

# LANDMARK ONE



## PROJECT REPORT

**Promoters:** Landmark Apartments Pvt. Ltd.

Landmark House, Plot No 65,

Sec 44, Institutional Area

Gurugram

**LANDMARK ONE**

S. No.	Particulars	
1.	Name & Address of Developer	Landmark Apartments Pvt. Ltd. Landmark House, Plot No 65, Sector 44, Institutional Area Gurugram - 122003 Ph. : 0124-4850000 E-mail: info@landmarkgoc.com
2.	Status of Developer	Landmark group comprises of IT consulting, BPO and Land Development companies. Several real estate projects already completed by the Group, largest resellers of IT hardware and software products in North India for last several years. Offices in Delhi, Gurgaon, Chandigarh, Noida, Faridabad and New York.
3.	Location of Proposed Group Housing	Sector 67, Gurgaon
4.	Land Area	4.43702 Acres (Approx.)
5.	Status of land acquisition	The land is in the possession of the company.
6.	Means of Financing the Project	Approximately 60% of the total estimated cost of the project is going to be invested by the company through its internal sales and other sources, the rest of the 40% will be invested by the sister companies of the group, promoters of the project, banks and external investors/homebuyers.
7.	Time frame for the proposed project to be operational.	The Developer proposes to complete the construction and other related activities by 2033.

8.	Connectivity to the proposed IT Park Colony	<p>The site is well connected with Golf Course Extension Road, Southern Peripheral Road (SPR), and NH-48. The sector provides smooth access to:</p> <ul style="list-style-type: none"> <li>• <b>Golf Course Road &amp; Cyber City</b> – approx. 15-20 mins</li> <li>• <b>Huda City Centre Metro Station</b> – approx. 15 mins</li> <li>• <b>IGI Airport</b> – approx. 30-35 mins</li> <li>• <b>Sohna Road &amp; Rajiv Chowk</b> – approx. 10-12 mins</li> </ul>
9.	Site Plan	Enclosed
10.	Whether land is allotted by HUDA / HSIIDC	No, the land is acquired by the company.
11.	Size of the Group Housing	4.43702 acres

## **BRIEF ABOUT COMPANY & PROMOTERS**

Landmark is a group that has set its mark in its category by its impressive portfolio. As a company with a perfectionist attitude delivers the best of IT solutions and lifestyle complexes and structures. The group came into existence sixteen years ago through the vision of highly motivated professionals and having offices in New Delhi & Gurgaon. The Group is committed in making its operations environmentally acceptable, on a scientifically established basis, while fulfilling customers' requirements for excellent quality, performance and safety. As such, the group has evolved an Environmental Policy, the aim of which is to do all that is reasonably practicable to prevent or minimize the risk of an adverse environmental impact arising from business operations while working with, in and around the nature. The Environmental Policy reflects the continuing commitment of the Management and Employees for sound Environment Management of its operations. The Policy applies to bidding, sub-contracting, designing, planning, execution, testing, delivering service or a product to the customer and handling complaints, if any. The Policy is thus applicable to all the companies, subsidiaries, associates and affiliate companies of the Group. **Landmark** is one of India's fastest growing businesses with diversified interests in IT, Hospitality and Real Estate.

Landmark Group is a premier real estate organization with a single minded focus to achieve pioneering myriads of feat in business with a mission to significantly positively impact the economic and social environment of India and the region.

The company is delivering large-scale as well as mixed-use real estate developments in India with a strategic focus on providing integrated retail and entertainment development. It continues to expand not only in terms of selective acquisition and construction but also in marketing and development of a wide range of projects that will transform the real estate landscape of India and the region.

Landmark Group has pioneered a number of commercial, residential and mixed-use concepts in India and has consistently risen to meet new challenges by virtue of its excellence and expertise. Landmark delivers ground-breaking projects that set a high

standard for the region and thereby maximizing its competitive advantage and position in the local market place.

In addition, the company is actively pursuing new locations to create different types of office space and shopping center formats helping to define the country's landscape in a more attractive manner that also provides added value to local communities. The cornerstone for each project will be to create residential, commercial, industrial and shopping centers that become a meeting point for the business and community and surpass every customer expectation for retail, office, residence and entertainment value.

