DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojna Bhawan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele –Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1660/JD(RA)/2024/ 2031 Dated 18/01/24

To

DLF Home Developers Ltd,
1st Floor, Gateway Tower, R Block,
DLF City Phase-III,
Gurugram -122002.

Subject: **Approval of Standard Design of 2 No's SCO's of Type –C Plot No. C-17 & C-18 falling in Commercial Plotted Colony over an area measuring 3.15625 acres (Licence No. 139 of 2022 dated 09.09.2022 & Licence No. 237 of 2023 dated 03.11.2023) in Sector-73, Gurugram being developed by DLF Home Developers Ltd**

Please refer on the matter cited above.

Please find enclosed a set of approved Standard Design of Commercial plotted colony given as under:-

Description	Area	Drawing No.	Dated
Standard Design of SCO's in Commercial colony	3.15625 acres	DTCP-9939 (i to ii)	16.01.2024

The standard designs are approved with the following conditions:-

(i) The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.

(ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.

(iii) The parking/open area shall not be sold in any manner whatsoever.

DA/as above

(R.S. Batth)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.

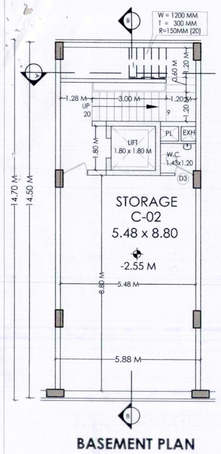
Endst. No. ZP-1660/JD(RA)/2024/ _____ Dated _____

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

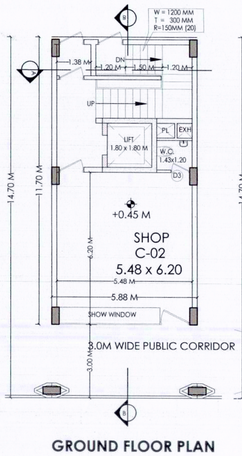
1. The Senior Town Planner, Gurugram alongwith a set of approved Standard Design.
2. The District Town Planner, Gurugram alongwith a set of approved Standard Design.

DA/As above.

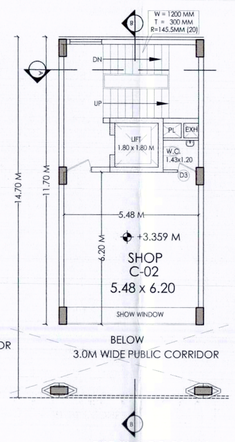
(R.S. Batth)
District Town Planner (HQ),
For Director, Town & Country Planning,
Haryana, Chandigarh.



