

Memo No. ZP-1601/PA(DK)/2022/ 36046 Dated 01-12-22

To

Magic Eye Developers Pvt. Ltd.,
GF-09, Plaza M6,
Jasola District Centre, Jasola,
New Delhi-110025.

Subject: Approval of Standard Design of SCOs in Commercial Plotted Colony over an area measuring 2.51875 acres (Licence no. 44 of 2022 dated 13.04.2022), Sector-106, Gurugram being developed by Magic Eye Developers Pvt. Ltd.

Reference: Your letter dated 13.09.2022 on the matter cited above.

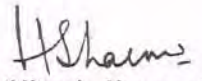
Please find enclosed a set of approved Standard Design of SCO's of aforesaid commercial site given as under:-

Description	Area	Drawing No.	Dated
Commercial Plotted Colony	2.51875 acres	DGTCP-8801(i-vi)	01.12.2022

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.
- (iv) That you shall comply with the office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony.

DA/as above.



(Hitesh Sharma)

Senior Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1601/PA(DK)/2022/ _____ 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.
2. The District Town Planner, Gurugram

DA/As above.

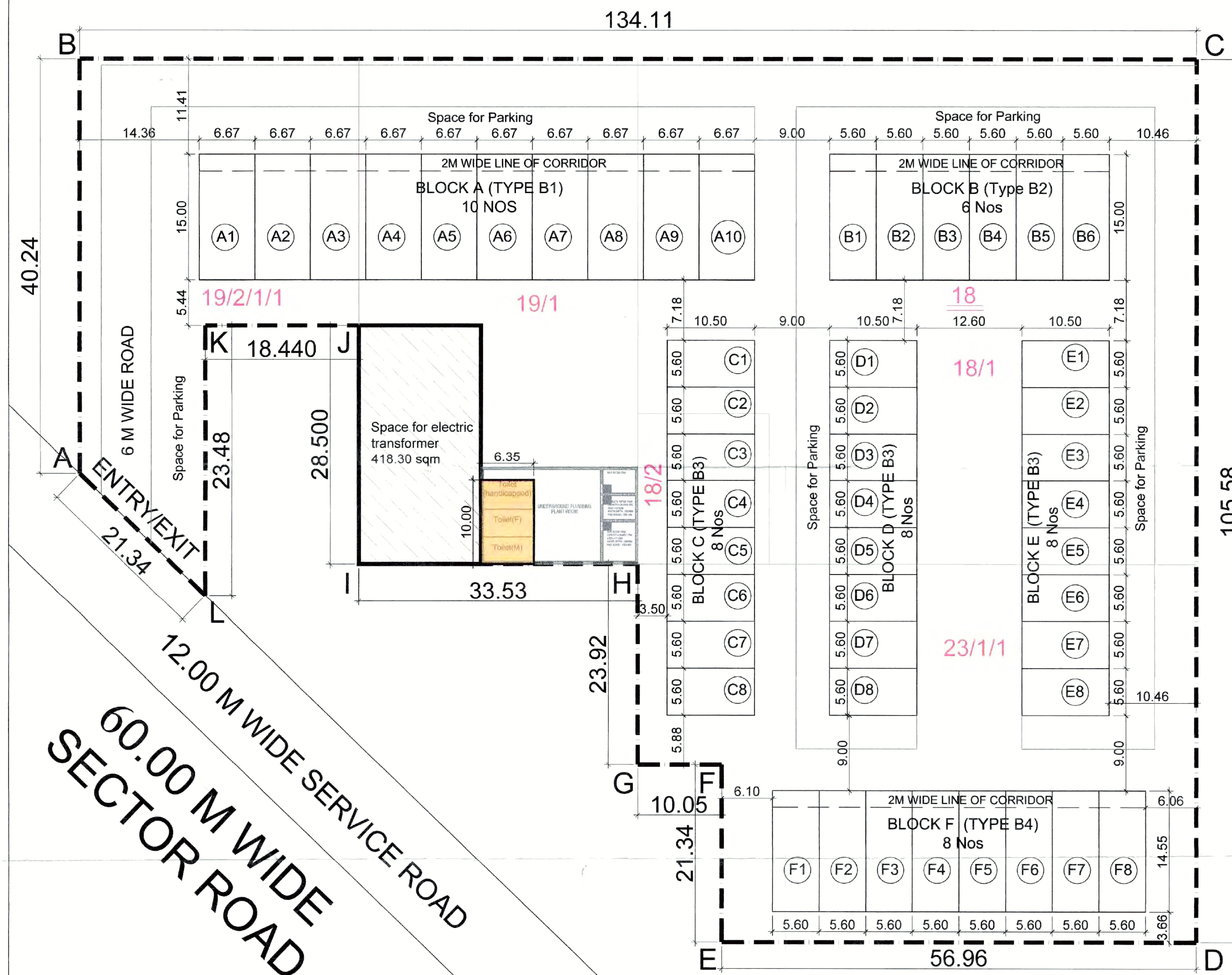
(Hitesh Sharma)

Senior Town Planner (HQ)

For: Director, Town & Country Planning,
Haryana, Chandigarh.

(P.P. SINGH)
CTP(HR)(T.L. SATYAPRAKASH IAS)
DGTCP(HR)(HITESH SHARMA)
STP(M)HQ(JAIDEEP)
ATP(HQ)(DINESH KUMAR)
PA(HQ)

DRG. No.:- DGTCP 8801(i) DATED:- 01-12-2022



AREA STATEMENT

TOTAL AREA OF THE SCHEME	=	2.51875	Acres
PERMISSIBLE GROUND COVERAGE @35%	=	3567.551	sqm
PROPOSED GROUND COVERAGE	=	3567.540	sqm
PROPOSED AREA FOR OPEN SPACE AND PARKING	=	6625.463	sqm
PERMISSIBLE FAR AREA	=	15289.505	sqm
PROPOSED FAR AREA	=	15289.406	sqm
TOTAL NUMBER OF PLOTS	=	48	

