

PROPOSED AREA CALCULATION						
S.NO.	TYPE	PLOT NO.	GROUND COVERAGE	NON FAR	FAR AREA	TOTAL BUILTUP AREA
1	TYPE -7	SCO-1	118.57	200.14	536.92	737.06
2	TYPE -6	SCO-2	117.07	197.59	529.42	727.01
3	TYPE -5	SCO-3	115.57	197.14	521.92	719.06
4	TYPE -4	SCO-4	382.52	284.00	1779.68	2063.68
5	TYPE -3	SCO-5	114.66	196.19	517.41	713.60
6	TYPE -2	SCO-6	116.06	197.59	524.41	722.00
7	TYPE -1	SCO-7	116.10	197.64	524.61	722.25
8	TYPE -1	SCO-8	116.10	197.64	524.61	722.25
9	TYPE -1	SCO-9	116.10	197.64	524.61	722.25
10	TYPE -9	SCO-10	116.10	197.64	524.61	722.25
11	TYPE -10	SCO-11	116.10	197.64	524.61	722.25
12	TYPE -1	SCO-12	116.10	197.64	524.61	722.25
13	TYPE -1	SCO-14	116.10	197.64	524.61	722.25
14	TYPE -1	SCO-15	116.10	197.64	524.61	722.25
15	TYPE -1	SCO-16	116.10	197.64	524.61	722.25
16	TYPE -1	SCO-17	116.10	197.64	524.61	722.25
17	TYPE -1	SCO-18	116.10	197.64	524.61	722.25
18	TYPE -9	SCO-19	116.10	197.64	524.61	722.25
19	TYPE -8	SCO-20	84.00	164.11	355.92	520.03
20	TYPE -8	SCO-21	84.00	164.11	355.92	520.03
21	TYPE -8	SCO-22	84.00	164.11	355.92	520.03
		TOTAL	2609.65	4136.66	11772.84	15909.50