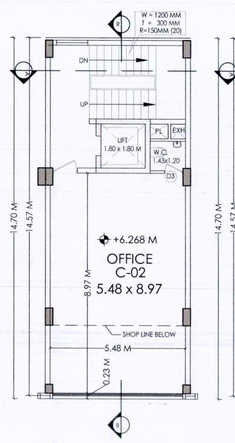
BASEMENT PLAN



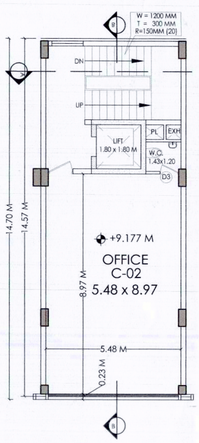
GROUND FLOOR PLAN



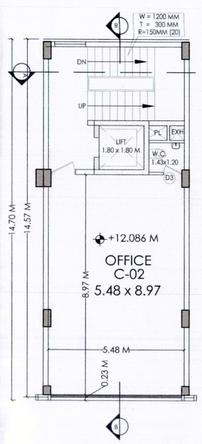
1ST FLOOR PLAN



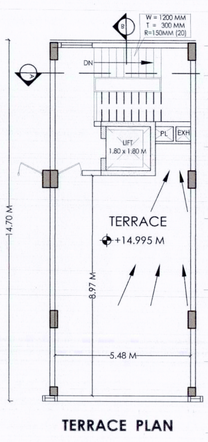
2ND FLOOR PLAN



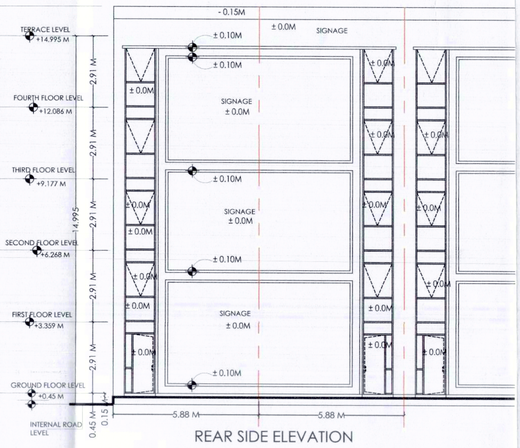
3RD FLOOR PLAN



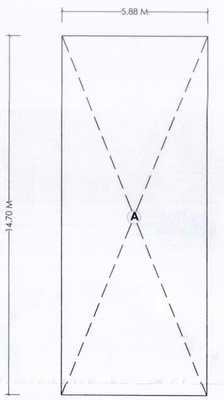
4TH FLOOR PLAN



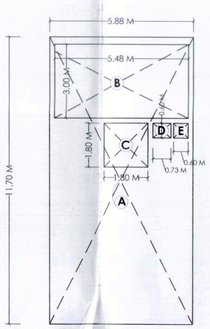
TERRACE PLAN



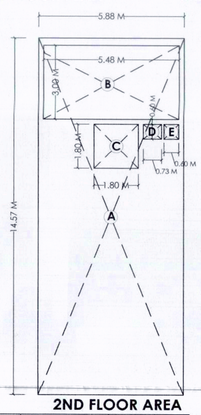
REAR SIDE ELEVATION



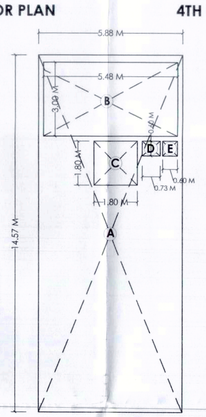
GROUND FLOOR AREA



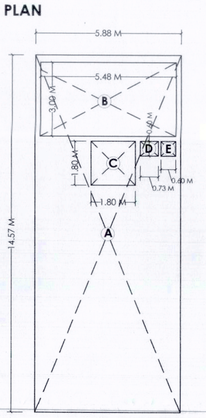
1ST FLOOR AREA



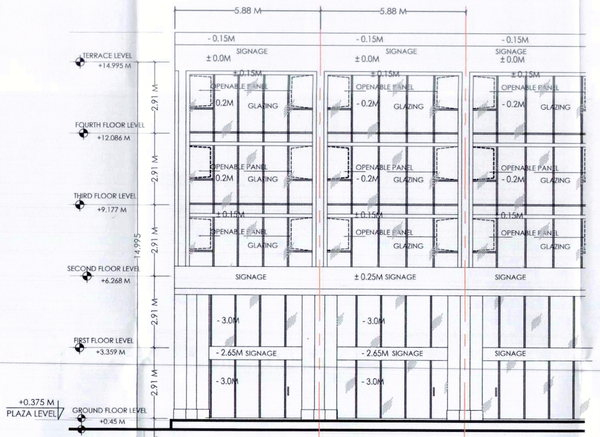
2ND FLOOR AREA



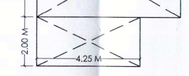
3RD FLOOR AREA



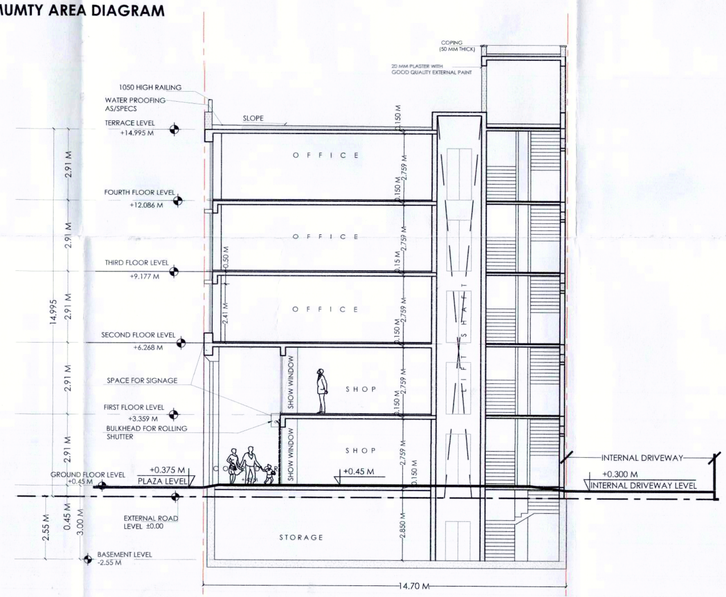
4TH FLOOR AREA



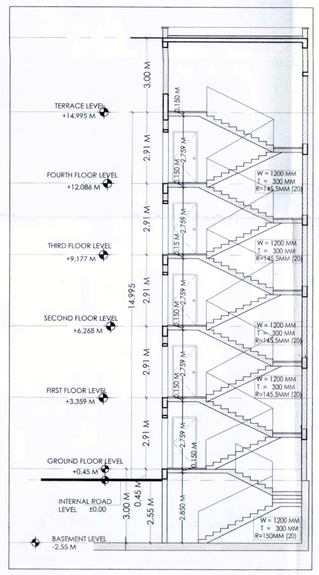
FRONT ELEVATION



MUMTY AREA DIAGRAM



SECTION B



SECTION A

AREA CALCULATIONS OF SECOND FLOOR									
ADDITIONS									
A	5.88	x	14.57	x	1	=	85.6716		(A)
DEDUCTIONS									
B	5.48	x	3	x	1	=	16.44		
C	1.8	x	1.8	x	1	=	3.24		
D	0.73	x	0.6	x	1	=	0.438		
E	0.6	x	0.6	x	1	=	0.36		
						TOTAL	20.478	SQ.MT	(B)
NET AREA OF SECOND FLOOR						(A)- (B) =	65.1936	SQ.MT	
AREA CALCULATIONS OF THIRD FLOOR									
ADDITIONS									
A	5.88	x	14.57	x	1	=	85.6716		(A)
DEDUCTIONS									
B	5.48	x	3	x	1	=	16.44		
C	1.8	x	1.8	x	1	=	3.24		
D	0.73	x	0.6	x	1	=	0.438		
E	0.6	x	0.6	x	1	=	0.36		
						TOTAL	20.478	SQ.MT	(B)
NET AREA OF THIRD FLOOR						(A)- (B) =	65.1936	SQ.MT	
