

**AREA DETAIL INCLUDING THE LICENSED LAND OF 18.475 ACRES**

A- Earlier licensed granted (License No. 14 of 2021)	= 6.40625 Acres
B- Earlier addl licensed granted (License No. 130 of 2022)	= 11.40 Acres
C- Applied additional Land area	= 0.66875 Acres
D- Total Licensed area & applied addl. Land are (A+B+C)	= 18.475 Acres
E- Net planned area	= 18.475 Acres

DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		18.47500	74765.55
PERMISSIBLE G.C.	35.00%	6.47	26167.94
PERMISSIBLE F.A.R	1.50		112148.33
PROPOSED G.C.	34.99%		25160.10
PROPOSED F.A.R.	1.4995		112114.72
TOTAL NO. OF PLOTS			233.00
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			4.29
PERMISSIBLE PARKING/ OPEN SPACE/	65.00%	12.009	48597.61
PROPOSED PARKING/ OPEN SPACE/	65.01%	12.011	48605.45

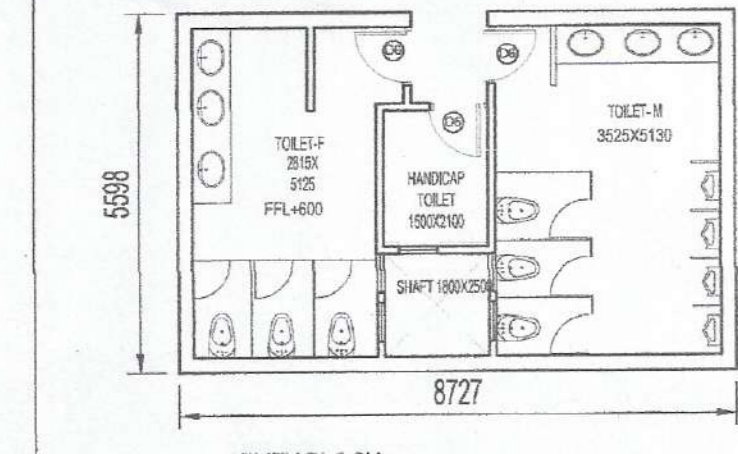
PLOT AREA DETAIL- LICENSE NO. 14 OF 2021 (ALREADY APPROVED)					
PLOT NO.	PLOT DIMENSIONS (IN METRE)	PLOT AREA (IN SQM)	NOS. OF PLOTS	TOTAL PLOT AREA/GC (IN SQM)	TOTAL FAR PROPOSED (IN SQM)
<b>BLOCK A</b>					
PLOT A01 TO A26	6.00 X 20.00	120.00	26	3120.00	13371.43
<b>TOTAL A TYPE</b>					
<b>BLOCK B</b>					
PLOT B01 & B21	12.30 X 15.00	184.50	2	369.00	1581.43
PLOT B02-B20 & B22-B40	6.00 X 15.00	90.00	38	3420.00	14657.14
<b>TOTAL B TYPE</b>					
<b>BLOCK C</b>					
PLOT C01-C12 & C18-C20	6.00 X 18.00	108.00	15	1638.00	7011.43
PLOT C21-C27	6.00 X 17.50	105.00	5	525.00	2250.00
<b>TOTAL C TYPE</b>					
<b>TOTAL OF LICENSE NO. 14 OF 2021 (ALREADY APPROVED) (A)</b>					
86.00 9070.00 38871.43					

PLOT AREA DETAIL- LICENSE NO. 130 OF 2022 (ALREADY APPROVED)					
PLOT NO.	PLOT DIMENSIONS (IN METRE)	PLOT AREA (IN SQM)	NOS. OF PLOTS	TOTAL PLOT AREA/GC (IN SQM)	TOTAL FAR PROPOSED (IN SQM)
<b>BLOCK D</b>					
PLOT D01 - D10 & D14 - D37	6.00 X 18.00	108.00	34	3672.00	15797.14
PLOT D11	12.00 X 12.00	144.00	1	144.00	617.14
PLOT D12	10.00 X 12.00	120.00	1	120.00	514.29
PLOT D38	206.17 X 1	206.17	1	206.17	893.59
<b>TOTAL D TYPE</b>					
<b>BLOCK E</b>					
PLOT E01	220.00 X 1	220.00	1	220.00	942.86
PLOT E02 - E12	6.00 X 18.00	108.00	11	1188.00	4525.71
PLOT E13 - E21	6.00 X 18.00	108.00	8	864.00	3291.43
<b>TOTAL E TYPE</b>					
<b>BLOCK F</b>					
PLOT F01 - F10, F14 - F22 & F25 - F28	6.00 X 20.00	120.00	25	3000.00	12857.14
PLOT F23	7.00 X 15.00	105.00	1	105.00	480.00
PLOT F24	6.00 X 20.00	120.00	1	120.00	514.29
<b>TOTAL F TYPE</b>					
<b>BLOCK G</b>					
PLOT G01 - G02 & G22 - G23	6.00 X 16.50	99.00	4	396.00	1697.14
PLOT G03-G12, G14 - G21 & G34 - G44	6.00 X 21.50	129.00	29	3741.00	16002.86
PLOT G13 & G24	6.00 X 18.00	108.00	2	216.00	822.86
PLOT G25 TO G32	6.00 X 19.00	114.00	8	912.00	3908.57
<b>TOTAL G TYPE</b>					
<b>BLOCK H</b>					
PLOT H01	165.87 X 1	165.87	1	165.87	710.87
PLOT H02 TO H03	7.00 X 17.00	119.00	2	238.00	1020.00
H04	216.00 X 1	216.00	1	216.00	925.71
PLOT H05 TO H12	6.00 X 18.00	108.00	8	864.00	3702.86
<b>TOTAL H TYPE</b>					
<b>TOTAL OF LICENSE NO. 130 OF 2022 (ALREADY APPROVED) (B)</b>					
189 16143.04 69184.46					

