

EMAAR  
INDIA

# URBAN OASIS

EMAAR  
INDIA

[www.realtyventuresindia.com](http://www.realtyventuresindia.com)

URBAN OASIS (PHASE 1 and 2 - admeasuring 6.64 Acres) ("Project") [HRERA registration No. RC/REP/HARERA/GGM/741/473/2023/85 dated 07.08.2023 (website: www.haryanarera.gov.in) – Registered by Emaar India Limited (CIN: U45201DL2005PLC133161) ("Company")] is a part of a Residential Group Housing Colony situated on a land parcel admeasuring 9.53 acres at Sector 62, in the Revenue Estate of Village Nangli Umarpur, District Gurugram, Haryana, India. The Project comprises of group housing flats that are being developed in a planned and phased manner over a period of time pursuant to receipt of License bearing No. 10 of 2009 dt. 21.05.2009, 113 of 2011 dt 21.12.2011 and 117 of 2022 dt. 12.08.2022 granted by the Director Town and Country Planning, Haryana, approved building plan vide Memo No. ZP-560B/JD(RA)/2023/22966 dated 12.07.2023. The Project Land and its receivables are mortgaged with debenture holders acting through their trustee Vistra ITCL (India) Limited.

Nothing contained herein intends to constitute a legal offer and does not form any legally binding agreement. All information, images and visuals, drawings, sketches, representations, plans, specifications, artistic renderings, areas, sizes, shapes and positions and whatever facilities amenities shown are merely artistic impressions and not to scale. The distances given are a rough estimation. The Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Viewers/Recipients are advised to exercise their discretion in relying on the information described/shown herein and are requested to verify all the details, specifications including areas, amenities, payment plans, services and other relevant information/ terms independently, and have a thorough understanding of the same and take appropriate advice prior to concluding any decision for buying of any unit or in relation to the Project. This Project site includes oil and gas pipeline corridor right-of-way (ROW) that passes through the Project Land.

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Any construction to be put up shall be subject to approval of building layout plans as per architecture guidelines for development of the respective plots by competent authority and by the developer / maintenance agency / association of allottees / RWA. Use of information will be governed by Indian Laws, Real Estate (Regulation and Development) Act, 2016. Courts at Gurugram, Haryana shall have exclusive jurisdiction.

For more information please contact Email: : IN\_marketing@emaar.ae or visit: in.emaar.com  
1 Acre = 4046.86 square meters or 4840 square yards, 1 square meters = 10.764 square feet

Emaar India Limited  
Registered office: 306-308, 3rd Floor, Square One, C-2, District Centre, Saket, New Delhi 110017. Tel: (+91 11) 4152 1155, 4152 4618. Fax: (+91 11) 4152 4619.

Reside in Prominence. Revel in Nature.



# Your tranquil modern life starts here.

Nestled across 9.53 acres right off Golf Course Extension Road, Urban Oasis is where tranquillity meets convenience. Our state-of-the-art towers offer 3 & 4 bedroom luxury residences that houses everything your modern life needs, and the expansive green landscapes integrated with recreational offerings help you reconnect with nature while living an active lifestyle.





# Master Plan



- |                               |                              |                              |
|-------------------------------|------------------------------|------------------------------|
| 1. Arrival forecourt          | 9. Kids' pool                | 17. Kids' play area          |
| 2. Entry gate                 | 10. Lily pond                | 18. Yoga area                |
| 3. Tree plaza                 | 11. Banquet lawn             | 19. Elderly interaction zone |
| 4. Vehicular transition plaza | 12. Multi-purpose playcourt  | 20. Community lawn           |
| 5. Tower drop-off             | 13. Teenage interaction zone | 21. Ramp                     |
| 6. Club drop-off              | 14. Axial promenade          | 22. Club                     |
| 7. Pool deck                  | 15. Amphitheatre             | 23. Open/PH parking          |
| 8. Adult pool                 | 16. Feature wall             | 24. Jogging track            |

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

EWS



60M WIDE ROAD  
TOWARDS GOLF COURSE EXTENSION ROAD

12M WIDE ROAD

ROAD

TOWER-01

TOWER-02

TOWER-03

TOWER-04

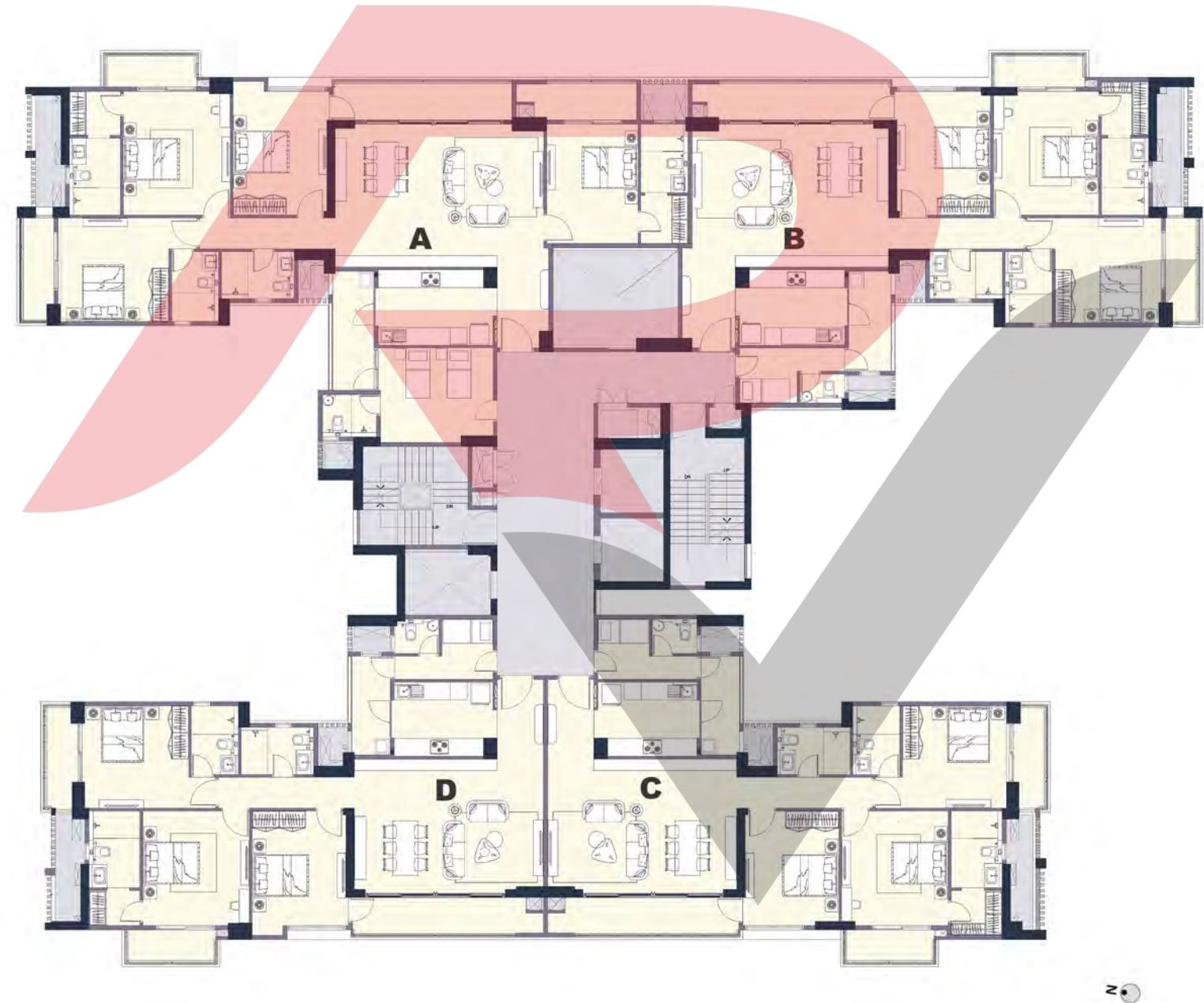


# Cluster Plans

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## CLUSTER LAYOUT

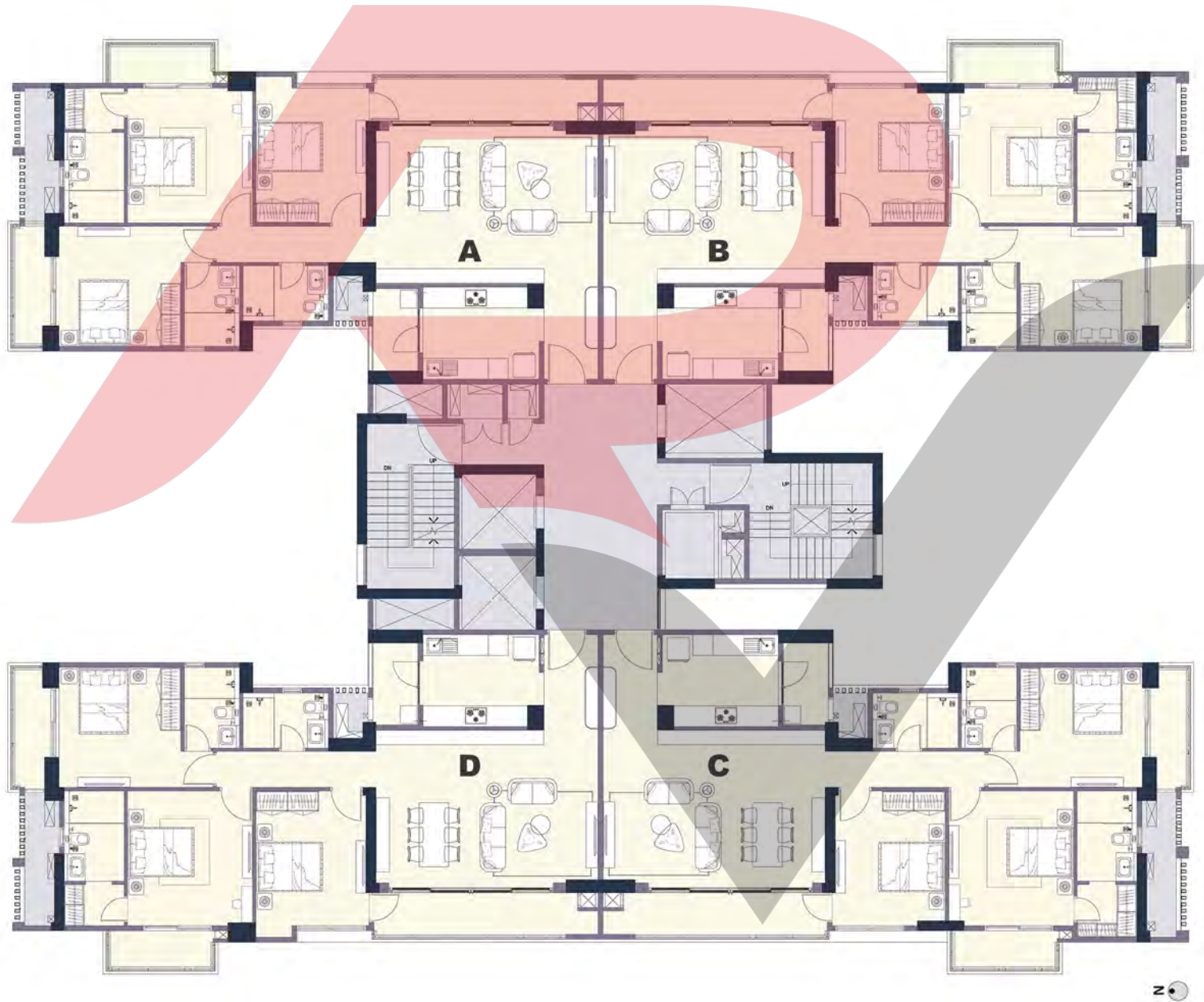
### TOWER-1



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**CLUSTER LAYOUT**  
**TOWER-2**



