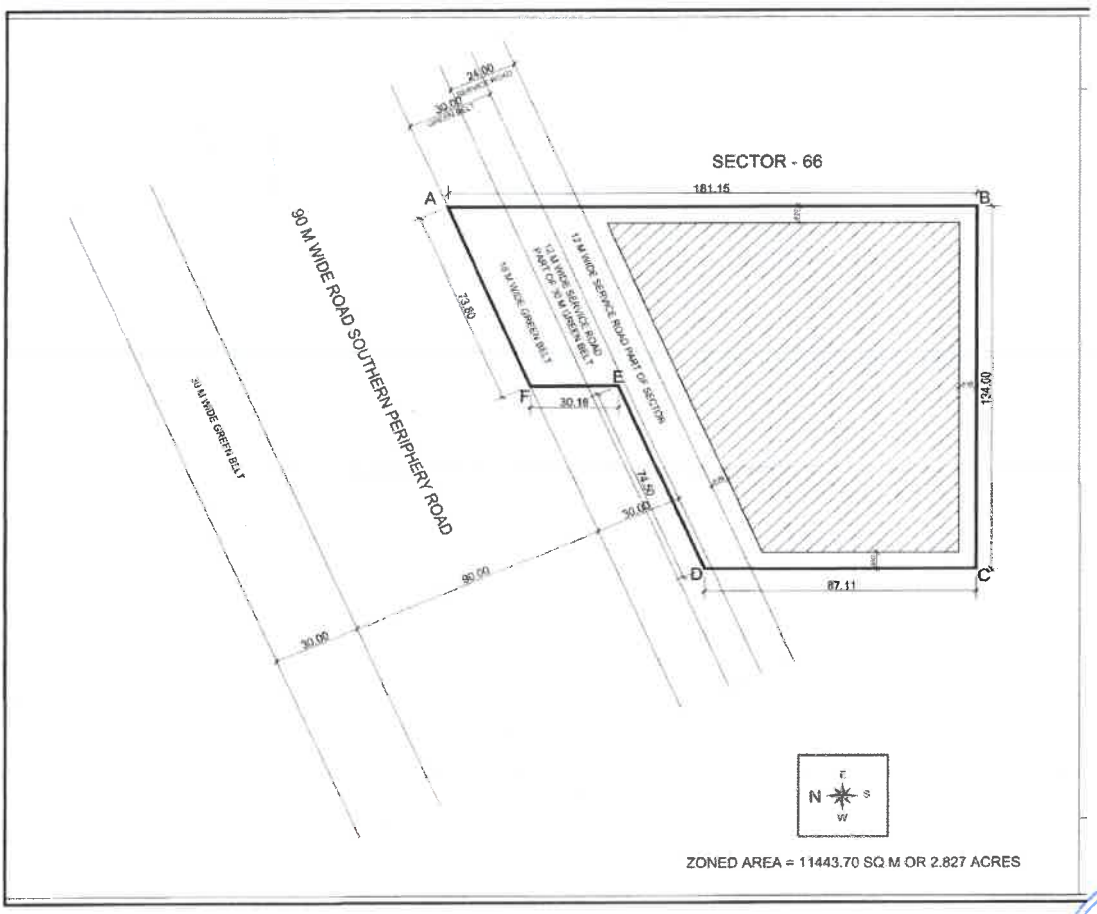
COMPANY BACKGROUND

Advance India Projects Limited (AIPL) is a prominent development firm that specializes in providing a diverse selection of residential, commercial, and retail properties in handpicked locations across Delhi (NCR), Punjab, Rajasthan, and Maharashtra.

Over the course of more than three decades, AIPL has experienced significant growth and consistently delivered top-notch developments characterized by innovation and excellence. Notably, we have achieved great success in creating, overseeing, and pioneering commercial spaces for over 80 multinational corporations and Indian corporates, all accommodated within our landmark commercial projects in Delhi-NCR.

