PROJECT REPORT
for
Commercial Project
"EMAAR BUSINESS SQUARE"



At

Sector 65, Gurugram, Haryana

EMAAR

M/s. Emaar India Ltd.

EMAAR INDIA LIMITED Gurgaon

1.0 INTRODUCTION

The project is a Residential Plotted Colony being developed by M/s Emaar India Ltd. The site is located at Sector 65, Gurugram Haryana on a land admeasuring 1.548 Acres and referred to as "Project". The proposed project has been named as "**EMAAR BUSINESS SQUARE**". M/s Emaar India Ltd. are successful in providing specifically designed solutions to the elite professional keeping in mind their daily needs and their exquisite taste in lifestyle.

The project is based on following objectives:

- To provide customers with highly livable residential plots.
- To enhance the surrounding with greenery, landscaping and recommended aesthetics.
- To adopt the practice of plantation and rain water harvesting to create a better micro climate in the area.
- To recharge Ground Water by proposing Rainwater Harvesting System.

As already mentioned, the proposed site is spread over an area of 1.548 Acres. All the infrastructure/amenities like water supply, sewage line, storm water line, STP, road network, power, etc. will be provided for the proposed project. The site is accessible through 24 m vide road. Approximately 0.65 Acres are earmarked for roads and pavements. The tentative date for start of the project is 1st November 2026 and completion date is 30th September 2033. The layout is enclosed as **Annexure I**

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Brief History of the project in tabular Form

Sr. No.	Date	Particulars	Area (in Acres)	Memo No.	Comments
1	18.11.2010	Approval of License No. 97 of 2010 for 108.006 Acres falling in Revenue Estate of Village Maidawas, Sector-65 & 66, Gurugram.	108.006	LC-2169-B/DS(R)-2010/6341 dt 19.11.2010	-
2	18.11.2010	Approved layout Plan received for 108.006 Acres issued with License no. 97 of 2010 dt 18.11.2010.	108.006	Drg No. D.T.C.P-2239 dated 29.09.2010	-
3	03.05.2011	Approval of License No. 41 of 2011 for 1.063 Acres.	1.063	DS(R)-LC-2169-B/2011/5839 dt 04.05.2011	-
4	03.05.2011	Revised Layout Plan received with License no. 41 of 2011 for total area measuring 109.069 Acres.	109.069	Drg No. DG,TCP-2504 dated 26.04.2011	-
6	14.02.2017	Order for De-license from License no. 97 of 2010.	1.15	LC-2169-B-JE(MS)-2017/2806 dt 14.02.2017	-
7	23.02.2017	In-Principle Approved Revised Layout Plan received for an area of 107.919 Acres.	107.919	Drg No. DTCP-5718 dated 23.02.2017	-
9	17.05.2017	In-principle approval received for revised layout plan of Residential Plotted Colony on area measuring 107.9190 Acres (License no. 97 of 2010 dated 18.11.2010 and License no. 41 of 2011 dated 03.05.2011.	107.919	LC-2169-Vol-II-B/AD(RA)/2017/10181 dt 17.05.2017	-

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11	17.10.2017	Registration of Real Estate Project Namely "Marbella" in area 41.86 Acres Residential Plotted Colony situated in Sector-65 & 66, Gurugram, Haryana by Emaar MGF Land Limited under RERA Act, 2016 anmd HRERA Rules, 2017	41.86	HRERA-1031/2017/1467 DT 17.10.2017	-
13	01.03.2021	Registration of Real Estate Project Namely "Marbella" in area 66.059 Acres falling under License No. 97 of 2010 dated 18.11.2010 & 41 of 2011 dated 03.05.2011 in Residential Plotted Colony situated in Sector-65 & 66, Gurugram, Haryana by Emaar MGF Land Limited under RERA Act, 2016 anmd HRERA Rules, 2017	66.059	RC/REP/HARERA/GGM/440/172/2021/08 dated 01.03.2021	-
15	09.05.2023	Grant of license No. 101 of 2023 to set up Residential Plotted Colony over an area measuring 4.00625 Acres in addition to license No. 97 of 2010 dated 18.11.2010 and License no. 41 of 2011 dated 03.05.2011 in Sector-65 & 66, Gurugram	4.00625	LC-2169-O-JE(DS)-2023/13638 dated 09.05.2023	-
16	09.05.2023	Layout Plan approved for an additional area measuring 4.00625 Acres in already	94.544	Drawing No. DG,TCP-9221 dated 09.05.2023	Earlier License 107 of 19