**CLUSTER LAYOUT**  
**TOWER-3**

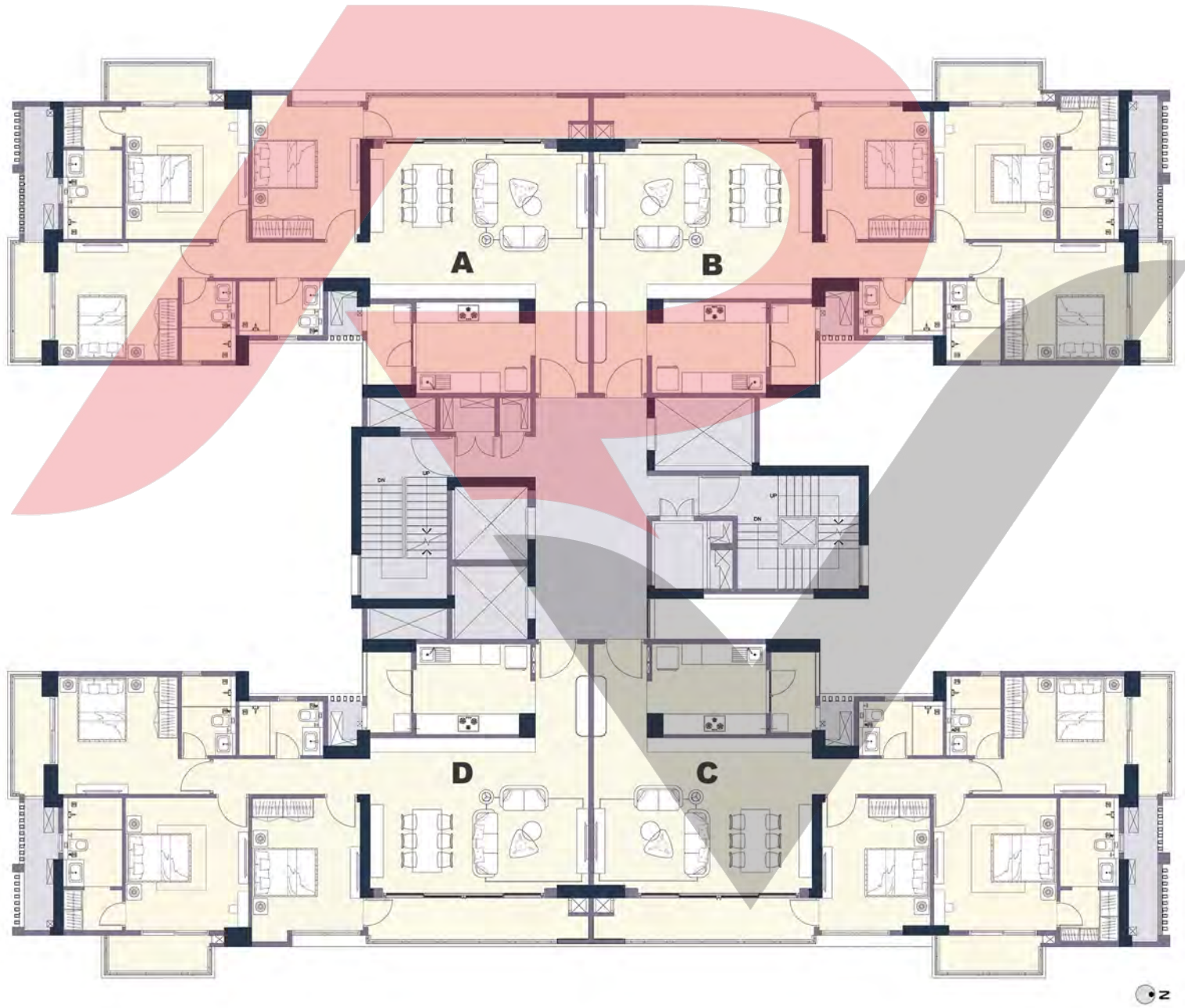


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**CLUSTER LAYOUT**  
**TOWER- 4**



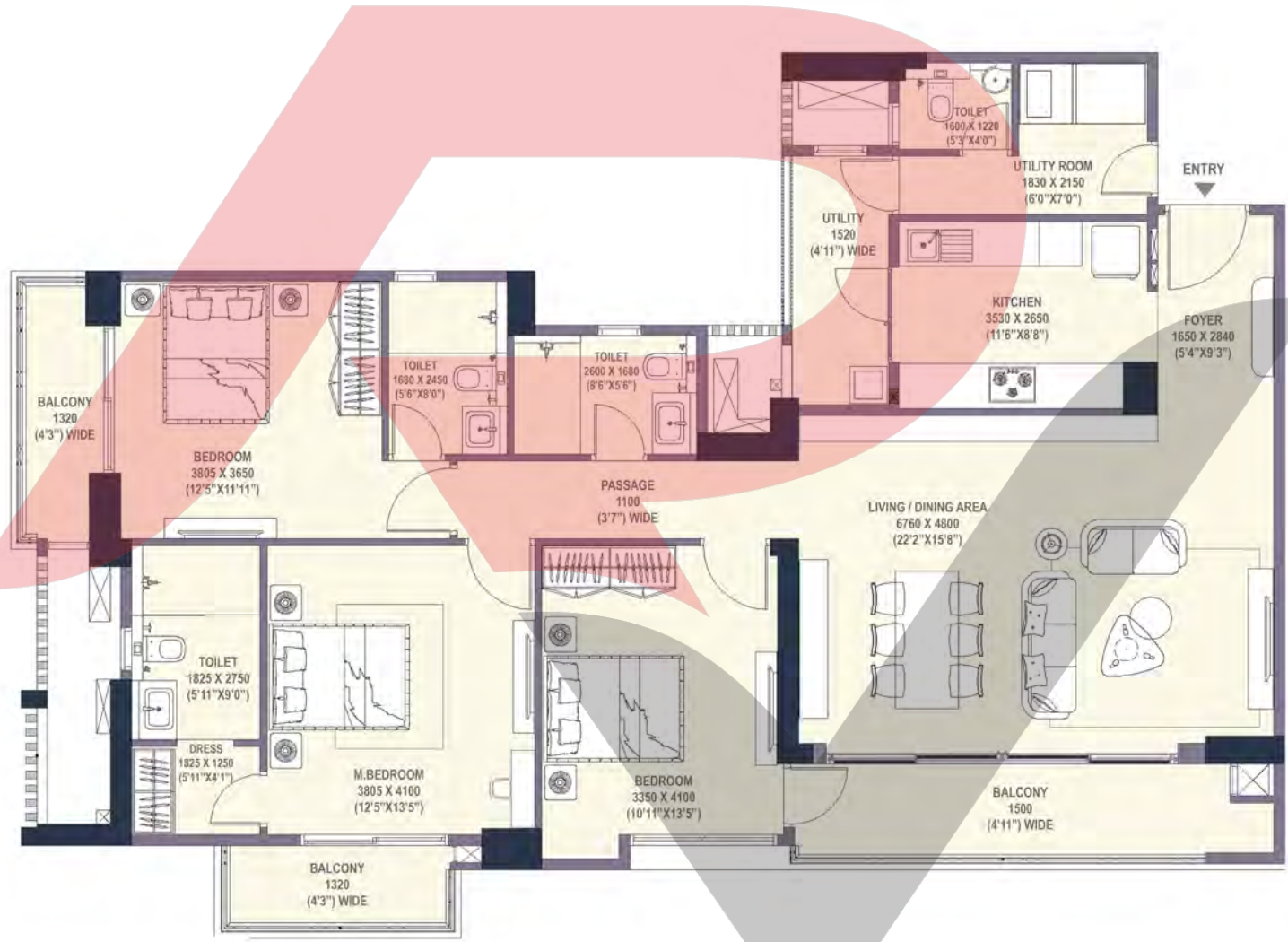
# Unit Plans

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| 3BHK-3T-U-T   |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 124.78 SQ. M (1343.21 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA  | 24.34 SQ. M (262.07 SQ. FT)   |             |
| SALEABLE AREA | 210.21 SQ. M (2262.66 SQ. FT) |             |



