

PROMOTION | HRERA Registration No.: RC/REP/HARERA/GGM/898/630/2025/01  
DATED. 08.01.2025. (website: www.haryanarera.gov.in)

EMAAR  
INDIA

RISE ABOVE  
THE ORDINARY

Urban  Ascent



E L E V A T E D L I V I N G



EXPERIENCE  
LIFE AT  
THE TOP



Reference Image





Reference Image

# YOUR PATH TO PRESTIGE, DWARKA EXPRESSWAY

The 29-kilometer Dwarka Expressway is a landmark infrastructure project, offering unmatched connectivity and world-class amenities.





Reference Image

### Prime Connectivity

Seamlessly links Dwarka in Delhi to NH-8, offering easy access to business hubs, airports, and residential zones.

### Investment Hub

Its proximity to commercial centres and planned developments makes it a hotspot for high-return real estate investments.



Reference Image



Reference Image

### Urban Ecosystem

The expressway is surrounded by top-tier schools, hospitals, and retail spaces, fostering an integrated lifestyle.

### Thriving Community

Home to over 2.5 lakh\* residents in New Gurugram, with vibrant growth along the expressway.



Reference Image

\*<https://timesofindia.indiatimes.com/city/gurgaon/as-flats-get-ready-new-sectors-popn-could-double-in-18-months/articleshow/91929998.cms>



Presenting

# Urban Ascent

3 & 4 BHK RESIDENCES

SECTOR 112, GURUGRAM



Artistic Impression









Reference Image

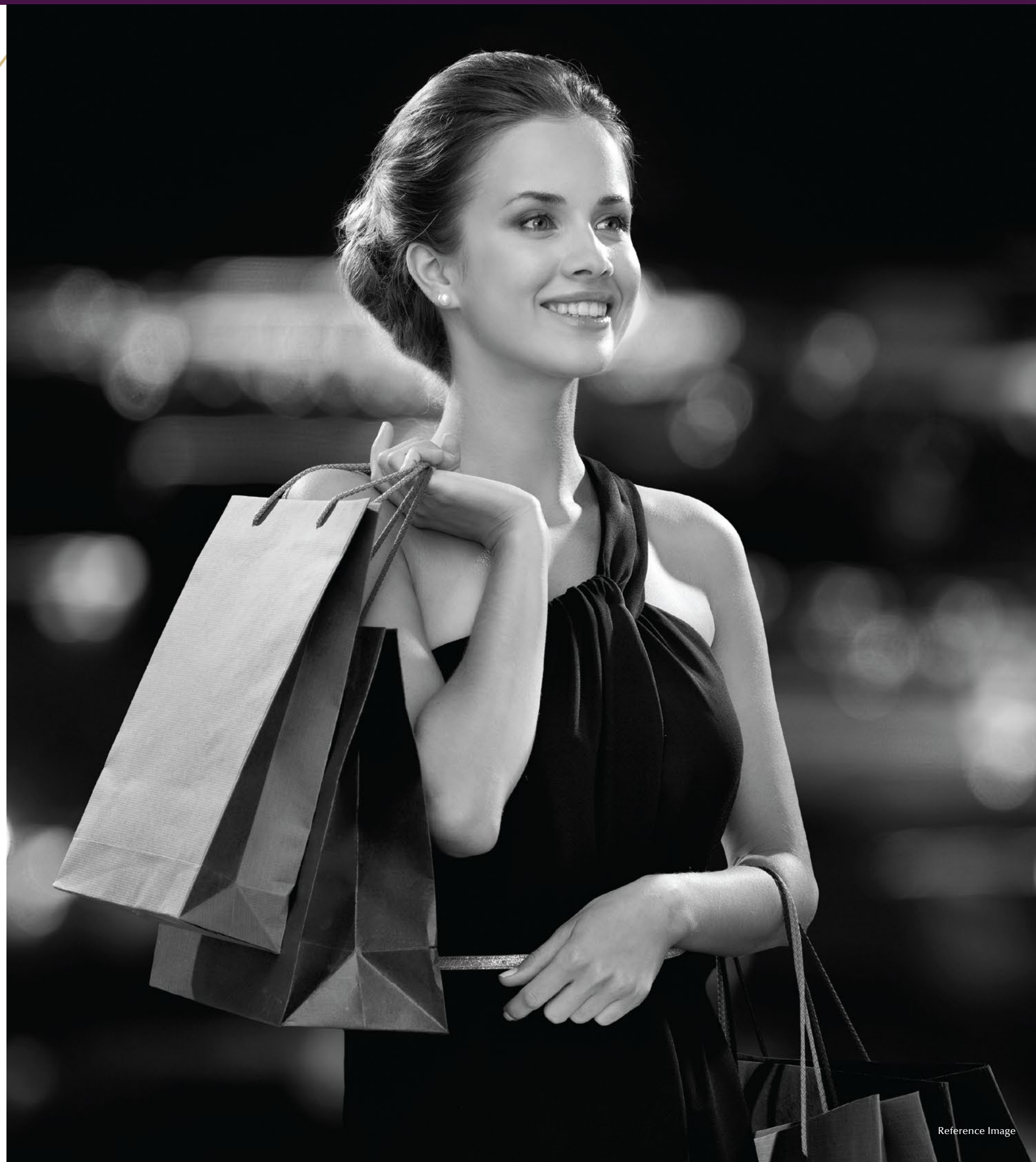
# UNWIND IN AN ELEVATED STYLE

Urban Ascent is a statement of refined living. Immerse yourself in the electrifying energy of Dwarka Expressway while indulging in the luxury of spacious 3 & 4 BHK homes.



# LIVE LIFE TO THE FULLEST

From seamless commutes to Delhi to retail therapy at world - class retail centres to convenient weekend escapes, your aspirations find their perfect address here.



Reference Image









Reference Image

# BREATHE EASY IN NATURE'S BEAUTY

Designed with safety in mind, our unique podium architecture places all amenities, including the Clubhouse, on an elevated platform, effectively eliminating disruptions from vehicular traffic.

Multi-purpose Lawn over Podium



Jogging Track



Zen Garden



Open - Air Theatre



Seating Nooks with Trellis



Yoga Pavilion



Clubhouse







Artistic Impression





Artistic Impression



# INDULGE IN WORLD-CLASS AMENITIES

Experience a lifestyle of convenience and wellness with a wide range of amenities designed to enhance your everyday living.

Gymnasium



Kids' Play Area



Swimming Pool with Kids' Pool



Multi-purpose Court



Badminton Court



Squash Court



Restaurant



Café



Banquet Hall



Pet Park



Reference Image





Artistic Impression









Artistic Impression





# DESIGNED FOR A SUSTAINABLE FUTURE

Built with innovative eco-friendly initiatives, this is more than just an address; it's a harmonious space for you and the nature. Experience tomorrow's sustainable lifestyle today, at our IGBC Gold Pre-certified project.

Rainwater Harvesting



Water Efficient Plumbing Fixtures



Waste Water Recycling and Reuse



Environment Friendly Waste Management



Solar Powered Common Areas



Provision for EV Charging



Reference Image



# MASTER PLAN

1. ARRIVAL COURT
2. TOWER DROP-OFF WITH FEATURE WALL
3. CLUB DROP-OFF
4. CLUB
5. SWIMMING POOL WITH KIDS' POOL
6. ZEN GARDEN
7. MULTI-PURPOSE LAWN OVER PODIUM
8. JOGGING TRACK
9. OPEN AIR THEATRE
10. SEATING NOOKS WITH TRELLIS
11. FEATURE STEPS
12. MULTI-PURPOSE COURT
13. BADMINTON COURT
14. OUTDOOR GYMNASIUM
15. KIDS' PLAY AREA
16. FOCAL POINT GAZEBO
17. PET PARK
18. YOGA PAVILION

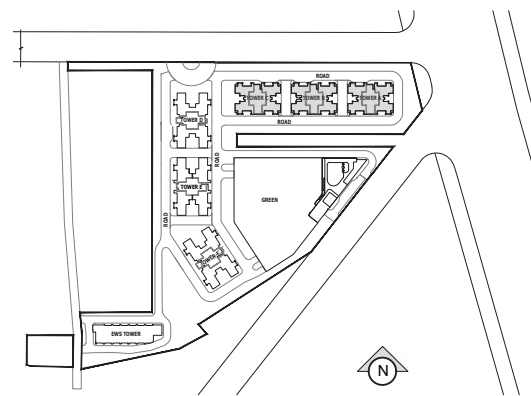
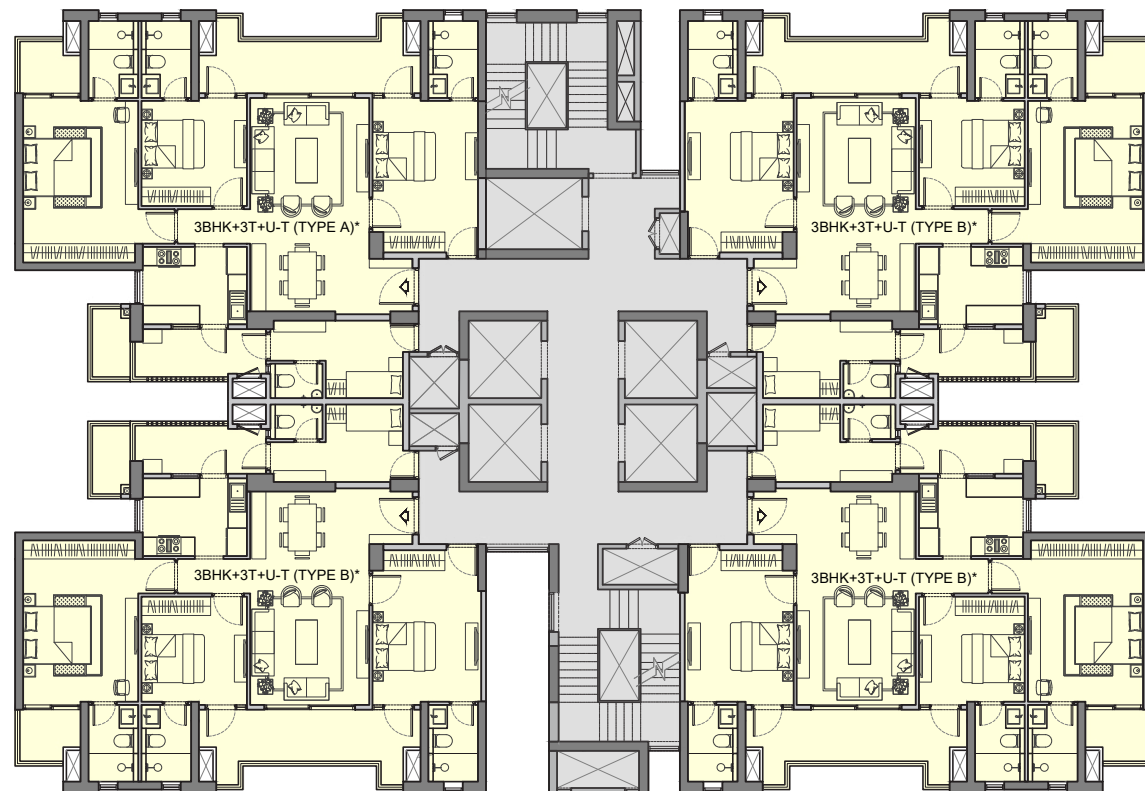