As a leading property developer, the company offers a wide range of corporate investment and retail functions. This enables Landmark to understand and anticipate market needs and to extend added value advice to its business partners and stakeholders. As a leading real estate development company, Landmark's growth and success is led by an exemplary management and team which has made Landmark Group one of the region's most dynamic real estate development companies.

The Directors of the Company, Mr. Sandeep Chhillar & Mr. Dinesh Kumar are well qualified I.T. professionals. With sound financial backing, rich experience in real estate and I.T. field, and a clear vision they are well equipped to take the company to greater heights.

## **PROPOSAL**

Landmark Apartments Pvt. Ltd. proposes establishing an IT Park Colony at Gurgaon. The land admeasuring 4.43702 acres is acquired through outright purchase and is in the possession of the company which is located on a 60-meter-wide sector dividing road in Sector 67 of Gurgaon. The site is strategically located in the new commercial zone of Gurgaon. The total cost of the project shall be Rs 65666.94 Cr approx.

Haryana in General and Gurgaon in particular has made rapid development in Industrial, commercial and retail areas. With its location close to Golf Course Extension Road, SPR and close proximity to international airport and commercial development, it is offering world class development for offices, corporate headquarters and Residential Apartments.

M/s Landmark Apartments Pvt. Ltd. is coming up with an IT Park Colony project named "Landmark One" situated in Sector 67, Gurugram, Haryana on a land parcel measuring 4.43702 acres. The project is strategically located in prime location of Sector 67, Gurugram surrounded by delivered Commercial Projects, group housing projects, schools, shops and major international & domestic airports etc. The project comprises of a sparkling tower with world class IT office spaces & Retail units built by renowned architects, engineers and a professional manpower, all governed by a team of qualified chartered accountants. The project will be a gated colony with tight security, ample vehicle parking space and other amenities like green area, huge atrium etc.

This project is developed by Landmark Apartments Pvt. Ltd.

The main features of the proposal are as follows:

* Location	Sector 67, Gurgaon
* Area	4.43702 Acres
* Total Built-up area	147961.456 Square meters
* Cost	65666.94 Crores (as per Annexure-I)
* IT Office Spaces	Multiple types
* Retail Shops	19 nos.
* Proposed Start of project	June 2026
* Completion of project	May 2033 Approx.

- \* The entire IT Park Colony shall have environment friendly features with covered parking for approx.. 1740 cars.
- \* The sewerage water recycling plants and energy efficient systems shall be installed.
- \* Provision for rain water harvesting and landscape & water bodies shall be made.

Gurgaon being part of the National Capital Region has fast developing tendency and Potential of fast growth. Further it has also started sharing the growing Industrial load of Delhi and Faridabad. In order to relieve the growing pressure of population in Delhi and NCR, it has been decided by the Haryana Govt. to promote new residential/Commercial sectors in Gurgaon.

Landmark Apartments Private Limited since its inception has been striving to create landmark buildings in the city of Gurgaon brought the state-of-art technology in the real estate industry the group has proposed to develop many office complexes which would be used by blue chip national companies as well as multinational companies. Customer satisfaction is the watch word of the group and its key progress.

The Group believes in the induction of modern techniques and materials in their operation. This translates into cost effective and state-of-art solution to the construction needs. The Group has a dedicated and experienced team of Engineers, Architects, Marketing professionals and support services groups. The Group's mission is to provide highest value for money coupled with international styling and design.

Apart from various upcoming projects the group has proposed to setup an IT Park Colony in Gurgaon, Haryana. The IT Park Colony is well connected to Golf Course Extension Road & SPR through Sector roads. The said IT Park Colony is planned to be developed in about 4.43702 acres of land in village Badshahpur, Sector 67, District Gurgaon. It is proposed that IT Park Colony shall consist of IT Office Spaces & commercial Spaces, organized green, buffer zones etc.

## **PROPOSED LANDMARK ONE – FEATURES**

### **Building Management System:**

Energy management system, Access control and Security systems, Automated Fire Alarm system, Public address system covers entire premises.

### **Separate Entry and Exit gates:**

It Park Colony will have separate Entry / Exit gates in order to cope up with traffic, for pedestrian, heavy / light vehicles and two wheelers. The uplift facility includes wider pavements for easy movements of vehicles / pedestrian, water fountain and decorative light / Illumination to match international standards in terms of safety / good ambiance.