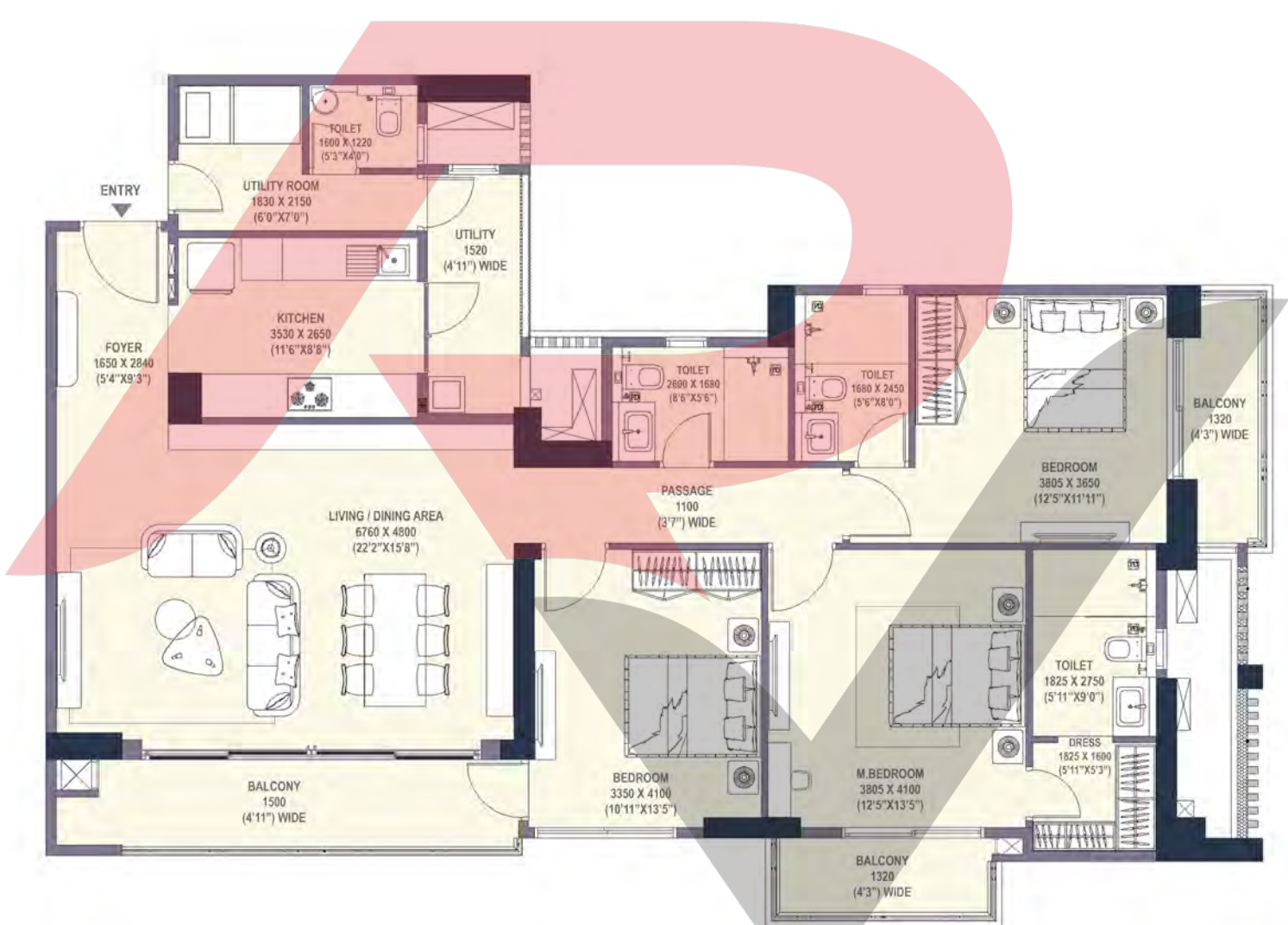
TOWER 1



TOWER 3

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| 3BHK-3T-U-T   |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 124.95 SQ. M (1345.01 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA  | 24.34 SQ. M (262.07 SQ. FT)   |             |
| SALEABLE AREA | 210.56 SQ. M (2266.44 SQ. FT) |             |



TOWER 1

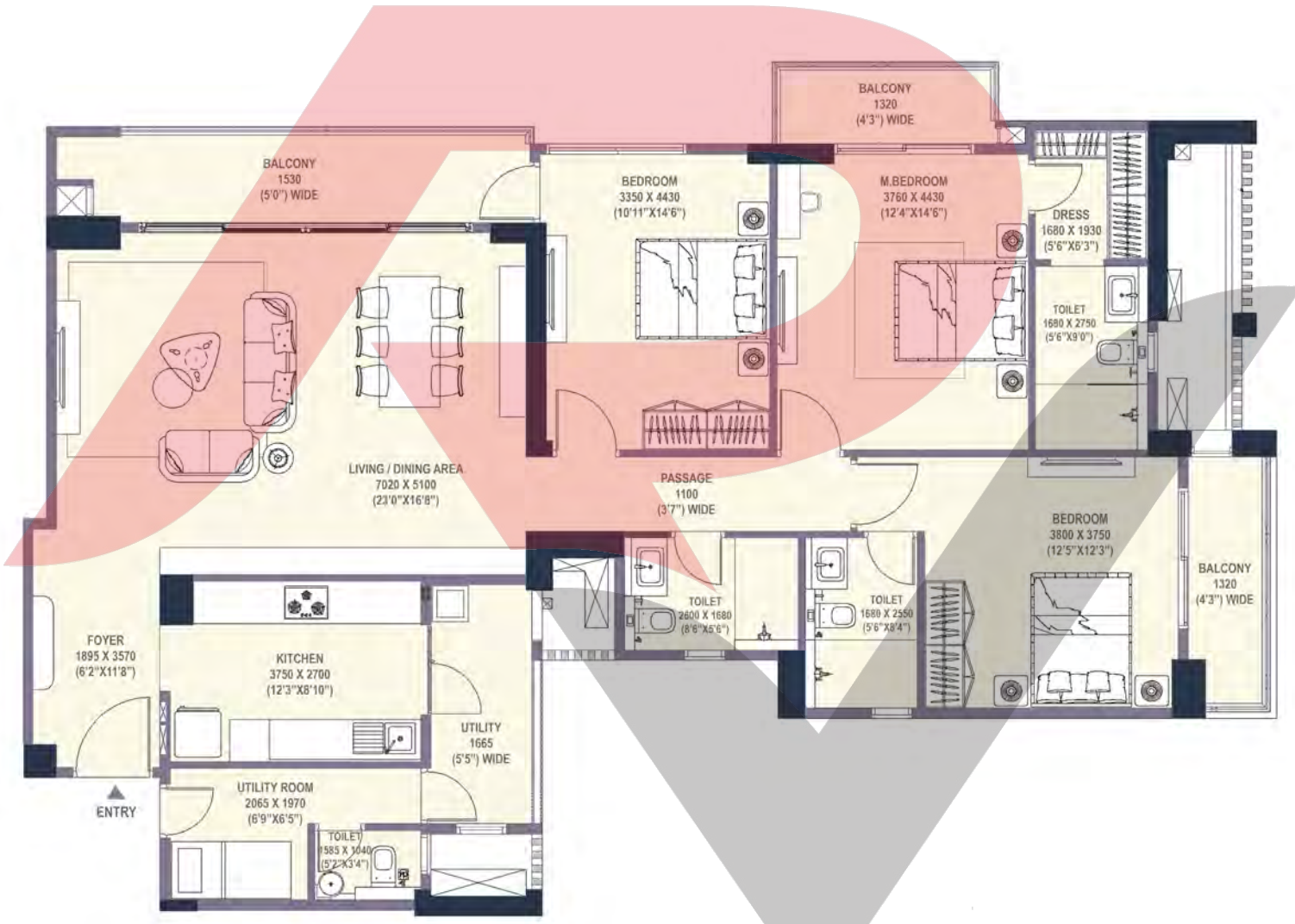


TOWER 3

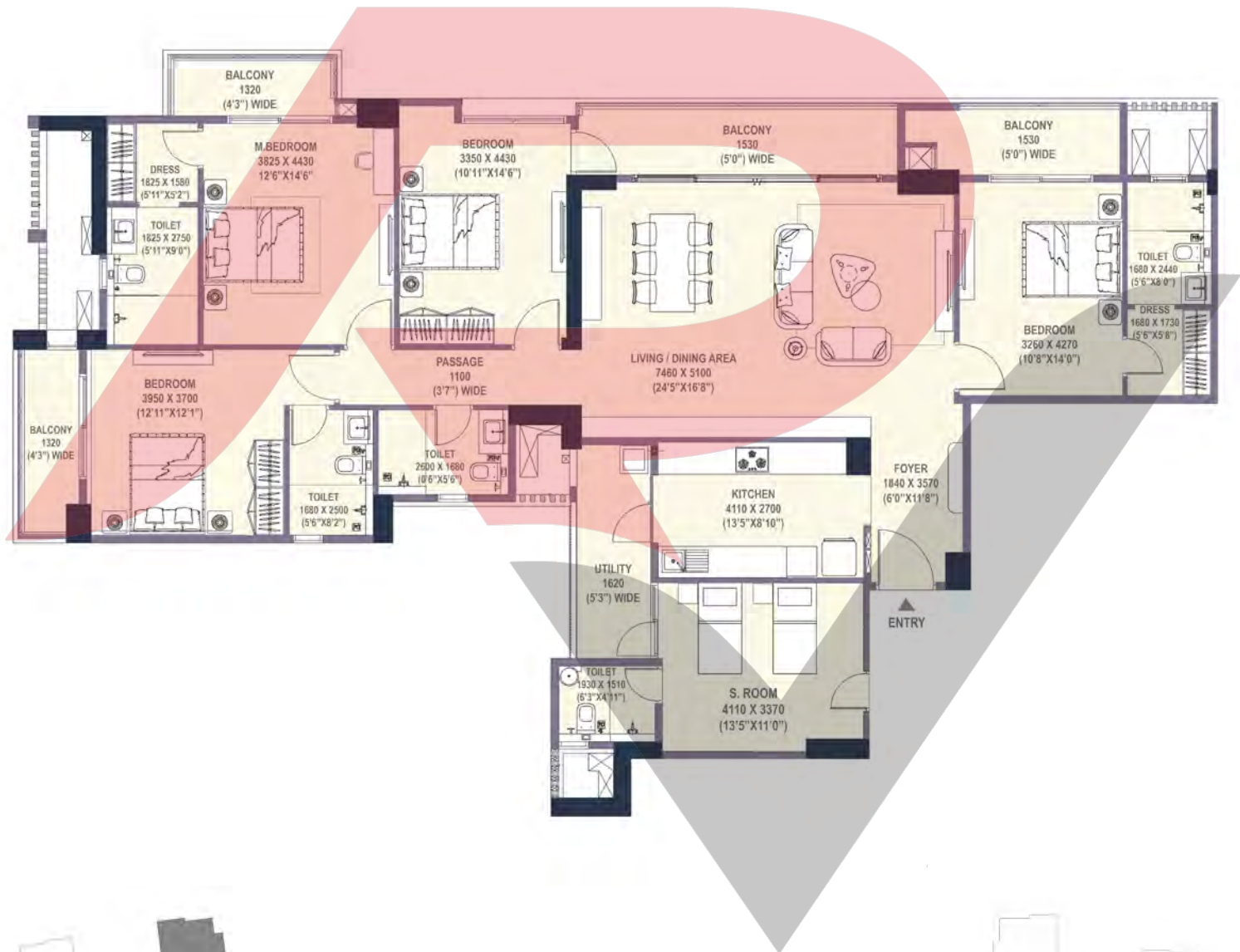
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| 3BHK-3T-U-T   |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 132.51 SQ. M (1426.37 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA  | 25.82 SQ. M (277.96 SQ. FT)   |             |
| SALEABLE AREA | 223.92 SQ. M (2410.23 SQ. FT) |             |



| 4BHK-4T-S-T   |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 167.60 SQ. M (1804.09 SQ. FT) | TOWER-1 & 3 |
| BALCONY AREA  | 32.16 SQ. M (346.27 SQ. FT)   |             |
| SALEABLE AREA | 282.41 SQ. M (3039.87 SQ. FT) |             |