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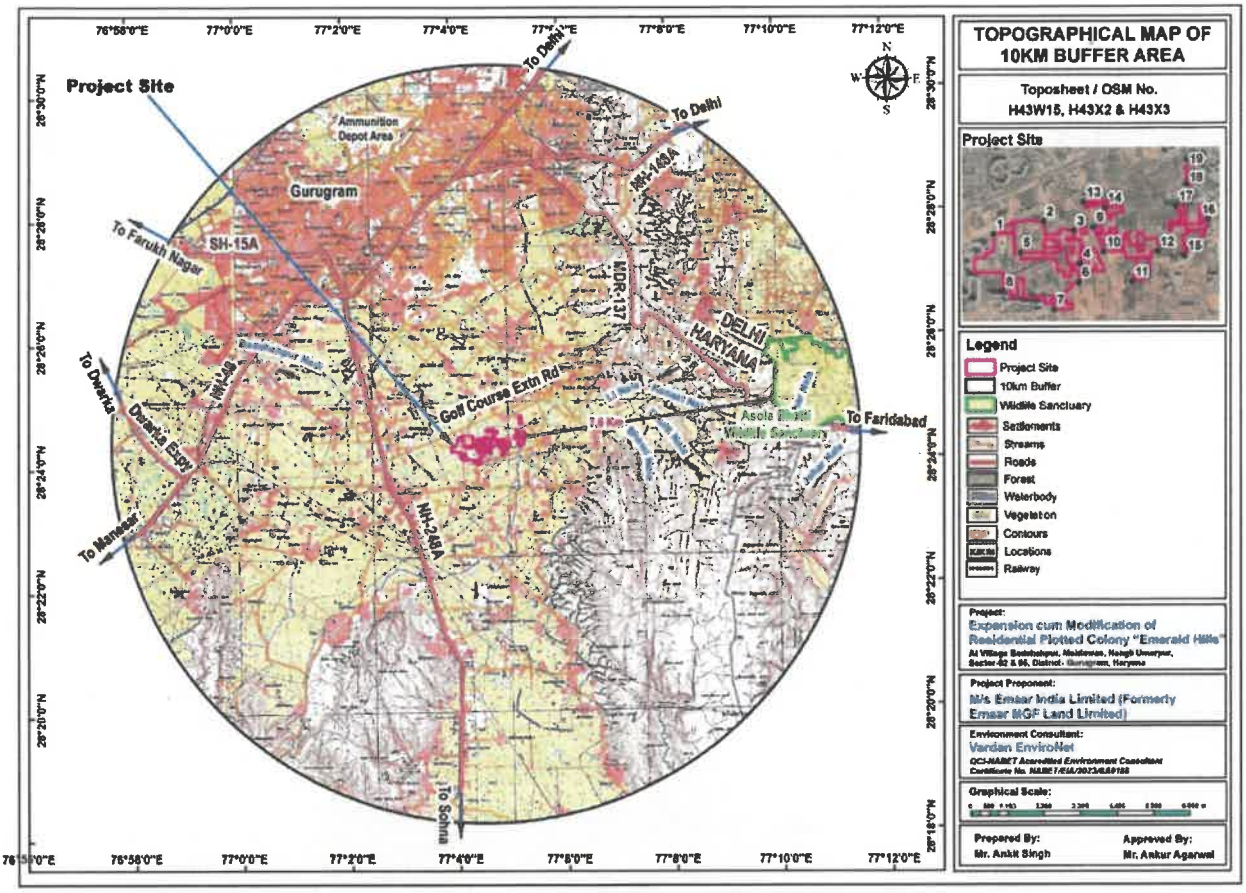
		licensed residential plotted colony measuring 90.53775 Acres (License no. 97 of 2010 dated 18.11.2010 and License no. 41 of 2011 dated 03.05.2011) Total 94.544 Acres			Area applied for Migration under NILP	16.4
					Area applied for De-license	1.03
					Additional License	4.01
					Total Area for Plotted Colony	94.5
20	26.08.2025	Approval of Phasing Plan of Residential Plotted Colony measuring 110.90025 Acres (License no. 97 of 2010 dated 18.11.2010, License no. 41 of 2011 dated 03.05.2011 and License no. 101 of 2023 dated 06.05.2023, Sector-65 & 66, Gurugram	110.9	ZP-690-II/PA(DK)/2025/33345 dated 26.08.2025	-	
21	26.08.2025	Approved Phasing Plan for revised layout plan of Residential Plotted Colony	110.9	Drg No. DTCP 11388 dated 26.08.2025	-	
22	31.12.2025	Grant of license No. 265 of 2025 to set up Residential Plotted Colony over an area measuring 3.65 Acres in addition to license No. 97 of 2010 dated 18.11.2010 License no. 41 of 2011 dated 03.05.2011 and License no. 101 of	114.419	LC-2169-Q-III/JE(RK)/2025/50102 dated 31.12.2025	License No. 97 of 2010 dt 18.11.2010	108
					License No. 41 of 2011 dated 03.05.2011	1.06