AREA CALCULATIONS OF FOURTH FLOOR									
ADDITIONS									
A	5.88	x	14.57	x	1	=	85.6716		(A)
DEDUCTIONS									
B	5.48	x	3	x	1	=	16.44		
C	1.8	x	1.8	x	1	=	3.24		
D	0.73	x	0.6	x	1	=	0.438		
E	0.6	x	0.6	x	1	=	0.36		
						TOTAL	20.478	SQ.MT	(B)
NET AREA OF FOURTH FLOOR						(A)- (B) =	65.1936	SQ.MT	
TOTAL FAR AREA OF PER PLOT						=	330.3348	SQ.MT	
						=	395.08	SQ.YARD	

BLOCK C

AREA CALCULATIONS OF GROUND FLOOR									
ADDITIONS									
A	5.88	x	14.7	x	1	=	86.436		(A)
AREA CALCULATIONS OF FIRST FLOOR									
ADDITIONS									
A	5.88	x	11.7	x	1	=	68.796		(A)
DEDUCTIONS									
B	5.48	x	3	x	1	=	16.44		
C	1.8	x	1.8	x	1	=	3.24		
D	0.73	x	0.6	x	1	=	0.438		
E	0.6	x	0.6	x	1	=	0.36		
						TOTAL	20.478	SQ.MT	(B)
NET AREA OF FIRST FLOOR						(A)- (B)	48.318	SQ.MT	

SCO TYPE C

FLOOR	WIDTH(M)	DEPTH(M)	PLOT AREA SQ.M	DEDUCTION(LIFT, STAIRCASE, SHAFT) (SQM)	FAR AREA (SQM)	FAR AREA (SQ YARD)
GROUND FLOOR	5.88	14.7	86.436		86.436	103.377456
FIRST FLOOR	5.88	11.7	68.796	20.478	48.318	57.788328
SECOND FLOOR	5.88	14.57	85.6716	20.478	65.1936	77.9715456
THIRD FLOOR	5.88	14.57	85.6716	20.478	65.1936	77.9715456
FOURTH FLOOR	5.88	14.57	85.6716	20.478	65.1936	77.9715456
FAR PER PLOT					330.3348	395.0804
TOTAL FAR OF SCO TYPE C- REGULAR PLOTS 17 NOS.					5615.6916	6716.367154

(HITESH SHARMA)
STP (HQ)

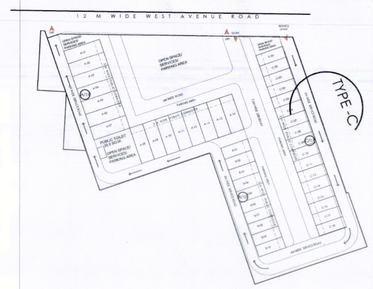
(P.P. SINGH)
CTP (HR)

(AMIT KHATRI, IAS)
DTCP (HR)

(RAM AVTAR BASSI)
JD (HQ)

(SANJAY NARANG)
ATP (HQ)

(R.S. BATTH)
DTP (HQ)



KEY PLAN

DLF

DLF HOME DEVELOPERS LTD.