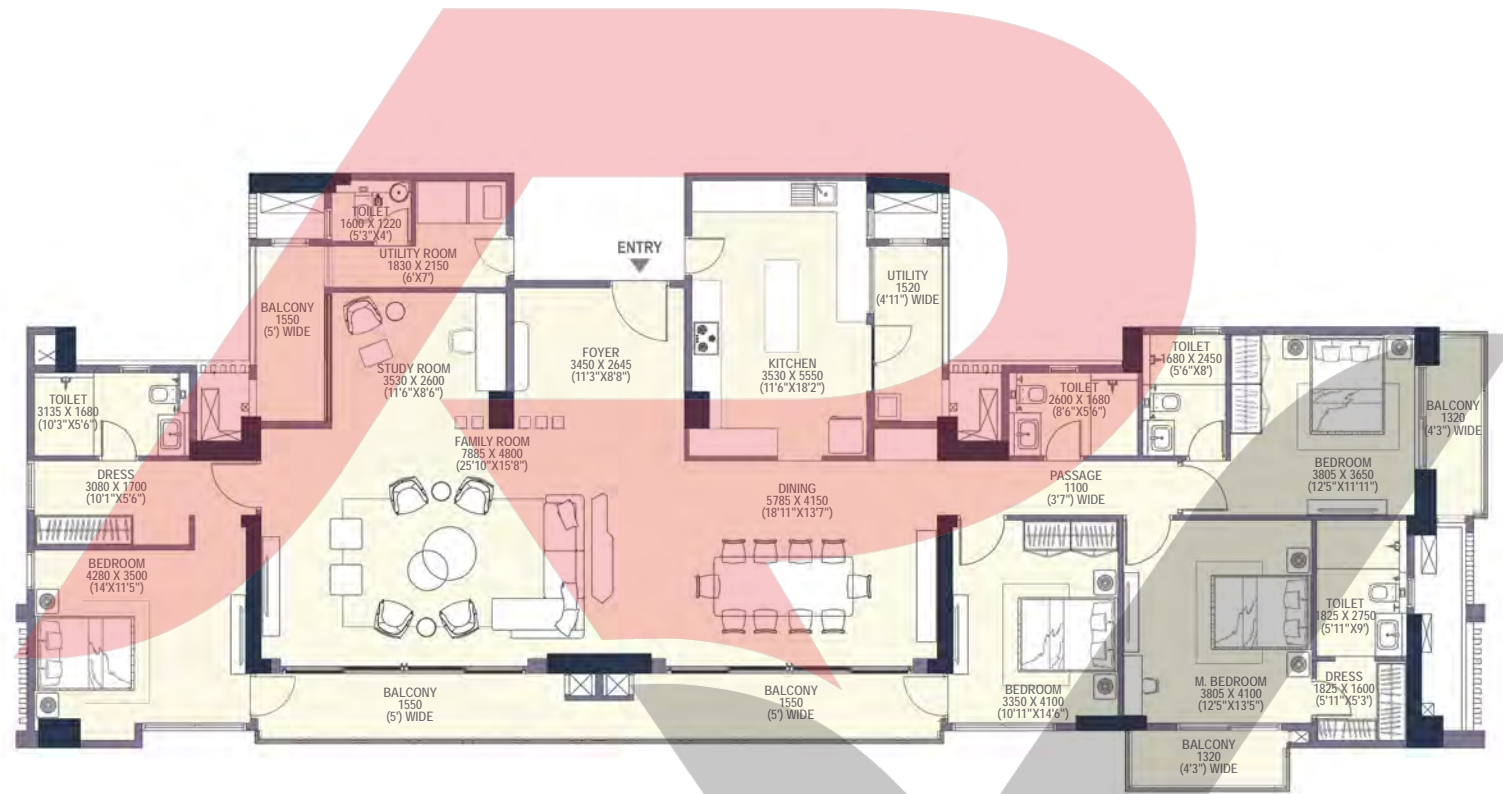
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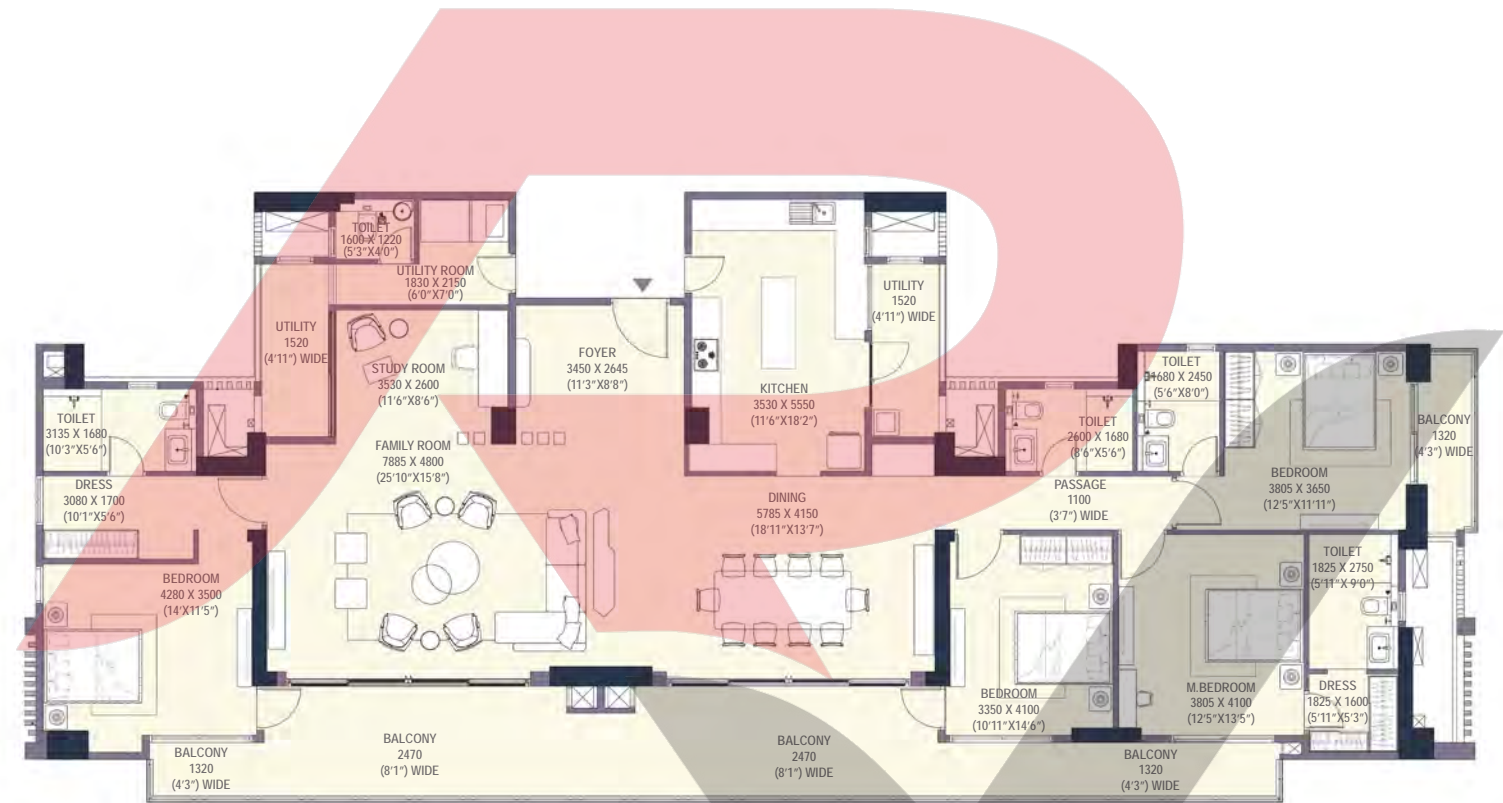
## SIMPLEX - 4BHK-4T-S-U-T

|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-1 |
| BALCONY AREA  | 39.58 SQ. M (426.09 SQ. FT)   |         |
| SALEABLE AREA | 357.01 SQ. M (3842.88 SQ. FT) |         |



## SIMPLEX - 4BHK-4T-S-U-T

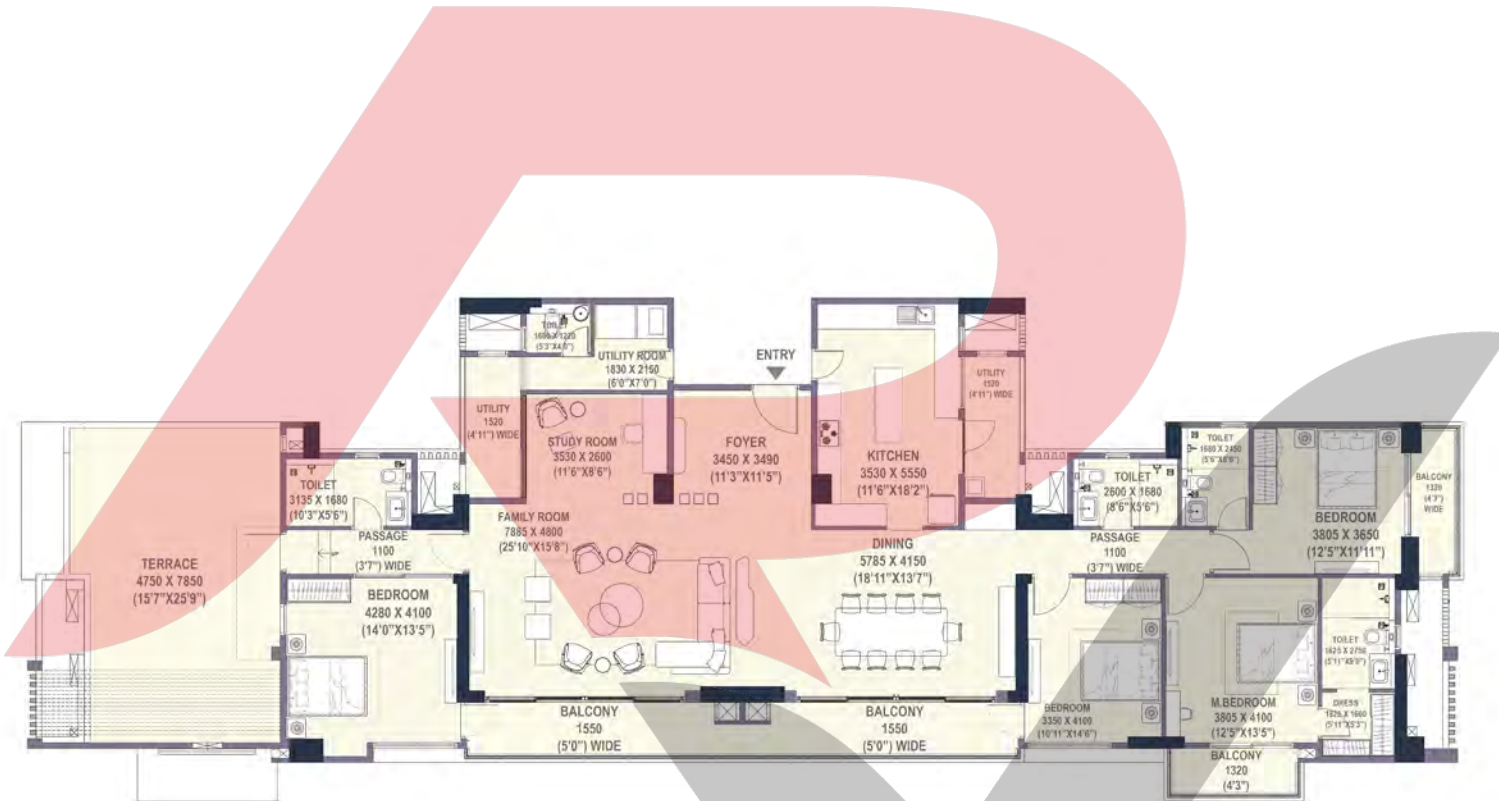
|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-1 |
| BALCONY AREA  | 60.96 SQ. M (656.23 SQ. FT)   |         |
| SALEABLE AREA | 395.78 SQ. M (4260.16 SQ. FT) |         |





