

EMAAR INDIA

March 16, 2021

To

Executive Engineer
Division - V
HSVP, Gurugram

Subject: Approval of Service Plan / Estimate of Commercial Plotted Colony over an area measuring 6.40625 acres falling in the revenue estate of village Bajghera, Sector-114, District Gurgaon.

Dear Sir,

We have been issued licence No. 14 of 2021 dt. 12/03/2021 to develop a Commercial Plotted Colony on land measuring 6.40625 Acres Village Bajghera, Sector-114, Gurugram by Directorate of Town & Country Planning, Haryana, Chandigarh, vide Memo No. LC-4263/Asstt. (MS)/2021/6768 dt. 15/03/2021 (Copy enclosed).

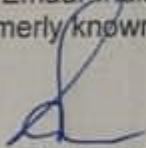
We are submitting herewith the Service Plan / Estimate (in triplicate) of the Commercial Plotted Colony for approval.

It is requested that the same may please be processed.

Thanking you,

Yours faithfully,

For Emaar India Limited
(formerly known as Emaar MGF Land Ltd.)


(Purushottam Grover)
Authorised Signatory

Encl: As above.


16/03/21

Executive Engineer
HUDA Division No. V
GURGAON

EMAAR INDIA LIMITED
(Formerly Emaar MGF Land Limited)

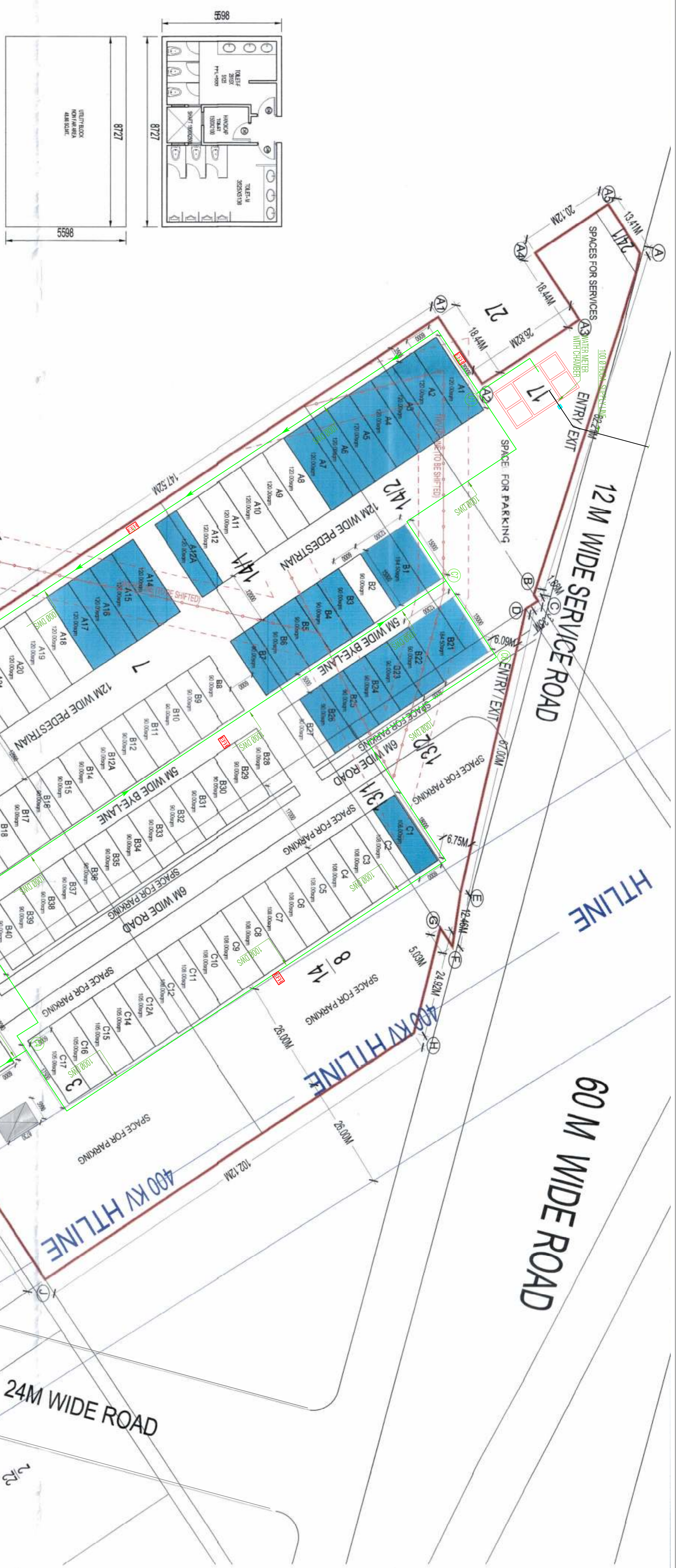
EMAAR BUSINESS PARK, MG ROAD, SIKANDERPUR CHOWK, SECTOR 28, GURUGRAM - 122002, HARYANA.