BLOCK SUMMARY

BLOCK NAME	PLOT Name	TYPE	SIZE	AREA	TOTAL PLOTS	TOTAL PROPOSED G.C.	TOTAL
A	A1-A10	TYPE B1	6.67 x 15.00	100.050	10		1000.5
B	B1-B6	TYPE B2	5.60 x 15.00	84.000	6		504
C	C1-C8	TYPE B3	5.60 x 10.50	58.800	8		470.4
D	D1-D8	TYPE B3	5.60 x 10.50	58.800	8		470.4
E	E1-E8	TYPE B3	5.60 x 10.50	58.800	8		470.4
F	F1-F8	TYPE B4	5.60 x 14.55	81.480	8		651.84
					48		3567.540
							0.882

UTILITY BLOCK- FREE FROM GROUND COVERAGE & FAR

	AREA (SQM)	NO. OF PLOTS	TOTAL AREA
UTILITY BLOCK	63.49	1	63.490

LEGEND

Sr. No.	Particular	LEGEND
1	SITE BOUNDARY LINE	---
2	SCO PLOTS	
3	UTILITY(Toilet) BLOCK	
4	SPACE FOR ELECTRIC TRANSFORMER (418.30 SQM)	

NOTE:- PARKING AREA SHALL NOT BE SOLD IN ANY MANNER, WHATSOEVER

PROJECT NAME

COMMERCIAL PLOTTED COLONY,
BEING DEVELOPED BY **MAGIC EYE DEVELOPERS PRIVATE LIMITED.**

TITLE

PROPOSED SITE PLAN OF COMMERCIAL
COLONY FOR AN AREA MEASURING
2.51875 Acres, BEING DEVELOPED BY
MAGIC EYE DEVELOPERS PRIVATE LIMITED.

ARCHITECT

PARSHANT GUPTA
CA/2007/40105

OWNER

Nancy Sharma

Sheet No.