# CLUSTER PLANS

## TOWER A,B,C

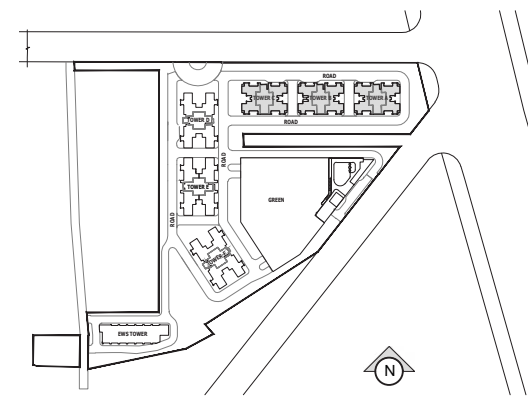
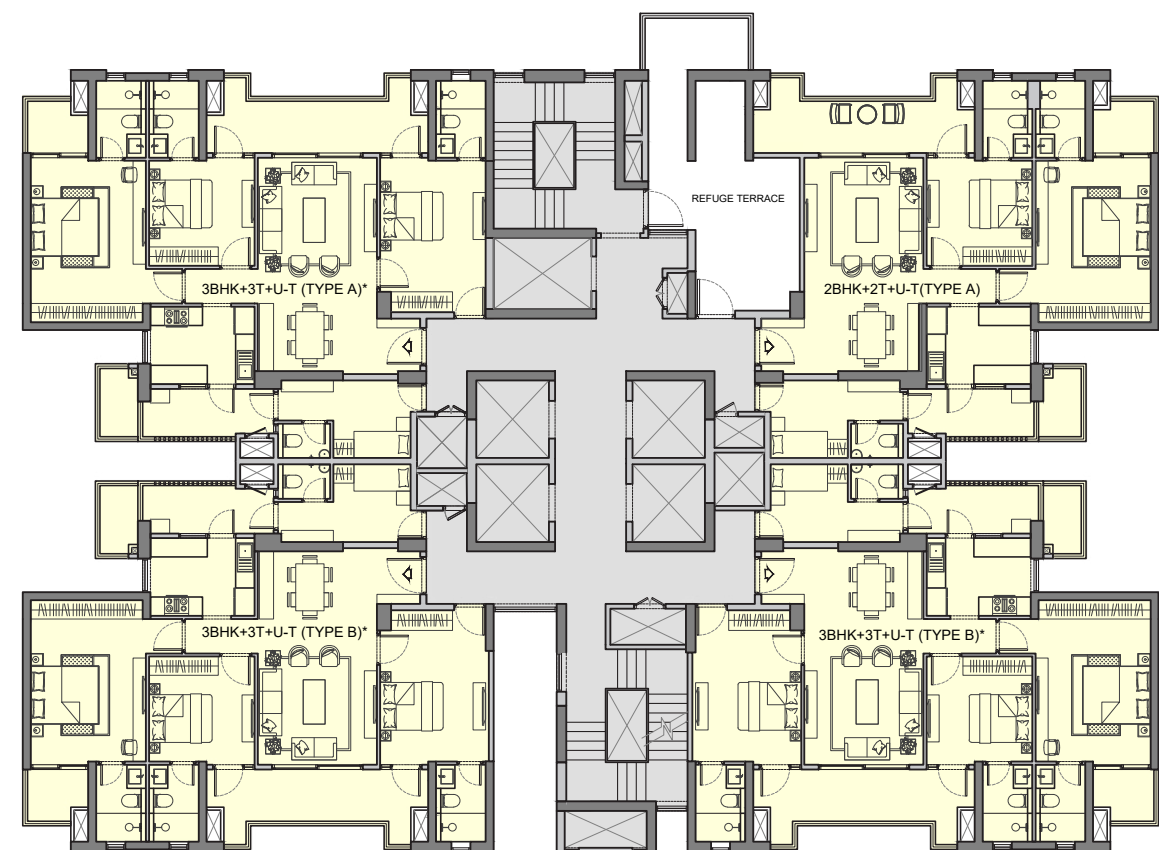
### TYPICAL FLOOR PLAN



KEY PLAN

## TOWER A,B,C

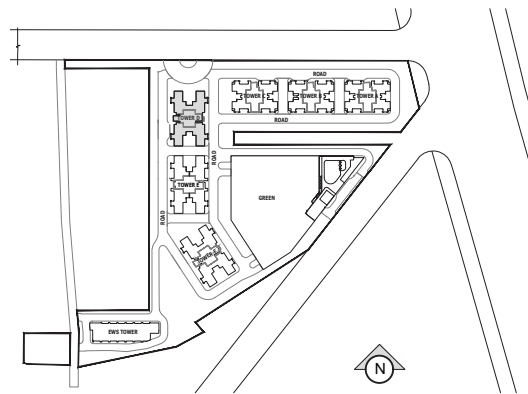
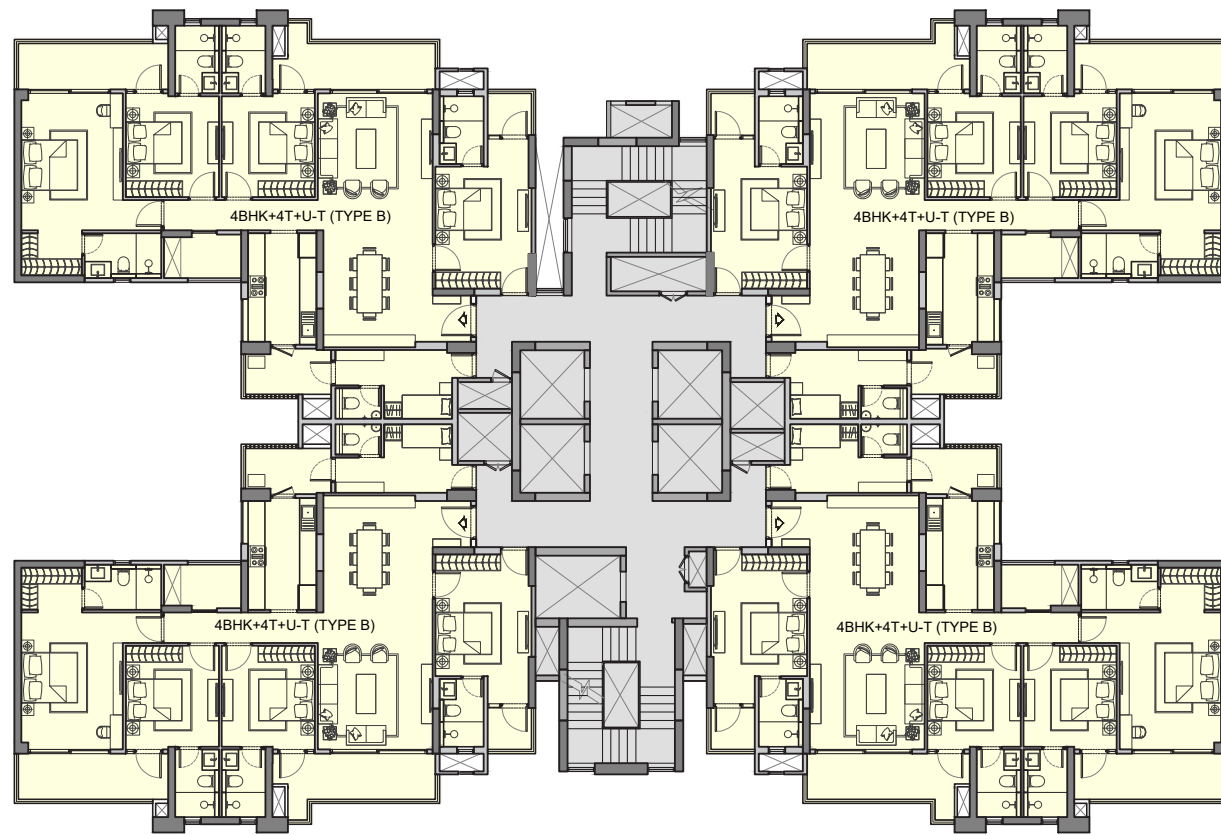
### 20<sup>TH</sup> & 29<sup>TH</sup> FLOOR PLAN



KEY PLAN

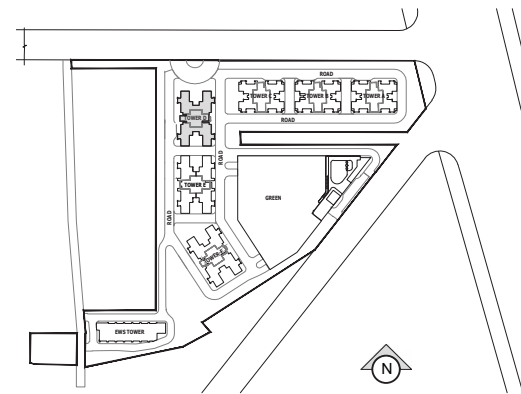
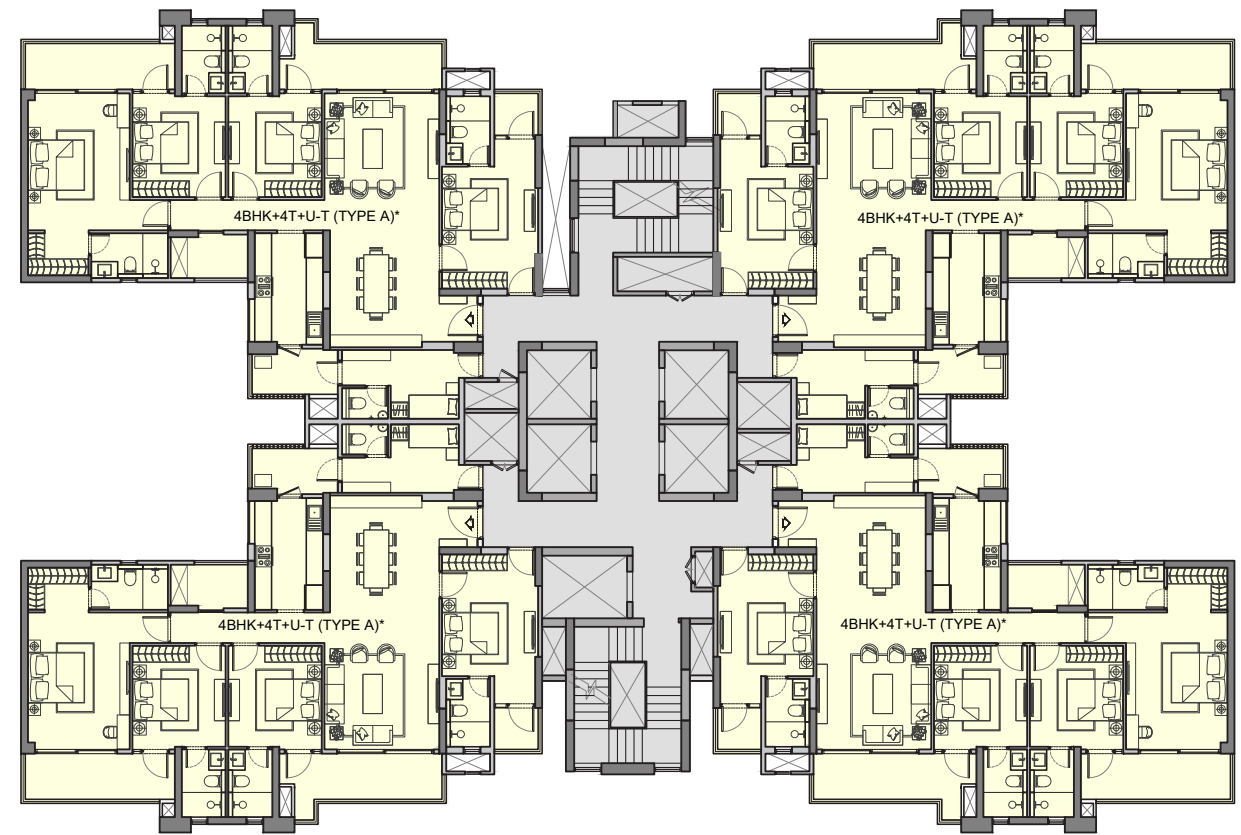


