

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%		26167.94
PERMISSIBLE F.A.R.	1.50		121248.33
PROPOSED G.C.	34.99%		26160.10
PROPOSED F.A.R.	1.4995		121214.72
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

PLAT AREA DETAIL- LICENSE NO. 14 OF 2021 (ALREADY APPROVED)	TOTAL FAR PROPOSED (IN SQM.)
BLOCK A	
PLOT A01 TO A26	3120.00
TOTAL OF A TYPE	3120.00
BLOCK B	
PLOT B01 & B21	369.00
PLOT B02-B20 & B22-B40	3420.00
TOTAL OF B TYPE	3789.00
BLOCK C	
PLOT C01-C13 & C18-C19	1836.00
PLOT C24-C37	525.00
TOTAL OF C TYPE	2361.00
TOTAL OF LICENSE NO. 14 OF 2021 (ALREADY APPROVED)	9600.00

PLAT AREA DETAIL- LICENSE NO. 130 OF 2022 (ALREADY APPROVED)	TOTAL FAR PROPOSED (IN SQM.)
BLOCK D	
PLOT D01-D10 & D14-D37	3672.00
PLOT D11	344.00
PLOT D12	120.00
PLOT D18	206.17
TOTAL OF D TYPE	4342.17
BLOCK E	
PLOT E01	220.00
PLOT E02-C17	112.00
PLOT E14-E21	96.00
TOTAL OF E TYPE	428.00
BLOCK F	
PLOT F01-F10, F14-F22 & F25-F28	3000.00
PLOT F23	112.00
PLOT F26	120.00
TOTAL OF F TYPE	3232.00
BLOCK G	
PLOT G01-G02 & G22-G23	396.00
PLOT G03-G12, G14-G17 & G34-G44	3741.00
PLOT G18 & G19	96.00
PLOT G25 TO G32	912.00
TOTAL OF G TYPE	5145.00
BLOCK H	
PLOT H01	165.87
PLOT H02 TO H03	238.00
H04	216.00
PLOT H05 TO H12	864.00
TOTAL OF H TYPE	1483.87
TOTAL OF LICENSE NO. 130 OF 2022 (ALREADY APPROVED)	18913.04

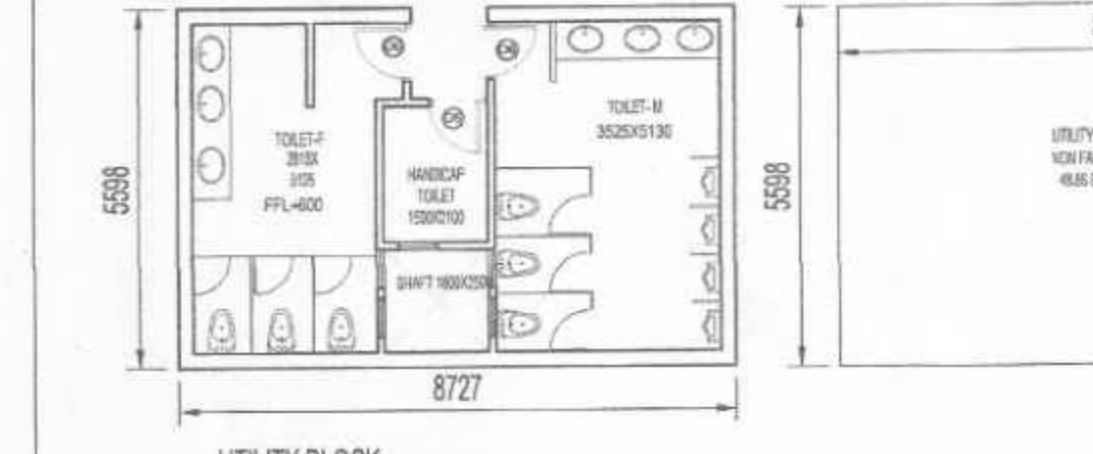
PLAT AREA DETAIL- Additional Land, 0.66875 Acres	TOTAL FAR PROPOSED (IN SQM.)
BLOCK J	
J01	83.55
J02	96.54
J03	129.56
J04-J05	292.13
J06	131.51
J07	102.43
J08	110.96
TOTAL (C)	947.08
GRAND TOTAL (Already Approved + Proposed Additional) (A+B+C)	23326160.30