10F6

Date

Scale

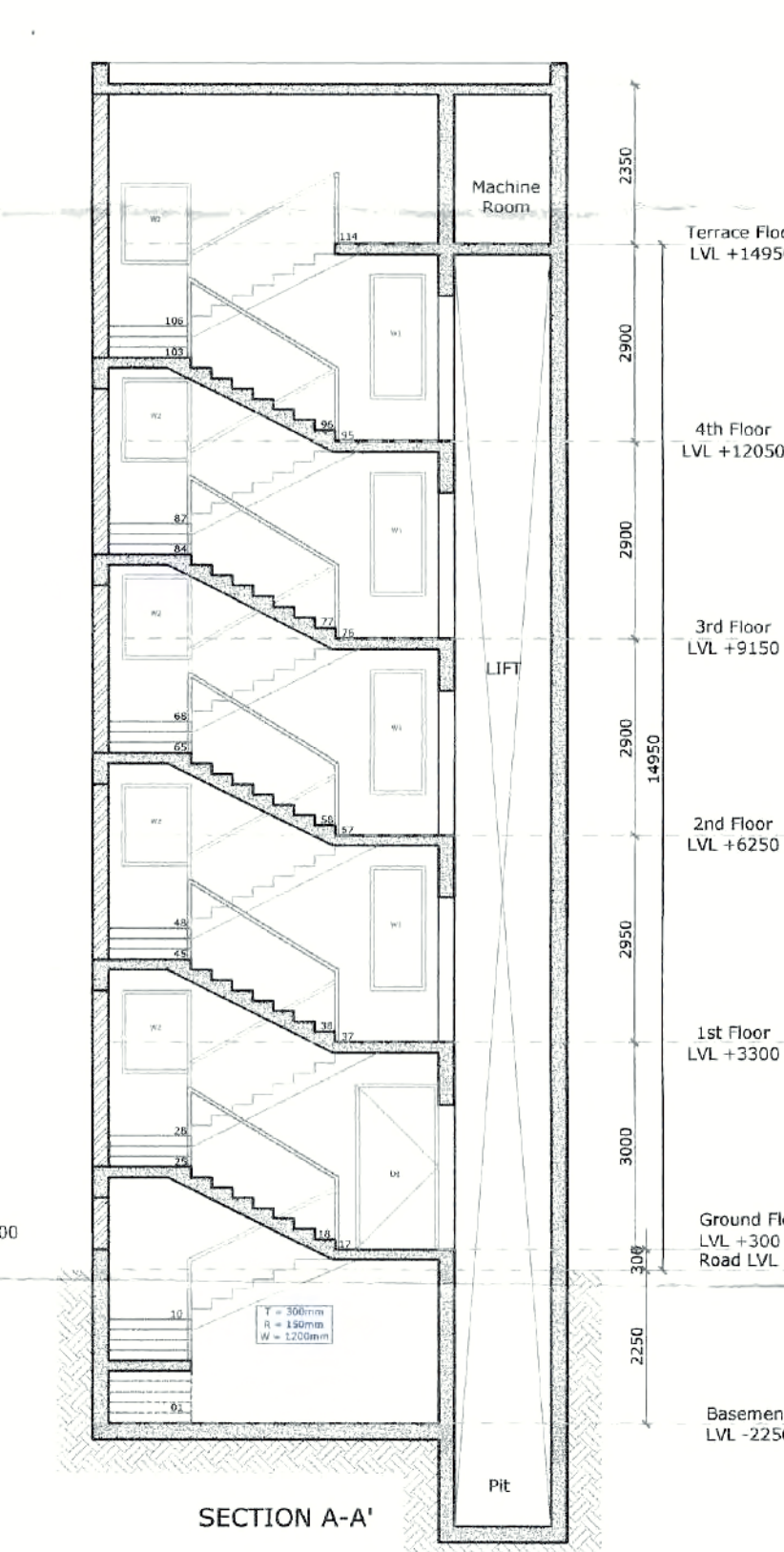
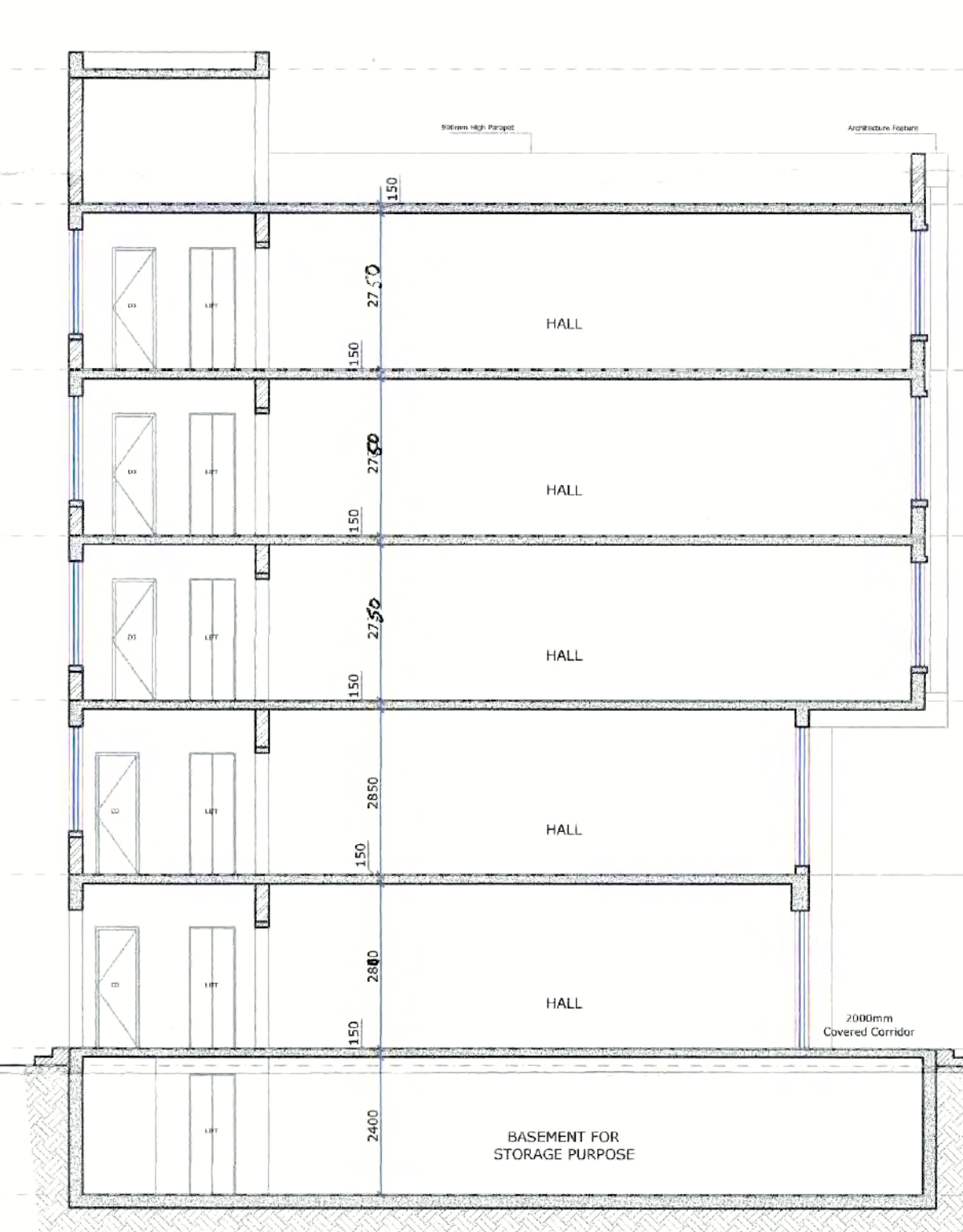
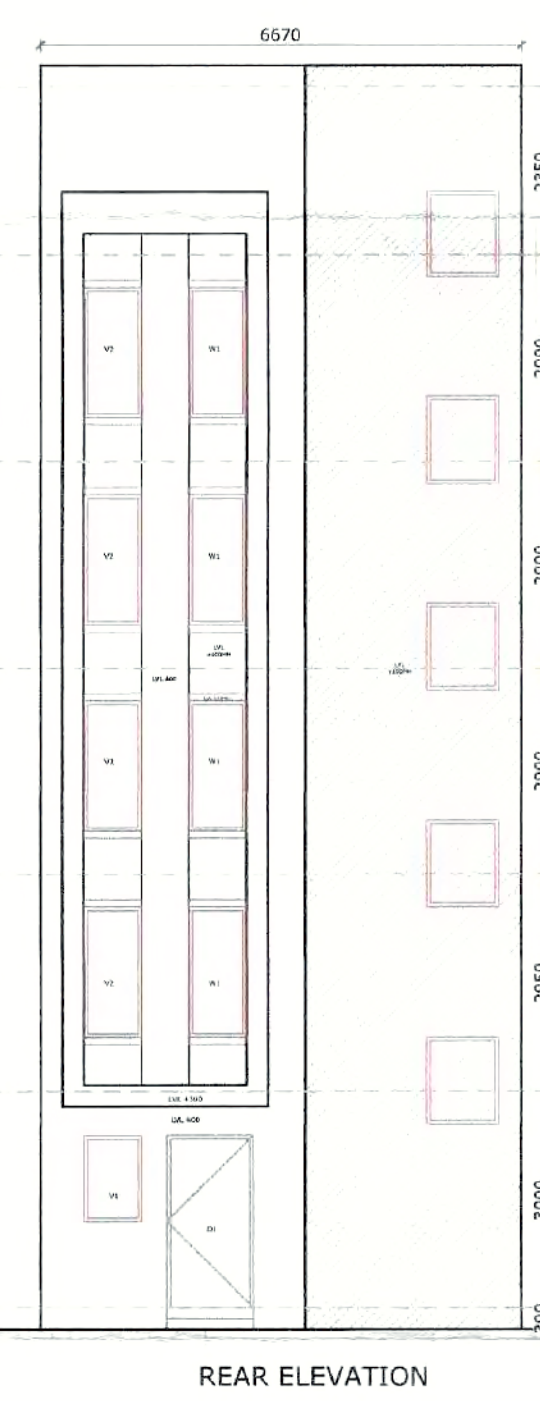