TOWER D  
TYPICAL FLOOR PLAN



KEY PLAN

TOWER D  
1<sup>ST</sup> TO 10<sup>TH</sup> FLOOR PLAN

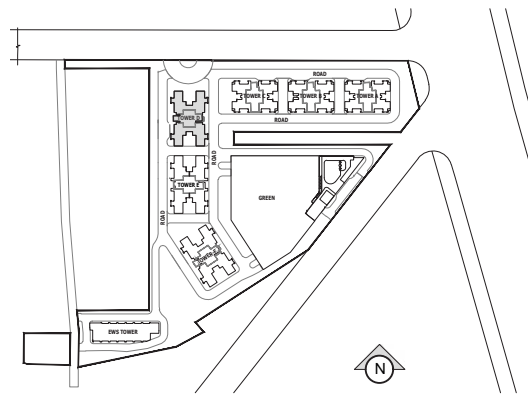
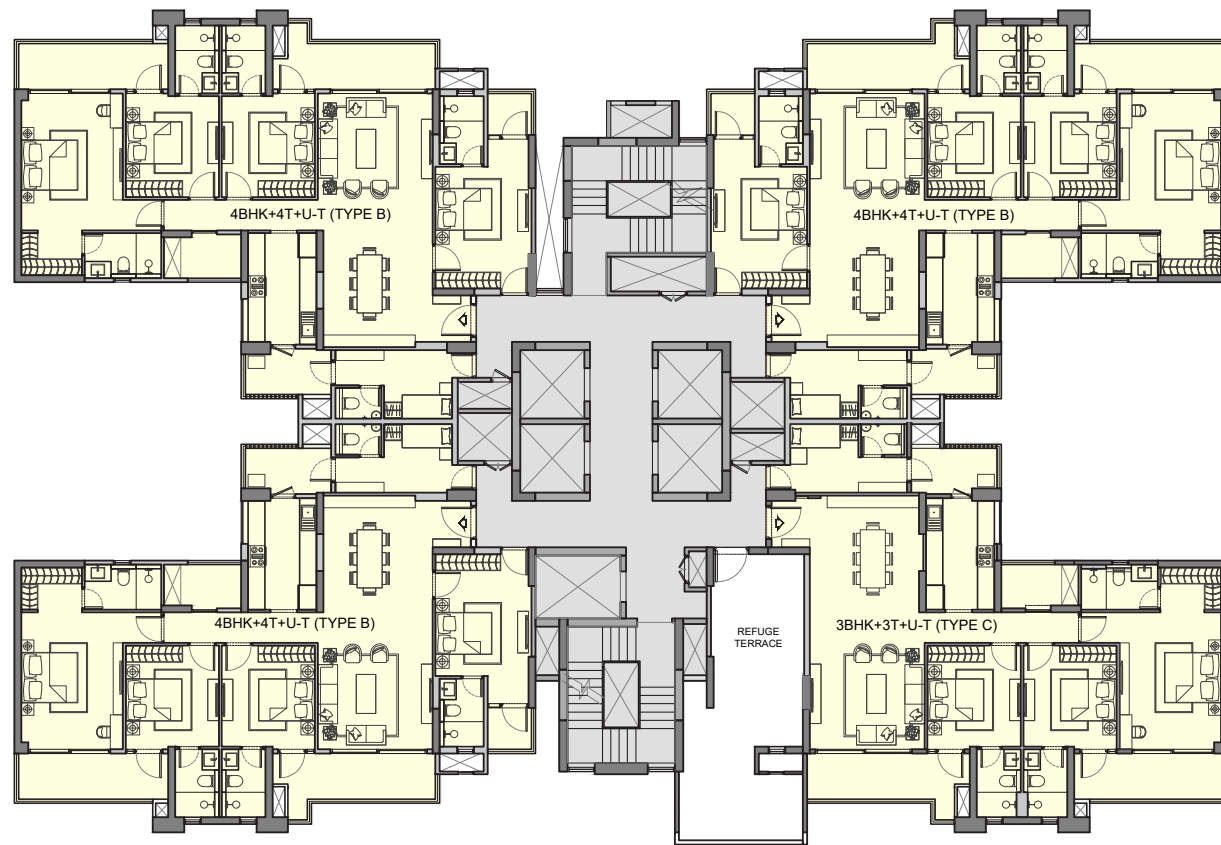


KEY PLAN



# TOWER D

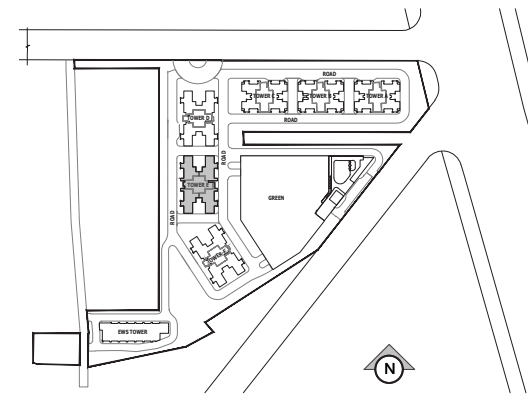
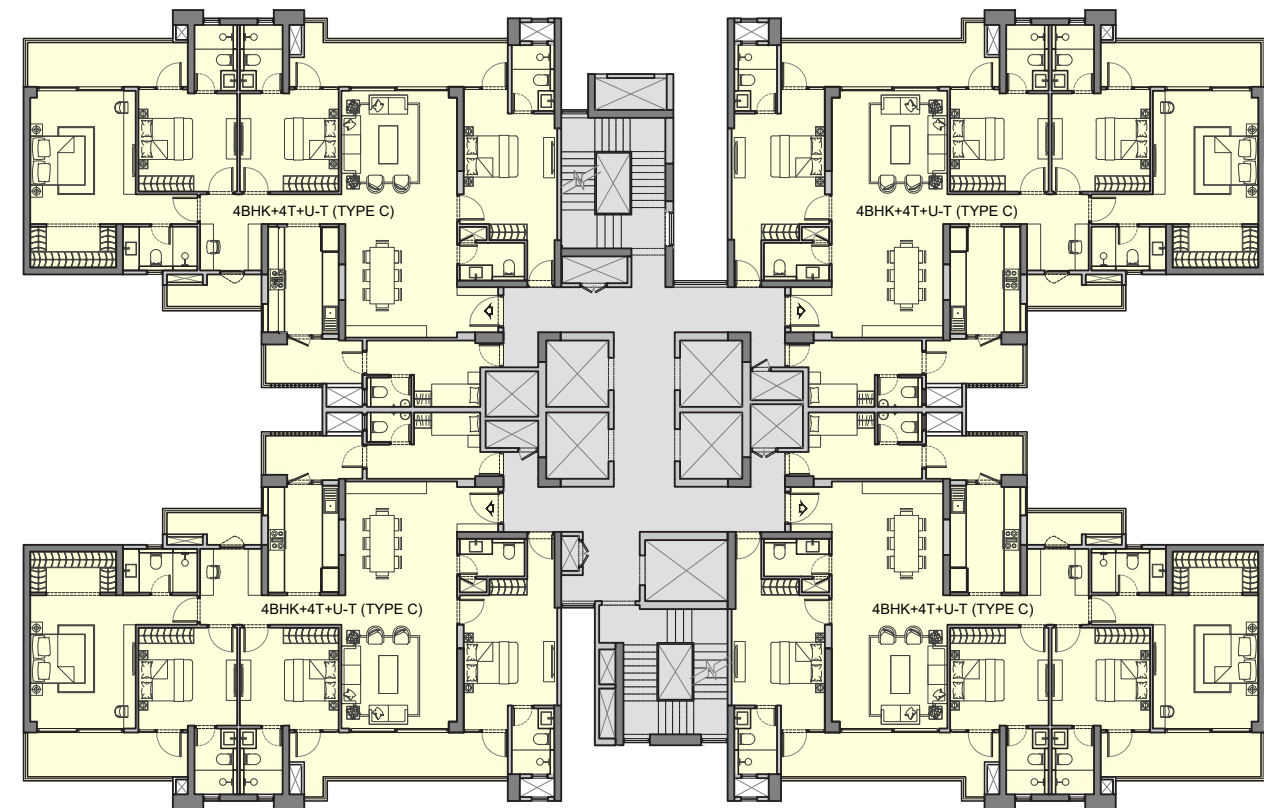
## 20<sup>TH</sup> & 29<sup>TH</sup> FLOOR PLAN



KEY PLAN

# TOWER E

## TYPICAL FLOOR PLAN

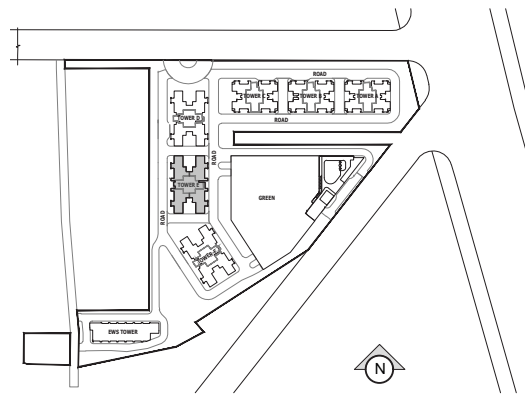
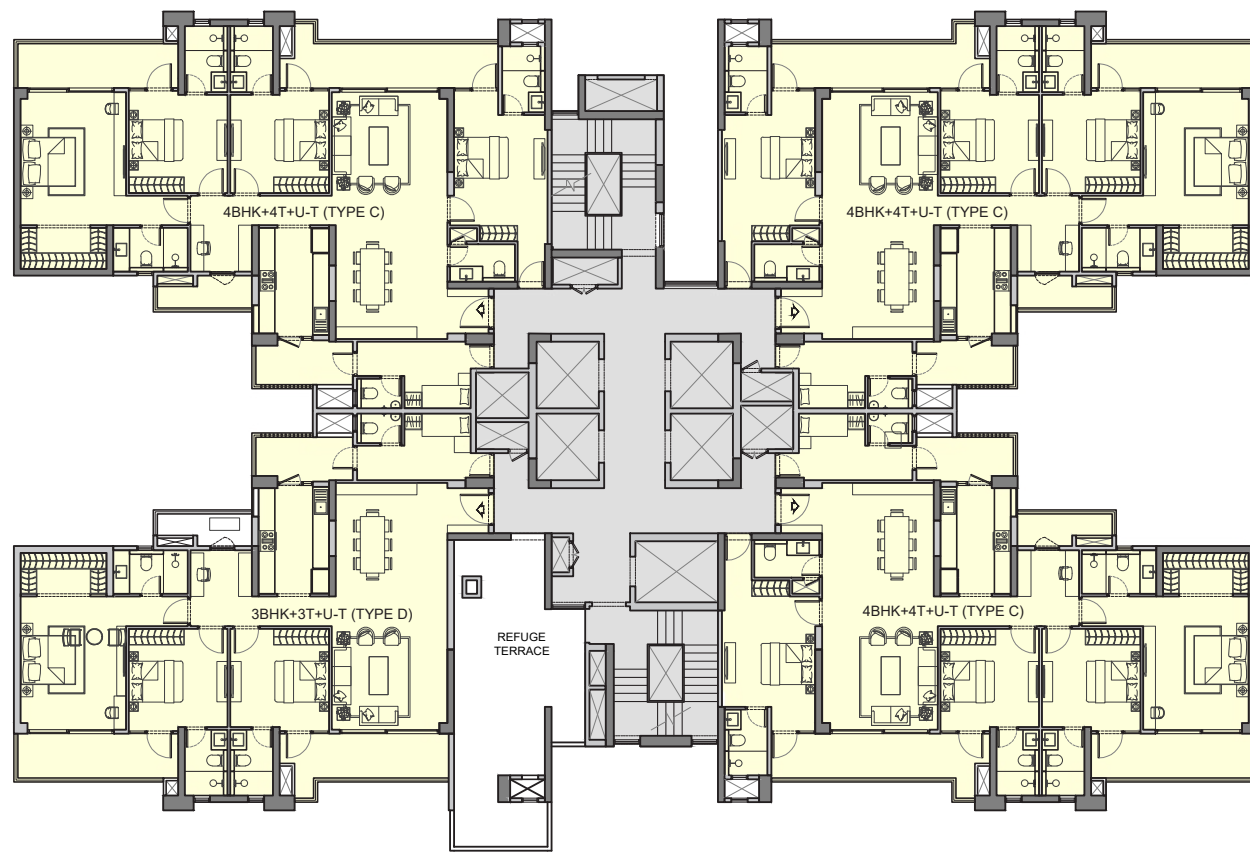