WITHIN INDIA: 1800 103 3643 (TOLL FREE) | INTERNATIONAL: +91 124 441 6306 (STANDARD ISD RATES APPLICABLE) | EMAIL: FEEDBACK@EMAAR-INDIA.COM

BOARD NUMBER: +91 124 442 1155 | FAX: +91 124 479 3401

REGISTERED OFFICE: 306-308, SQUARE ONE, C-2, DISTRICT CENTRE, SAKET, NEW DELHI - 110 017. TEL: +91 11 4152 1155

CIN: U45201DL2005PLC133161 | EMAIL: ENQUIRIES@EMAAR-INDIA.COM | WWW.EMAAR-INDIA.COM



AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ. MT.
SITE AREA		6.40625	25925.1328
PERMISSIBLE G.C.	35.00%	2.24	9073.790
PERMISSIBLE F.A.R	1.50	38887.6992	9070.00
PROPOSED G.C.	34.99%		9070.00
PROPOSED F.A.R.	1.50	38871.46	86.00
TOTAL NO. OF PLOTS			4.29
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ. MT. OF GROUND COVERAGE			
PERMISSIBLE PARKING/ OPEN SPACE/ SERVICES	65.00%	4.16406	16851.3863
PROPOSED PARKING/ OPEN SPACE/ SERVICES	65.01%	4.16500	16855.1328

BLOCK SUMMARY				
BLOCK NAME	PILOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R
BLOCK-A	PILOT A1-A26	26	3120.00	13371.44
BLOCK-B	B1-B46	40	3789.00	16238.58
BLOCK-C	C1-C15	20	2161.00	9261.44
TOTAL		86	9070.00	38871.46

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

BLOCK-A AREA DETAIL			
PILOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PILOT A1-A26	120.00	26	3120.00
TOTAL			3120.00

BLOCK-B AREA DETAIL			
PILOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PILOT B1-B46	3420.00	38	3420.00
PILOT B1-B20 & B22-B40	90.00	38	3420.00
TOTAL			3789.00

BLOCK-C AREA DETAIL			
PILOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PILOT C1-C12 & C18-C20	108.00	15	108.00
PILOT C12A-C17	105.00	5	525.00
TOTAL			2161.00

TOTAL SURFACE PARKING - 87CARS

(S.K. SEHRAWAT) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (JITENDER SHAG) CTP (HR)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ)
 (RAHUL SINGLA) ATP (HQ)

FREETED SCOT'S SHOWIN THUS

ACPL

APPL Design Ltd

PROJECT: COMMERCIAL PLOTTED COLONY (RESIDING) AT GATE NO. 1, CROSS FULING IN VILLAGE BUDGHER, SECTOR-11, GROUND FLOOR, PARTIAL SUBDIVISION OF B1 BUILDING BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH BAWANA P&L LTD.

DATE: 15/01/2023

SCALE: 1:500

LEGEND

- 11 KV HT LINE
- 400 KV HT LINE
- BOUNDARY LINE
- Plots freed for construction till removal of 11 KV LT Lines

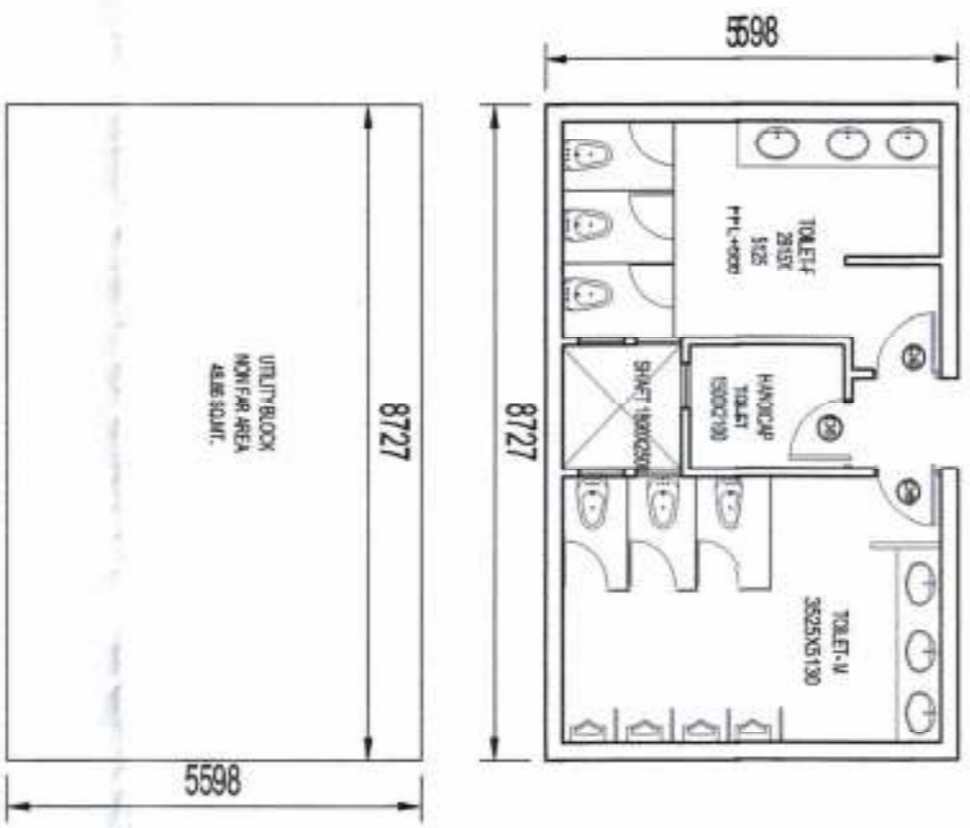
LEGEND:-

- WATER METER WITH CHAMBER
- ISOLATION VALVE
- DOMESTIC WATER SUPPLY LINE
- EXTERNAL FIRE HYDRANT
- AIR RELEASE VALVE
- VALVE WITH CHAMBER