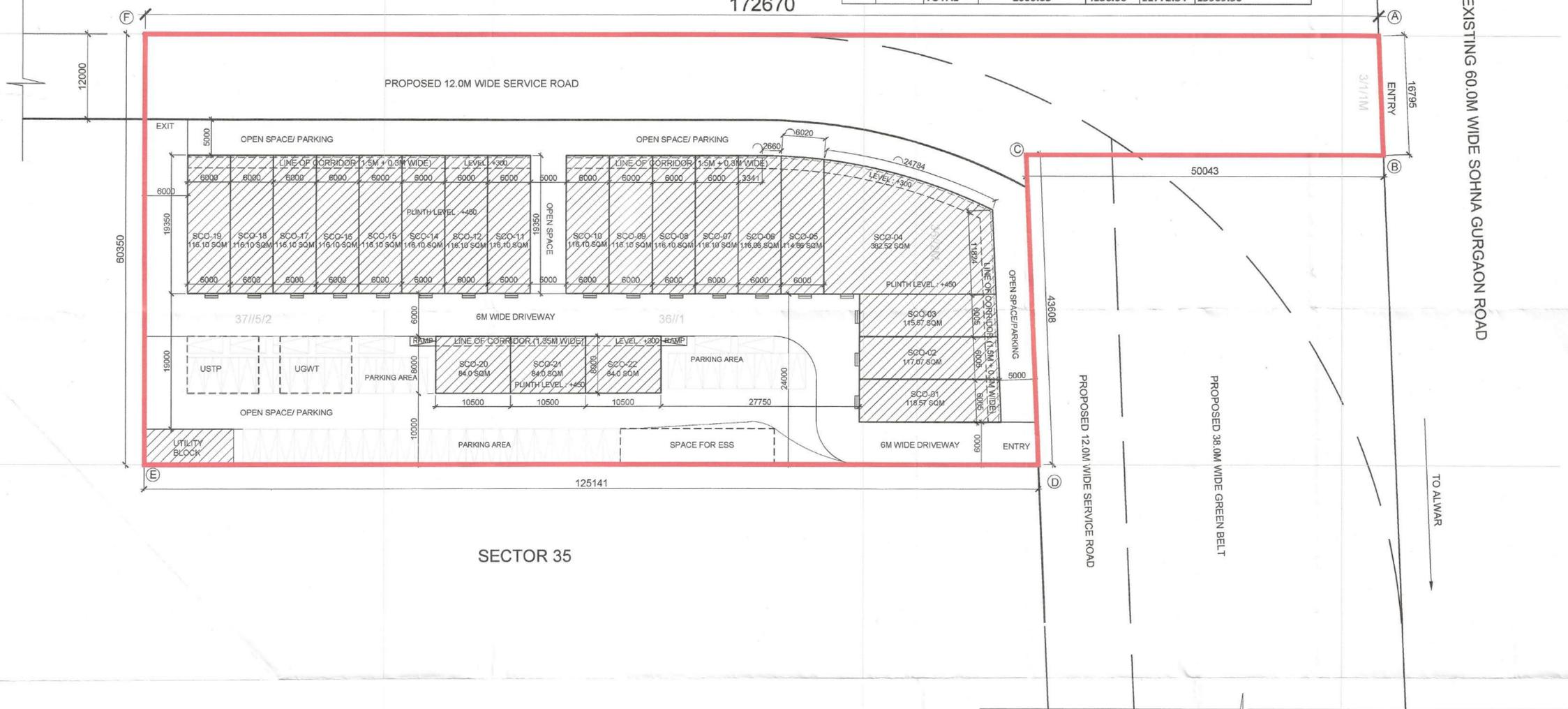
AREA CHART			
DESCRIPTION	FACTOR	IN ACRE	IN SQM
TOTAL APPLIED LAND AREA		2.056	8321.364
AREA FALLING UNDER EXISTING GURUGRAM SOHNA ROAD		0.216	
AREA UNDER 12M WIDE SERVICE ROAD		0.031	
AREA UNDER 38M WIDE GREEN BELT		0.001	
TOTAL DEDUCTION		0.248	
BALANCE SITE AREA.....(A)		1.808	
10% OF APPLIED SITE AREA.....(B)		0.2056	
NET PLANNED AREA (A+B)		2.0136	8148.730
PERMISSIBLE GROUND COVERAGE	35.00%		2852.056
PROPOSED GROUND COVERAGE	32.03%		2609.650
PERMISSIBLE FAR	1.50		12223.095
PROPOSED FAR	1.44		11772.840
TOTAL NUMBER OF PLOTS		21	NOS.
RATIO OF FAR DISTRIBUTION ON 1.0 SQM OF GROUND COVERAGE		4.684	

PLOT DETAILS					
S.NO.	TYPE	PLOT NO.	SIZE (IN METER)		AREA
			D	X W	
1	TYPE -7	SCO-1			118.57 SQM
2	TYPE -6	SCO-2			117.07 SQM
3	TYPE -5	SCO-3			115.57 SQM
4	TYPE -4	SCO-4			382.52 SQM
5	TYPE -3	SCO-5			114.66 SQM
6	TYPE -2	SCO-6			116.06 SQM
7	TYPE -1	SCO-7	19.35	X 6.00	116.10 SQM
8	TYPE -1	SCO-8	19.35	X 6.00	116.10 SQM
9	TYPE -1	SCO-9	19.35	X 6.00	116.10 SQM
10	TYPE -9	SCO-10	19.35	X 6.00	116.10 SQM
11	TYPE -10	SCO-11	19.35	X 6.00	116.10 SQM
12	TYPE -1	SCO-12	19.35	X 6.00	116.10 SQM
13	TYPE -1	SCO-14	19.35	X 6.00	116.10 SQM
14	TYPE -1	SCO-15	19.35	X 6.00	116.10 SQM
15	TYPE -1	SCO-16	19.35	X 6.00	116.10 SQM
16	TYPE -1	SCO-17	19.35	X 6.00	116.10 SQM
17	TYPE -1	SCO-18	19.35	X 6.00	116.10 SQM
18	TYPE -9	SCO-19	19.35	X 6.00	116.10 SQM
19	TYPE -8	SCO-20	8.00	X 10.5	84.00 SQM
20	TYPE -8	SCO-21	8.00	X 10.5	84.00 SQM
21	TYPE -8	SCO-22	8.00	X 10.5	84.00 SQM
		TOTAL			2609.65 SQM
					= 0.64 ACRE

