

# **DETAILED PROJECT REPORT CUM EXPLANATORY NOTE**

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## **AFFORDABLE GROUP HOUSING COMMERCIAL C1 (FF & SF)**

**LICENSE No. 73 OF 2014  
BEING SET UP ON AN AREA  
AD-MEASURING 1,692.66 SQM  
FORMING PART OF 47K-16M, i.e., 5.975 ACRES  
IN THE REVENUE ESTATE OF  
VILLAGE DHAMLAKA, SECTOR – 26 & 27,  
TEHSIL & DISTRICT REWARI, HARYANA**

**B. M. GUPTA DEVELOPERS PVT. LTD.  
BMG ELEGANT CITY, SECTOR - 26,  
GARHI BOLNI ROAD, REWARI – 123 401,  
HARYANA (INDIA)  
WEBSITE: <https://www.bmggroupindia.com>**

## **Company Profile**

**B. M. Gupta Developers Pvt. Ltd.** is a Company incorporated under the Companies Act, 1956 (No. 1 of 1956) as a Private Limited Company on 24<sup>th</sup> March 2008 by the Ministry of Company Affairs in the National Capital Territory of Delhi and Haryana with revised Corporate Identity Number (CIN)– U45400HR2008PTC103627 having its registered office situated at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector 26, Garhi Bolni Road, Rewari – 123 401, Haryana. The copy of the Certificate of Incorporation issued is enclosed.

The Company is a group company of '**BMG Group**', a renowned business house based in Rewari with diversified business interests ranging from Metals to Multiplex and from Retail to Real Estate. BMG group came into existence three decades ago with the manufacturing of Metal in year 1989, later it diversified into IT Services and Real Estate.

As one of the fastest growing Company in reality, the organization focuses on delivering finesse and quality. It has set a new benchmark in quality through its commercial project BMG Mall, which also happens to be the first shopping mall of Rewari.

Its innovative ideas are always technology focussed and the convictions of its highly qualified team of professional's helps superior project management and time bound delivery. Its business ethics have helped it win many discerning customers across segments. BMG Group is executing projects in both residential and commercial real estate sectors.

The most recent venture of the group is developing BMG Elegant City located at Sector 26 at Rewari. Elegant City opens door to the new world of urban lifestyle for the achievers of today. Compact, charming, cool and classy – the living quarters ooze out with oodles of luxuries. Right from gateway to the interiors, the township touches the heart with a rare warmth. With every possible amenity from daily conveniences to safety and security taken care of, the city of pleasures stands at an ideal location welcoming the dwellers to fulfil their aspirations and dreams. The management strongly believes in the theory of building a loyal customer base.

Strategically located off the Jaipur – Delhi highway, Rewari forms an all-important link intimately connecting to Delhi. Its proximity to Gurugram adds on to its ease of accessibility. With many industrial units and MNC's venturing in to Manesar, Chopanki, Khushkhera, Bhiwadi and Bawal, make the location pulsating with power. Soon Rewari is expected to witness tremendous upsurge in employment opportunities with the commencement of some major industrial projects in the region.

BMG Elegant City admeasures 52.218 acres which is licensed by Town & Country Planning Department, Haryana bearing License No. 35 of 2009 dated 11<sup>th</sup> July 2009 valid until 10<sup>th</sup> July 2025 along with additional license bearing License No. 135 of 2023 dated 26<sup>th</sup> June 2023 valid till 25<sup>th</sup> June 2028 measuring 5.9625 acres comprising of plotted component of 4.8125 acres and group housing component of 1.15 acres.

It is just 2 Km from the National Highway No. 48 (formerly NH-8) and is just 8 Km from the industrial hub of NCR, the Bawal Industrial Area. The City is 50 Kms from Gurugram and 70 Kms from the Indira Gandhi International Airport at Delhi.

The infrastructure development of the residential plotted colony has been completed and part completion granted by the Town & Country Planning Department, Haryana on 26<sup>th</sup> May 2016. The integrated township comprises of Schools, Nursing Homes, Independent Floors and Plots.