KEY PLAN



# TOWER E

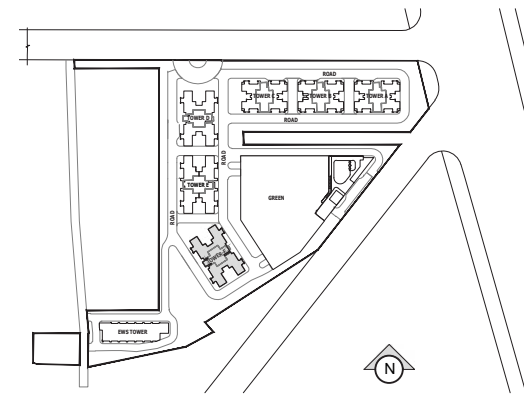
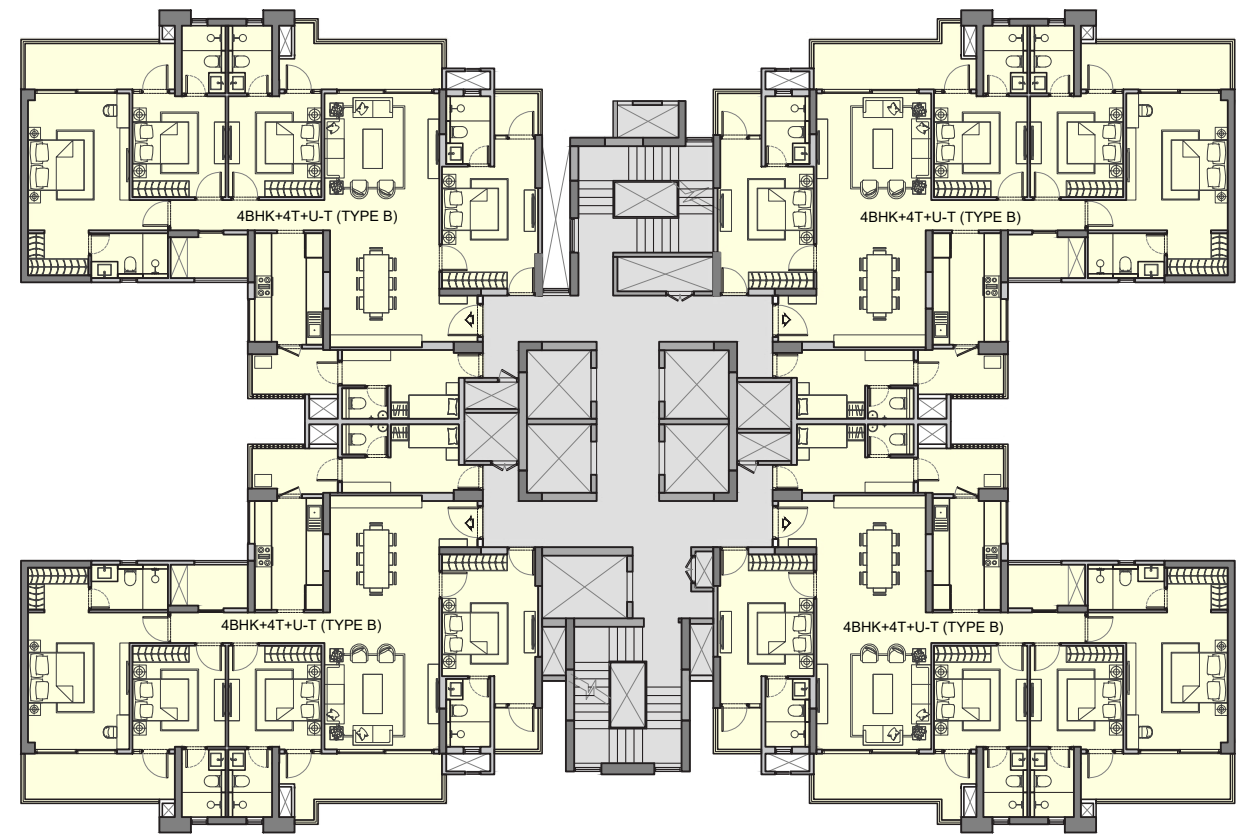
## 20<sup>TH</sup> & 29<sup>TH</sup> FLOOR PLAN



KEY PLAN

# TOWER F

## TYPICAL FLOOR PLAN

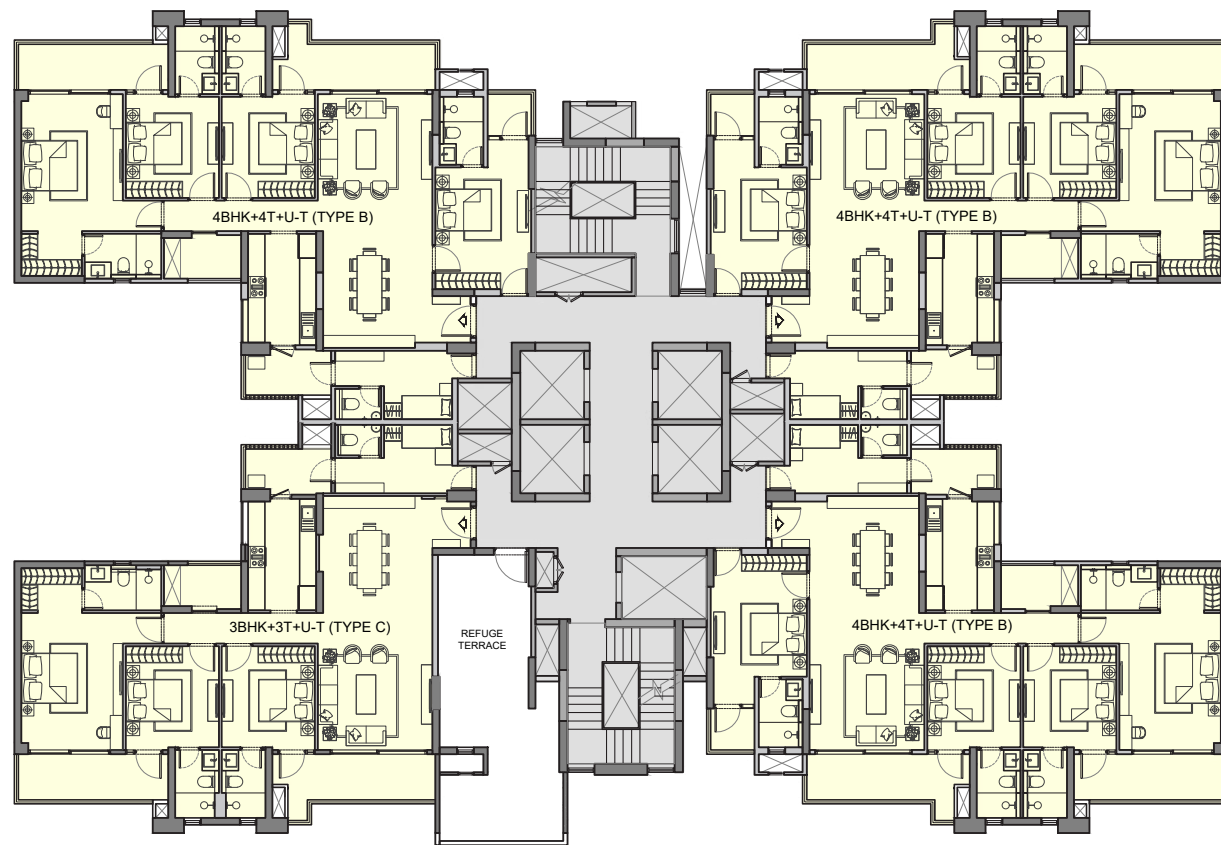


KEY PLAN

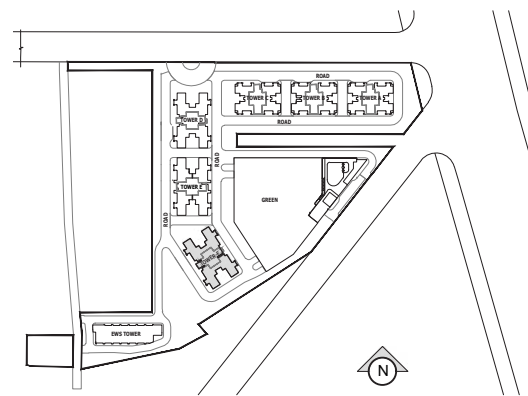


# TOWER F

## 20<sup>TH</sup> & 29<sup>TH</sup> FLOOR PLAN



# UNIT PLANS

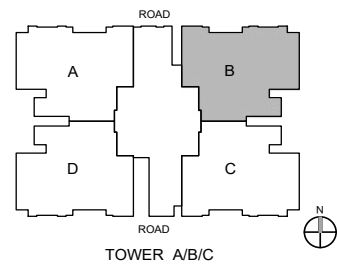
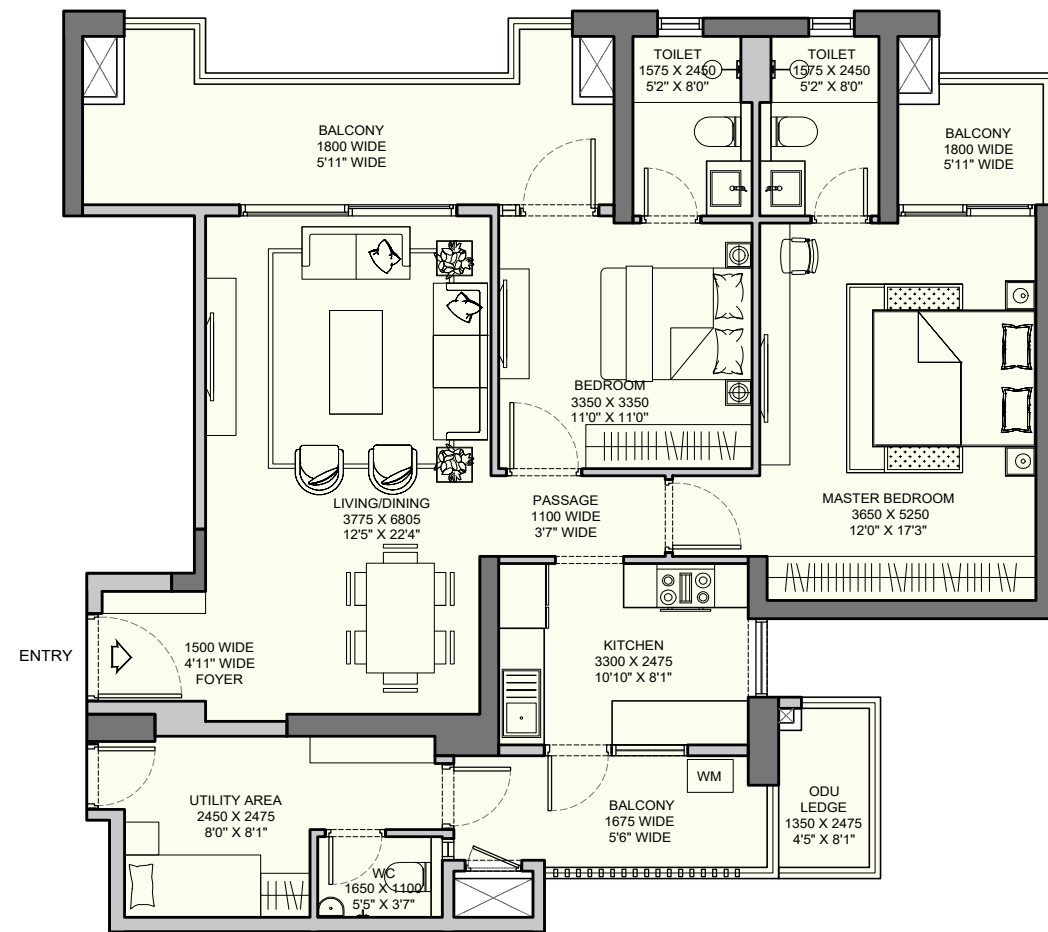