UTILITY BLOCK FREE FROM GROUND COVERAGE AND FAR				
S.NO.	PLOT NO.	SIZE (IN METER)	AREA	
		D	X W	
1	UTILITY	5	X 12.5	62.5 SQM

PROPOSED 60.0M WIDE ROAD

172670



SECTOR 35

PROJECT:
 LAYOUT PLAN OF PROPOSED COMMERCIAL PLOTTED COLONY MEASURING 2.056 ACRES (16K-9M) IN THE REVENUE ESTATE OF VILLAGE-DHUNELA, SECTOR 35, TEHSIL-SOHNA, DISTRICT GURGAON, HARYANA, BEING DEVELOPED BY M/S CCRK DEVELOPERS LLP KHATANA FARM, VILLAGE DHUNELA, SOHNA, TEHSIL SOHNA, GURGAON HARYANA

DRAWING TITLE:
 LAYOUT PLAN

DATE:

AUTHORIZED SIGNATORY: ARCHITECT'S SIGN:

DRG. NO:- DTP 17670/2025 DT 21-12-25

(RAM AVTAR BASSI) JD (HQ) (RAJAT BHAIHAN) ATP (HQ) (SUNENA) DTP (HQ) (HITESH SHARMA) STP (HQ) (BHUVNESH SAINI) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)

CCRK DEVELOPERS LLP
 Authorized Signatory

AR. SHASHI KUMAR SHARMA
 82701257848
 Mob. 9821276885

Memo No. ZP-2245/JD(G)/2025/ 166

Dated:- 02-01-2026

To

Chander Mohan, Priya Mohan Ss/o Sh. Dharampal Singh
In collaboration with CCRK Developers LLP.,
Village- Dhunela, Tehsil-Sohna,
District-Gurugram-122103.

Subject: - Approval of Standard Design of Commercial Plotted Colony for an area measuring 2.056 acres (License No. 170 of 2025 dated 08.09.2025) in sector-35, District-Sohna being developed by CCRK Developers LLP.

Reference: - Your application dated 06.11.2025 on the subject cited matter.

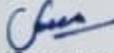
Kindly find enclosed here with a set of the approved Standard Design of Commercial Plotted Colony as per following details:-

Description	Area	Drawing No.	Dated
Standard Design of SCOs	2.056 acres	DTCP-11767 (i) to 11767 (xiv)	31.12.2025

The above said Standard Design of Commercial Plotted Colony is approved by the Director, Town & Country Planning Haryana subject to the following condition:-

- i. The connecting corridors/passage provided at ground floor shall be used for movement/circulation of general public. The Owner of the Booths shall not obstruct this corridor/ passage in any manner what so ever. You shall not sell the corridor/passage in any manner whatsoever.
- ii. The developer/individual allottees shall get detailed building plans of Booths etc. approved from the office of DTP Gurugram.
- iii. The developer/individual allottees shall obtain necessary approval of fire scheme/design and Fire NOC as per Haryana Fire Services Act, from competent Authority.
- iv. The parking/open area shall not be sold in any manner whatsoever.

DA/As above


(Sunena)
District Town Planner (HQ),
For: Director, Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-2245/JD(G)/2025/

Dated

A copy along with sets of approved Standard Design of Booths is forwarded to the following for information and further necessary action please:-

1. Senior Town Planner, Gurugram.
2. District Town Planner, Gurugram.

DA/As above

(Sunena)
District Town Planner (HQ)