The integrated township also comprises of a Group Housing Colony on an area admeasuring 9.943 acres out of which Phase I of the Group Housing Colony, namely, Elegant Heights comprising of 2 & 3 BHK apartments on an area admeasuring 8.74068 acres has been completed. The building plans were lastly approved by the Town & Country Planning Department, Haryana vide Memo No. ZP-620/JD(NC)/2020/4517 dated 17<sup>th</sup> February 2020 and the construction of Blocks 2 to 9, club house and shopping complex as a part of the Group Housing complex and EWS have since been completed and the Occupation Certificate granted vide Memo No. ZP-620/AD(RA)/2021/8254 dated 26<sup>th</sup> March 2021.

The Phase II of the Group Housing Colony on an area admeasuring 1.20232 acres for which the building plans to enable construction of Tower 10, namely BMG Aspire have been approved vide Memo No. ZP-620/JD(NC)/2020/4517 dated 17<sup>th</sup> February 2020 and the construction work of Tower – 10 is in progress. The project has been registered with Haryana Real Estate Regulatory Authority vide Certificate No. HRERA-PKL-RWR-208-2020 dated 23<sup>rd</sup> July 2020 and is expected to be completed in 2025.

The Commercial portion, named as City Centre admeasures 1.68500 acres for which the building plans have been approved and the construction work of the super structure has been completed. The project finish work is in progress and is expected to be completed by end of first quarter of 2025. The project is located on the Garhi Bolni Road.

The Company keeping in mind the avenues India offers in the field of Real Estate specially offering ***“Housing for All @ 2022”*** diversified its activities by foraying in the Affordable Real Estate Sector and is currently also developing an Affordable Group Housing under Affordable Housing Policy 2013 of Haryana by the name of BMG Antriksh Towers on an area measuring 5.975 acres situated in Sector 26 & 27, Rewari has been licensed by Town & Country Planning, Haryana bearing License No 73 of 2014 dated 1<sup>st</sup> August 2014 valid until 26<sup>th</sup> September 2025.

The building plans of the Affordable Group Housing have been approved vide Memo No. ZP-1034/AD(RA)/2015/8610 dated 26<sup>th</sup> May 2015 and the construction of the project has been completed. The Occupation certificate of residential component, i.e., Towers 1 to 4 has been received vide Memo No. ZP-1034/PA(DK)/2022/31254 dated 14<sup>th</sup> October 2022 along with part Occupation Certificate of Commercial Component, i.e., Commercial C1 (Ground Floor only) and Commercial C2 has been received vide Memo No. ZP-1034-II/JD(RD)/2023/31512 dated 21<sup>st</sup> September 2023.

In order to give the allottees the diversity of products availability in the vicinity, the group decided to increase the number of shops by availing the benefit of increase in FAR of commercial from 4% to 8% of Net Planned Area allowed by DTCP, Haryana vide Policy Memo No. PF-27 (VOL-III)/2020/2-TCP/41 dated 04.01.2021 and accordingly got the Building Plans revised of Commercial C1 & C2 vide BR-III Memo No. ZP-1034 Vol-II/JD(NK)/2023/12868 dated 04.05.2023. As stated above the part OC of Commercial C1 (GF) and C2 has been received on 21.09.2023 and thus the registration of Commercial C1 (FF & SF) measuring 1,692.66 sqm is being developed as additional project.

Looking into the immense potential in the country for development of **‘Affordable Plotted Housing Colony’** the group also decided to foray in this space and develop a plotted housing colony under Deen Dayal Jan Awas Jojna (DDJAY) – 2016 of Haryana adjoining the Elegant City. The company has been issued a License No. 22 of 2021 dated 13<sup>th</sup> May 2021 for the land parcel admeasuring 12.70625 acres falling in Sector 26 & 27, Rewari which has been granted completion certificate for the residential component in August 2023.