ARCHITECTS SIGN

DOMESTIC WATER SUPPLY SCHEME

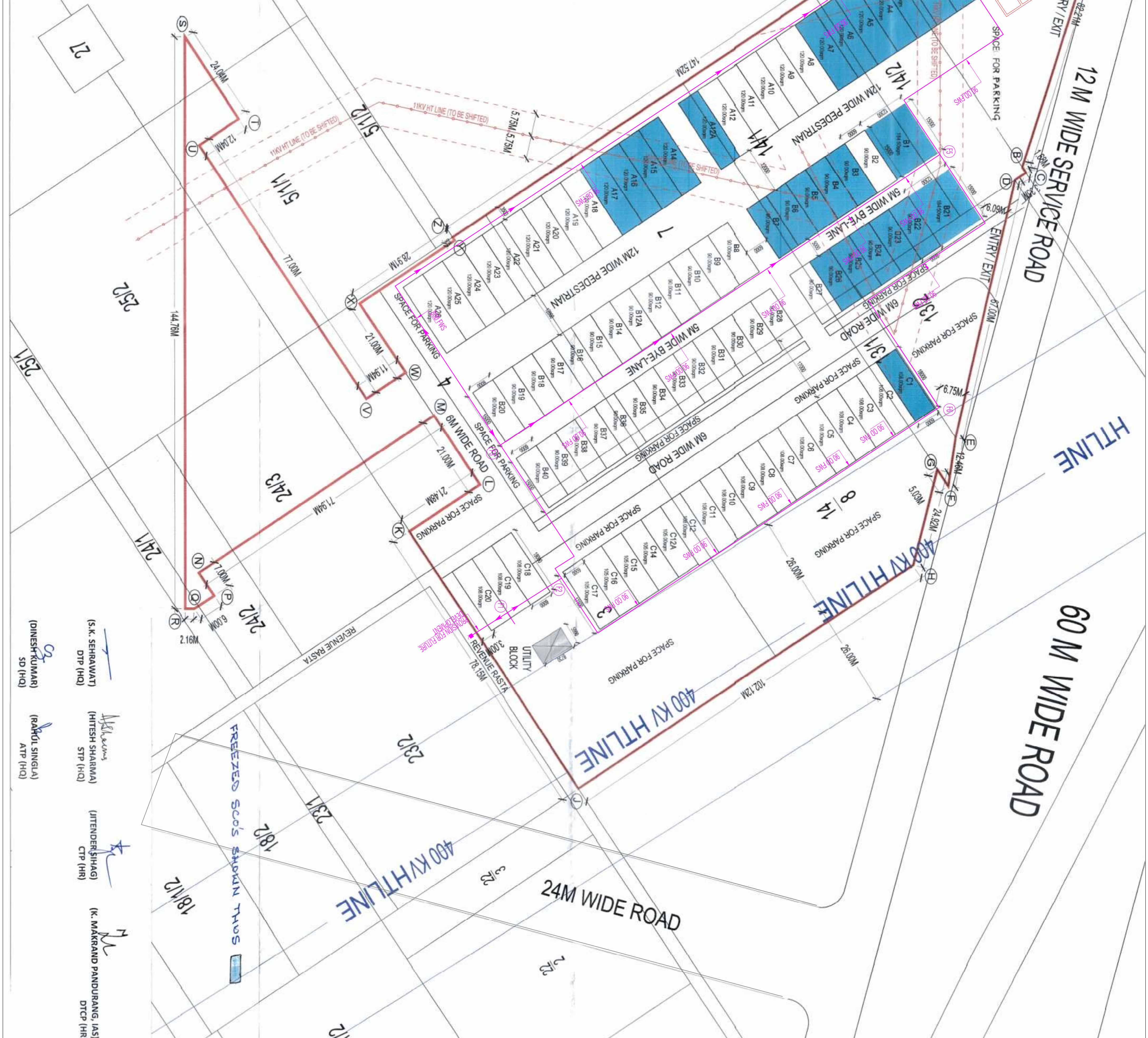
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AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ. MT.
SITE AREA		6.40625	25925.1328
PERMISSIBLE G.C.	35.00%	2.24	9073.790
PROPOSED F.A.R.	1.50	38887.6992	9070.00
PROPOSED G.C.	34.99%	38871.46	9070.00
PROPOSED F.A.R.	1.50	38871.46	9070.00
TOTAL NO. OF PLOTS			86.00
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			
PERMISSIBLE PARKING / OPEN SPACE/ SERVICES	65.00%	4.16406	16851.3363
PROPOSED PARKING/ OPEN SPACE/ SERVICES	65.01%	4.16500	16855.1328

BLOCK SUMMARY				
BLOCK NAME	PLOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-A	PLOT A1-A26	26	3120.00	13371.44
BLOCK-B	B1-B46	40	3789.00	16238.58
BLOCK-C	C1-C15	20	2161.00	9261.44
TOTAL		86	9070.00	38871.46