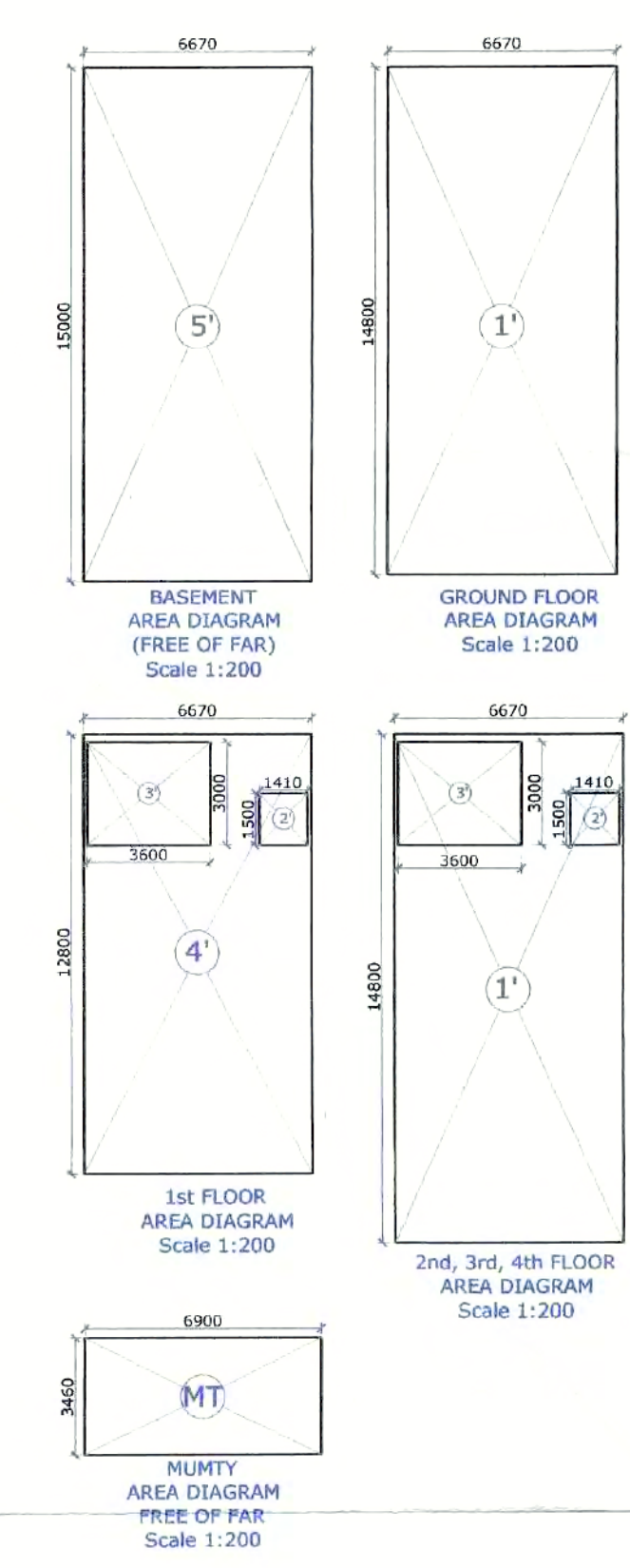
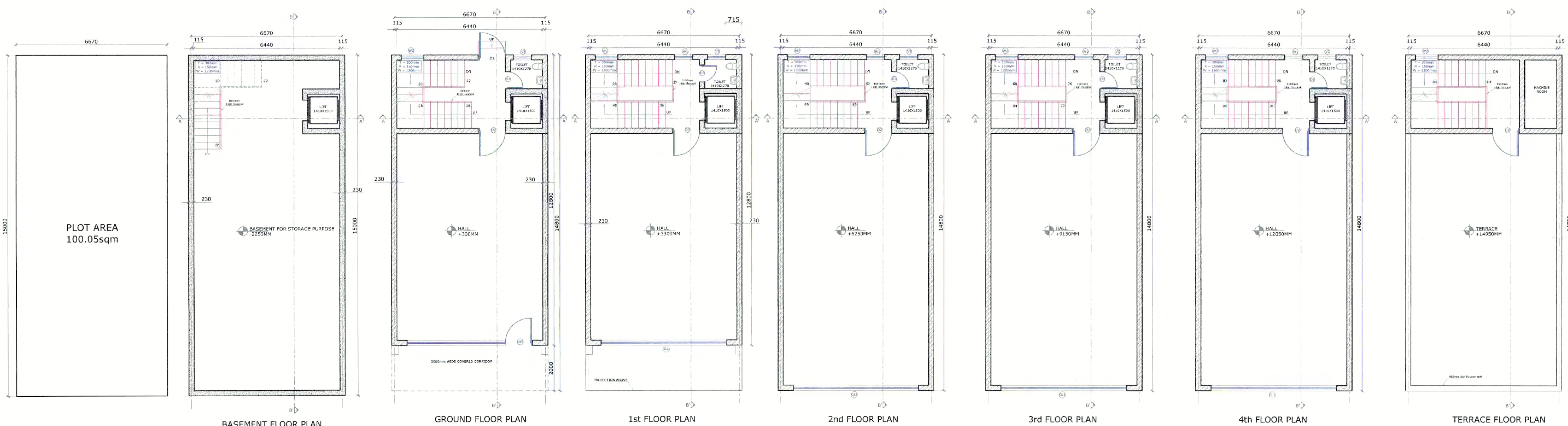
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Revision No.