To develop the entire area falling under Sector 26 & 27 of Rewari as a composite colony with the Residential Plotted Colony of 52.218 acres comprising of 9.943 acres as the regular Group Housing Colony and 1.685 acres as the Commercial, adjoined by the Affordable Group Housing on an area of 5.975 acres and further extended by Affordable Plotted Housing Colony on an area of 12.70625 acres under DDJAY, the company is now developing as Residential Plotted Colony under additional license no. 135 of 2023 to their original license no 35 of 2009 on an area admeasuring 5.96250 acres by consolidating the left out pockets to further improve the layout plan of the township addressing to the complete range of demography.

The Board of Directors of the Company as on date with their addresses, PAN Card and Aadhaar Card details are enlisted hereunder –

S. No.	Name & Address	Gender	Date of Birth	Aadhaar Card No.	PAN Card No.
1	Mr. Radhey Shyam Gupta (Director) S/o Sh. Braj Mohan Gupta R/o 8-L, Model Town, Rewari – 123 401, Haryana	Male	27-09-1951	XXXX XXXX 4029	AFSPG7799H
2	Mr. Vijay Kumar Gupta S/o Sh. Braj Mohan Gupta R/o 138, Sector - 3, Rewari – 123 401, Haryana	Male	14-07-1956	XXXX XXXX 4259	AFSPG7794L

3	Mr. Ripu Daman Gupta S/o Sh. Braj Mohan Gupta R/o 139, Sector - 3, Rewari – 123 401, Haryana	Male	06-07-1959	XXXX XXXX 6666	AFSPG7795M
4	Mr. Ravi Shanker Gupta S/o Sh. Braj Mohan Gupta R/o 439, Sector-3, Part – 1, Rewari – 123 401, Haryana	Male	28-01-1963	XXXX XXXX 4242	AFSPF7800D

The Authorized Share Capital of the Company is Rs. 8,00,00,000/- (Rupees Eight Crores only) divided into 80,00,000 (Eighty Lakh) Equity Shares of Rs. 10/- each Paid Up Capital as on date is Rs. 7,29,00,000/- (Rupees Seven Crores Twenty Nine Lakhs only) as reflected in the Company Master Data enclosed.

The PAN CARD No. of B. M. Gupta Developers Pvt. Ltd. is AADCB5204B, copy enclosed.

### **ABOUT REWARI**

Rewari is a city and a Municipal Council falling in the State of Haryana. It is in the extreme South of the State. Its distance ranges between 8 – 10 kilometres from Delhi – Jaipur National Highway No. 48 (formerly NH-8). It is situated between 27.52° - 28.50° North latitude and between 76.0° - 76.5° East longitude. Its distance from Gurgaon is approximately 51 Kms and from Delhi is 82 Kms. Rewari town is situated at the height of 241.95 meters above from the sea level.

Its geographical boundaries have District Jhajjar in its North, Mahendergarh District in its West and District Gurugram in its East and North – East directions. District Alwar of Rajasthan State touches the District Rewari in the South-East.

Rewari is connected by four National Highways –

- a. NH – 11 starting from Delhi – Jaipur NH – 48 and going to Narnaul – Jhunjhunu – Bikaner – Jaisalmer;

- b. NH – 48 (formerly NH – 8) connecting Delhi – Jaipur – Mumbai – Pune – Bangalore;
- c. NH – 352 (formerly NH – 71) connecting Narwana – Jind – Rohtak – Jhajjar – Rewari; and
- d. NH – 919 (formerly NH - 71B) between Rewari – Dharuhera – Sohna – Palwal

Delhi Mumbai Industrial Corridor project is a mega infrastructural project with financial and technical aid of Japan, connecting Delhi and Mumbai. It will initially link Rewari to Mumbai.

The population of Rewari is expected to increase considerably due to industrial growth of adjoining industrial estates of Bawal and Dharuhera and thus will attract in migration of population from surrounding districts.

The normal monsoon and annual rainfall of the district is 489 mm and 553 mm, respectively. The elevation of the water table in the district varies from 220 m to 280 m above MSL.

The final development plan has been notified vide Memo No. CCP (NCR)/RE/FDP/2020/492 dated 3<sup>rd</sup> June 2020.