KEY PLAN



### 2BHK+ 2T+U-T (TYPE A)

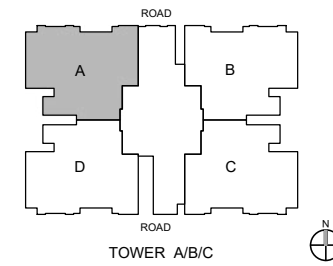
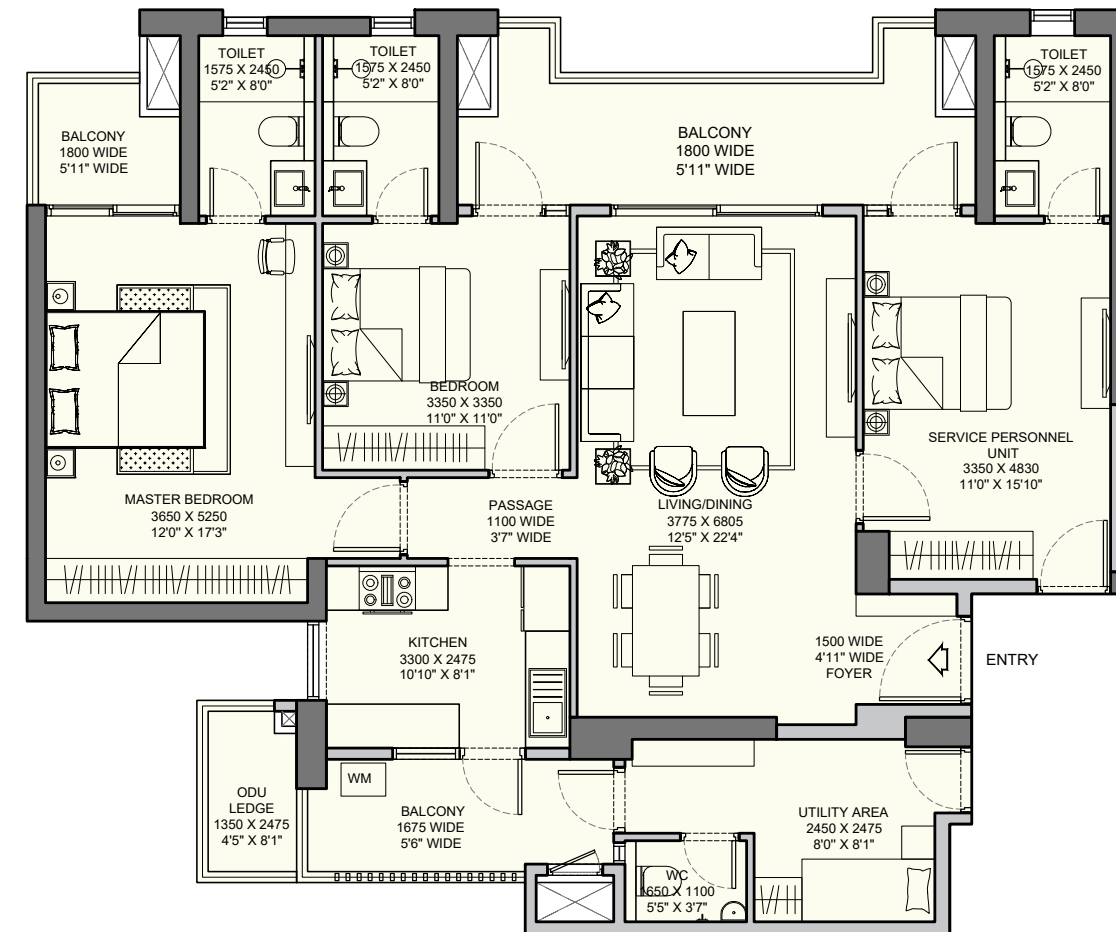
Carpet Area : 93.030 sq.mtr./1001.37 sq.ft.  
 Balcony Area : 23.860 sq.mtr./256.83 sq.ft.  
 ODU Ledge Area : 3.341 sq.mtr./35.96 sq.ft.



Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.

### 3BHK+ 3T+U-T (TYPE A)\*

Carpet Area : 114.154 sq.mtr./1228.75 sq.ft.  
 Balcony Area : 23.860 sq.mtr./256.83 sq.ft.  
 ODU Ledge Area : 3.341 sq.mtr./35.96 sq.ft.

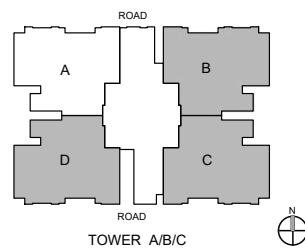
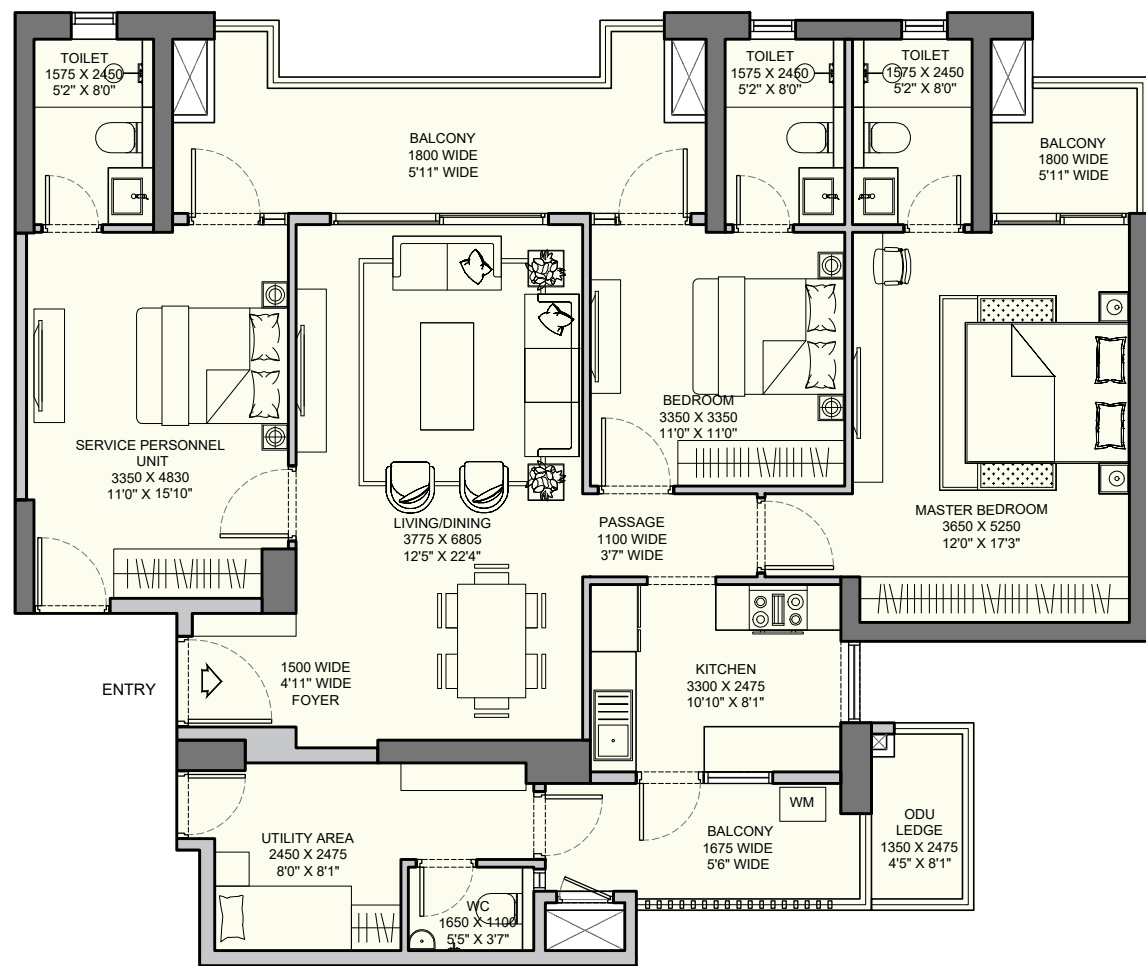


Note: \*Room usage as per the approved building plan.  
 Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.