(P.P. SINGH) (HR)
(HITESH SHARMA) STP(M)HQ
(T.L. SATYAPRAKASH IAS) DGTCP(HR)
(JADEEP) ATP(HQ)
(DINESH KUMAR) PA(HQ)

DRG NO. - DGTCP 8804 (ii) DATED: 01-02-22

JOINERY DETAIL	SILL	LINTEL
D1	1200X2400	00
D2	1200X2100	00
D3	750X2100	00
W1	800X1800	As per Elevation
W2	1000X1200	900
DW	6070X2400	00
GL	6070X2400	150
GL1	5470X1800	600
V1	800X1200	1200
V2	800X1800	As per Elevation



KEY PLAN

TYPE B1
10Nos

PROJECT NAME AND ADDRESS

COMMERCIAL PLOTTED COLONY,
BEING DEVELOPED BY **MAGIC EYE
DEVELOPERS PRIVATE LIMITED.**

TITLE

PROPOSED STANDARD DESIGN OF SCO
BLOCK - A (TYPE B1) (10 NOS) IN THE
PLOTTED COMMERCIAL COLONY FOR
AN AREA MEASURING 2.51875 Acres,
BEING DEVELOPED BY **MAGIC EYE
DEVELOPERS PRIVATE LIMITED.**

ARCHITECT

OWNER

PARSHANT GUPTA
CA/2007/40105

Sheet No.
2066

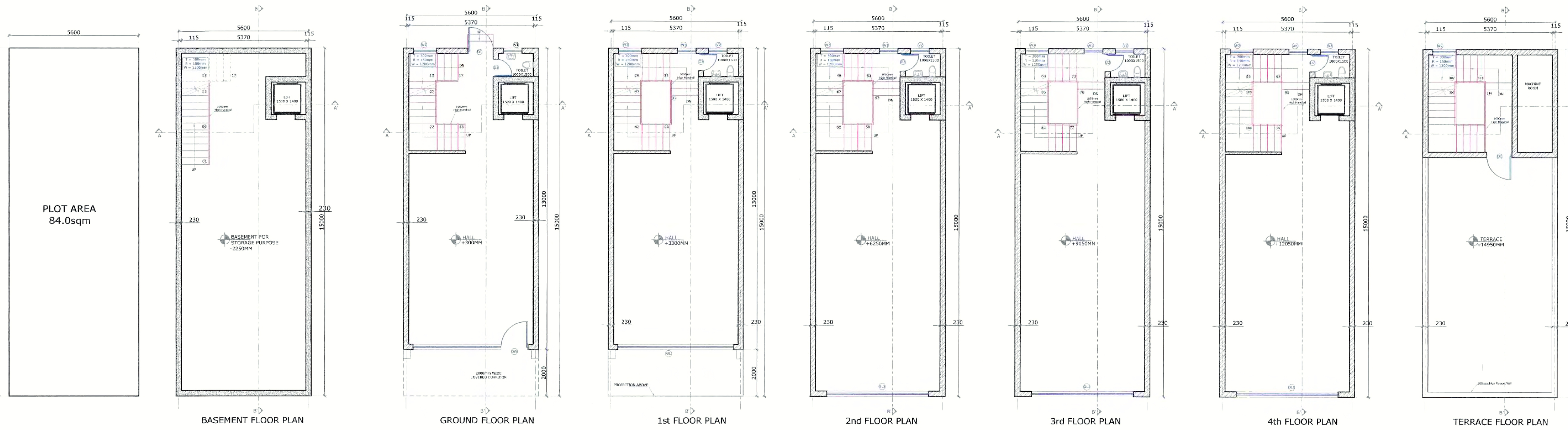
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Scale
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Revision No.

TYPICAL PLOT TYPE : (B1) AREA SHEET 15M X 6.67M						
S.No.	Description	length/b ase/ side (a)	width/ perpendicu lar/ side (b)	Area formula	FAR Area in Sqm Z= (aXb)	FAR Area in Sqm X= N X Z
1	1'	14.8	6.67	Area=length X width	98.716	
2	2'	1.5	1.41	Area=length X width	2.115	
3	3'	3	3.6	Area=length X width	10.8	
4	4'	12.8	6.67	Area=length X width	85.376	
5	Ground Floor Area : 1'				98.716	1
6	1st Floor Area: 4'-(3'+2')				72.461	1
7	Typical Floor Area 2nd, 3rd and 4th Floor : 1'-(3'+2')				85.801	3
						257.403
						428.58

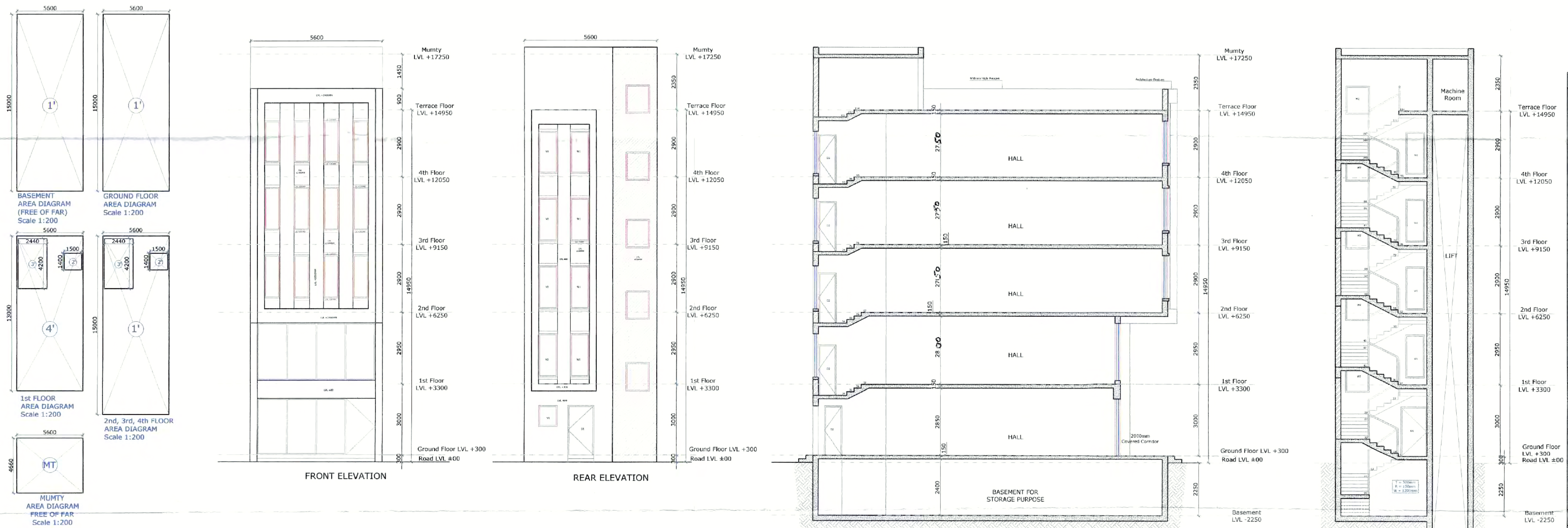
S.No.	DESCRIPTION	AREA IN SQM
1	PERMISSIBLE GROUND COVERAGE TYPICAL PLOT TYPE (B1)	100.05
2	PROPOSED GROUND COVERAGE TYPICAL PLOT TYPE (B1)	98.716
3	BALANCE GROUND COVERAGE TYPICAL PLOT TYPE (B1)	1.334
S.No.	DESCRIPTION	
1	PERMISSIBLE F.A.R. TYPICAL PLOT (B1) @ RATIO OF F.A.R. :4.2857	428.784
2	PROPOSED F.A.R. TYPICAL PLOT TYPE (B1)	428.58
3	BALANCE F.A.R. TYPICAL PLOT TYPE (B1)	0.204