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

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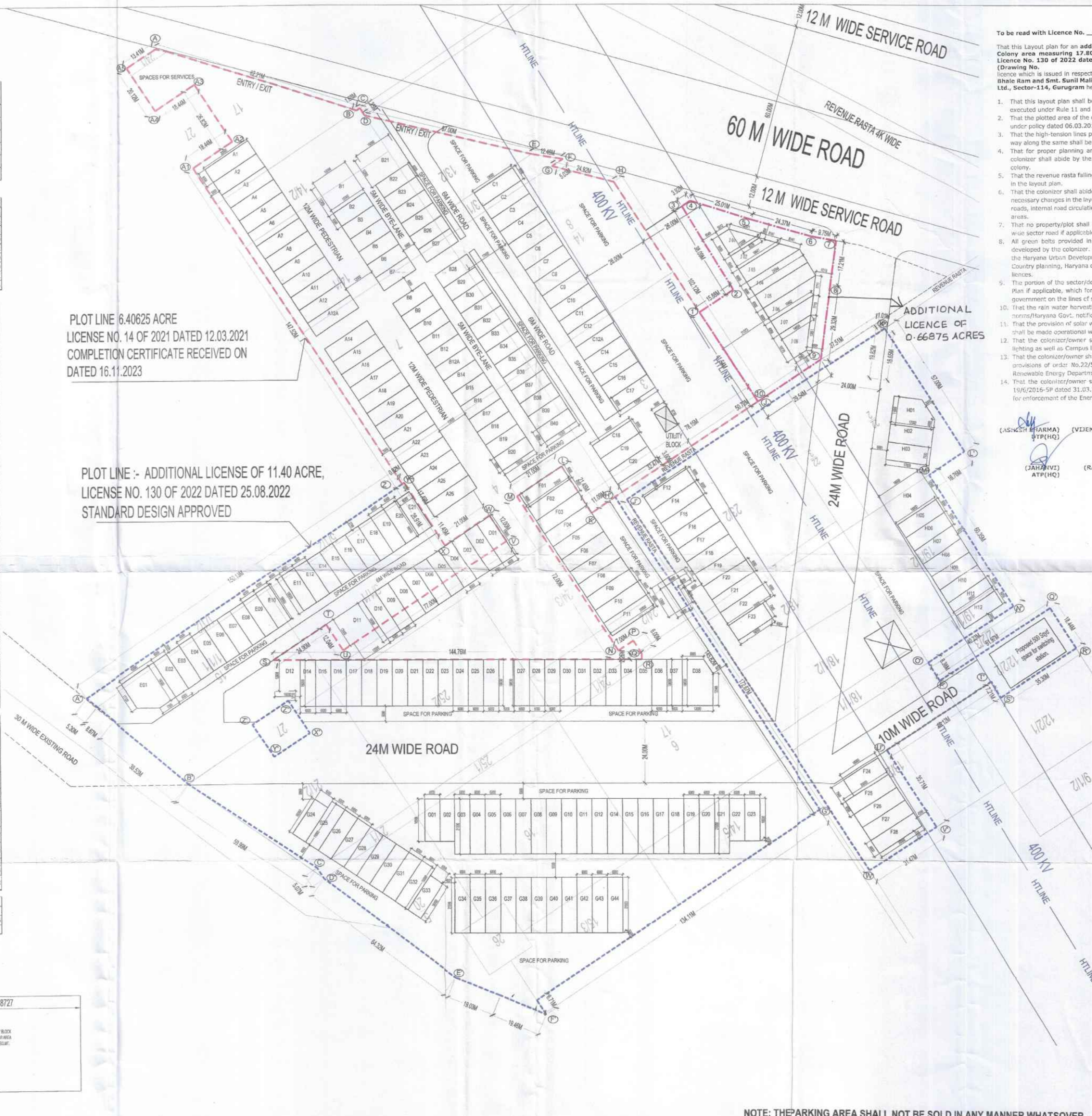
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R.	NO. OF PLOTS	TOTAL AREA
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PLAT LINE 6.40625 ACRE
LICENSE NO. 14 OF 2021 DATED 12.03.2021
COMPLETION CERTIFICATE RECEIVED ON
DATED 16.11.2023

PLAT 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.

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. DTPC-114/2025 dated 14-09-2025) comprising of licence which is issued in respect Commercial Plotted Colony being developed by BAILI WICK BUILDERS PVT. LTD. AND OTHERS 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 DTPC 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 DTPC, 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 licences.
- 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 when 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.22/52/2005-Power 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 PHARMA) DTP(HQ)
(VIJENDER SINGH) STP(HQ)
(SHUVNESH KUMAR) CTP(HR)
(AJAY KHATRI, I.A.S.) DTPC(AH)
(JAHANGIR) 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

ACPL
ACPL Design Ltd.
Principal Architect

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), TOTAL AREA MEASURING 18.475 ACRES FALLING IN VILLAGE BAJGHERA, SECTOR-114, GURUGRAM, HARYANA BEING DEVELOPED BY BAILI WICK 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
DRAWING TITLE: LAYOUT PLAN
DRAWING NO. A-1 SCALE: 1:750

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