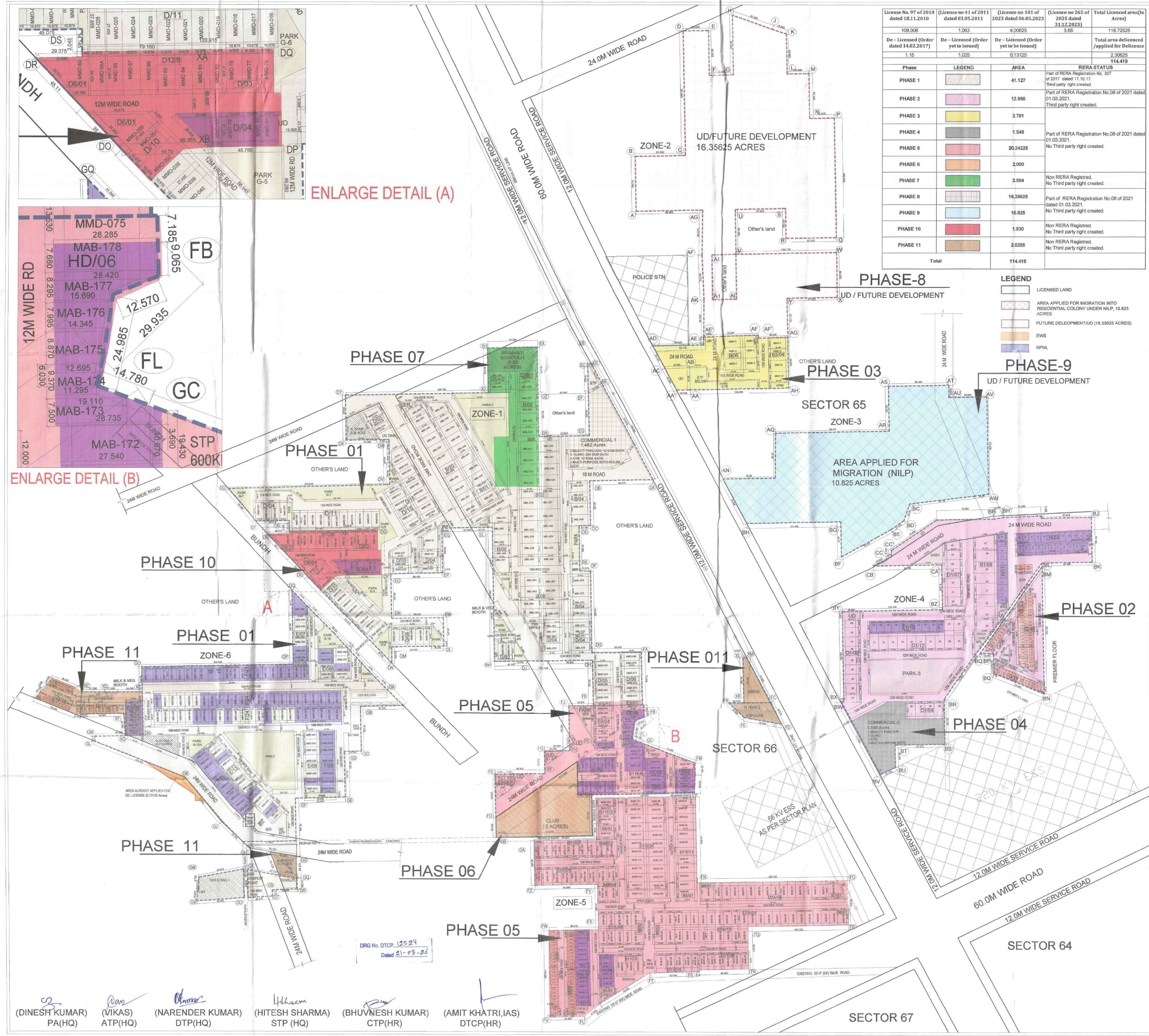


License No. 97 of 2010 dated 18.11.2010	(Licence no 41 of 2011 dated 03.05.2011	(Licence no 101 of 2023 dated 06.05.2023	(Licence no 265 of 2025 dated 31.12.2025)	Total Licenced area(In Acres)
108.006	1.063	4.00625	3.65	116.72525
De – Licensed (Order dated 14.02.2017)	De – Licensed (Order yet to issued)	De – Licensed (Order yet to be issued)		Total area delicenced /applied for Delicence
1.15	1.025	0.13125		2.30625
				114.419