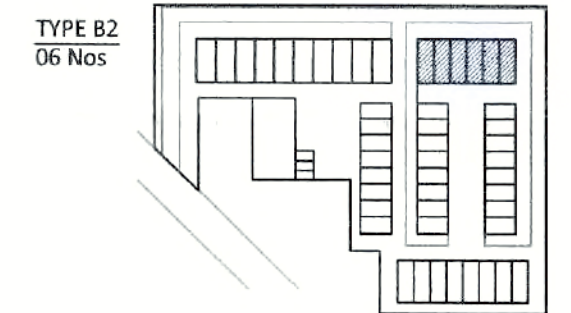
(P. SINGH) (P. HR.) (T.L. SATYAPRAKASH IAS) (DGTCR(HR))
 (HITESH SHARMA) (JATDEEP) (DINESH KUMAR) (PA(HQ))
 STR(M)HQ ATP(HQ)

DRG. NO. - DGTCR 8801 (R) DATED: 01.12.2022

JOINERY DETAIL	SILL	LINTEL
D1 1100X2100	00	2100
D2 750X2100	00	2100
W1 800X1800	As per Elevation	
W2 1000X1200	900	2100
DW 5000X2400	00	2400
GL 5000X2400	150	2550
GL1 4400X1800	600	2400
V1 800X900	1200	2100
V2 800X1800	As per Elevation	



KEY PLAN



PROJECT NAME AND ADDRESS

COMMERCIAL PLOTTED COLONY,
BEING DEVELOPED BY **MAGIC EYE DEVELOPERS PRIVATE LIMITED.**

TITLE

PROPOSED STANDARD DESIGN OF
SCO BLOCK- B TYPE B2 (06 NOS) IN
THE PLOTTED COMMERCIAL COLONY
FOR AN AREA MEASURING 2.51875
Acres, BEING DEVELOPED BY **MAGIC
EYE DEVELOPERS PRIVATE
LIMITED.**

ARCHITECT

PARSHANT GUPTA
Raj
CA/2007/40105

OWNER

Manoj Kumar

Sheet No.

30F6

Revision No.