		2023 dated 06.05.2023, Sector-65 & 66, Gurugram			License no. 101 of 2023 dated 06.05.2023	4.01
					License No. 265 of 2025 dated 31.12.2025	3.65
					Total License land	117
					Total De-license area (1.15 Acres + 1.025+ 0.13125 Acres)	2.31
					Balance License land	114
24	23.04.2026	Approval of Layout - cum-Demarcation Plan and Zoning Plan of Residential Plotted Colony measuring 114.419 Acres (License 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 and license no. 265 of 2025 dated 31.12.2025	114.419	ZP-690/PA(DK)/2026/14064 dt 23.04.2026		

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25	23.04.2026	Approved revised layout cum Demarcation Plan of Residential Colony		Drawing No. DTCP 12095 dt 23.04.2026	
26	23.04.2026	Demarcation Cum Zoning Plan of Residential Plotted Colony on area measuring 98.194 Acres		Drawing No. DTCP 12096 dated 23.04.2026	
27		Approved revised layout cum Phasing Plan of Residential Colony		Drawing No. DTCP 12218 dt 26.05.2026	
29		Approved revised layout cum Phasing Plan of Residential Colony		Drawing No. 12588 dated 21.08.2026	
28		Approval of revised Zoning Plan of distinct commercial colony		Drawing No. 12588 dated 24.09.2026	
29		Approval of Building Plan of		Memo No. 6012 dated 21.10.2026	