### 3BHK+ 3T+U-T (TYPE B)\*

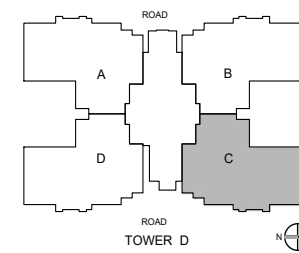
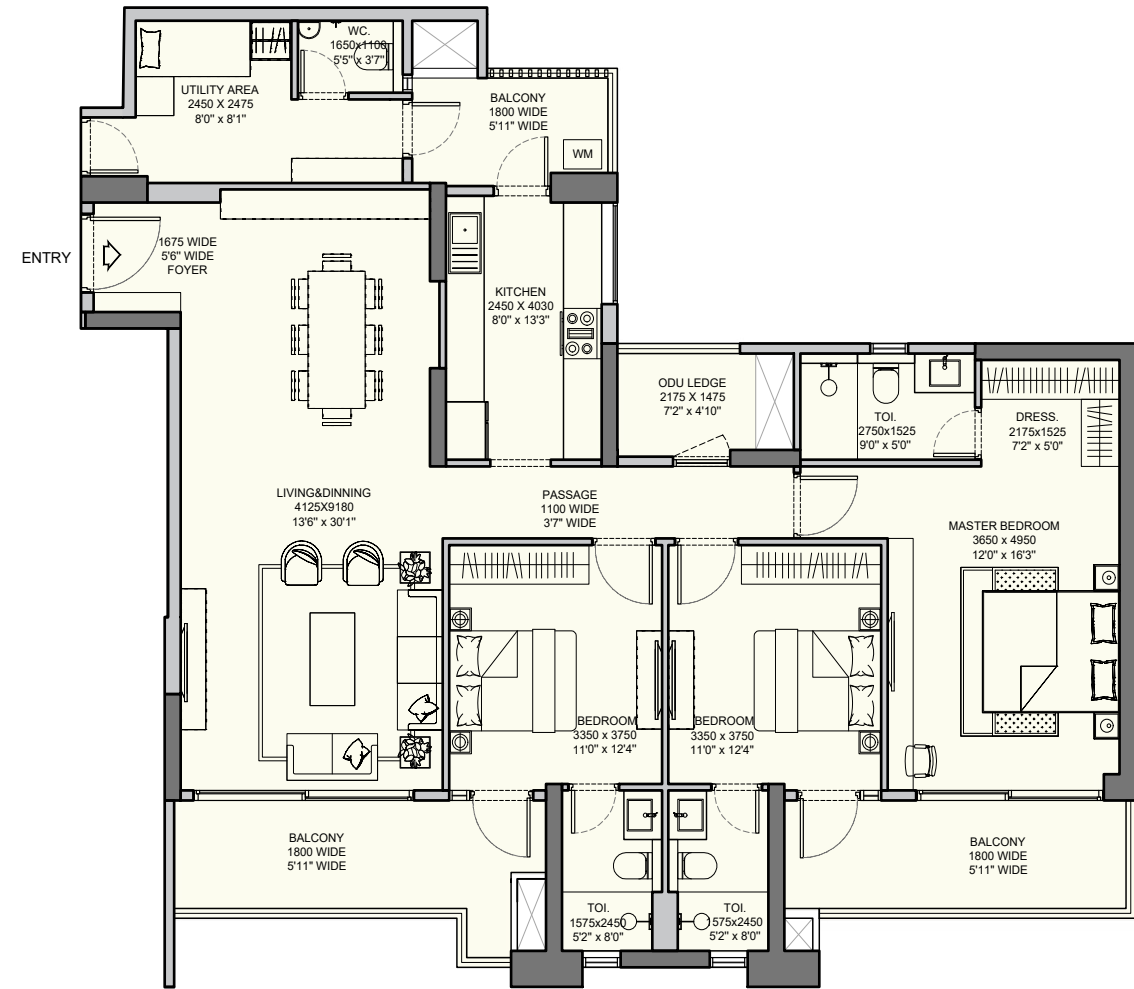
Carpet Area : 114.500 sq.mtr./1232.48 sq.ft.  
 Balcony Area : 23.860 sq.mtr./256.83 sq.ft.  
 ODU Ledge Area : 3.341 sq.mtr./35.96 sq.ft.



Note: \*Room usage as per the approved building plan.  
 The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.

### 3BHK+ 3T+U-T (TYPE C)

Carpet Area : 131.380 sq.mtr./1414.17 sq.ft.  
 Balcony Area : 26.345 sq.mtr./283.58 sq.ft.  
 ODU Ledge Area : 3.305 sq.mtr./35.58 sq.ft.

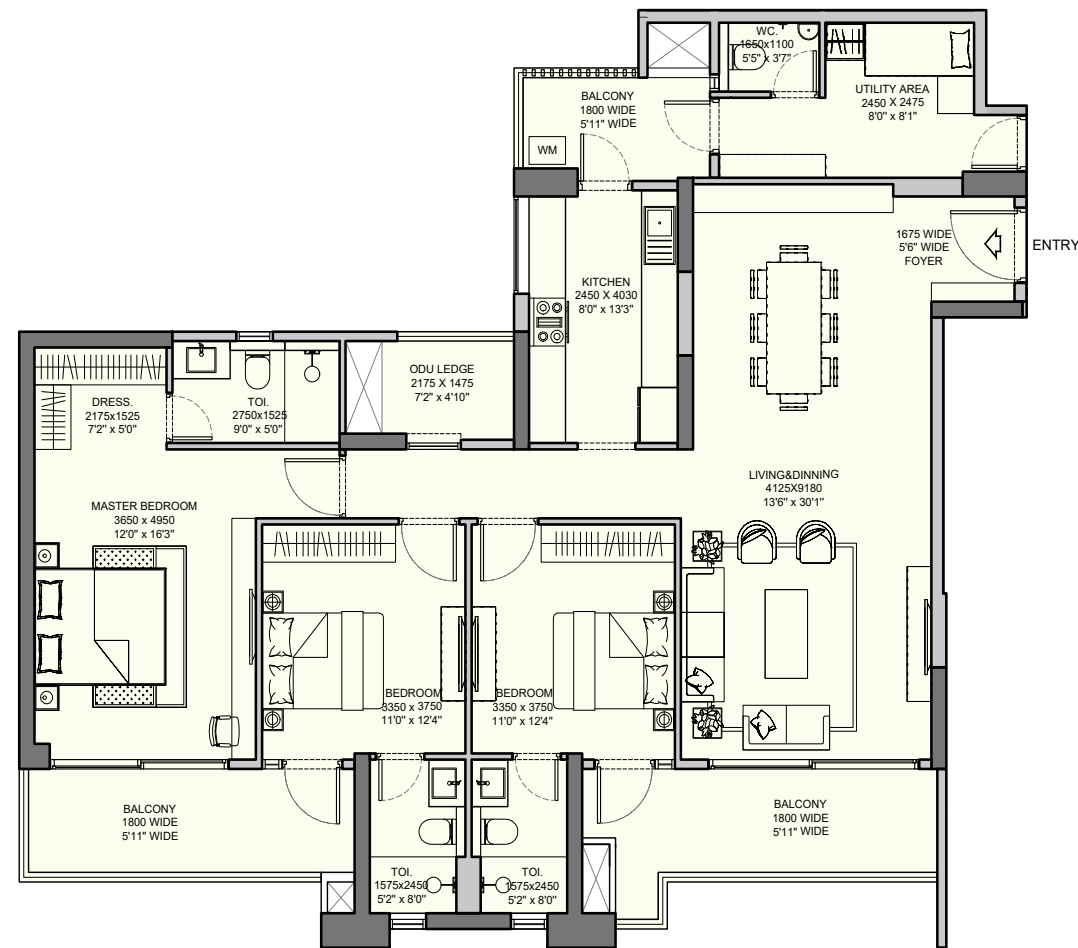


Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.



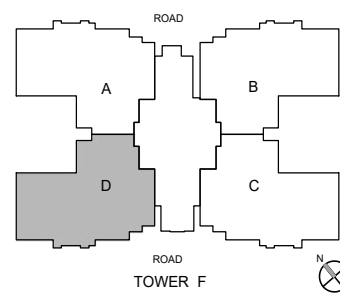
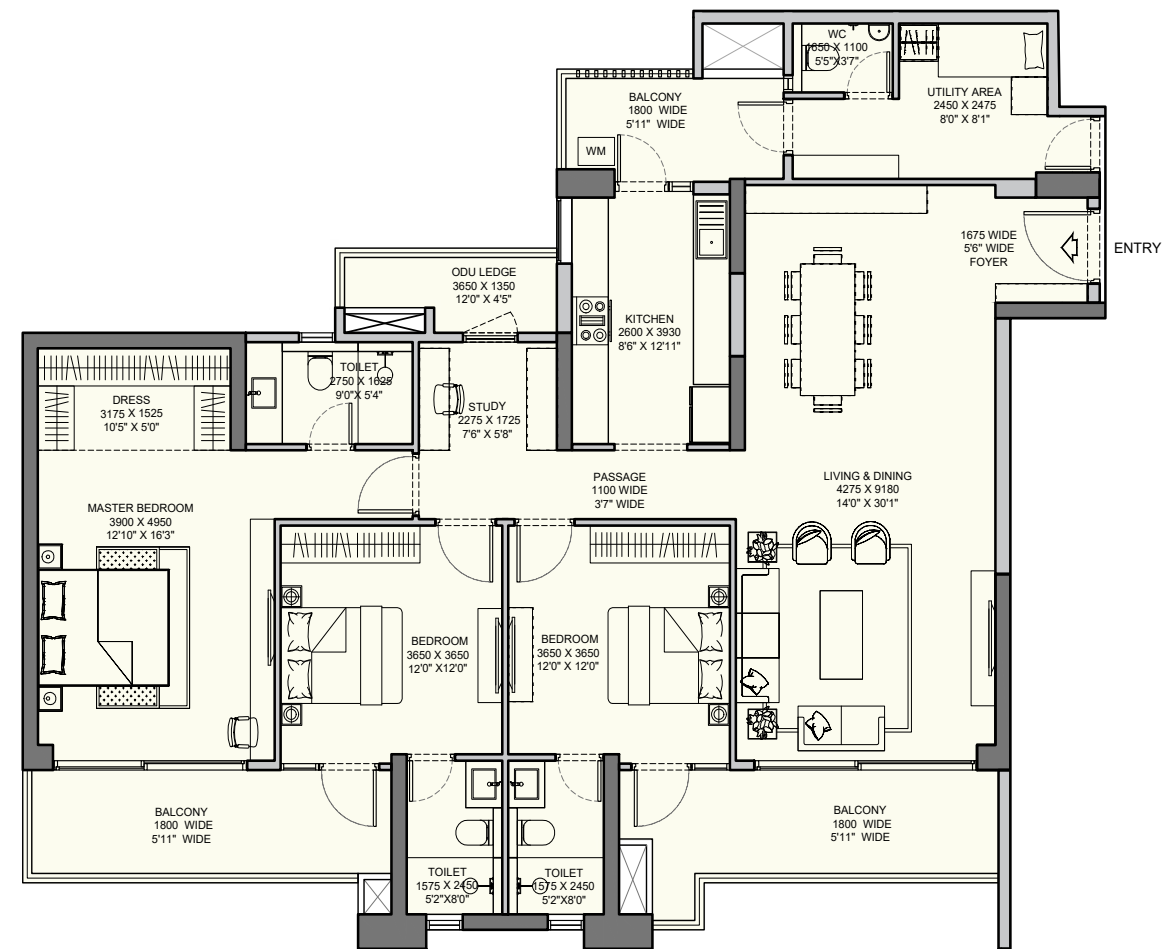
### 3BHK+ 3T+U-T (TYPE C)

Carpet Area : 131.380 sq.mtr./1414.17 sq.ft.  
 Balcony Area : 26.345 sq.mtr./283.58 sq.ft.  
 ODU Ledge Area : 3.305 sq.mtr./35.58 sq.ft.

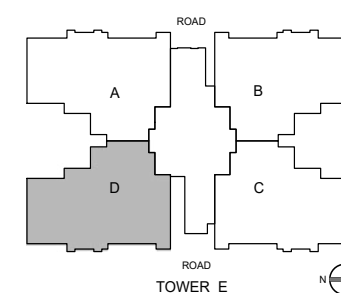


### 3BHK+ 3T+U-T (TYPE D)

Carpet Area : 144.371 sq.mtr./1554.01 sq.ft.  
 Balcony Area : 28.921 sq.mtr./311.31 sq.ft.  
 ODU Ledge Area : 4.275 sq.mtr./46.02 sq.ft.



Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.