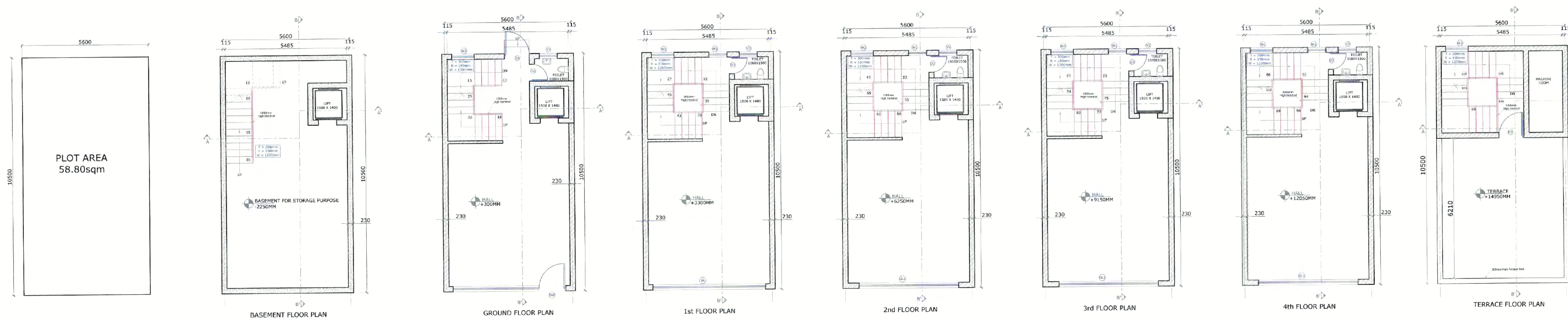
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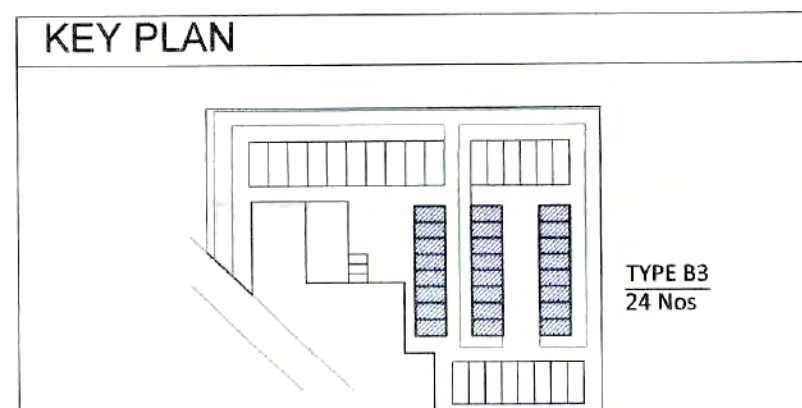
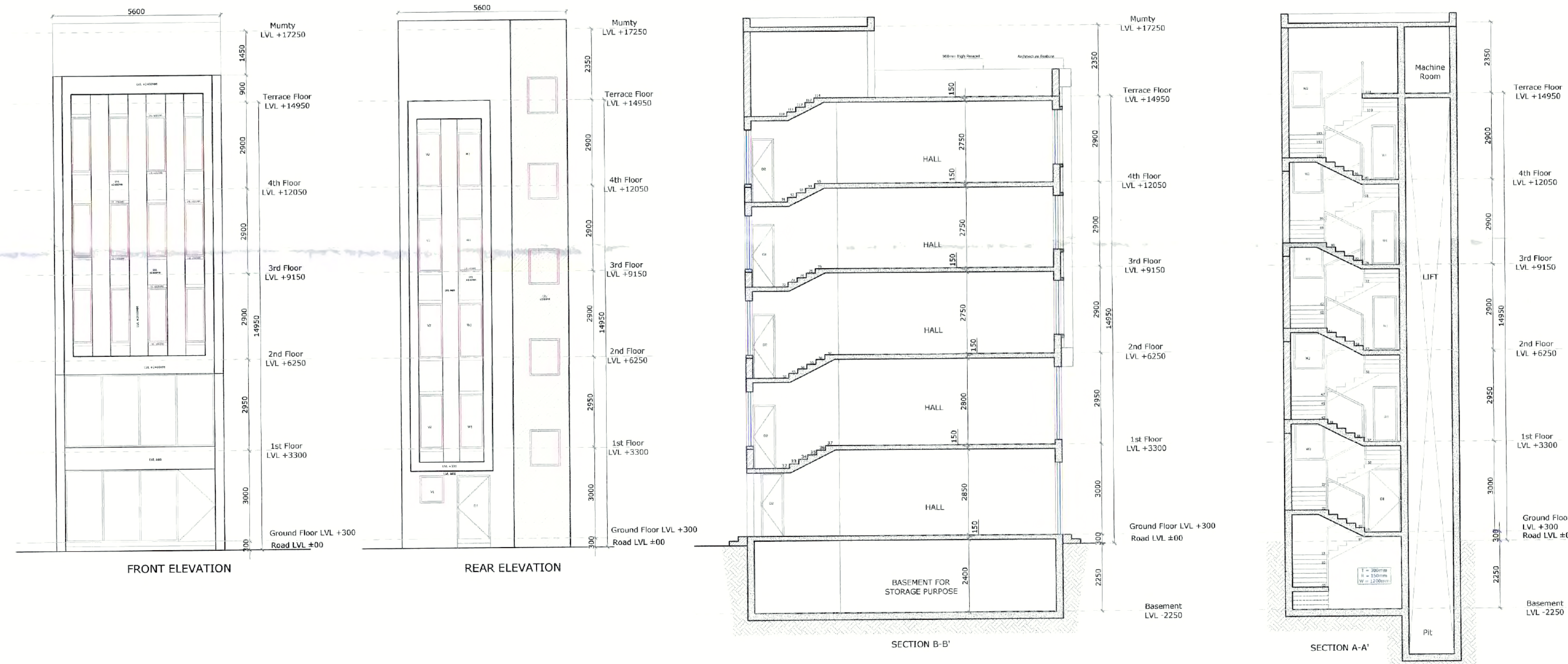
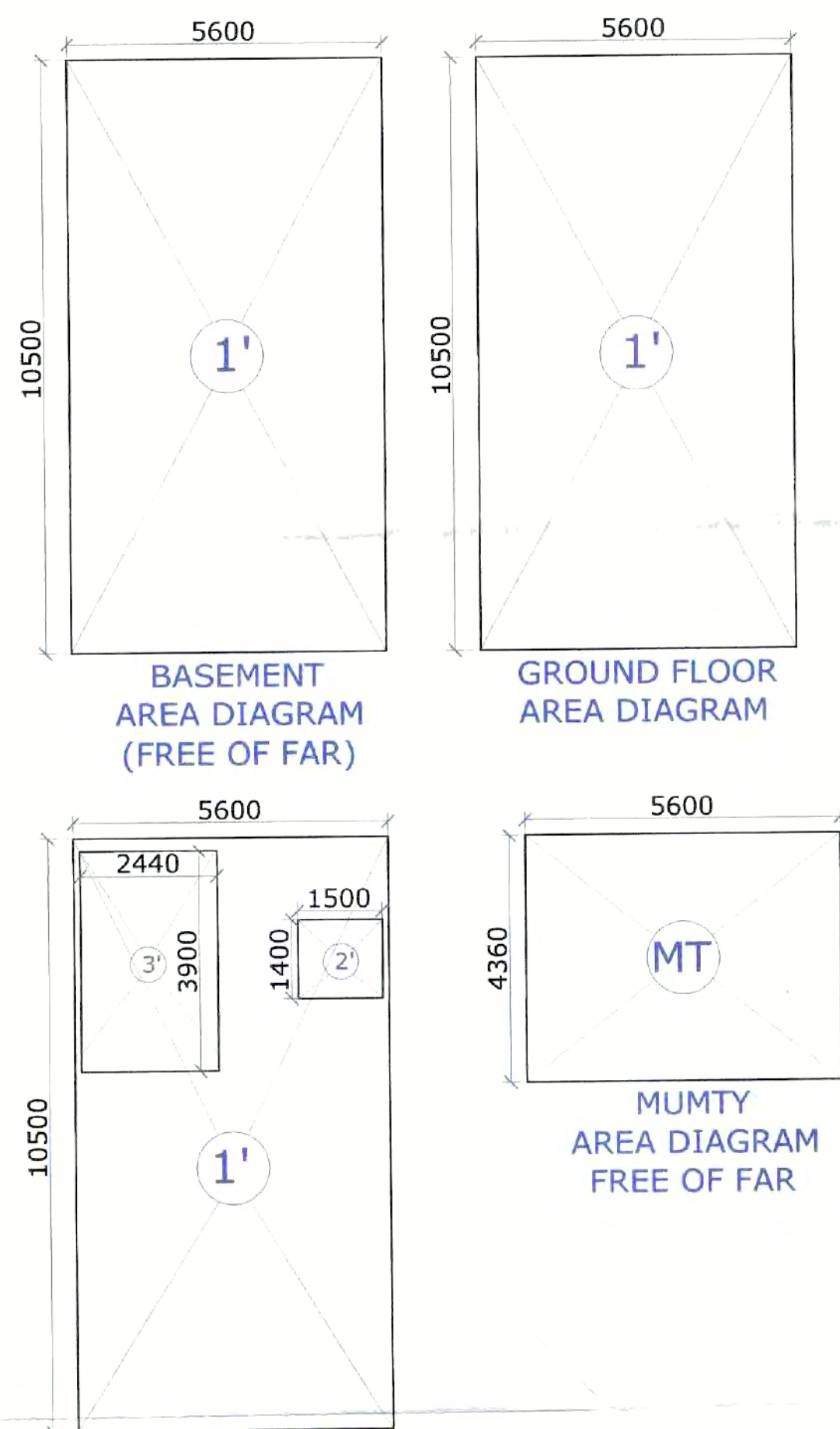
TYPICAL PLOT TYPE : (B2) AREA SHEET 15M X 5.6M						
S.No.	Description	length/b ase/ side (a)	width/ perpendicular /side (b)	Area formula	Quantity (N)	FAR Area in Sqm Z= (aXb) Sqm X= N X Z
1	1'	15	5.6	Area= length X width	84	
2	2'	4.2	2.44	Area= length X width	10.248	
3	2'	1.5	1.4	Area= length X width	2.1	
4	4'	13	5.6	Area= length X width	72.8	
5	Ground Floor Area: 1'				1	84
6	1st Floor Area: 4'-(3'+2')				1	60.452
7	Typical Floor Area 2nd, 3rd and 4th Floor: 1'-(3'+2')				3	214.956
						359.408