## **PROJECT LOCATION**

The proposed project, i.e., additional 4% being developed as Commercial





Component forming part to License No. 73 of 2014 is located at Sector – 26 in Commercial C1 (First Floor and Second Floor) in the revenue estates of Village Dhamlaka in Tehsil and District Rewari, Haryana and has the connectivity through the existing internal roads as well as internal circulation road of 24 meter width passing through BMG Elegant City and also shall further have the connectivity to the proposed 45 meter wide Sector Road of Sector 26 and Sector 27 of Rewari apart from to the existing 45 meter wide Garhi Bolni Road at Rewari. The Google Map of the proposed site is appended as under –

### **LAND DETAILS**

B. M. Gupta Developers Pvt. Ltd. in view of amendment in the Haryana Building Code 2017 allowing the FAR falling under the lift shaft being considered only on the Ground Floor and the FAR on all other floors being exempted and further the amendment in the Affordable Housing Policy–2013 dated 19<sup>th</sup> August 2013 published vide Memo No. PF–27 (VOL-III)/2020/2–TCP/41 dated 4<sup>th</sup> January 2021 amending the clause 4(i)(d) allowing maximum area under Commercial Use as 8% of Net Planned Area at 175 FAR are now desirous of improving the commercial space and providing the option to have larger range of products to shop within the vicinity to the allottees of **“Affordable Group Housing Colony”** Licensed vide License No. 73 of 2014 by Directorate of Town & Country Planning, Haryana in the revenue estate(s) of Village Dhamlaka falling under Sectors – 26 & 27, Tehsil and District - Rewari, Haryana with the land details as under –

Land Schedule									
M/s B M Gupta Developers Private Limited									
Land Schedule for setting up of "Affordable Group Housing" of License No. 73 of 2014 being set up on an area ad-measuring 47K-16 M , i.e. 5.975 Acres Land in the Revenue VillageDhamlaka (Hadbast # 155), Sector-26 & 27, Tehsil & District Rewari, Haryana									
S.No.	Village	Khewat No.	Khatauni No.	Rectangle No.	Killa No.	Area			
						K	M	Share	Acres
1	Dhamlaka (Hadbast # 155)/ Jamabandi 2022-23	43	49	2//	15	10	0	Salem	1.250
					16	8	0		1.000
		25	29	2//	11	5	16	Salem	0.725
					12	8	0		1.000
					13/2	4	0		0.500
					14/2	4	0		0.500
					17	8	0		1.000
					Total		47	16	5.975

The land parcels ownership and title are in the name of Developer-cum-Land Owner as detailed hereinabove as per the revenue records, i.e., Jamabandi for the period 2022-23.

The total land for setting up of **"Affordable Group Housing Colony"** situated in the revenue estates of Village Dhamlaka (Hadbast No. 155) falling in the Tehsil and District Rewari, Haryana admeasures **47K-16M, i.e., 5.975 acres** under Medium Potential Zone. The entire area falls in Sector 26 & 27 of District of Rewari as per Sectoral Circulation Plan.

## **PROJECT PLANNING PARAMETERS**

The additional FAR of 4% of the Net Planned Area measuring 1,692.66 sqm licensed under the Affordable Group Housing Colony is proposed for being developed as additional 40 shops forming part of the Commercial to allow larger range of products to shop within the vicinity.

## **PUBLIC HEALTH SERVICES**

The Public Health Services laid for the entire Affordable Group Housing Colony are designed and laid / installed with an extra margin of 10%-15% which shall be sufficient to cater for the additional 40 shops services.

## **EXPENDITURE ENVISAGED**

A total expenditure of Rs 910.99 lacs is envisaged in construction and finishing of Commercial C1 (First Floor and Second Floor) comprising of 40 shops and another Rs. 45.55 lacs is envisaged as administrative and marketing cost for construction and marketing of additional 40 shops, totalling to Rs. 956.54 lacs.

## **REVENUE ENVISAGED**

The revenue of 40 shops is envisaged at Rs. 1,2578.92 lacs considering the saleable area being sold @ Rs. 10,000 per sq. feet.

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