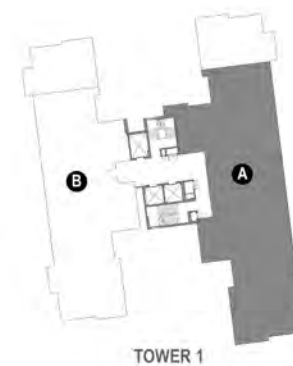
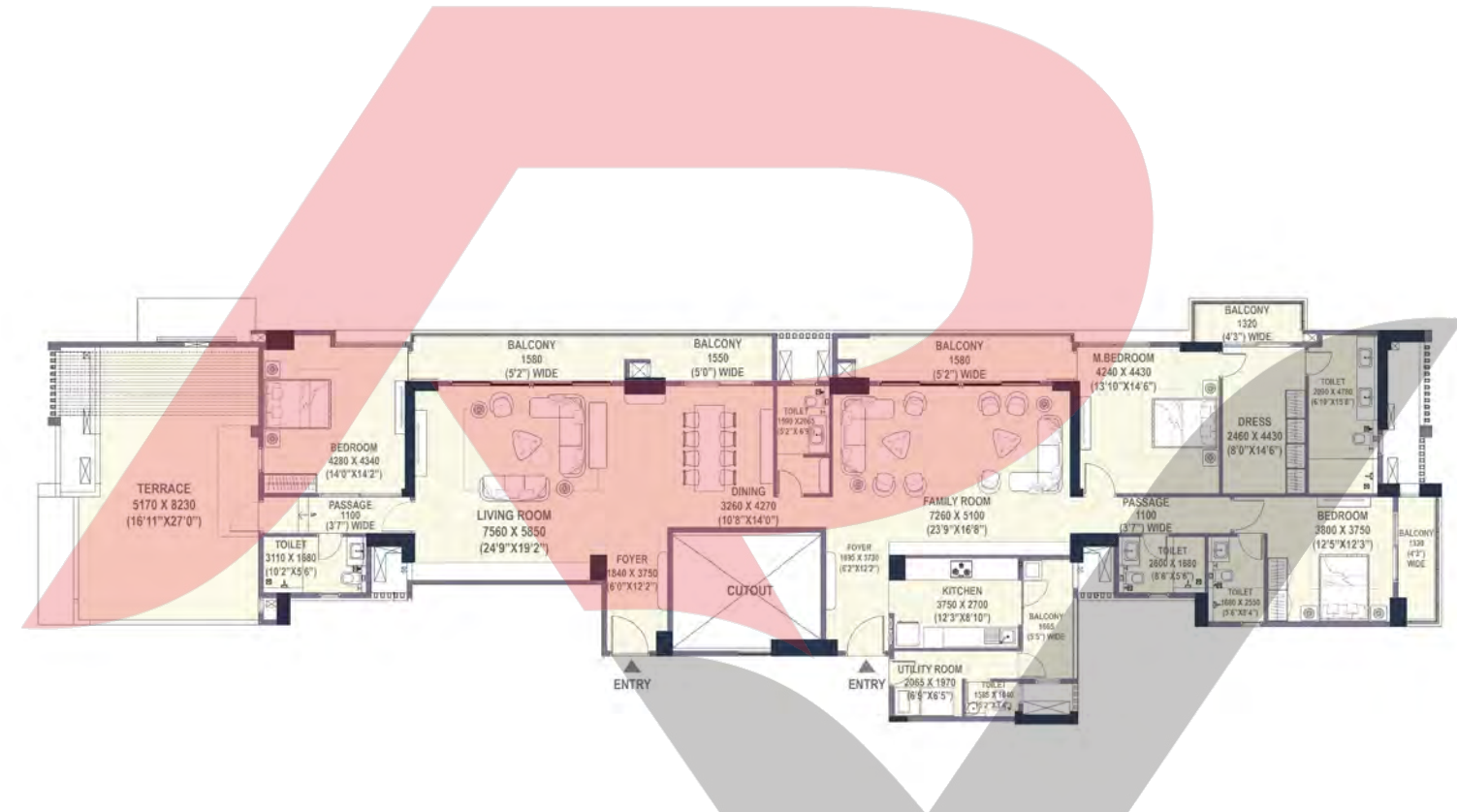
## SIMPLEX - 4BHK-4T-STUDY-U-T

|                        |                               |         |
|------------------------|-------------------------------|---------|
| CARPET AREA            | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-1 |
| BALCONY & TERRACE AREA | 78.65 SQ. M (846.65 SQ. FT)   |         |
| SALEABLE AREA          | 407.70 SQ. M (4388.49 SQ. FT) |         |



## SIMPLEX - 3BHK-5T-U-T

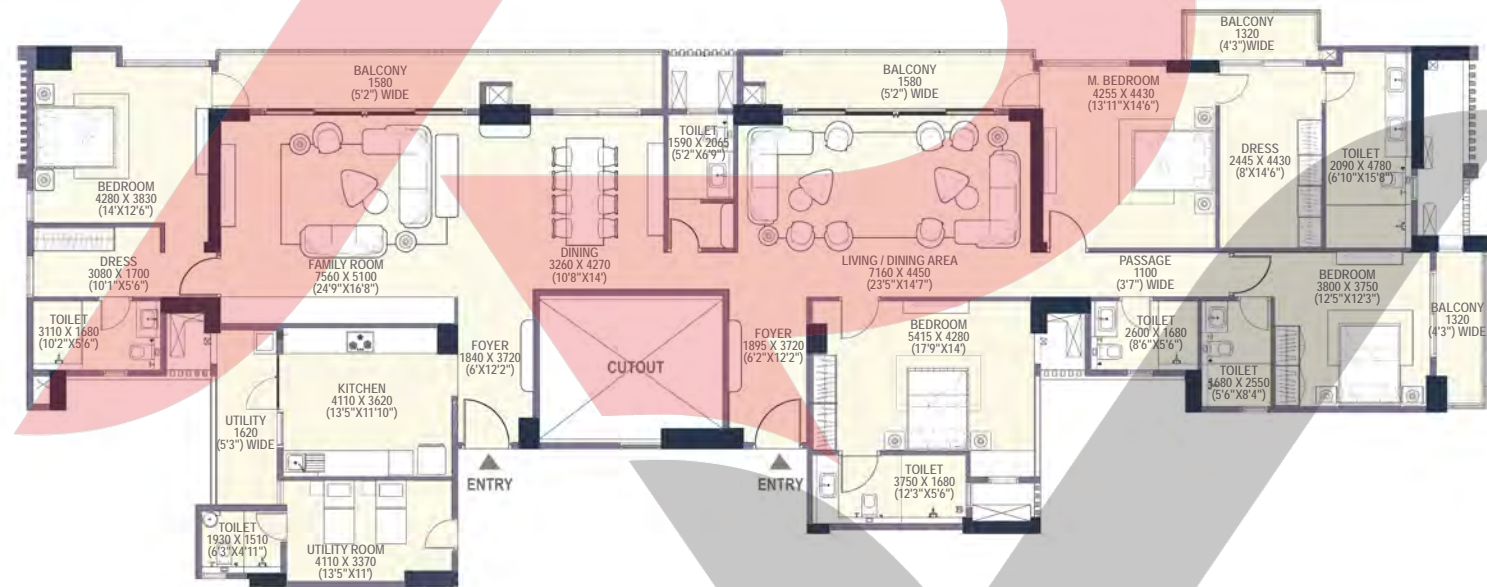
|                        |                               |         |
|------------------------|-------------------------------|---------|
| CARPET AREA            | 233.34 SQ. M (2511.73 SQ. FT) | TOWER-1 |
| BALCONY & TERRACE AREA | 82.51 SQ. M (888.19 SQ. FT)   |         |
| SALEABLE AREA          | 443.20 SQ. M (4770.63 SQ. FT) |         |





## SIMPLEX - 4BHK-6T-U-T

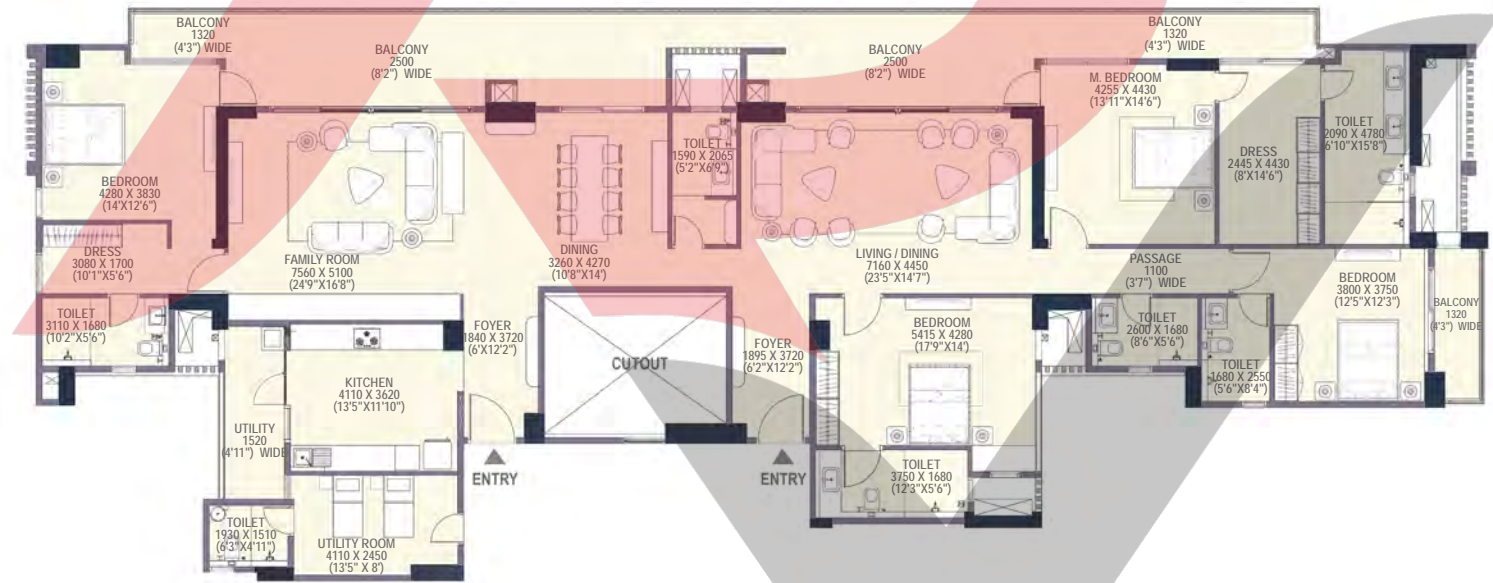
|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-1 |
| BALCONY AREA  | 24.34 SQ. M (262.07 SQ. FT)   |         |
| SALEABLE AREA | 435.25 SQ. M (4685.01 SQ. FT) |         |



TOWER 1

## SIMPLEX - 4BHK-6T-U-T

|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-1 |
| BALCONY AREA  | 70.11 SQ. M (754.71 SQ. FT)   |         |
| SALEABLE AREA | 485.40 SQ. M (5224.84 SQ. FT) |         |