UTILITY BLOCK - FREE FROM GROUND COVERAGE & E.A.R.			
UTILITY BLOCK	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
BLOCK-A AREA DETAIL	48.86	1.00	48.86
BLOCK-B AREA DETAIL	120.00	26	3120.00
BLOCK-C AREA DETAIL	90.00	40	3789.00
TOTAL	258.86	27	3167.86



LEGEND

- 11 KV HT LINE
- 400 KV HT LINE
- BOUNDARY LINE
- Plots freed for construction till removal of 11 KV LT Lines

LEGEND-

- EXTERNAL GARDEN HYDRANT BOX
- WATER METER WITH CHAMBER
- ISOLATION VALVE
- FLUSHING WATER SUPPLY LINE
- AIR RELEASE VALVE
- VALVE WITH CHAMBER

ACPL
ACPL Design Ltd

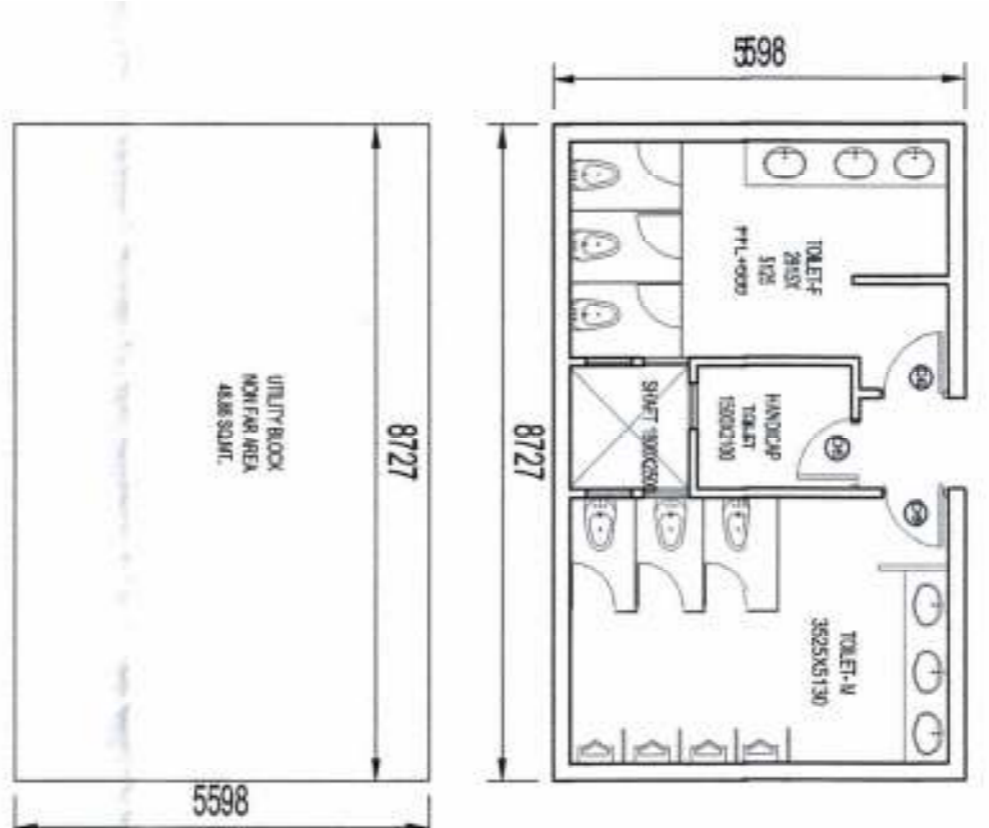
PROJECT: COMMERCIAL PLOTTED COLONY WEAVING & JAC'S ACRES FALLING IN VILLAGE BAGHERA, SECTION-14, GATE NO. 14, HARIYANA BEING DEVELOPED BY BALMUKY BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMARJEE LAND LTD.

DRAWING TITLE: FLUSHING WATER SUPPLY SCHEME

SCALE: 1:500

APPL
ARCHITECTS SIGN

STEPAN
ARCHITECTS SIGN



AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		6.40675	25975.1328
PERMISSIBLE G.C.	35.00%	2.24	9073.790
PERMISSIBLE F.A.R.	1.50	38887.6992	9070.00
PROPOSED G.C.	34.99%		38871.46
PROPOSED F.A.R.	1.50		96.00
TOTAL NO. OF PLOTS			4.29
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ. MT. OF GROUND COVERAGE			
PERMISSIBLE PARKING/ OPEN SPACE/ SERVICES	65.00%	4.16406	16551.3363
PROPOSED PARKING/ OPEN SPACE/ SERVICES	65.01%	4.16500	16555.1328

BLOCK SUMMARY			
BLOCK NAME	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R.
BLOCK-A	26	3120.00	13371.44
BLOCK-B	40	3789.00	16238.58
BLOCK-C	20	2161.00	9261.44
TOTAL	86	9070.00	38871.46

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

BLOCK-A AREA DETAIL			
PLOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT A1-A26	120.00	26	3120.00
TOTAL			3120.00

BLOCK-B AREA DETAIL			
PLOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT B1-B40	3420.00	40	3420.00
TOTAL			3420.00

BLOCK-C AREA DETAIL			
PLOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PLOT C1-C17	108.00	15	1636.00
PLOT C12A-C17	525.00	5	525.00
TOTAL			2161.00

TOTAL SURFACE PARKING - 87CARS



(S.K. SEHRAWAT) DTP (HQ)
 (HITESH SHARMA) STP (HQ)
 (JITENDER SHIAG) CTP (HR)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ)
 (RAHUL SINGLA) ATP (HQ)