Phase	LEGEND	AREA	RERA STATUS
PHASE 1		41.127	Part of RERA Registration No. 307 of 2017 dated 17.10.17. Third party right created.
PHASE 2		12.990	Part of RERA Registration No.08 of 2021 dated 01.03.2021. Third party right created.
PHASE 3		2.781	Part of RERA Registration No.08 of 2021 dated 01.03.2021. No Third party right created.
PHASE 4		1.548	
PHASE 5		20.24225	
PHASE 6		2.000	
PHASE 7		2.594	Non RERA Registred. No Third party right created.
PHASE 8		16.35625	Part of RERA Registration No.08 of 2021 dated 01.03.2021. No Third party right created.
PHASE 9		10.825	
PHASE 10		1.930	Non RERA Registred. No Third party right created.
PHASE 11		2.0255	Non RERA Registred. No Third party right created.
Total		114.419	

LEGEND

- LICENSED LAND
- AREA APPLIED FOR MIGRATION INTO RESIDENTIAL COLONY UNDER NILP, 10.825 ACRES
- FUTURE DELEOPMENT/UD (16.35625 ACRES)
- EWS
- NPNL

AREA STATEMENT

DESCRIPTION	AREA (ACRES)	UNIT	%
LICENSE AREA DETAIL			
License No. 97 of 2010 dated18.11.2010 (1)	108.006	Acres	
License No 41 OF 2011 dated 03.05.2011(2)	1.063	Acres	
License No 101 OF 2023 dated 06.05.2023)(3)	4.00625	Acres	
TOTAL LICENSE LAND = A	113.07525	Acres	
Total Delicensed area (1.15 acres + 1.025 acres) (B)	2.175	Acres	
Future Development/UD (C)	16.35625	Acres	
Balance License land [(D) = A-(B+C)]	94.544	Acres	
Area applied for Additional Licence (E)	3.650	Acres	
TOTAL LICENSE AREA OF COLONY INCLUDING ADDITIONAL LICENCE OF 3.65 ACRES (F=D+E)	98.194	Acres	
Area applied for De-License (G)	0.13125	Acres	
Area applied for Migration into Residential Colony under NILP under NILP (H)	10.825	Acres	
Balance Area of the Plotted Colony [I=F-(G+H)]	87.23775	Acres	
Area under UD (J)	0.8573	Acres	
Net Area for Plotted Colony (K=I-J)	86.38045	Acres	
Area under Residential Plots and Nursing Homes plots	42.493	Acres	49.19
Area under Club (M)	2.000	Acres	2.32
TOTAL Saleable area under Residential (N= L+M)	44.493	Acres	51.51
Area under Commercial (O)	3.010	Acres	3.48
TOTAL SALEABLE AREA (N+O)	47.503	Acres	54.99

GREEN AREA CALCULATION

DESCRIPTION	Population	Area in Sqm	Area in Sqm	Area (Acres)	Remarks
Required Green Area	9212	(@ 2.5 Sqm per person)	23028.75	5.692	
Proposed Green Area					
Green - G4			627.52	0.155	
Green - G5			1124.51	0.278	
Green - G6			635.68	0.157	
Green - G7			3673.49	0.908	
Green - G10			755.38	0.187	
Green - G12A			630.49	0.156	
Green - G16			1435.42	0.355	
Parks (G9, G12 & G14)			14861.48	3.672	
Proposed Total Green Area			23743.97	5.869	
Remaining Green areas (G1, G1A, G2, G3, G8, G11, G11A, G15, G16, G18, G19, G20, G21, G22, G23 & G24)			6209.56	1.533	
		TOTAL	29953.53	7.402	

DETAILS OF MAJOR PARKS

DESCRIPTION	AREA (Sq.Mt)	Area (Acres)
Park-1 (G9)	5226.00	1.291
Park-2 (G12)	4894.63	1.209
Park-3 (G14)	4740.85	1.171
TOTAL	14861.48	3.672