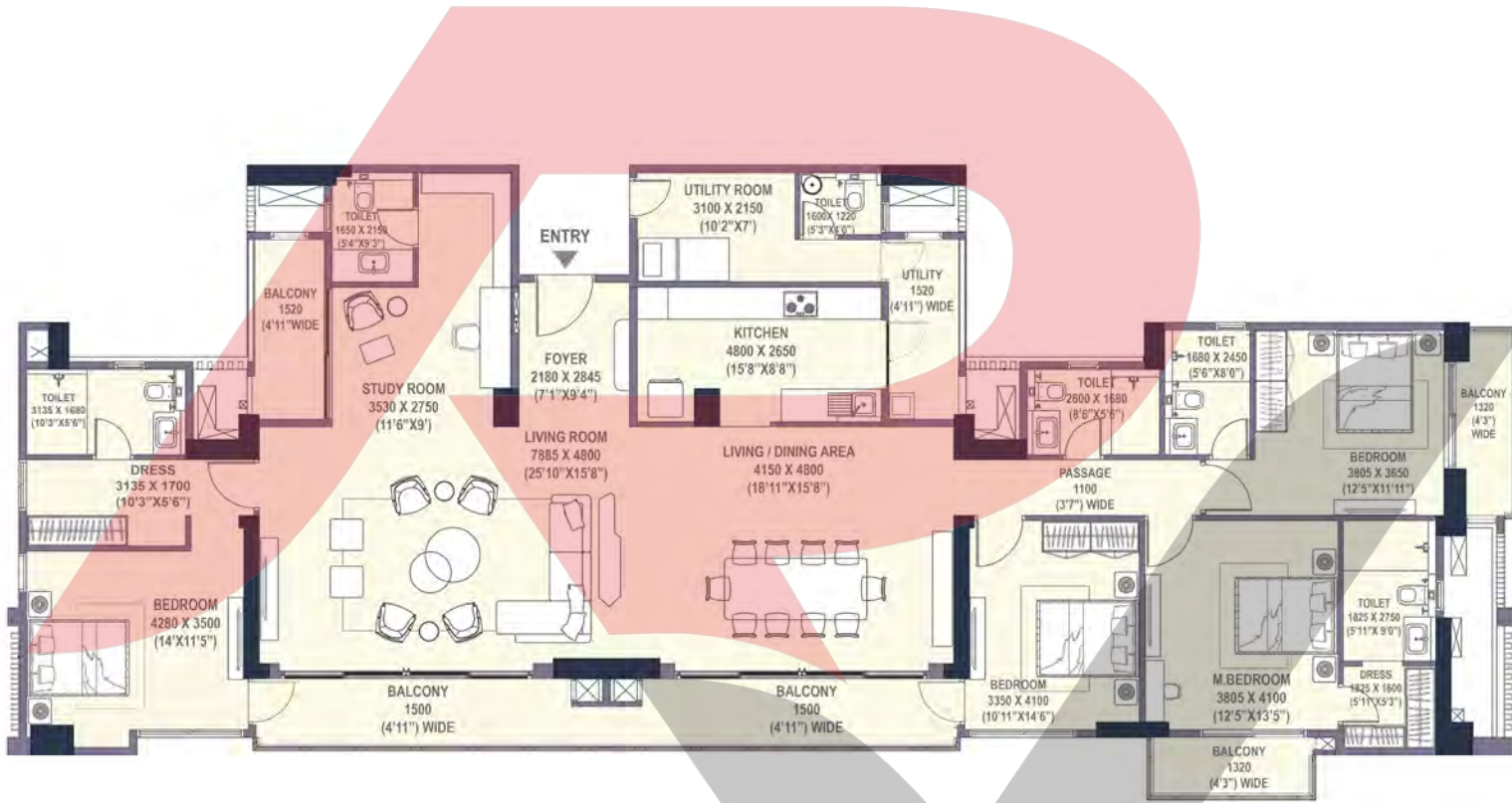


TOWER 1



## SIMPLEX - 4BHK-5T-S-U-T

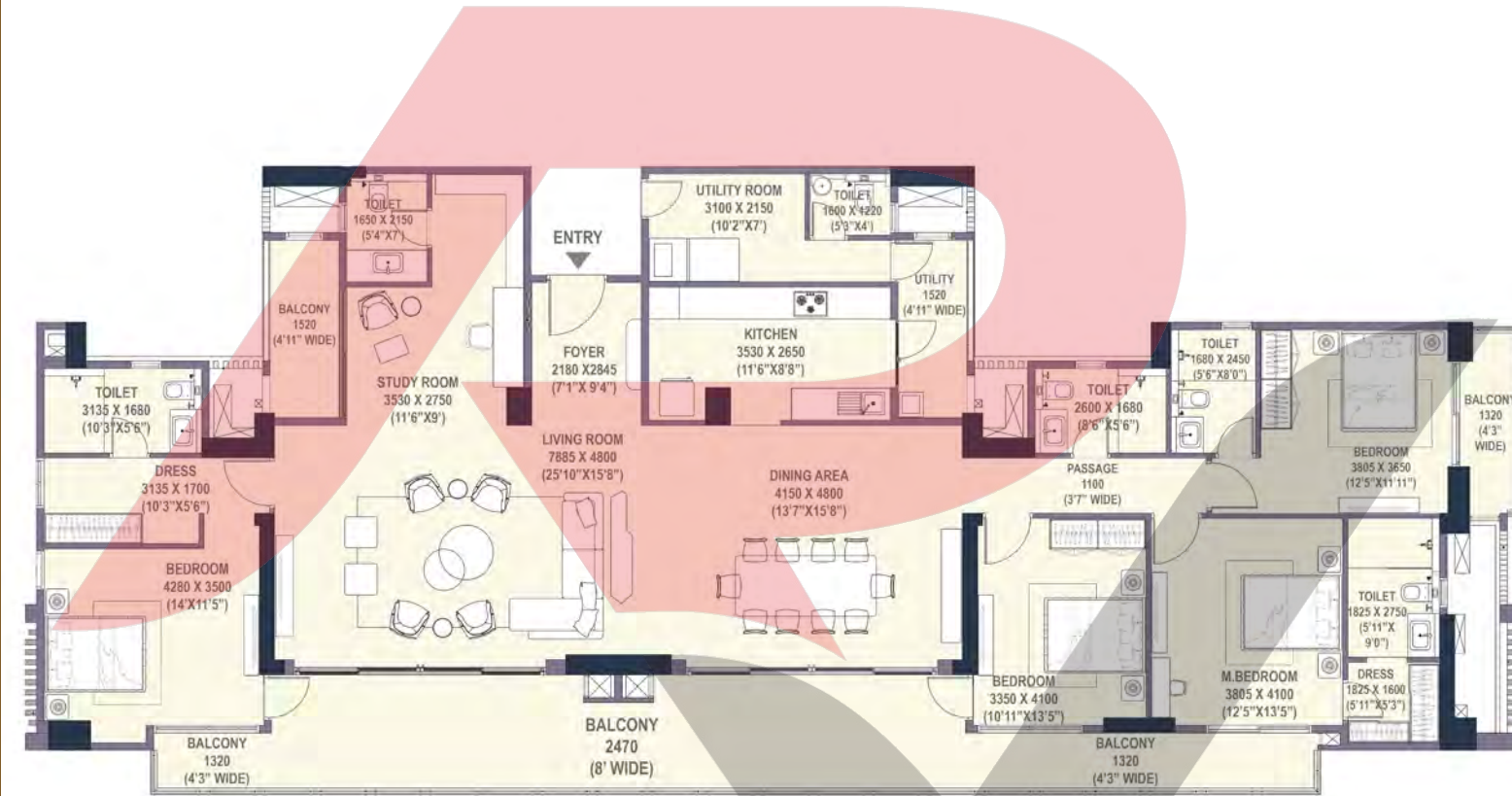
|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-3 |
| BALCONY AREA  | 39.58 SQ. M (426.09 SQ. FT)   |         |
| SALEABLE AREA | 357.01 SQ. M (3842.88 SQ. FT) |         |



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## SIMPLEX - 4BHK-5T-S-U-T

|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 212.90 SQ. M (2291.73 SQ. FT) | TOWER-3 |
| BALCONY AREA  | 60.96 SQ. M (656.23 SQ. FT)   |         |
| SALEABLE AREA | 395.78 SQ. M (4260.16 SQ. FT) |         |



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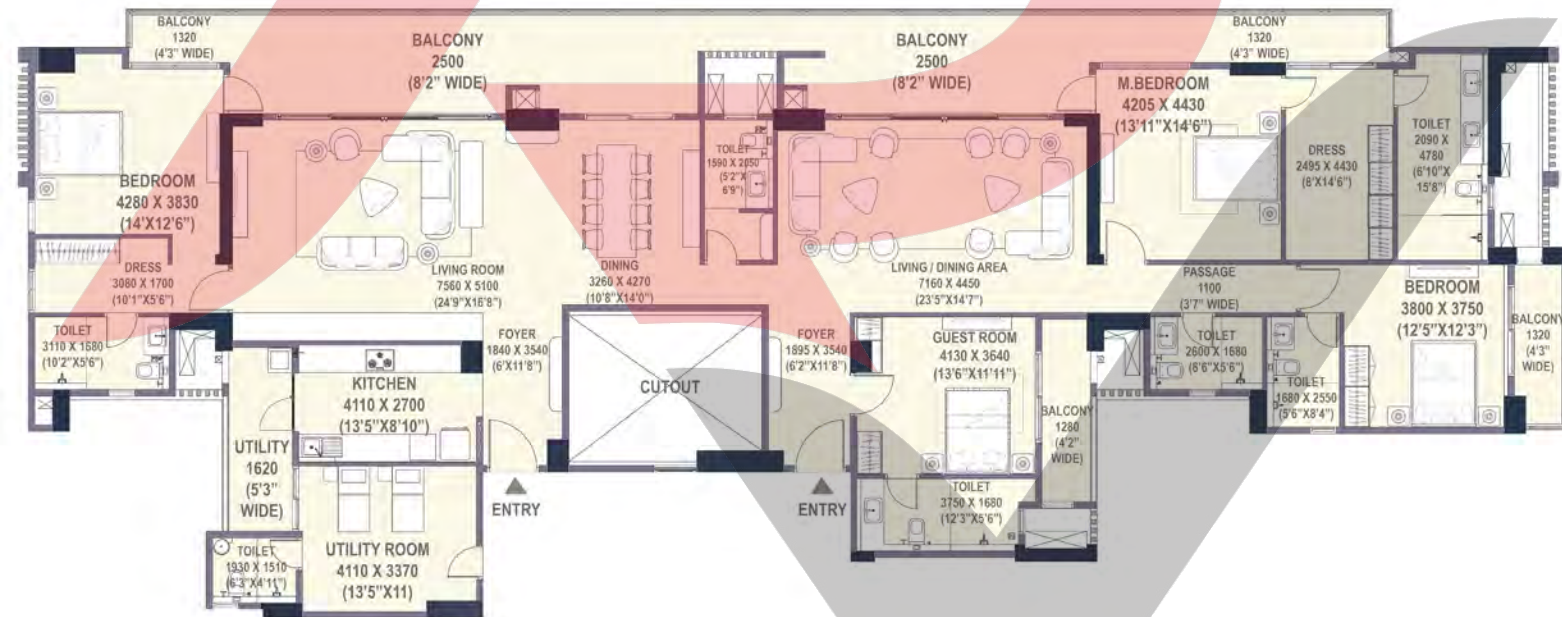