FREZZED SCOD'S SHOWIN THUS

ACPL
Architects & Planners

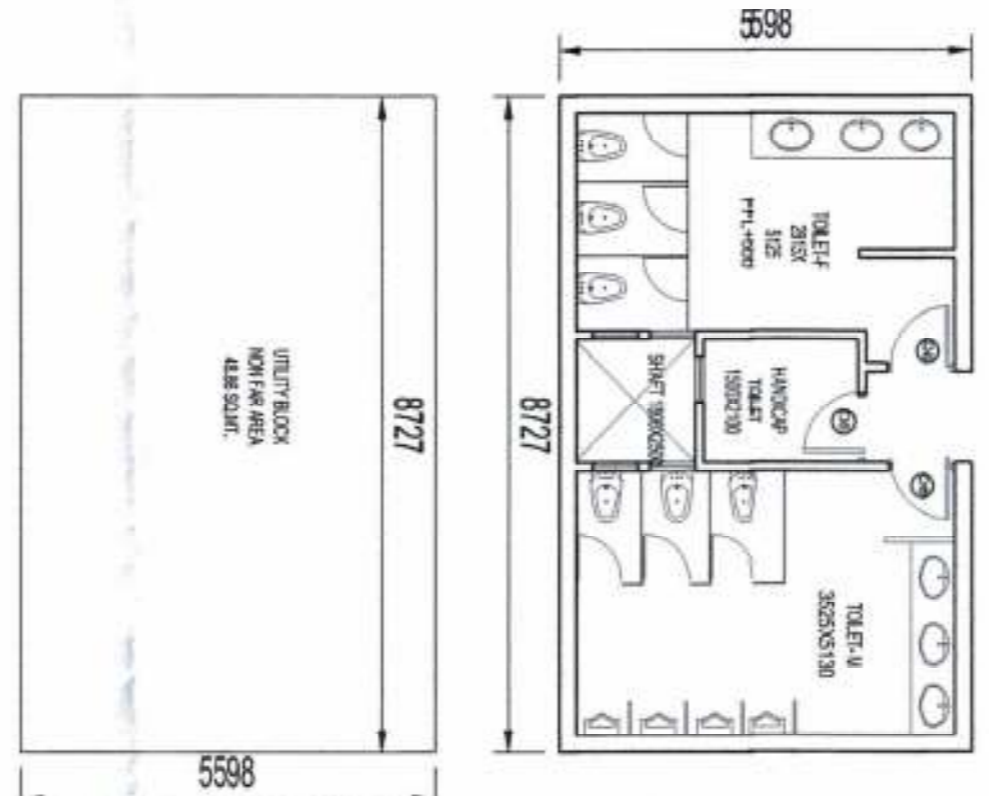
APPL Design Ltd
 10/10, Sector 14, Gurgaon, Haryana
 8154100000, 8154100001
 www.acpl.in

LEGEND

- 11 KV HT LINE
- 400 KV HT LINE
- BOUNDARY LINE
- Plots freed for construction
- till removal of 11 KV LT Lines

PROJECT: COMMERCIAL PLOTTED COLONY MEASURING LINES, CROSS FALLING IN VILLAGE BAUGHERA, SECTION-14, GURGAON, HARYANA BEING DEVELOPED BY BALIANKI SOLIDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMANUS LAND LTD.