PROJECT DETAIL

LOCATION: This commercial complex site is located within the commercial Sector 66, Gurugram, Haryana.



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LAND DETAIL

R.C. Sood and Co. Private Limited has obtained license under the provisions of The Haryana Development and Regulation of Urban Areas Act 1975 and rules 1976 thereunder with the directorate of Town and Country Planning, Haryana and obtained license bearing No. 197 of 2008 dated 05.12.2008 for Khewat/Khata No. 634/764, Rect. No. 23 Killa No. 7 (8-0), 13 (8-0), 4 (8-0), 3 (4-0)min, Khewat/Khata No. 635/768, Rect. No. 23, Killa No. 8/1 (0-16), 8/2 (7-4), 14 (8-0), total Rakba 44 Kanal 0 Marla situated in the village Badshapur, Tehsil & District Gurgaon vide sale deed vasika no. 9121 dated 16.03.1992.

Revised Zoning plan was approved vide DRG No. DTCP- 11393 dated 27.08.2025 from the Directorate of Town & Country Planning, Haryana. Thereafter the revised building plans of the project have been sanctioned by Directorate of Town & Country Planning, Haryana vide Memo No. ZP-572-IV/PA(DK)/2026/1849 dated 15.01.2026.

Part Occupation Certificate for the Retail area is received on 09.05.2024.

Total Area	4.418 Acres
Sanctioned FAR	4.3731
Built up Area	132327.209 Sq. mtr.
Carpet Area	53556.878 Sq. mtr.

The commercial project is located along a 90-meter sector road in Sector-66, Gurugram. The licence holder and developer signed a Development Agreement on 31.12.2018 for the development of the project. Advance India Projects Limited applied for RERA registration in 2020 and obtained RERA Registration No. 20 of 2020, dated 17.08.2020. The developer has now filed for amendment in RERA registration as revied building plan.

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CONSULTANTS FOR PROJECT:-

Type of Consultants	Name of Consultants
Architect	M/s Design Forum International
Structure Consultant	M/s Vintech consultants Pvt. Ltd.
MEP Consultant	M/s Sanelac Consultants Pvt. Ltd.
Proof Consultant	TD Aneja

PROJECT COST:-

The total cost of the project is estimated at INR **80,179.70 Lacs** based on estimates made by the AIPL for various elements of the project. The different heads of the project cost are detailed in the exhibit given below:

EXHIBIT: - PROJECT COST	
Particular	**Amount (Lacs)**
Land Cost including Stamp Duty, Registration Charges	10,792.59
Cost of Construction	38,000.00
EDC & IDC	2,907.10
Internal Development Works	6,000.00
Miscellaneous Cost	22,480.00
Total Project Cost	**80,179.70**

Project Cost – Non-Construction Components				
S.N.	**Particular**	**Estimated Cost (Lacs)**	**Expenditure Incurred till Date (Lacs)**	**Balance Cost to be Incurred (Lacs)**
1	Land Cost including Stamp Duty, Registration Charges	10,792.59 lakh	10,442.93 lakh	349.66 lakh
2	External Development Charges (EDC)	2,594.21 lakh	2,594.21 lakh	0.00 lakh

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3	Infrastructure Development Charges (IDC)	312.89 lakh	312.89 lakh	0.00 lakh
4	Miscellaneous Cost	22,480.00 lakh	14,955.40lakh	7,524.60 lakh
Project Cost- Non Construction Components		**36,179.70 lakh**	**28,305.44 lakh**	**7,874.26 lakh**

Project Cost – Construction Components				
S.N.	**Particular**	**Amount (Lacs)**	**Expenditure Incurred till Date (Lacs)**	**Balance Cost to be Incurred (Lacs)**
1	Construction Cost of Tower	38,000.00 lakh	22,150.05 lakh	11,849.95 lakh
2	Development work and service cost	6,000.00 lakh	4,582.72 lakh	1,417.28 lakh
Project Cost – Construction Components		**44,000.00 lakh Rs**	**30,732.77 lakh**	**13,267.23 lakh**