DESCRIPTION	Nos.	Area (in Acre)
BALANCE AREA OF THE PLOTTED COLONY =		87.23775
AREA UNDER UD =		0.8573
TOTAL LAND AREA OF APPLIED SITE =		86.3804
RESIDENTIAL PLOTS AREA DETAILS		
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN ZONE-1	165	14.381
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN ZONE-2	10	0.937
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN ZONE-3	0	0.000
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN ZONE-4	151	5.642
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN ZONE-5	247	13.460
TOTAL PROPOSED LAND AREA OF RESIDENTIAL PLOTS IN ZONE-6	158	7.511
TOTAL	731	41.931
TOTAL PROPOSED LAND AREA FOR COMMERCIAL PLOT 1	1	1.462
TOTAL PROPOSED LAND AREA FOR COMMERCIAL PLOT 2	1	1.548
TOTAL PROPOSED LAND AREA FOR CLUB	1	2.00
TOTAL PROPOSED LAND AREA FOR NURSING HOME-1 (ZONING ALREADY APPROVED)	1	0.261
TOTAL PROPOSED LAND AREA FOR NURSING HOME-2	1	0.301
TOTAL PROPOSED LAND AREA FOR NURSERY SCHOOL-1 (ZONING ALREADY APPROVED)	1	0.200
TOTAL PROPOSED LAND AREA FOR NURSERY SCHOOL-2	1	0.200
TOTAL PROPOSED LAND AREA FOR PRIMARY SCHOOL	1	0.50
TOTAL PROPOSED LAND AREA FOR TAXI STAND	1	0.500
TOTAL LAND UNDER COMMERCIAL, COMMUNITY, NURSING HOME, SCHOOLS & TAXI STAND		6.972
TOTAL LAND UNDER ROADS, GREENS & UD		38.334
TOTAL LAND AREA UNDER GREENS		7.402
TOTAL LAND AREA UNDER ROADS		30.075
TOTAL SALE AREA (RESI. PLOTS+ COMMERCIAL + N. HOME + CLUB)		47.503 54.99% PLOT AREA

TAXI STAND PLOT AREA DETAILS (ALREADY APPROVED)

BLOCK	a (LENGTH IN MTS)	b (LENGTH IN MTS)	c (LENGTH IN MTS)	S = (a+b+c)/2 (LENGTH IN MTS)	AREA=[S(S-a)(S-b)(S-c)]½ (IN SQM)
TA-3	43.185	62.095	47.850	76.565	1030.498
TA-4	47.850	50.270	38.120	68.120	859.892
TA-5	38.120	7.520	35.975	40.808	132.822
				TOTAL AREA sqmt	2023.21
				Acres	0.500

Plot Category	No. of Plots
Type B	75
Type B1	8
Type B3	4
Type B4B	6
Type B5	3
Type B6	5
Type B7	1
Type B8	1
Type D	83
Type D1	32
Type D11C	5
Type D11C'	3
Type D11D	14
Type D11E	44
Type D11F'	1
Type D12	8
Type D3B	1
Type D5A	2
Type D6	2
Type D7A	59
Type E	36
Type E1	10
Type E10	1
Type E10'	1
Type E9	8
Type E9'	4
Type F	87
Type H	34
Type HA	20
Type HB	5
Type HC	6
Type HD	6
Type HC'	10
Type G	146
Total no. of Plots	731

DETAIL OF NPNL & EWS PLOTS

TYPE	REQUIRED	PROVIDED
EWS	146	146
NPNL	183	183

ARCHITECT'S SIGNATURE — OWNER'S SIGNATURE

OWNER
EMAAR INDIA LTD.
(Formerly Known as EMAAR MGF LAND LTD.)

DRAWING TITLE
REVISED LAYOUT/DEMARCATION CUM PHASING PLAN OF RESIDENTIAL COLONY IN SECTOR 66 & 65, GURGAON, HARYANA
LICENCE NO. 97 OF 2010 DATED 18.11.2010
LICENSE NO. 41 OF 2011 DATED 03.05.2011
LICENSE NO. 101 OF 2023 DATED 06.05.2023
LICENSE NO. 265 OF 2025 DATED 31.12.2025

SCALE: 1:2000
DATE: AUGUST' 2026
DRG NO. EMAAR-MAR-DM-01