DRAWING TITLE: SITE PLAN, ROAD SCHEME
 SCALE: 1:500
 DRAWING NO: EM-114489-06



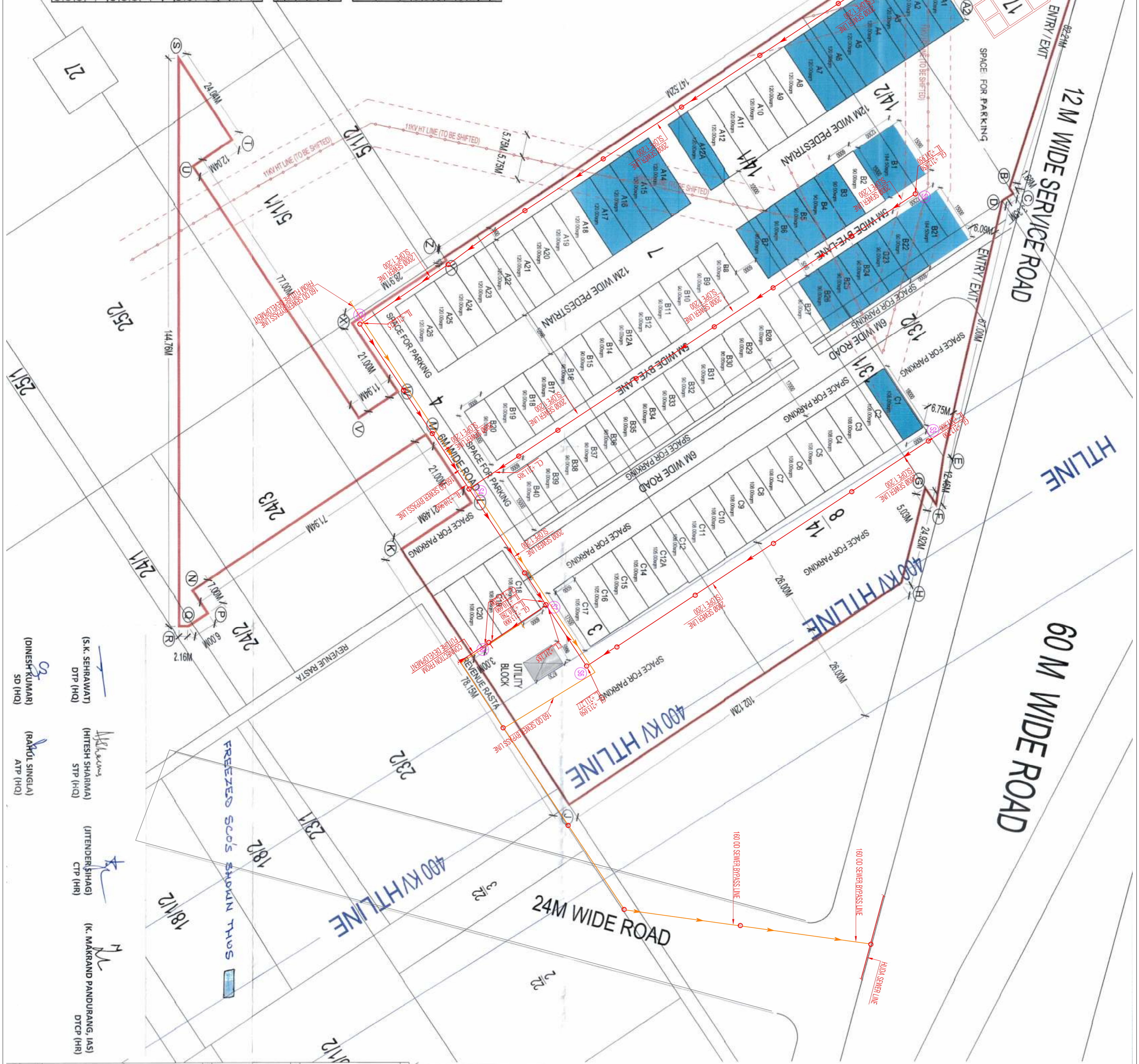
AREA DETAIL		
DESCRIPTION	FACTOR	SQ. MT.
SITE AREA		29925.1328
PERMISSIBLE G.C.	35.00%	9073.790
PERMISSIBLE F.A.R	1.50	38887.6992
PROPOSED G.C.	34.99%	9070.00
PROPOSED F.A.R.	1.50	38871.46
TOTAL NO. OF PLOTS		86.00
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ. MT. OF GROUND COVERAGE		4.29
PERMISSIBLE PARKING / OPEN SPACE/ SERVICES	65.00%	16851.3863
PROPOSED PARKING / OPEN SPACE/ SERVICES	65.01%	16855.1328

BLOCK SUMMARY				
BLOCK NAME	PILOT NO.	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R
BLOCK-A	PILOT A1-A26	26	3120.00	13371.44
BLOCK-B	B1-B46	40	3789.00	16238.58
BLOCK-C	C1-C15	20	2161.00	9261.44
TOTAL		86	9070.00	38871.46

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

BLOCK-A AREA DETAIL			
PILOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PILOT A1-A26	120.00	26	3120.00
TOTAL			

BLOCK-B AREA DETAIL			
PILOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PILOT B1-B46	184.50	2	369.00
PILOT B2-B40 & B22-B40	90.00	38	3420.00
TOTAL			



BLOCK-C AREA DETAIL			
PILOT NO.	AREA (SQ.MT.)	NO. OF PLOTS	TOTAL AREA
PILOT C1-C12 & C18-C20	108.00	15	1636.00
PILOT C12A-C17	105.00	5	525.00
TOTAL			

ACPL ARCHITECTS

APCP Design Ltd

PROJECT: COMMERCIAL PLOTTED COLONY/RESIDING AREAS CROSS TOLLING IN VILLAGE BOADER, SECTOR-14, GURGAON, HARYANA. SERVICES RENDERED BY BUILDING SERVICES PVT. LTD. AND OTHERS IN COLLABORATION WITH EMMAR INFRA LTD.

DATE: 11/01/2024

SCALE: 1:500

LEGEND:

- 11 KV HT LINE
- 400 KV HT LINE
- BOUNDARY LINE
- Plots freed for construction till removal of 11 KV LT Lines