TOPOSHEET SHOWING 10 KM AREA



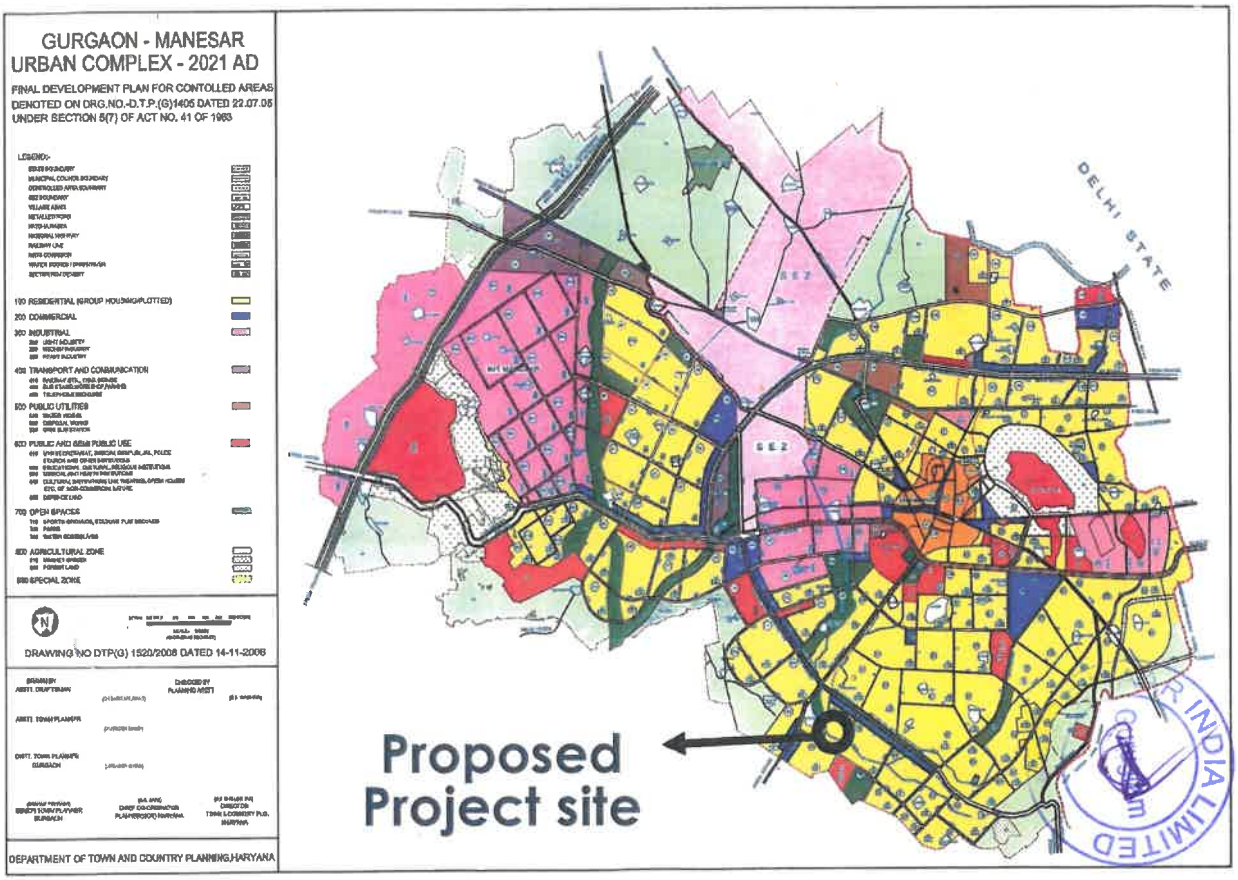
CONNECTIVITY

The project site is well connected through Golf Course Extension road. The site can be approached through 60.0 m wide road. The nearest national highway is NH-8 which is 4.6 km away from project site. Gurgaon railway station is about 11.2 km away and the nearest airport is Indira Gandhi International Airport is at 16 km from the proposed project site.