Development Works and Services (Internal Development Works - IDW)		
S.N.	**Name of the Facility**	**Estimated Cost (Lacs)**
1	Internal Roads and Pavements	263.71 lakh
2	Water Supply system	379.27 lakh
3	Storm Water drainage	216.72 lakh
4	Sewerage system	162.54 lakh
5	Street Lighting	243.87 lakh
6	Electricity supply system	1,151.06 lakh
7	Security and firefighting	1,023.90 lakh
8	STP	162.54 lakh
9	Underground water tank	54.18 lakh
10	Rainwater harvesting	108.36 lakh
11	Electrical sub station	1,633.85 lakh
12	Construction of circulation road	600.00 lakh
Cost of Development Works and Services:		6,000.00 lakh



SOURCE OF FUNDS:-

The finance for the implementation of the project shall be arranged as detailed in the following exhibit:

EXHIBIT: - SOURCE OF FUNDS	
PARTICULAR	**AMOUNT (LACS)**
Equity	7,000.00
Unsecured Loan	26,000.00
Advance from Customers	47,179.70
TOTAL MEANS OF FINANCE	**80,179.70**

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OTHER STATUTORY APPROVALS:-

The following is the status of statutory permissions from the various statutory authorities:

1.

Approvals/ NOCs from various agencies for connecting external services			
Sr. No.	**Facility**	**External/ connecting service to be provided by (Name the agency)**	**Approval no. and date**
1.	Roads	GMDA	Granted on date 01.03.2024
2.	Water supply	GMDA	K-24061013 dated 09.07.2024
3.	Sewage disposal	GMDA	71001 on dated 15.04.2019
4.	Storm & sewer water drainage	GMDA	Approved on dated 12.07.2024
5.	Electrical Load availability	DHBVN	Ch-02/CE-OP/DELHI/GGN-II/EP-208 dated 22.01.2026

2. **Details of statutory approvals.**

2.1 **Statutory approvals required prior to registration**

Sr. No.	Particulars	Approval no.	Date	Valid up to	Remarks
1.	License approval	197 of 2008	05.12.2008	04.12.2026	
2.	Site Plan	ZP-572-IV/PA(DK)/2026/1849	15.01.2026	14.01.2031	
3.	Zoning plan	DRG No. DTCP-11393	27.08.2025		
4.	Building Plan	ZP-572-IV/PA(DK)/2026/1849	15.01.2026	14.01.2031	
5.	Environment clearance	SEAC/HR/2024/233	20.02.2025	19.02.2035	

2.2 **Approvals either applied for or obtained prior to registration.**

Sr. No.	Particulars	Approval no.	Date	Valid up to	Remarks

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		1.	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2024/792/2734-37	05.09.2024	04.09.2032	-
		2.	Fire scheme approval	Revised applied	16.01.2026	-	-
		3.	Service plan estimates approval	Revised applied	22.01.2026	-	-

2.3 Mandatory approvals if applicable and required before the start of construction.

Sr. No.	Particulars	Approval no.	Date	Remarks
1.	Forest NOC	KUK-0KA-BAA0	22.03.2019	
2.	Natural conservation zone NOC	NA	NA	
3.	Tree cutting permission/ NOC	NJA-BDG-AGBU	10.07.2019	
5.	Forest land diversion	NA	NA	
6.	Power Line shifting NOC	NA	NA	
7.	Wildlife Clearance	NA	NA	

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OC Received on
09.05.2024
Amendment
filed
SMART WORLD
JOY GALLERY
MOTI MAHAL