LEGEND:-

- SEWER MANHOLE
- SEWER PIPE
- GROUND LEVEL
- INVERT LEVEL
- CONNECTION LEVEL

LEGEND:-

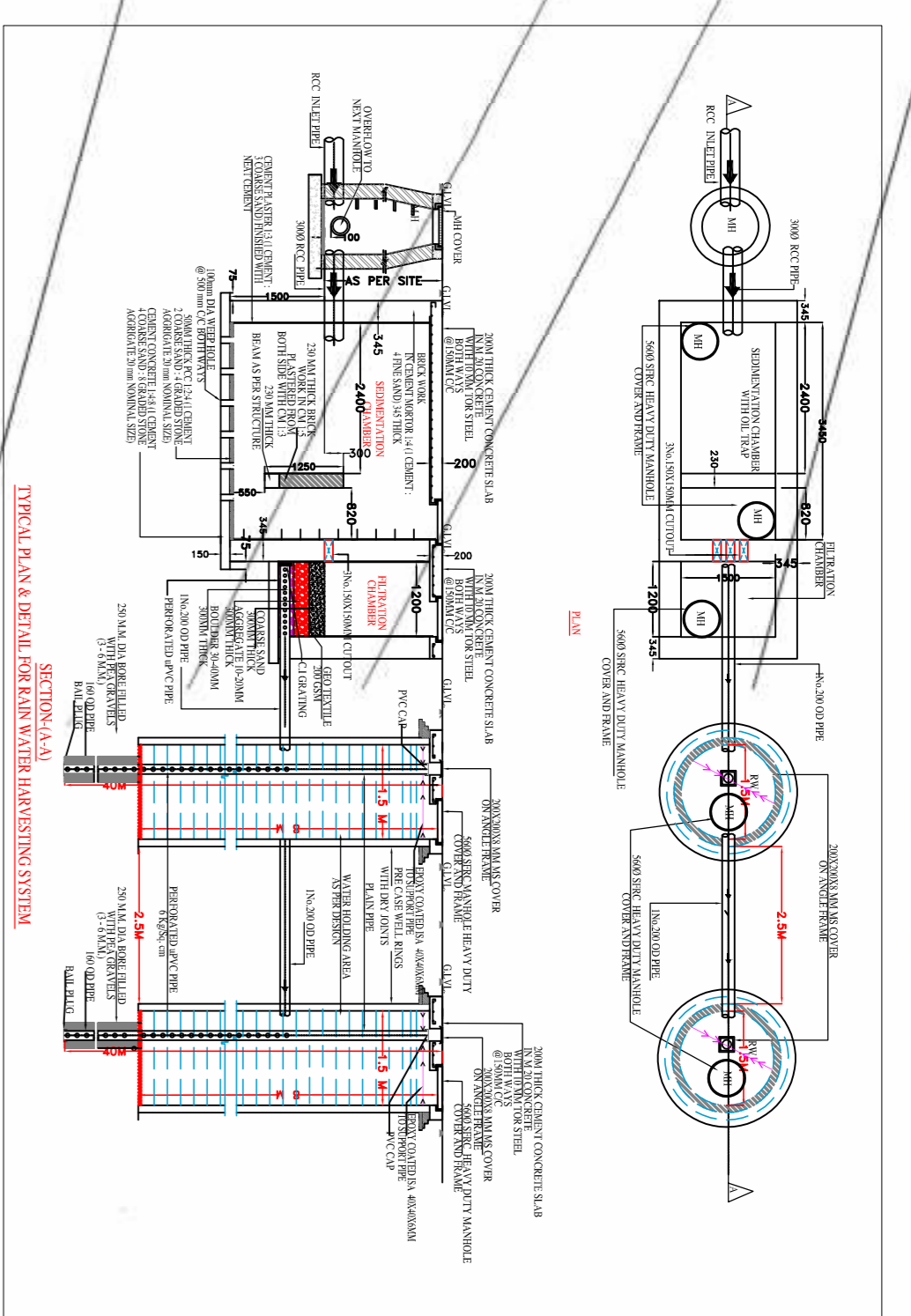
- 11 KV HT LINE
- 400 KV HT LINE
- BOUNDARY LINE
- Plots freed for construction till removal of 11 KV LT Lines

LEGEND:-

- SEWER MANHOLE
- SEWER PIPE
- GROUND LEVEL
- INVERT LEVEL
- CONNECTION LEVEL

LEGEND:-

- 11 KV HT LINE
- 400 KV HT LINE
- BOUNDARY LINE
- Plots freed for construction till removal of 11 KV LT Lines



LEGEND:-

	STORM MANHOLE
	STORM PIPE
	DE-SILTING CHAMBER
	RAIN WATER HARVESTING PIT
	GROUND LEVEL
	INVERT LEVEL
	CONNECTION LEVEL

LEGEND

	11 KV HT LINE
	400 KV HT LINE
	BOUNDARY LINE
	Plots freed for construction till removal of 11 KV LT Lines

AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		6.48675	25925.1328
PERMISSIBLE G.C.	35.00%	2.24	9073.790
PERMISSIBLE F.A.R	1.50	38887.6992	9070.00
PROPOSED G.C.		34.95%	38871.46
PROPOSED F.A.R	1.50	38871.46	95.00
TOTAL NO. OF PLOTS			4.29
RATIO OF F.A.R. DISTRIBUTION ON 1.0 SQ.MT. OF GROUND COVERAGE			
PERMISSIBLE PARKING/ OPEN SPACE/ SERVICES	65.00%	4.16406	16851.3863
PROPOSED PARKING/ OPEN SPACE/ SERVICES	65.01%	4.16500	16855.1328