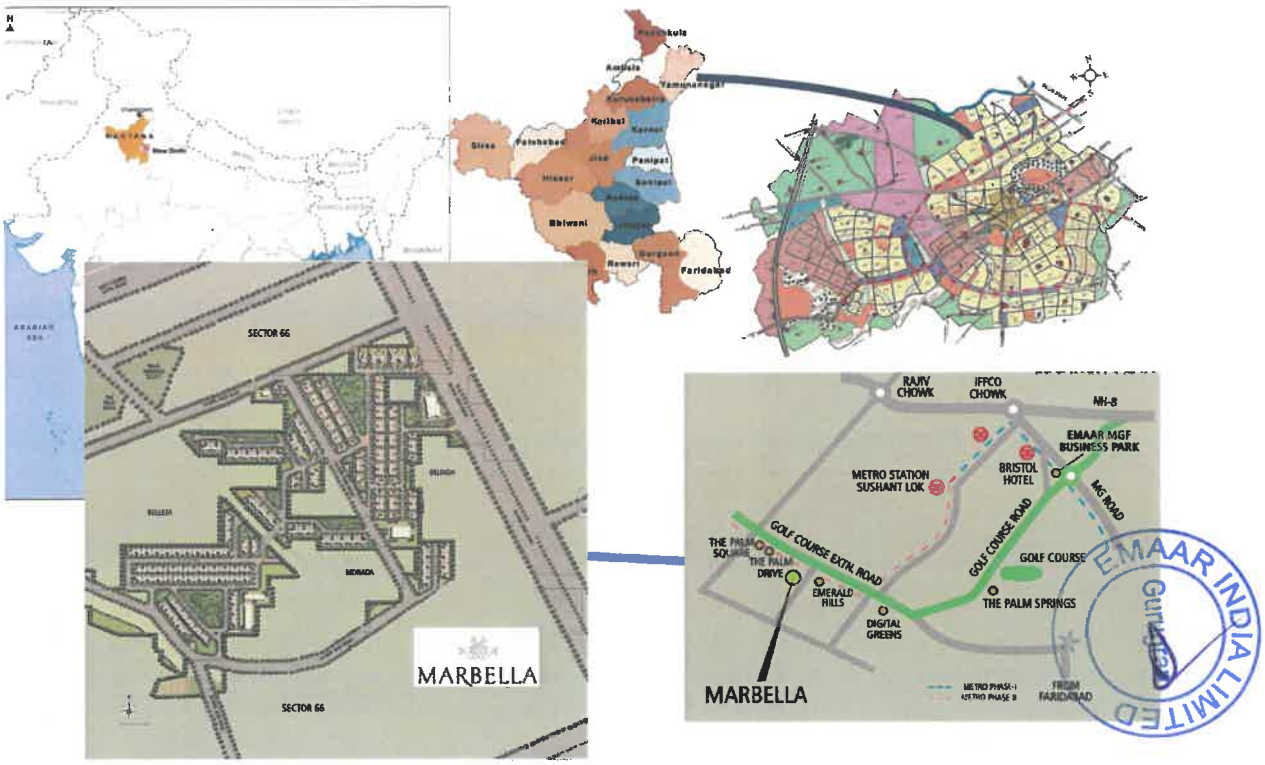
2.0 SITE LOCATION AND SURROUNDINGS

The proposed project is located at sector 65, Gurugram, Haryana. The coordinates of the project site are 28°23'48.40"N and 77° 3'58.75"E with site elevation of 228.98 MSL. The site is accessible through 24 mtr road. Site location on Master Plan and Survey of India toposheet showing project site & surroundings is given below:

MASTER PLAN



LOCATION PLAN



3.0 PROJECT DETAILS

As already mentioned, the total area of proposed project is located is 1.548 Acres. The project received vide License No. 97 of 2010 dated 18.11.2010, License No. 41 of 2011 dated 22.12.2011, license No. 101 of 2023 dated 06.05.2023 and license no. 265 of 2025 dated 31.12.2025 from the Directorate of Town & Country Planning, Haryana. The project details are given in Table 1.0 below:

Table 1.0: Project Details

S. No.	Particulars	Remarks
1.	Total Area of the project	114.419 Acres
2.	Area applied for Registration (Phase 4)	1.548 Acres
3.	Ground Coverage	0.54 Acres
4.	Nos. of Commercial Tower	1 (G+20)
5.	No. of Unit	109 Commercial Units
6.	Height	<170.0
7.	Water requirement	~214 KLD
8.	Waste water	~85 KLD
9.	STP Capacity	STP of 100 KLD
10.	Power requirement	5000 KW
11.	Solid Waste	~308 kg per day
12.	Rain Water Harvesting	2 pit
13.	Total Cost of project	~Rs. 33267.92 Lacs
14.	Total Population	2056 (including floating/visitors)

Internal Development Work Cost

Particulars	Cost
Internal Roads And Pavements	234.89
Water Supply System	3.69
Storm Water Drainage	36.25
Electricity Supply System	245.00
Sewage Treatment & Garbage Disposal	18.75
Street Light	37.39
Parking	252.00
STP	56.25
Underground Water Tank	2.00
Rain Water Harvesting	8.00
Electrical Substation	106.00
Electrification Cost	7.38
Total IDW Cost	1182.87

POPULATION DENSITY

Population Density:

The population for the proposed project would be 1328 persons per acre. The total population including floating/visitor would be 2056 out of which 200 would be floating population.

POWER REQUIREMENT

The power supply shall be supplied by DHBVNL (Dakshin Haryana Bijli Vitaran Nigam Limited). The total demand load for the complete project is estimated to be 5000 KW. The power requirements have been assessed on the basis of DHBVNL Sales Circular No. D-16/2017 dated April 12, 2017 and D- 26/2019 dated July 10, 2019

WATER & WASTEWATER DETAILS

Water would be sourced through pipeline supply of Gurugram Metropolitan Development Authority (GMDA). The total fresh requirement for the project would be ~67 KLD. The landscaping and flushing requirement amounting to 147 KLD would be met from recycled water of Sewage Treatment Plant and excess if any would be discharged to GMDA sewer.

Sullage Generation & Treatment

It is expected that the project will generate approx. ~85 KLD of sewage that would be treated in the Sewage Treatment Plant (STP) of 100 KLD capacity to be installed at site. The treated wastewater will be used for flushing, horticulture and rest will be discharged to GMDA sewer. The Sewage Treatment Plant will be based on Moving Bed Biofilm Reactor (MBBR) technology.

Sewage Treatment Details

MBBR TECHNOLOGY

Sewerage System

An external sewage network shall collect the sewage from all points of the commercial colony and flow by gravity to the sewage treatment plant.