PLOT AREA DETAIL- Additional Land, 0.66875 Acres					
PLOT NO.	PLOT DIMENSIONS (IN METRE)	PLOT AREA (IN SQM)	NOS. OF PLOTS	TOTAL PLOT AREA/GC (IN SQM)	TOTAL FAR PROPOSED (IN SQM)
<b>BLOCK J</b>					
J01	(5.01+13.338) x 9.15 x 0.5	83.95	1	83.95	359.79
J02	(13.338+18.841) x 6.0 x 0.5	96.54	1	96.54	413.79
J03	(18.841+24.344) x 6.0 x 0.5	129.56	1	129.56	555.24
J04-J05	6.00 X 24.344	146.06	2	292.13	1251.98
J06	(24.344+19.492) x 6.0 x 0.5	131.51	1	131.51	563.61
J07	(19.492+14.651) x 6.0 x 0.5	102.43	1	102.43	438.97
J08	(14.651+9.845) x 10.775 x 0.5	110.96	1	110.96	475.52
<b>TOTAL (C)</b>					
8 947.06 4058.83					
<b>GRAND TOTAL (Already Approved + Proposed Additional) (A+B+C)</b>					
233 26160.30 112114.72					

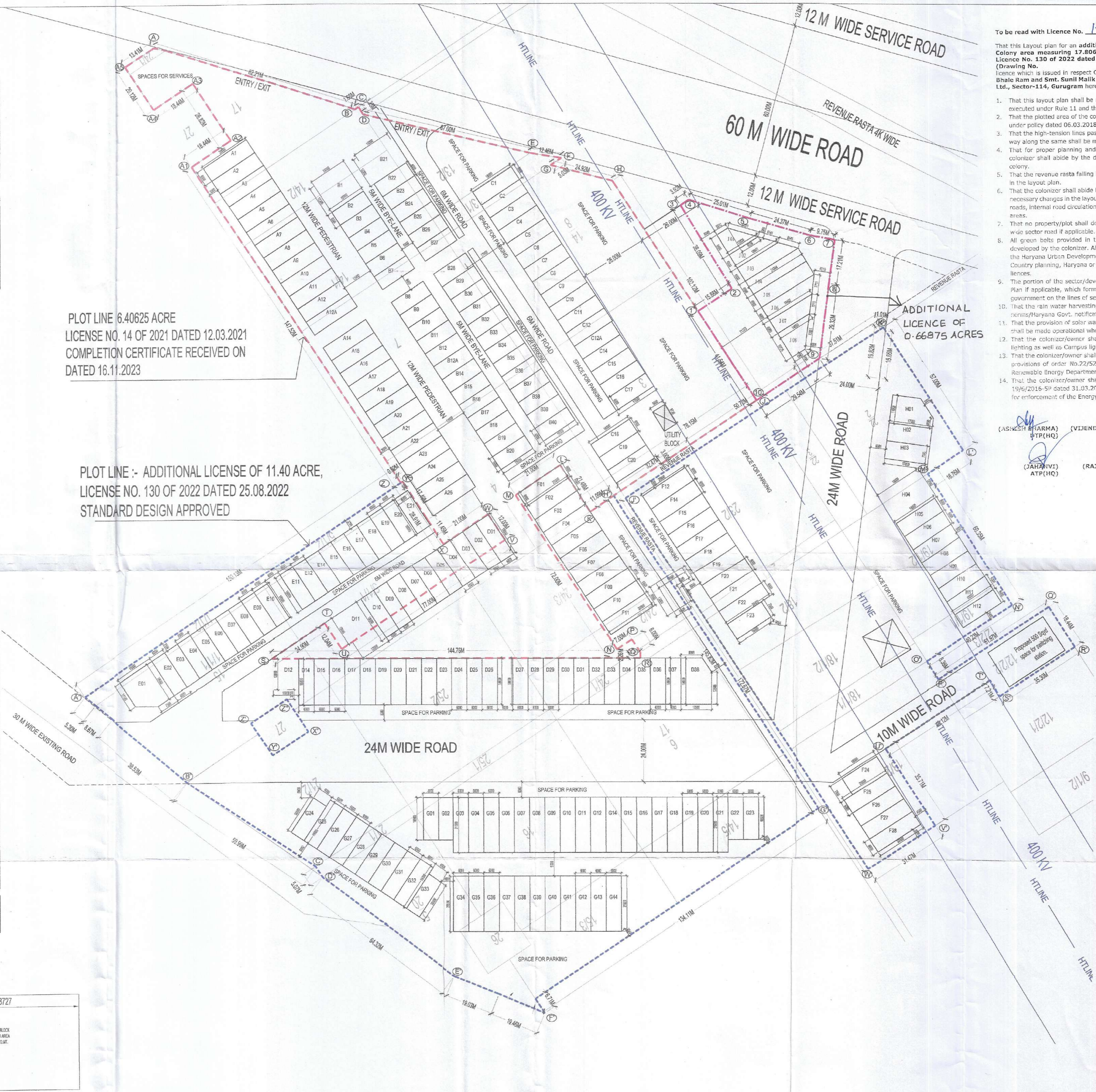
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
UTILITY BLOCK	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	48.86	1.00	48.86

UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.			
UTILITY BLOCK	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	48.86	1.00	48.86



PLOT LINE 6.40625 ACRE  
LICENSE NO. 14 OF 2021 DATED 12.03.2021  
COMPLETION CERTIFICATE RECEIVED ON  
DATED 16.11.2023

PLOT LINE :- ADDITIONAL LICENSE OF 11.40 ACRE,  
LICENSE NO. 130 OF 2022 DATED 25.08.2022  
STANDARD DESIGN APPROVED



To be read with Licence No. 175 of 2025 Dated 18-09-2025.  
That this layout plan for an additional area measuring 0.66875 acres in Commercial Plotted Colony area measuring 17.80625 acres (License No. 14 of 2021 dated 12.03.2021 and License No. 130 of 2022 dated 25.08.2022), thereby making total site area 18.475 acres (Drawing No. DTCP-1114 dated 14-09-2025) comprising of Bhai Ram and Smt. Sunil Malik W/o Vijender Singh Malik in collaboration with Emaar India Ltd., Sector-114, Gurugram hereby approved subject to the following conditions:-

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
- 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.
- 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.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- 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.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licenses.
- The portion of the sector/development plan roads/green belts as provided in the Development Plan if applicable, which form part of the licensed 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.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- 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.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/1905-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(ASHISH BHARMA) ITP(HQ)  
(VIJENDER SINGH) STP(HQ)  
(SHUVNESH KUMAR) CTP(HR)  
(AMIT KHATRI, IAS) DTCP(HR)  
(JAHANVI) ATP(HQ)  
(RAJESH DUTT) SD(HQ)

**LEGEND**

- 400 KV HT LINE
- LICENSE OF 6.40625 ACRE, LICENSE NO. 14 OF 2021 DATED 12.03.2021 (COMPLETION CERTIFICATE RECEIVED)
- ADDITIONAL LICENSE OF 11.40 ACRE, LICENSE NO. 130 OF 2022 DATED 25.08.2022 STANDARD DESIGN APPROVED
- ADDITIONAL LICENSE OF 0.66875 ACRE

NORTH

PRINCIPAL ARCHITECT:

**ACPL** Infrastructure Management Planning  
ACPL Design Ltd.

PROJECT:-  
ADDITIONAL LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY (SCO) OF AREA MEASURING 0.66875 ACRES IN ADDITION TO LICENSE NO. 14 OF 2021 & LICENSE NO. 130 OF 2022 MEASURING 17.80625 ACRES (6.40625+11.40), TOTALING AREA MEASURING 18.475 ACRES FALLING IN VILLAGE BAJGHERA, SECTOR-114, GURUGRAM, HARYANA BEING DEVELOPED BY BAILIWICK BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAAR INDIA LTD (FORMERLY KNOWN AS EMAAR MGF LAND LTD).

EMAAR INDIA LIMITED  
KULMEET BHANGARIT ARCHITECT CA/97/21741  
ARCHITECT'S SIGN

DRAWING TITLE: LAYOUT PLAN  
DRAWING NO. A-1 SCALE: 1:750

NOTE: THE PARKING AREA SHALL NOT BE SOLD IN ANY MANNER WHATSOEVER.