PROJECT TITLE

ALAMEDA CENTRAL COMMERCIAL PLOTTED COLONY SCO's ON THE AREA MEASURING 3.15625 ACRES AT SECTOR 73, VILLAGE BEGUMPUR KHATOLA, GURUGRAM

SHEET TITLE

SCO TYPE C - GROUND ,BASEMENT,1ST FLOOR , TYPICAL PLAN, AREA DIAGRAM, ELEVATIONS SECTIONS (FOR PLOT C-17 & C-18)

Document Release Type

SUBMISSION DRAWING

Job No.

Scale
1:125 ON A1 SHEET

Date
05 DEC, 2023

Drawn by

Checked by

DRAWING NUMBER
AR-73-TYPE C

Revision No.

ARCHITECT
FAHAD SHAHBAZ
CA/2006/38330

ARCHITECT/TOWN PLANNER

(Authorised Signatory)

AUTHORISED SIGNATORY

DRG. NO.:- DTCP 9939 (ii) DATED:- 16-01-24

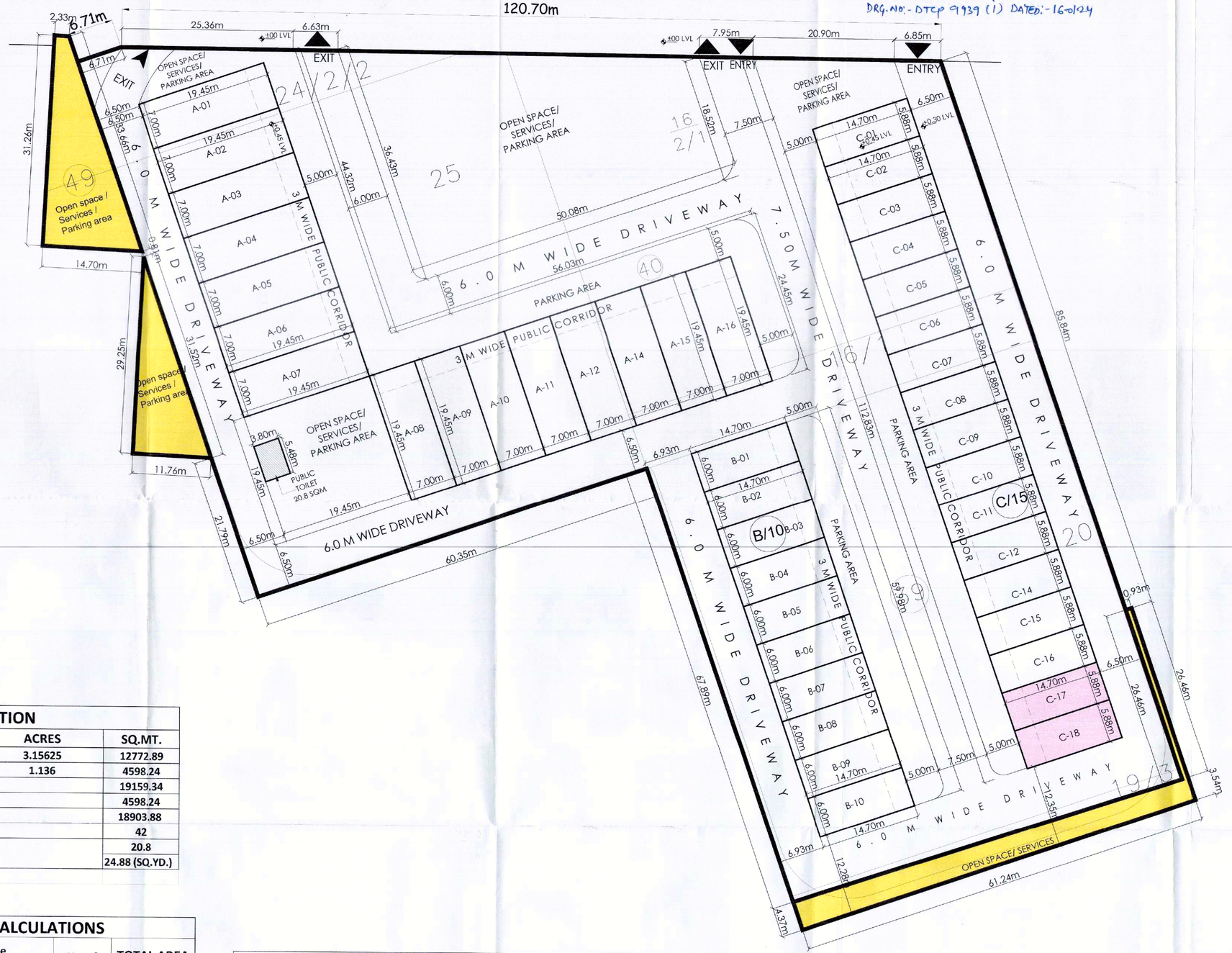
60m WIDE SECTOR ROAD

(RAM AVTAR BASSI) JD (HQ) | (SANJAY NARANG) ATP (HQ) | (R.S. BATTH) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (P.P.SINGH) ETP (HR) | (AMIT KHATRI, IAS) DTCP (HR)

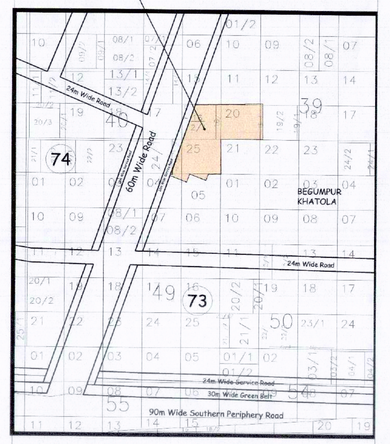
12 M WIDE WEST AVENUE ROAD

120.70m

DRG. NO:- DTCP 9939 (i) DATED:- 16-01-24



SITE LOCATION



KEY PLAN

DLF

DLF HOME DEVELOPERS LTD.

PROJECT TITLE

ALAMEDA CENTRAL COMMERCIAL PLOTTED COLONY SCO's ON THE AREA MEASURING 3.15625 ACRES AT SECTOR 73, VILLAGE BEGUMPUR KHATOLA, GURUGRAM

AREA DESCRIPTION

DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		3.15625	12772.89
PERMISSIBLE G.C.	36%	1.136	4598.24
PERMISSIBLE F.A.R.	1.50		19159.34
PROPOSED G.C.	36%		4598.24