← Amendment

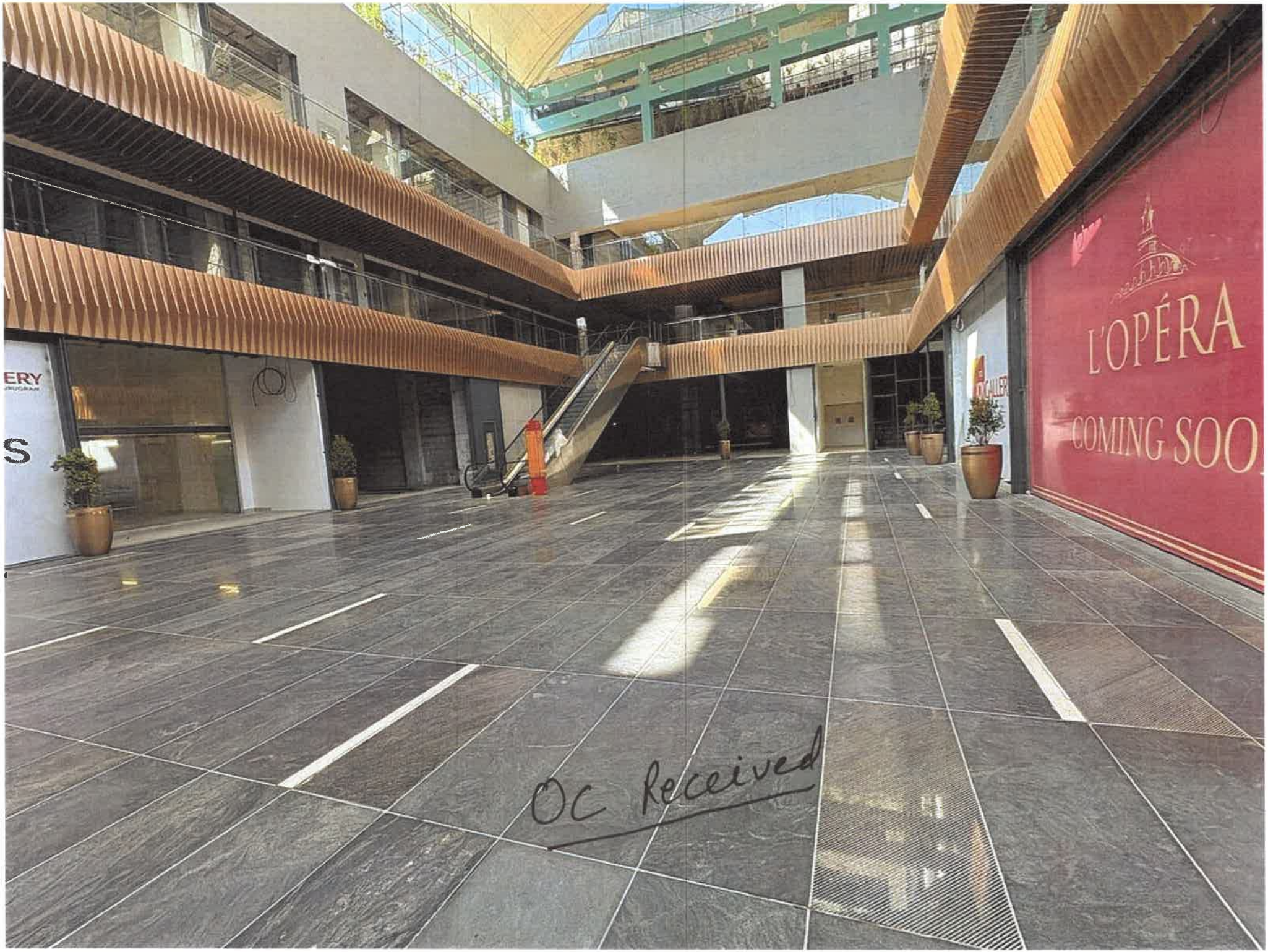

OC Received
Amendment


SMART WORLD
JOY GALLERY
MOTIMAHAL
OC Received
Amendment


Oc Received on 09.05.2024



OC Received


L'OPÉRA
COMING SOO
OC Received


OC Received



OC Received


DELIVERY HEADER
(SPR LOW ZONE)
FIRE WATER
TANK-3
CAP.160KL
40KL
20KL
OC Received


OC Received



OC Received