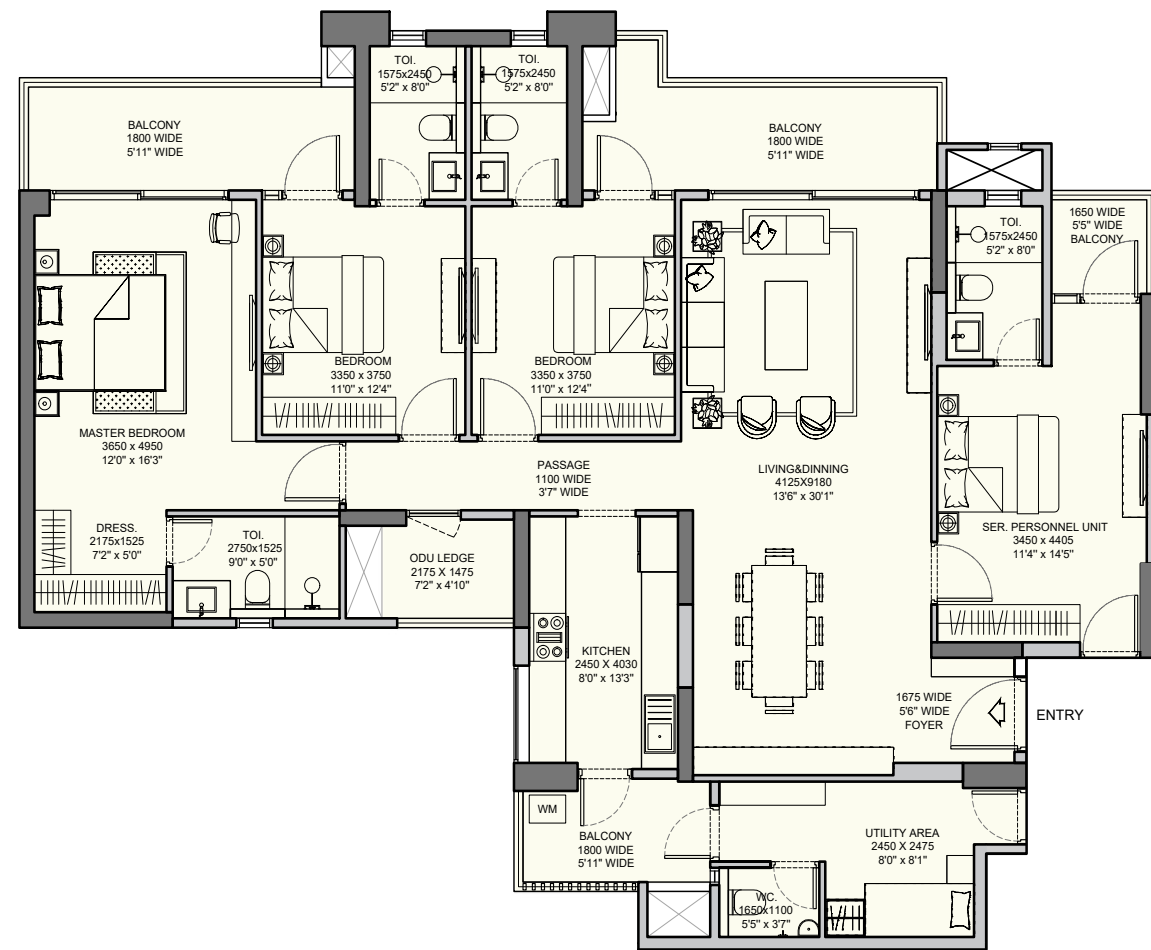


Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.



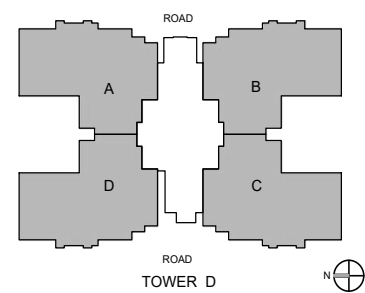
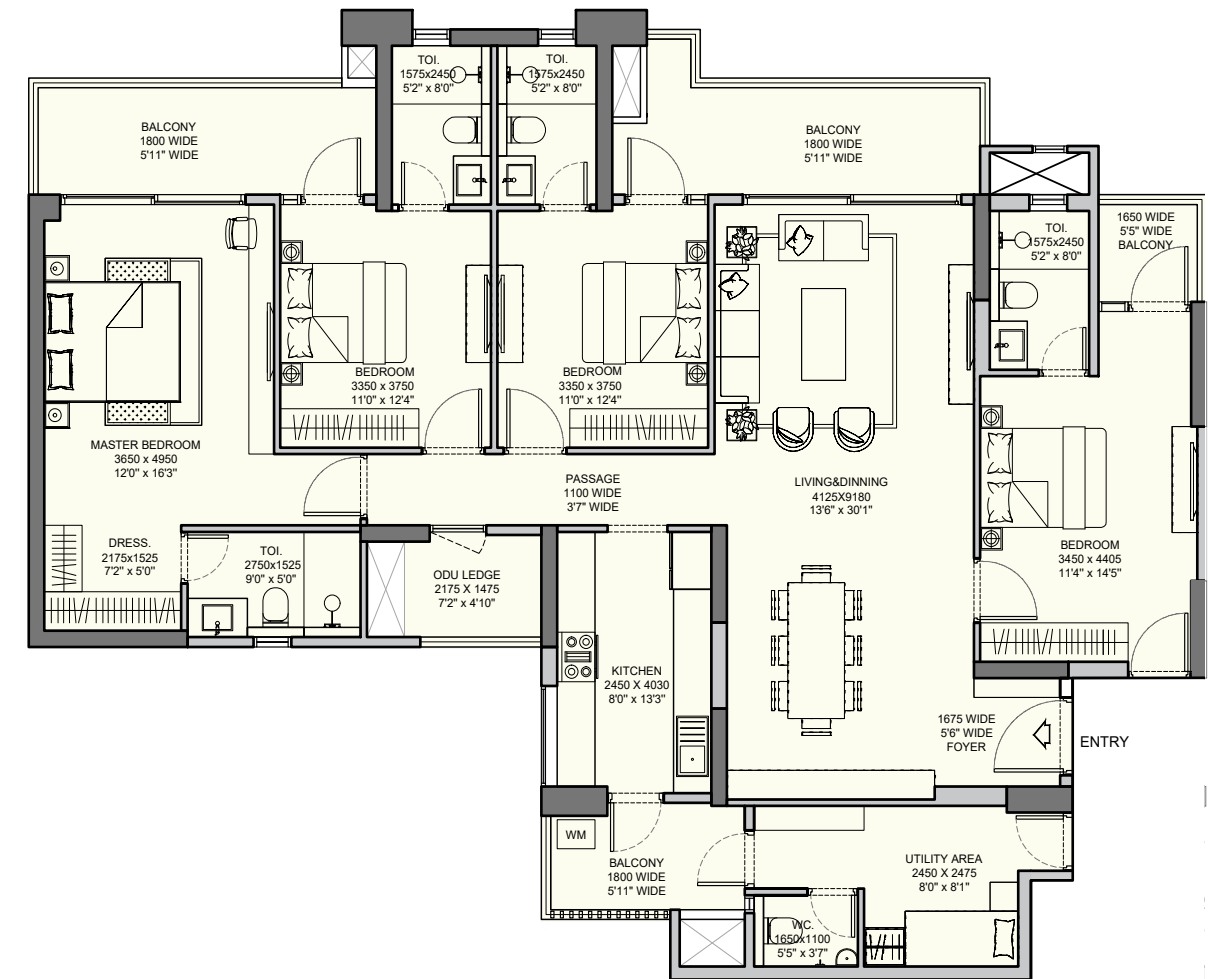
### 4BHK+ 4T+U-T (TYPE A)\*

Carpet Area : 153.440 sq.mtr./1651.63 sq.ft.  
 Balcony Area : 29.338 sq.mtr./315.79 sq.ft.  
 ODU Ledge Area : 3.305 sq.mtr./35.58 sq.ft.

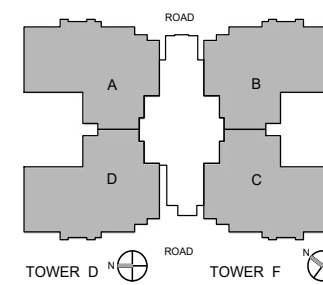


### 4BHK+ 4T+U-T (TYPE B)

Carpet Area : 153.440 sq.mtr./1651.63 sq.ft.  
 Balcony Area : 29.338 sq.mtr./315.79 sq.ft.  
 ODU Ledge Area : 3.305 sq.mtr./35.58 sq.ft.



Note: \*Room usage as per the approved building plan.  
 The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.

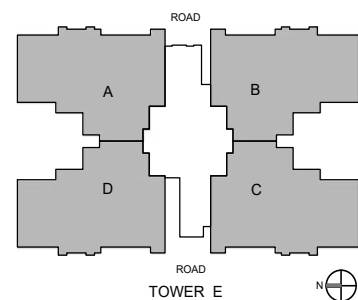
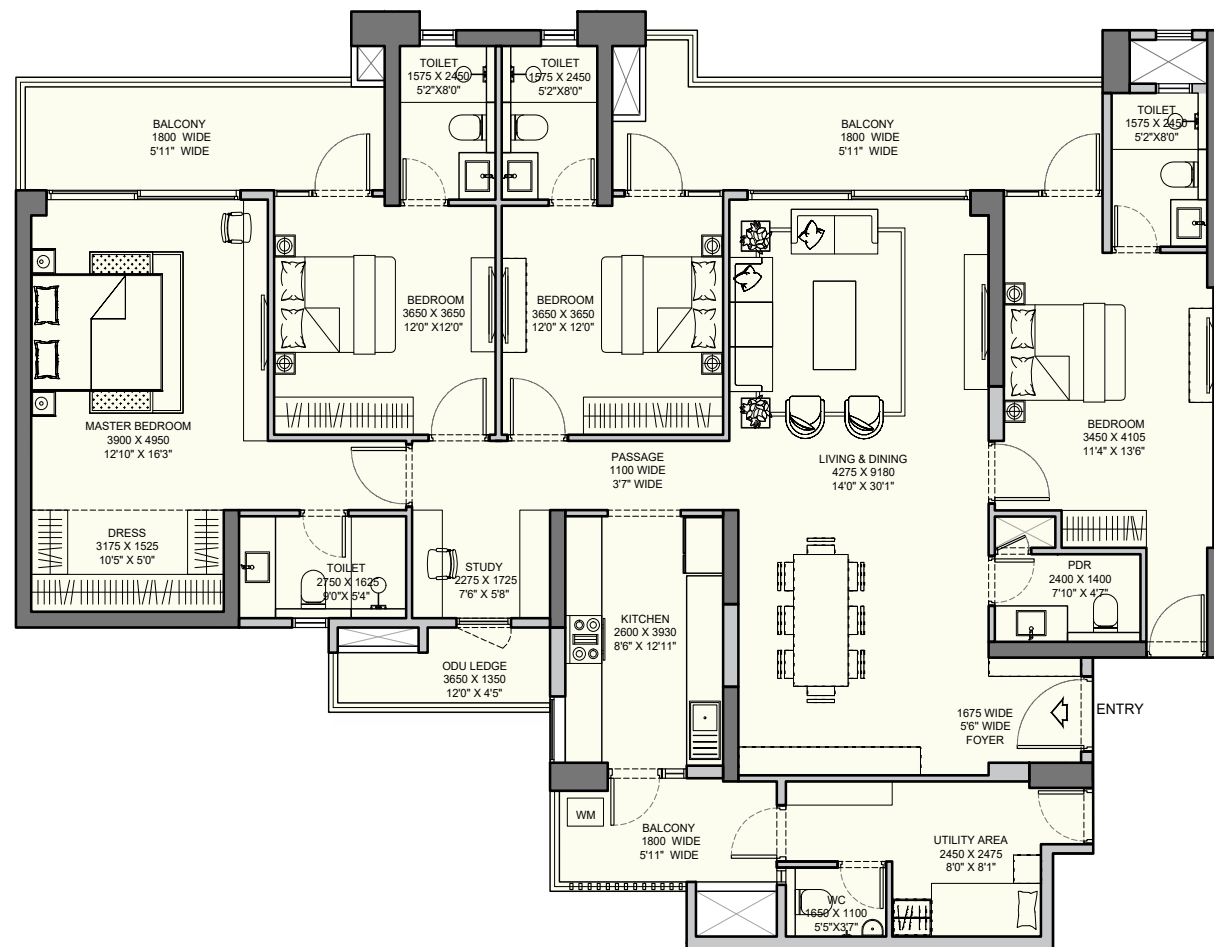


Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.