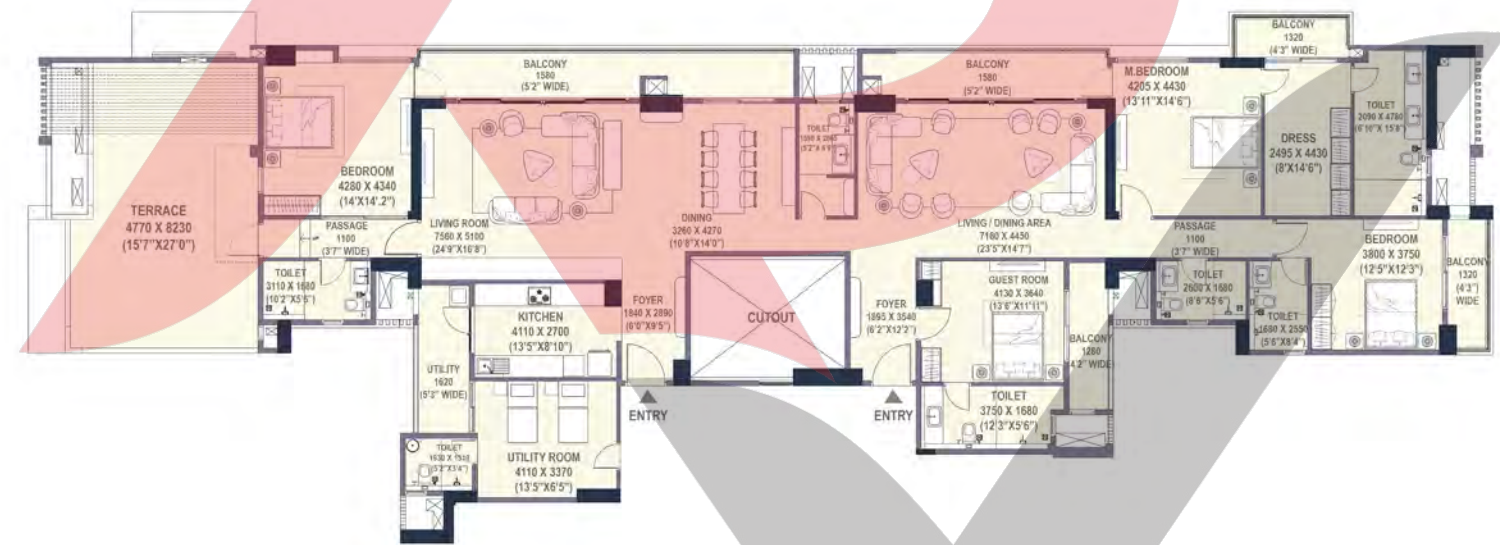
## SIMPLEX - 4BHK-6T-U-T

|               |                               |         |
|---------------|-------------------------------|---------|
| CARPET AREA   | 258.51 SQ. M (2782.60 SQ. FT) | TOWER-3 |
| BALCONY AREA  | 75.20 SQ. M (809.50 SQ. FT)   |         |
| SALEABLE AREA | 485.40 SQ. M (5224.84 SQ. FT) |         |



## SIMPLEX - 4BHK-6T-U-T

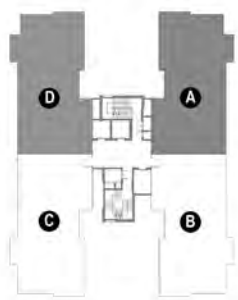
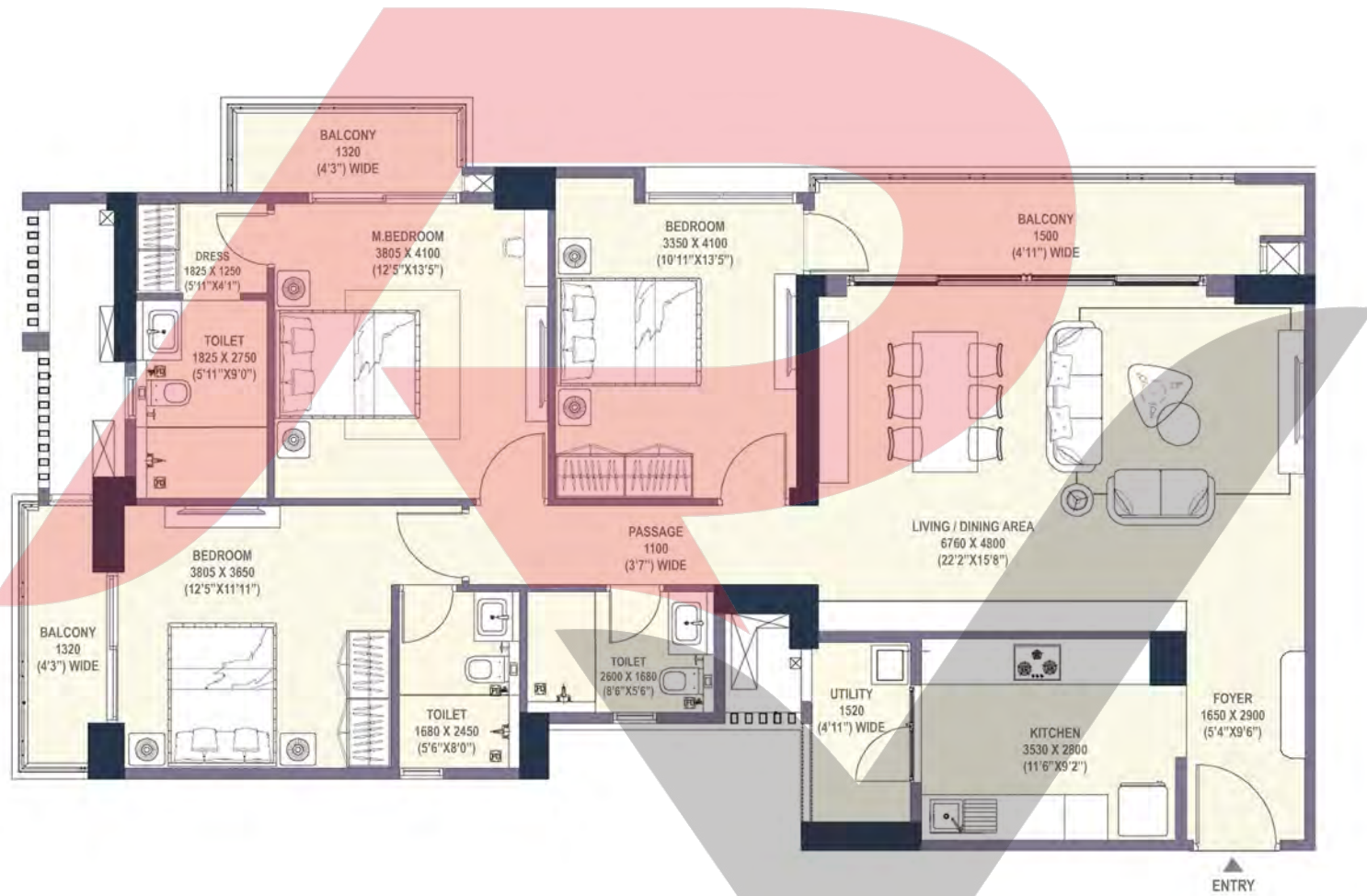
|                        |                               |          |
|------------------------|-------------------------------|----------|
| CARPET AREA            | 258.51 SQ. M (2782.60 SQ. FT) | TOWER- 3 |
| BALCONY & TERRACE AREA | 89.50 SQ. M (963.46 SQ. FT)   |          |
| SALEABLE AREA          | 489.25 SQ. M (5266.31 SQ. FT) |          |





### 3BHK-3T

|               |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 117.53 SQ. M (1265.18 SQ. FT) | TOWER-2 & 4 |
| BALCONY AREA  | 22.78 SQ. M (245.21 SQ. FT)   |             |
| SALEABLE AREA | 197.20 SQ. M (2122.64 SQ. FT) |             |



TOWER 2

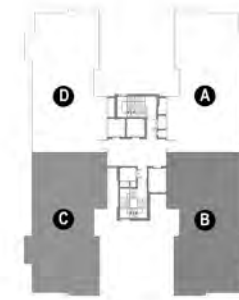
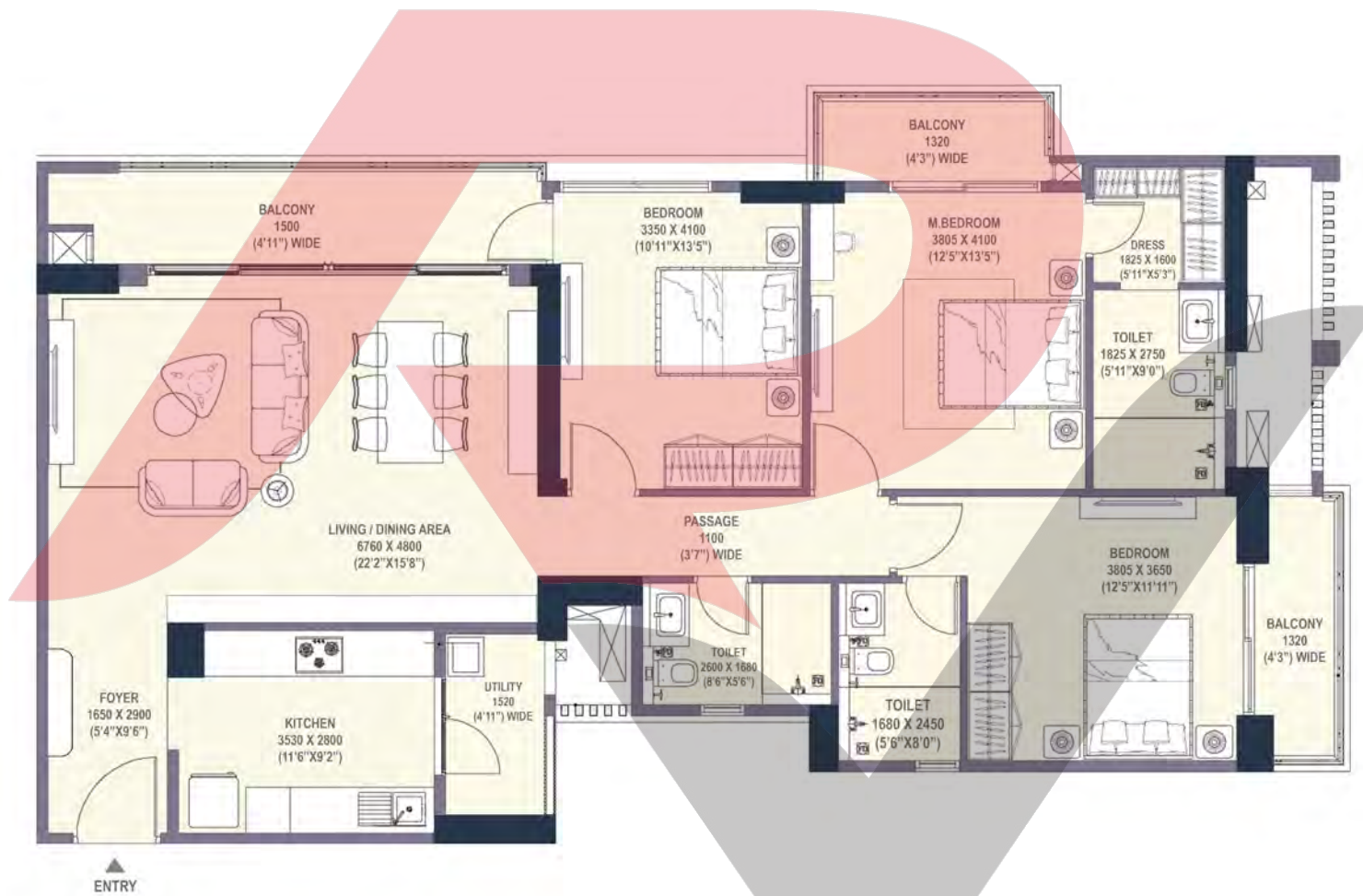