Following are the benefits of providing the Sewage Treatment Plant in the present circumstances:

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- The process has long retention time and can absorb shock load situation.
- Reduced net daily water requirements, source for Flushing and Horticultural purposes by utilization of the treated waste water.
- Reduced dependence on the public utilities for water supply and sewerage systems.
- The process produces a well-oxidized sludge in small quantities only, which can be removed and used as manure.

a. Characteristics of inlet /outlet of STP (After tertiary treatment):

Parameters	Domestic	Outlet
pH	6.5 to 8.5	6.0 to 8
Suspended solids	200 - 600 mg/l	<10 mg/l
Biochemical Oxygen Demand (BOD)	200 - 450 mg/l	<10 mg/l
Chemical Oxygen Demand (COD)	500- 800 mg/l	<50 mg/l
Oil & Grease	50 mg/l	<5 mg/l

b. Treatment Technology

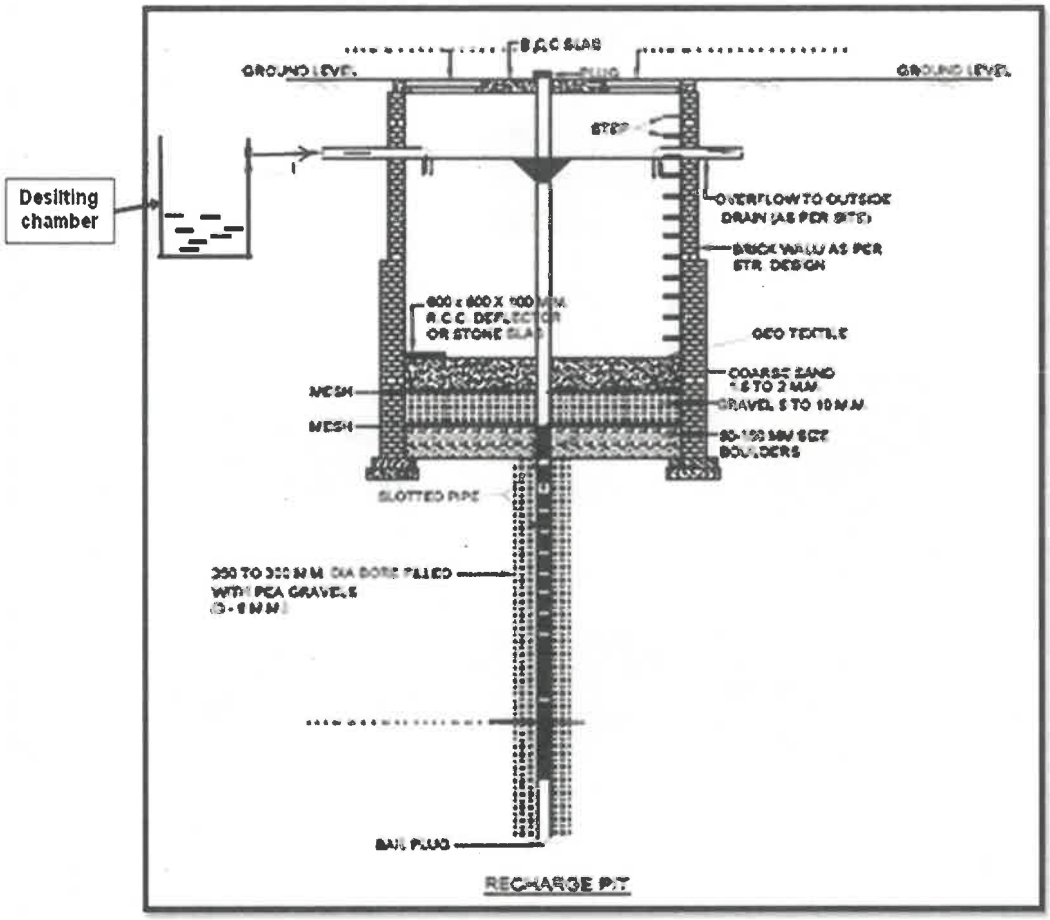
Moving bed biofilm reactor (MBBR) technology will be deployed for the project. The Sewage Treatment Plant shall be designed to receive continuous sewage inflow within the plant room allocated on the site plan. The ease of maintenance and operation is of utmost importance in the design of Sewage Treatment Plant.