### **WATER SUPPLY**

The source of water supply in this area is GMDA and fit for consumption. Moreover, the water is available with average yield at reasonable depth from the tube well. The provision taken in the estimate under the subhead tube well includes the cost of Pea gravel packing. The drilling of tube wells will be done. The rate of water supply per head/day has been taken as 25 liters for domestic use and 20 liters for flushing use.

### **STORM WATER DRAIN**

It has been proposed to lay underground pipe drains on the roads wherever possible to lay underground drains. The intensity of rain falls has been taken as 2" per hour. The internal storm water drains will be joined into existing drainage belt. The estimate for these closed drains has been included. Storm water Pipeline Sizes shall be taken as per requirement. Necessary provision for gully grating, kerbs and channels has been made in the estimate.

**Sewage Treatment Plant:**

As a measure of water conservation, Landmark will install a Treatment plant with ecofriendly/ modern technology to recycle the sewage water. The treated water will be utilized for Cooling towers makeup, gardening, toilet flush, etc. The internal sewer lines have been designed as per NBC 2016 guidelines. It has been assumed that about 80% of the domestic water supply and 100% of the Flushing water supply shall find its way into the proposed sewer. Sewer line has been designed to run half full three fourth full at peak flow as per HUDA Standard.

**Fire Protection System:**

There will be Fire protection system as per NBC 2016 covering the Entire premises.

**Parking:**

The IT Park colony features 4 levels of basement parking along with 7 levels of multi-level car parking, designed to comfortably meet the parking requirements of today's businesses. With this extensive parking infrastructure, clients and guests can always enjoy hassle-free access and ample parking availability.

**High Speed Elevators / Escalators**

Adequate number of high speed, high safety elevators, and escalators provided for occupants. There will be separate service elevators for the service providers.

**SPECIFICATIONS:**

The work will be carried out in accordance with the standard specifications of P.H. as laid down by the Haryana Govt.

**SPECIFICATION OF CONSTRUCTION****Specification of buildings including the following:**

1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	VITRIFIED TILES
2	WALL FINISHING DETAILS	ACRYLIC EMULSION PAINT
3	KITCHEN DETAILS	N.A.
4	BATHROOM FITTINGS	CERA/ HINDWARE OREQUIVALENT
5	WOOD WORK ETC	AS PER MARKET STANDARDS
6	DOORS AND WINDOS FRAMES	AS PER MARKET STANDARDS
7	GLASS WORK	AS PER MARKET STANDARDS
8	ELECTRIC FITTINGS	ISI MARK FITINGS
9	CONDUCTING AND WIRING DETAILS	ISI MARK FITINGS
10	CUPBOARD DETAILS	N.A.
11	WATER STORAGE	N.A.
12	LIFT DETAILS	JONSON OR EQUIVALENT
13	EXTERNAL GLAZINGS	AS PER MARKET STANDARDS
14	WINDOWS/GLAZINGS	AS PER MARKET STANDARDS
15	DOORS	AS PER MARKET STANDARDS
16	MAIN DOORS	AS PER MARKET STANDARDS
17	INTERNAL DOORS	AS PER MARKET STANDARDS
18	AIR CONDITIONING	N.A.
19	ELECTRICAL FITTINGS	ISI MARK FITINGS
20	CNG PIPE LINE	N.A.
21	PROVISION OF WIFI AND BROADBAND FACILITY	N.A.
22	EXTERNAL FINISHING/COLOUR SCHEME	TEXTURE PAINT OR AS PERELEVATION
23	INTERNAL FINISHING	AS PER MARKET STANDARDS

**Annexure-I**

<b>Details of Total Project Cost</b>	
<b>Particulars</b>	<b>Amount (in lacs.)</b>
Land Cost	1171.46
Conversion Charges	12.71
License Fee	246.54
EDC	1260.08
IDC	66.91
Construction Cost	44594.40
IDW Cost	5224.40
Administrative Cost	2825.00
Renewable of Approvals	1716.32
Cess & Taxes	1613.00
Marketing	3840.17
Any other	3095.95
<b>Total Project Cost</b>	<b>65666.94</b>