TOWER 4

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### 3BHK-3T

|               |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 117.65 SQ. M (1266.43 SQ. FT) | TOWER-2 & 4 |
| BALCONY AREA  | 22.78 SQ. M (245.21 SQ. FT)   |             |
| SALEABLE AREA | 197.34 SQ. M (2124.18 SQ. FT) |             |



TOWER 2



TOWER 4

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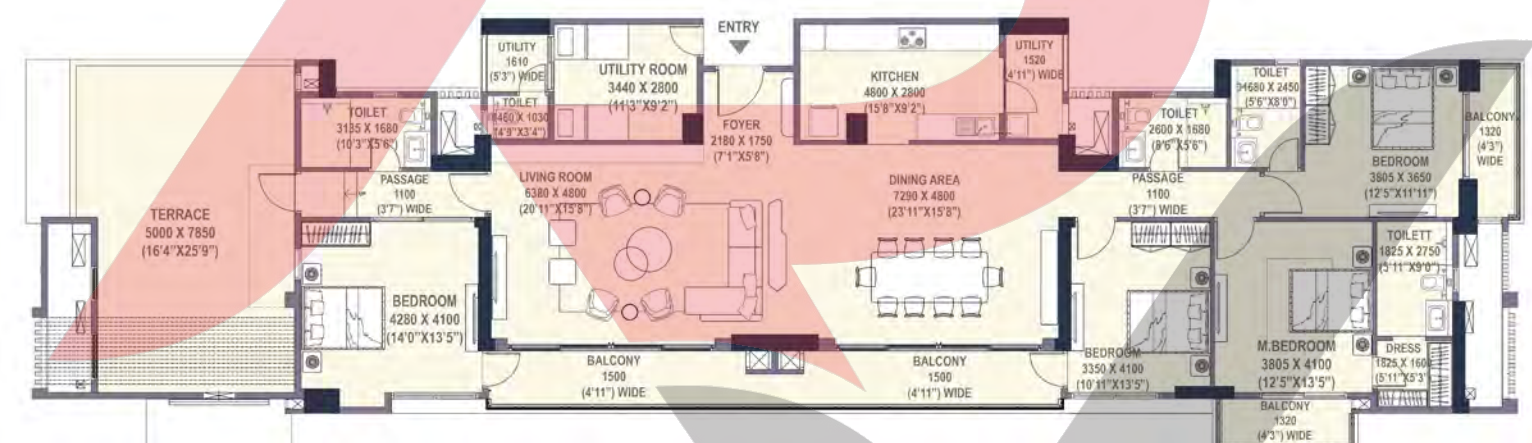
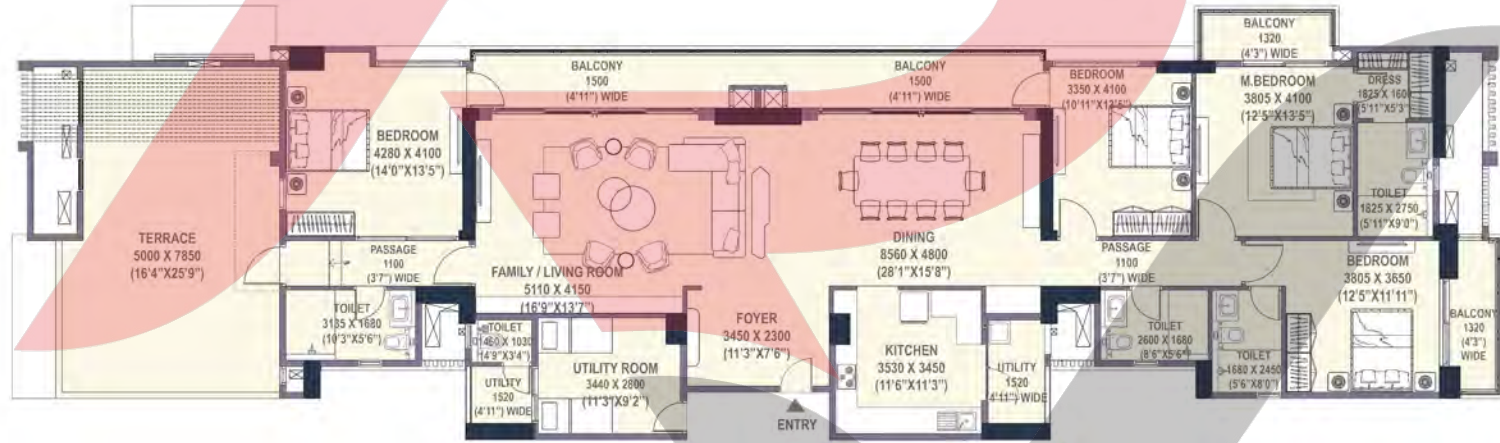


## SIMPLEX - 4BHK-4T-U-T

|                        |                               |             |
|------------------------|-------------------------------|-------------|
| CARPET AREA            | 194.37 SQ. M (2092.27 SQ. FT) | TOWER-2 & 4 |
| BALCONY & TERRACE AREA | 73.15 SQ. M (787.48 SQ. FT)   |             |
| SALEABLE AREA          | 371.76 SQ. M (4001.61 SQ. FT) |             |

## SIMPLEX - 4BHK-4T-U-T

|                        |                               |             |
|------------------------|-------------------------------|-------------|
| CARPET AREA            | 194.37 SQ. M (2092.27 SQ. FT) | TOWER-2 & 4 |
| BALCONY & TERRACE AREA | 73.15 SQ. M (787.48 SQ. FT)   |             |
| SALEABLE AREA          | 371.76 SQ. M (4001.61 SQ. FT) |             |



TOWER 2



TOWER 4



TOWER 2



TOWER 4

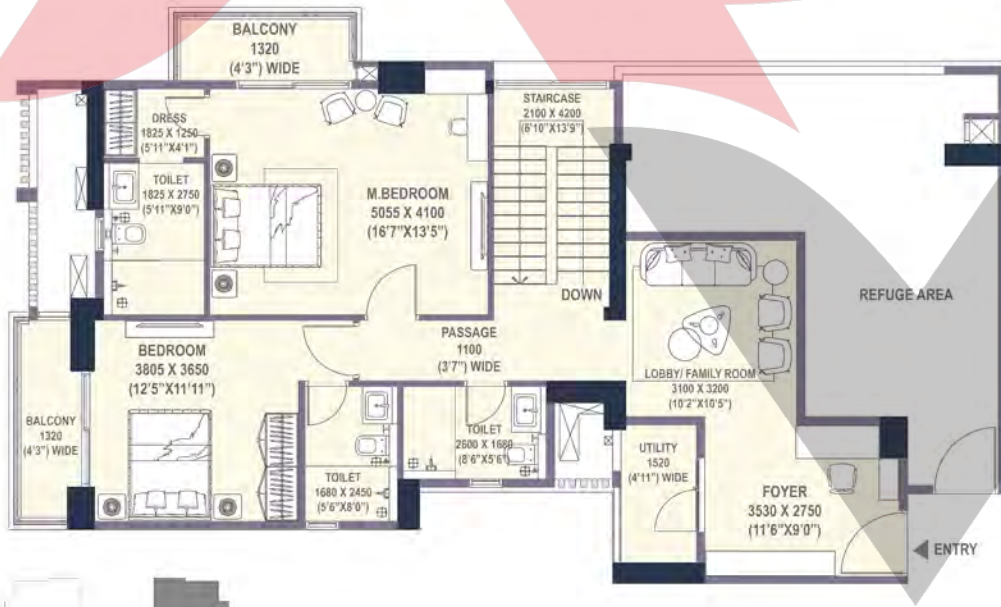
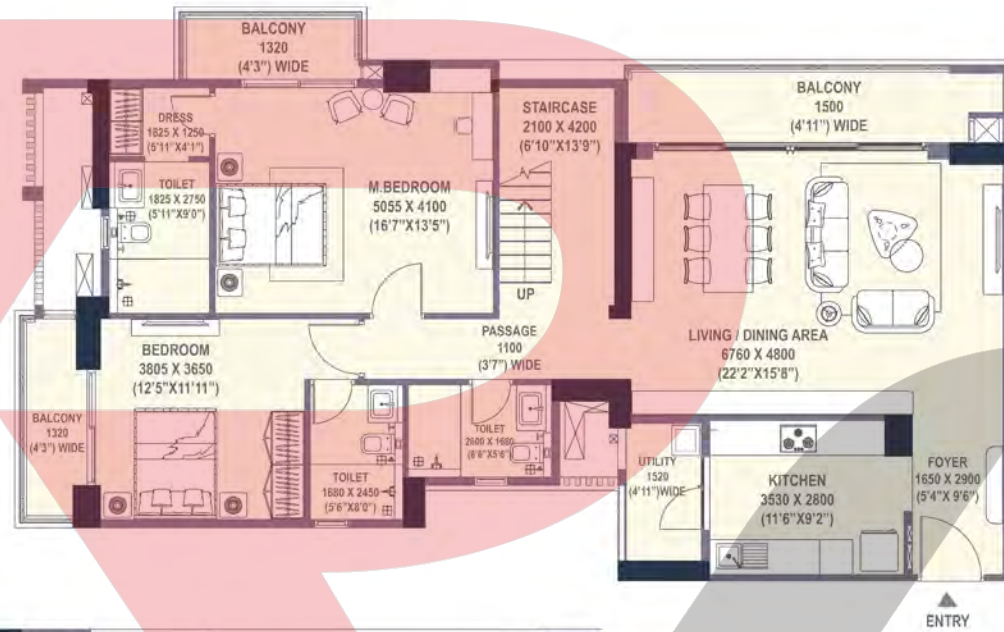
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## DUPLEX - 4BHK-6T

|               |                               |             |
|---------------|-------------------------------|-------------|
| CARPET AREA   | 206.11 SQ. M (2218.62 SQ. FT) | TOWER-2 & 4 |
| BALCONY AREA  | 35.65 SQ. M (383.79 SQ. FT)   |             |
| SALEABLE AREA | 333.49 SQ. M (3589.74 SQ. FT) |             |



TOWER 2



TOWER 4

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