The design of the Sewage Treatment Plant shall be such that it can be installed within the allocated space and shall be subjected to the approval of the Construction Manager / Consultant. STP is proposed to use Moving Bed Bio Reactor (MBBR) process with UV for the treatment:

RAIN WATER HARVESTING

The storm water disposal system for the premises shall be self-sufficient to avoid any collection/stagnation and flooding of water. The amount of storm water run-off depends upon

many factors such as intensity and duration of precipitation, characteristics of the tributary area and the time required for such flow to reach the drains. The drains shall be located near the carriage way along either side of the roads. Taking the advantage of road camber, the rainfall run off from roads shall flow towards the drains. Storm water from various buildings shall be connected to adjacent drain by a pipe through catch basins. Therefore, it has been calculated to provide 2 rainwater harvesting pit at selected locations which will catch the maximum run-off from the area. The pit design is given below:

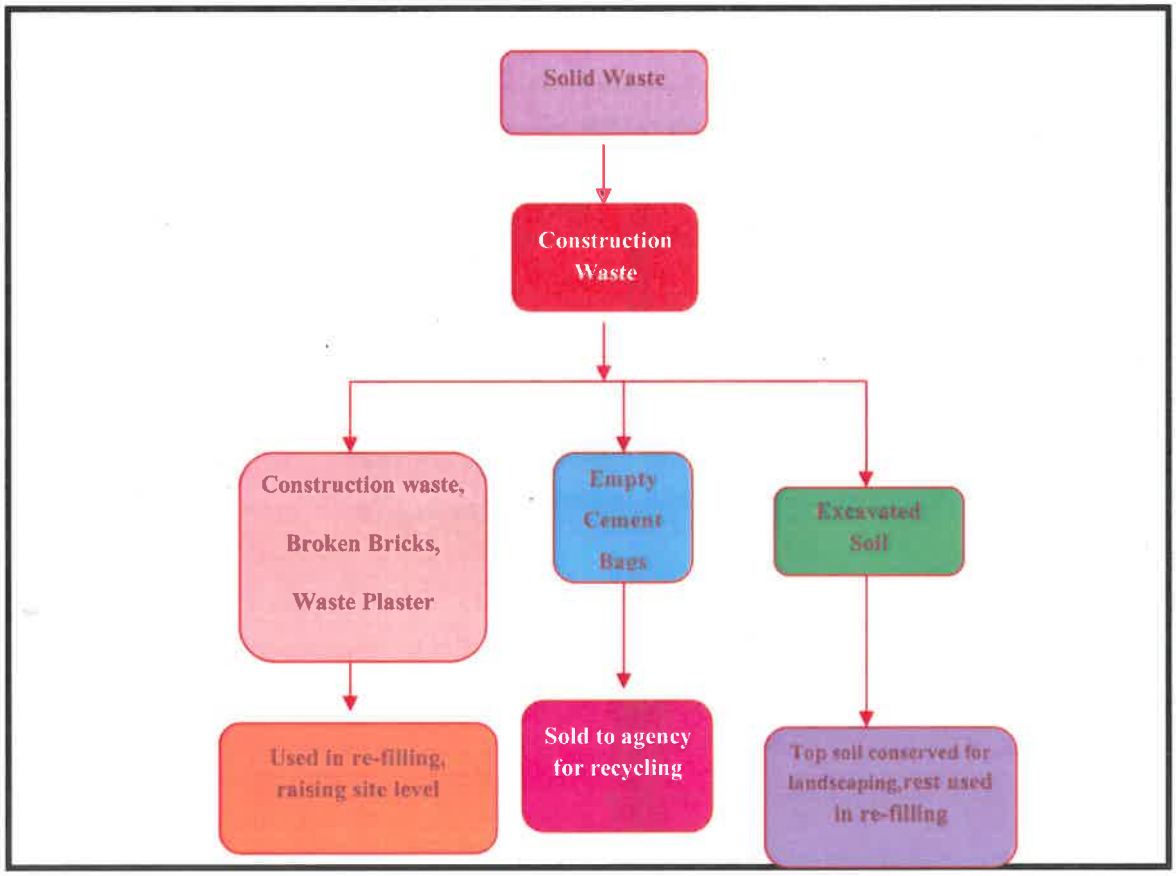


SOLID WASTE GENERATION

Solid waste will be generated both during the construction as well as the operation phase. The solid waste expected to be generated during the construction phase will comprise of excavated materials, used bags,bricks, concrete, MS rods, tiles, wood etc. The following steps are proposed to be followed for the management of solid waste:

