

## PROJECT REPORT:

### FLORA AVENUE-88A (Commercial)

COMMERCIAL SHOPS UNDER DEEN DAYAL JAN AWAS YOJNA

AT

Revenue Estate of Village-Harsaru, Sector-88A, Gurugram Manesar Urban Complex,

Distt. Gurugram, Haryana

BY

M/s GCC INFRA

#### PROJECT AT GLANCE

S.No	Particulars	Brief Details
1.	Name of Company	M/s GCC INFRA
2.	Address: Corporate Office & Registered Office	P-903-905,9 <sup>th</sup> floor C-wing JMD Megapolis, Sector-48, Sohna Road Gurugram, Haryana-122018
3.	Proposed Project	Commercial Component under DDJAY 2016
4.	Location of the proposed Site	Sector-88A, Gurugram, Manesar Urban Complex, Village-Harsaru, District-Gurugram (Haryana)
5.	Ownership Status of the Company	Partnership Firm
6.	Land Area of the proposed Park	0.425 Acres (Out of Licensed area :10.625 Acres)
7.	Name of the proposed Project	Flora Avenue 88A
8.	Cost of the Project	3172.79 Lac  (Project Construction Cost: 1599.86 Lac)  (Project Non Construction Cost: 1572.93 Lac)
9.	Status of the land along with proof	Firm owned land. Sale deed attached in the files submitted
10.	Mode of Finance of the Project	By Promoters/ Bank Finance/ Advance from customers
11.	Time frame to make the Project	Projects shall be Completed upto 05th January, 2028.
12.	Employment likely to be generated	The Plotted Colony under DDJAY has a high ratio of providing Direct & Indirect Employment in its vicinity. It is expected that approx. 500 people will receive indirect employment from this project near the site.

13.	Connectivity to the proposed Housing Colony.	Flora Avenue 88A, is Located On 12 Meter Wide Service Road, Sector 88A Gurugram, Near Dwarka Expressway Road & IMT Manesar.															
14.	Site Plan	Drawing duly approved by authority dated 16-04-2025 and approval no. 1830 of 2023 Valid Upto 15.04.2027															
15.	Whether the land is situated within urban area	Yes. The land is within the notified Gurugram Manesar Urban Complex and fall within the Sector-88A, Gurugram, Haryana															
16.	Whether the land is allotted by HUDA/HSIDC	No. The land has directly been acquired by the firm.															
17.	Power Load requirement and resources.	Temporary load sanctioned. Permanent sanction to be applied for															
18.	Area Statement	<table border="1"> <tr> <td>Total area</td> <td>0.425 Acres</td> </tr> <tr> <td>Area under community Plot</td> <td>0 Acres</td> </tr> <tr> <td>Area under commercial use</td> <td>0.4250 Acres</td> </tr> <tr> <td>Area under Parks &amp; Play ground</td> <td>0 Acres</td> </tr> <tr> <td>Area to be transferred to government for circulation roads</td> <td>0 Acres</td> </tr> <tr> <td>STP</td> <td>0 Acres</td> </tr> <tr> <td>Others</td> <td>0 Acres</td> </tr> </table>		Total area	0.425 Acres	Area under community Plot	0 Acres	Area under commercial use	0.4250 Acres	Area under Parks & Play ground	0 Acres	Area to be transferred to government for circulation roads	0 Acres	STP	0 Acres	Others	0 Acres
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19.	Technical Details	There are 3 types of Shops categories, Type G,F,FD Size ranging from 6.72 to 62.31 Sq. Mtr.															
20.	Financial Details	<table border="1"> <tr> <td><b>Estimated total of sale proceeds (A)</b></td> <td>5200 Lakhs</td> </tr> <tr> <td><b>Total projects cost (B)</b></td> <td>3172.79 Lakhs</td> </tr> <tr> <td><b>Return from the project (A-B)</b></td> <td>2027.21 Lakhs</td> </tr> </table>		<b>Estimated total of sale proceeds (A)</b>	5200 Lakhs	<b>Total projects cost (B)</b>	3172.79 Lakhs	<b>Return from the project (A-B)</b>	2027.21 Lakhs								
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21.	Completion Schedule	Period of project completion schedule and completion time validity would be 05.01.2028															