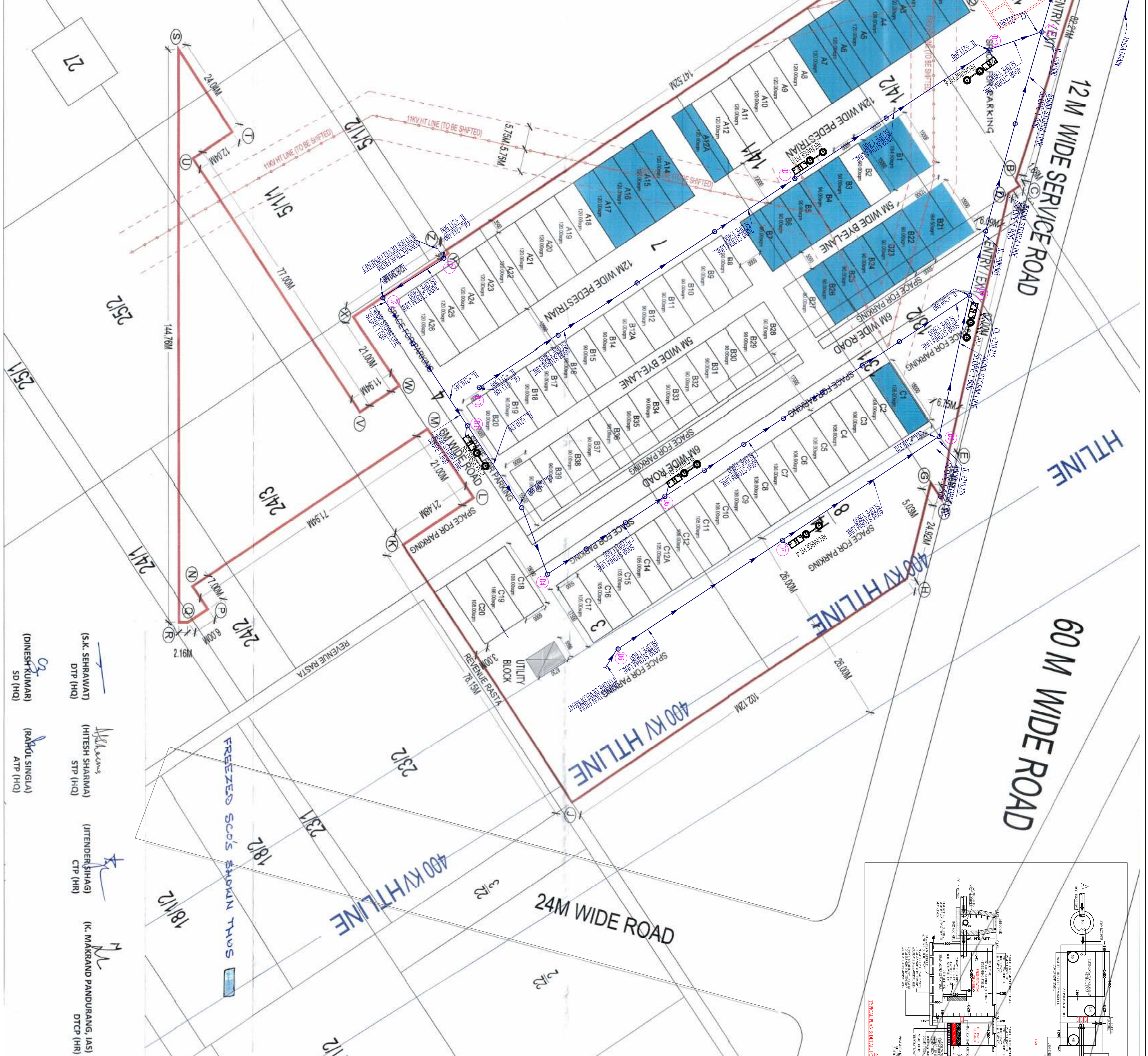
BLOCK SUMMARY			
BLOCK NAME	NO. OF PLOTS	PROPOSED G.C.	PROPOSED F.A.R
BLOCK-A	26	3120.00	13371.44
BLOCK-B	40	3789.00	16238.58
BLOCK-C	20	2161.00	9261.44
TOTAL	86	9070.00	38871.46

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

BLOCK-A AREA DETAIL			
NO. OF PLOTS	NO. OF PLOTS	TOTAL AREA	TOTAL AREA
120.00	26	3120.00	3120.00
TOTAL	26	3120.00	3120.00

BLOCK-B AREA DETAIL			
NO. OF PLOTS	NO. OF PLOTS	TOTAL AREA	TOTAL AREA
120.00	38	3420.00	3420.00
TOTAL	38	3420.00	3420.00

BLOCK-C AREA DETAIL			
NO. OF PLOTS	NO. OF PLOTS	TOTAL AREA	TOTAL AREA
108.00	15	1636.00	1636.00
TOTAL	15	1636.00	1636.00



ACPL
Architectural Consultants Pvt. Ltd.

APPL Design Ltd

PROJECT: COMMERCIAL PLOTTED COLONY MEASURING 6 ACRES, CROSS FALLING IN VILLAGE ENGLISH, SECTION-14, GURGAON, HARYANA BEING DEVELOPED BY BALIINDIA BUILDERS PVT. LTD. AND OTHERS IN COLLABORATION WITH EMAR MGF LAND LTD.

DATE: 15/08/2024

SCALE: 1:500

DRAWING TITLE: STORM WATER DRAINAGE SCHEME

DATE: 15/08/2024

PROJECT NO: EM-114DR-02

ARCHITECTS SIGN:

SEAL:

(S.K. SEHRAWAT) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(JITENDER SHAG) CTP (HR)
(K. MAKRAND PANDURANG, IAS) DTCP (HR)

(DINESH KUMAR) SD (HQ)
(RAHUL SINGHA) ATP (HQ)

FREEZED SCOD'S SHADIN THUS

TOTAL SURFACE PARKING - 87CARS