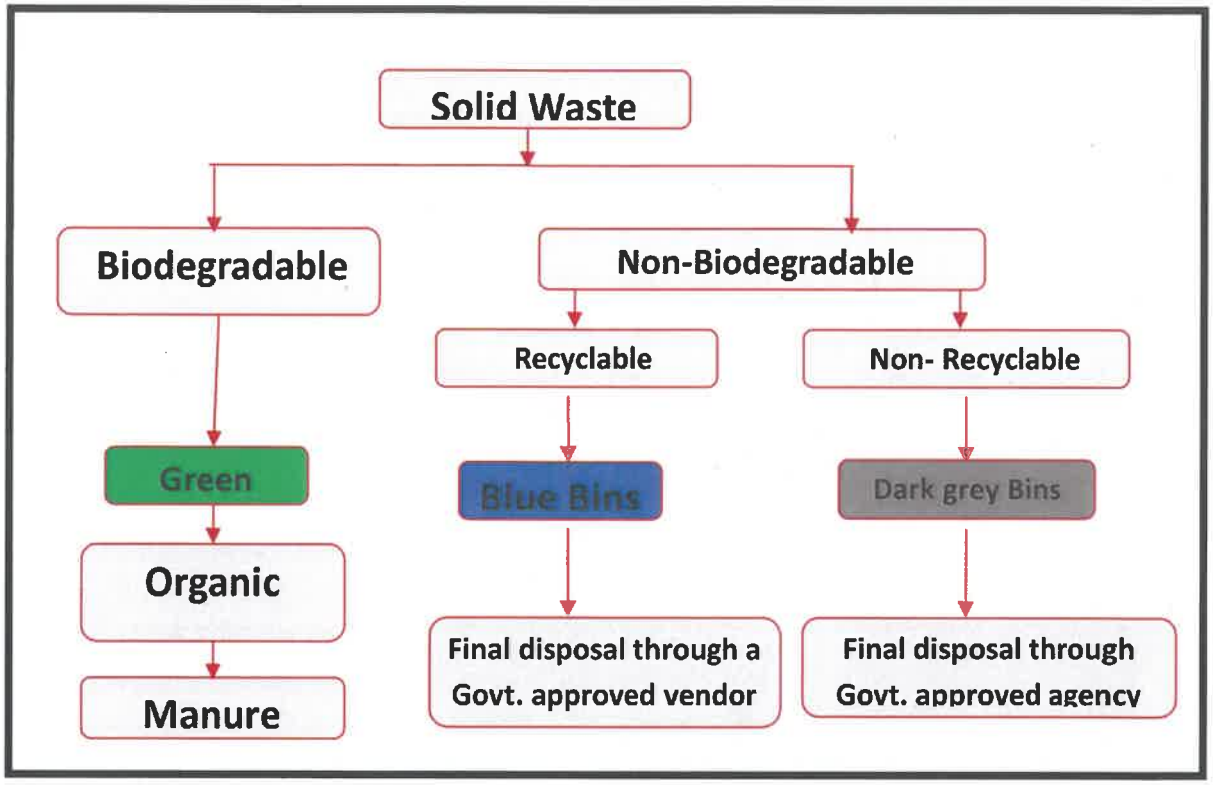
- Construction yards are proposed for storage of construction materials.

- The excavated material such as topsoil and stones will be stacked for reuse during later stages of construction
- Excavated top soil will be stored in temporary constructed soil bank and will be reused for landscaping of the group housing project.
- Remaining soil shall be utilized for refilling / road work / rising of site level at locations/ selling to outside agency for construction of roads etc.



Solid Waste Management Scheme (Construction Phase)

Waste will consist of domestic as well as gardening waste during the operation phase. The solid waste generated from the complete project including the proposed development shall be mainly domestic waste and estimated quantity of the waste shall be approx. 308 kg per day (@ 0.15 kg per capita per day. Various arrangements will be made at the site in accordance to Municipal Solid Wastes (Management and Handling) Rules, 2026.



Solid Waste Management Scheme (Operation Phase)

PROJECT COST

The anticipated total cost for the proposed project will be ~ Rs. 33267.92 Lacs. This includes land, construction, approvals, etc.

4.0 CONCLUSION

The proposed project has been designed in sustainable way to have least impact on environment. This would be Green Building with Platinum IGBC rating. The project will have overall positive impact in terms of job opportunities during construction phase and organised commercial and infrastructure development during operation phase. It will also enhance the overall aesthetics of the area.