PROPOSED F.A.R.	1.48		18903.88
TOTAL NO. OF PLOTS			42
AREA OF PUBLIC TOILET (FREE OF GC)			20.8
			24.88 (SQ.YD.)

GROUND COVERAGE CALCULATIONS

TYPE	Size(in mts)		Plot size		No. of plots	TOTAL AREA (Sqm)
	B	L	sqm.	sqyd		
A	7.00	19.45	136.15	162.834	15	2042.25
B	6.00	14.70	88.2	105.486	10	882
C	5.88	14.70	86.436	103.377	17	1469.412
					42	4393.662

F.A.R. AND GROUND COVERAGE CALCULATION

BLOCK NAME	PLOT NOS.	NO. OF PLOTS	G.C. PER PLOT	TOTAL G.C. ACHIEVED	F.A.R. PER PLOT	TOTAL F.A.R. ACHEIVED
TYPE A	A1 To A16	15	136.15	2042.25	584.66	8769.9
TYPE B	B1 To B10	10	88.2	882	343.74	3437.40
TYPE C	C1 To C18	17	86.436	1469.412	330.33	5615.61
TOTAL ACHEIVED		42		4393.662		17822.91
PERMISSIBLE				4222.64		18097.033
ACHEIVED				36%		1.48

LICENCED AREA
(Already Granted Standard Design of SCOs Approval Memo no. ZP-1660/JD(RA)/2022/34208 dated 14.11.2022)
(LICENCE NO. 139 of 2022 dated 09.09.2022) — 2.98125 ACS.

ADDITIONAL AREA
(LICENCE NO. 237 of 2023 dated 03.11.2023) — 0.175 ACS.

TOTAL AREA — **3.15625 ACS.**

REVISION IN EARLIER APPROVED LAYOUT

SHEET TITLE

SITE PLAN & CALCULATIONS (REVISED)

Document Release Type

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Checked by

DRAWING NUMBER

AR-73- SITE PLAN

Revision No. R1

ARCHITECT FAHAD SHAHBAZ CA/2006/38330

ARCHITECT/TOWN PLANNER

(Authorised Signatory)

AUTHORISED SIGNATORY