### 4BHK+ 4T+U-T (TYPE C)

Carpet Area : 172.880 sq.mtr./1860.88 sq.ft.  
 Balcony Area : 32.200 sq.mtr./346.60 sq.ft.  
 ODU Ledge Area : 4.275 sq.mtr./46.02 sq.ft.



Note: The floor plans, layout plans, areas, dimensions and specifications mentioned herein above are for reference purpose only. The same are subject to revision in compliance with applicable law. All the given dimensions are from masonry to masonry. 1 sq.m. = 10.764 sq.ft.

# SPECIFICATIONS



**LIVING & DINING ROOM**

Flooring	:	Marble
Ceiling	:	Acrylic Emulsion Paint with boxing for concealing services (extent as per Design)
Wall	:	Acrylic Emulsion Paint

**KITCHEN**

Flooring	:	Vitrified Tiles
Ceiling	:	Acrylic Emulsion Paint with boxing for concealing services (extent as per Design)
Wall	:	Vitrified Tiles/Ceramic Tiles/Acrylic Emulsion Paint
Plumbing Fixtures	:	SS sink with Branded CP Fittings
Modular Kitchen	:	Modular Kitchen With Hob ,Chimney, White Goods (Oven, Microwave, Refrigerator, Washing Machine & RO System)
Counter	:	Quartz/Granite/Artificial Stone

**MASTER BEDROOM**

Flooring	:	Laminated Wooden Flooring
Ceiling	:	Acrylic Emulsion Paint with boxing for concealing services (extent as per Design)
Wall	:	Acrylic Emulsion Paint
Wardrobe	:	Modular Wardrobe

**BALCONIES**

Flooring	:	Vitrified/Ceramic Tiles
Ceiling	:	Exterior Grade Paint
Wall	:	Exterior Grade Paint
Railings	:	Seamless Glass Railing/MS Railing in utility
Light Fixtures	:	Branded Ceiling lights
Plumbing Fixtures	:	Water Tap Point in utility balcony with drainage system

**MASTER TOILET**

Flooring	:	Vitrified Tiles
Ceiling	:	MR Board With Acrylic Emulsion paint/Grid Ceiling
Wall	:	Vitrified Tiles/Ceramic Tiles/Paint
Plumbing Fixtures	:	Branded CP Fittings & Chinaware
Counter	:	Quartz/Granite/Artificial Stone
Others	:	Shower partition with frosted film

**ALL OTHER BEDROOMS**

Flooring	:	Laminated Wooden Flooring
Ceiling	:	Acrylic Emulsion Paint with boxing for concealing services (extent as per Design)
Wall	:	Acrylic Emulsion Paint
Wardrobe	:	Modular Wardrobe

**ALL OTHER TOILET**

Flooring	:	Vitrified Tiles
Ceiling	:	MR Board With Acrylic Emulsion paint/Grid Ceiling
Wall	:	Vitrified Tiles/Ceramic Tiles/Paint
Plumbing Fixtures	:	Branded CP Fittings & Chinaware
Counter	:	Quartz/Granite/Artificial Stone

**DOORS & WINDOWS**

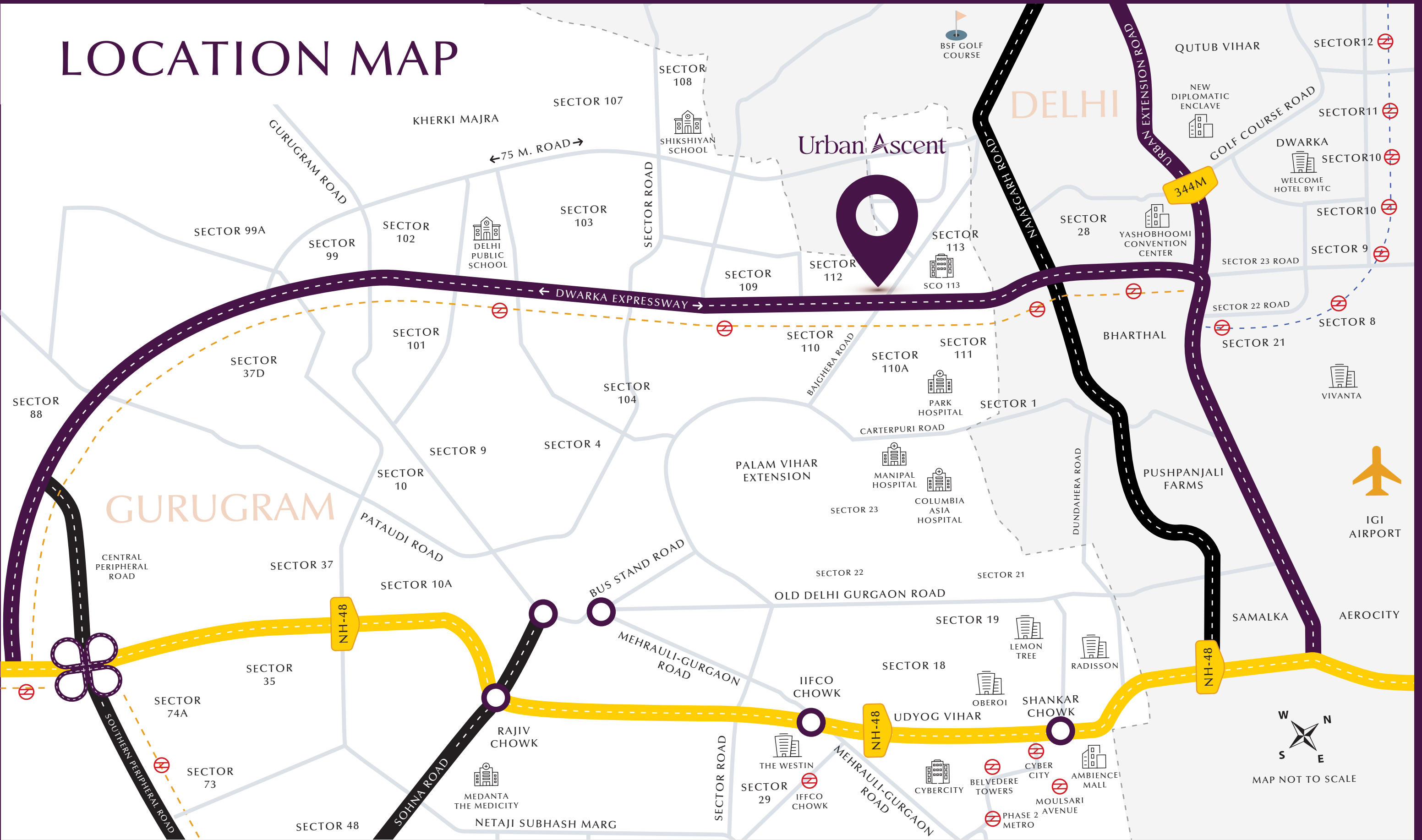
Main Door	:	Engineered Flush door with laminated finish with digital lock & video door phone
Internal Doors	:	Modular Skin/Laminated Door
External Doors/Windows	:	Aluminium/UPVC

**AIR CONDITIONING**

AC	:	VRF with High Wall units in Bedrooms/Living & Dining/Kitchen
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# LOCATION MAP



## LEGENDS

### COMMERCIAL & RETAIL

Arcade 114	1.8 km
EBD 114	2 km
SCO 113	2.4 km
One DXP	3.3 km
Grand Central	3.2 km
Yashobhoomi Convention Center	7.7 km

### HOSPITALS

Park Hospital	4.5 km
Columbia Asia Hospital	5.6 km
Manipal Hospital	6.1 km
Medanta The Medicity	14 km

### SCHOOLS

Orchids The International School	1.9 km
Shikshiyam School	4.7 km
Delhi Public School (Sector 102)	8.5 km

### HOTELS

Vivanta Dwarka	9.4 km
Haut Monde	11 km
Lemon Tree	12 km
Oberoi	12 km
Radisson	14 km
The Westin	14 km

### OFFICES

VSR 114	1.8 km
Chintels Corporate Park	3.6 km
One Indiabulls	5.8 km
Cyber City	14 km
Emaar Business Park	15 km

--- PROPOSED METRO\*

\*[https://tppharyana.gov.in/Development\\_Plan/ColouredCopy/GURUGRAM\\_FDP\\_2031.pdf](https://tppharyana.gov.in/Development_Plan/ColouredCopy/GURUGRAM_FDP_2031.pdf)



# ABOUT EMAAR

One of the most trusted and admired real estate groups worldwide, Emaar stands synonymous with thoughtful architecture, excellent engineering and impeccable execution. With proven competencies across a myriad of portfolios - commercial, residential, retail, hospitality and leisure, Emaar is a well-recognised name, known for its iconic assets in Dubai and other international markets. Emaar India carries its global legacy with a portfolio of remarkable residential and commercial spaces across the country, viz. Delhi/NCR, Mohali, Lucknow, Indore, and Jaipur.



Reference Image



# EMAAR

## INDIA

URBAN ASCENT ("Project") [HRERA registration No. RC/REP/HARERA/GGM/898/630/2025/01 dated 08.01.2025 (website: www.haryanarera.gov.in) – Registered by Emaar India Limited (CIN: U45201DL2005PLC133161) ("Company"), Revenue Estate of Village Bajghera, Sector 112, Gurugram Manesar Urban Complex, Haryana, India, India admeasuring 43479.356 Sq. Mtrs. (10.744Acres). The Project comprises of group housing colony with facilities and amenities thereto being developed in a planned manner over a period of time pursuant to receipt of License no. 04 of 2013 dated 18.02.2013 renewed by Memo No. LC-1337-PA(VA)-2024/6432 dated 21.02.2024 (valid till 17.02.2029) by the Director, Town and Country Planning, Haryana, approved building plan vide ZP-866-III/SD(RD)/2024/37273 dated 29.11.2024.

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 Company makes no explicit or implicit guarantee/warranty of the accuracy of distance or any representations or sources, nor accepts any responsibility any thereof. Customers 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.

The Company and/or its directors, employees, are not liable for any consequence of any action taken by the customer and for any direct, indirect, special or other consequential damages by relying on such material information contained herein including, without limitation, any loss of profits, business interruption, loss of programs or other data on viewer's/ recipient's information handling system or otherwise, even if the Company and/or its directors, employees are expressly advised of the possibility of such damages.

33KV common power connection between 'The 88' and the Project. The Company has submitted service plan estimates to Haryana Shehri Vikas Pradhikaran ("HSVP") for separate water/sewer/storm connections with the main trunk lines and the deployment of the same shall be subject to the final decision of HSVP and other competent authorities. The Company is in the process of purchasing the land from Municipal Corporation, Gurugram measuring 0.40 acres falling under a redundant revenue rasta which is terminating in the Project site. After purchase, the same would be applied for the grant of additional licence for Group housing /MLU to integrate the additional license with the existing project site. The Company may utilise the additional FAR received on the same in the manner it deems fit, as per policy guidelines and approvals from the Competent Authority. Club facilities based on membership shall be common for the Project and 'The 88' customers.

All specifications of the Project shall be as per the final agreement executed with the Company. Customers are advised to apprise themselves of the necessary and relevant information of the Project prior to making any purchase decisions.

For more information please contact Email: [IN\\_marketing@emaar.ae](mailto:IN_marketing@emaar.ae) or visit: [in.emaar.com](http://in.emaar.com)

1 sq. m = 0.00024711 acre / 1.1959 sq. yds. / 10.764 sq. ft.

4046.85 square meters or 4840 square yards = 1 Acre, 1 square meters = 10.764 square feet

All size measurements in the layout are mentioned with three decimals.

Emaar India Limited

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