S.No.	DESCRIPTION	AREA IN SQM
1	PERMISSIBLE GROUND COVERAGE TYPICAL PLOT TYPE (B2)	84
2	PROPOSED GROUND COVERAGE TYPICAL PLOT TYPE (B2)	84
3	BALANCE GROUND COVERAGE TYPICAL PLOT TYPE (B2)	0
S.No.	DESCRIPTION	
1	PERMISSIBLE F.A.R. TYPICAL PLOT (B2) @ RATIO OF F.A.R. : 4.2857	359.999
2	PROPOSED F.A.R. TYPICAL PLOT TYPE (B2)	359.408
3	BALANCE F.A.R. TYPICAL PLOT TYPE (B2)	0.591



(P.V. SINGH) (HR)
(HITESH SHARMA) STP(M)HQ
(T.L. SATYAPRAKASH JAS) DGTCP(HR)
(JAIDEEP) ATP(HQ)
(DINESH KUMAR) PA(HQ)
DRG no. - 8801 (1) DATED:- 01-12-22

JOINERY DETAIL	SILL	LINTEL
D1	1100X2100	00
D2	750X2100	00
W1	800X1800	As per Elevation
W2	1000X1200	900
DW	5000X2400	00
GL	5000X2400	150
GL1	4400X1800	600
V1	800X900	1200
V2	800X1800	As per Elevation



PROJECT NAME AND ADDRESS
COMMERCIAL PLOTTED COLONY,
BEING DEVELOPED BY **MAGIC EYE DEVELOPERS PRIVATE LIMITED.**

TITLE
PROPOSED STANDARD DESIGN OF SCO BLOCK C, BLOCK D AND BLOCK E TYPE B3 (24 NOS) IN THE PLOTTED COMMERCIAL COLONY FOR AN AREA MEASURING 2.51875 Acres, BEING DEVELOPED BY MAGIC EYE DEVELOPERS PRIVATE LIMITED.

ARCHITECT
PARSHANT GUPTA
CA/2007/40105

OWNER
Manoj Finance

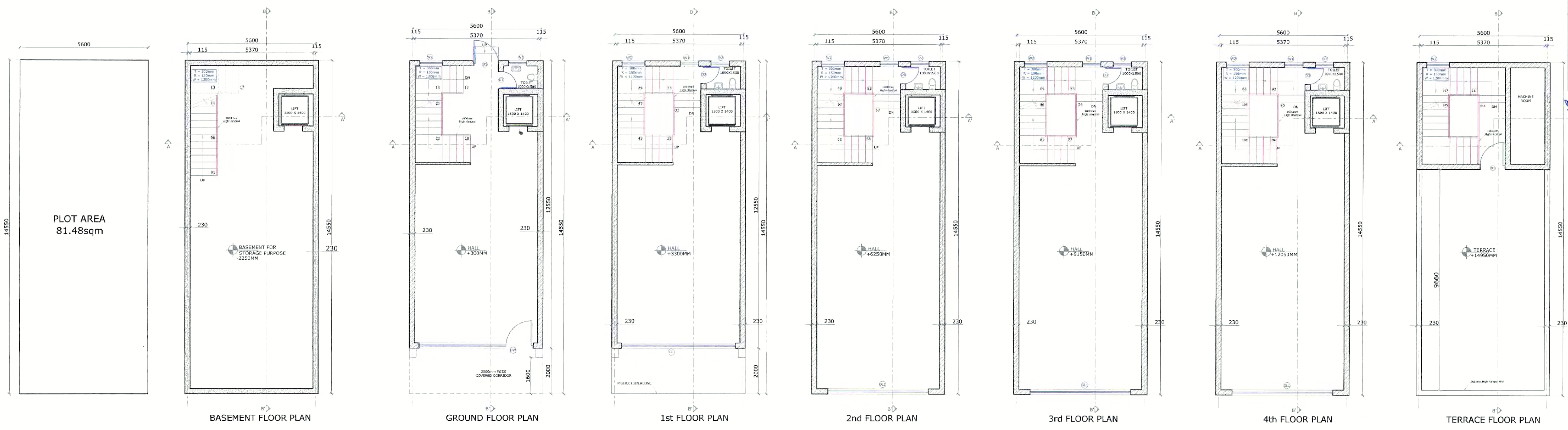
Sheet No.
4 OF 6

Revision No.

Scale
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S.No.	Description	length/b ase/ side (a)	width/ side perpendicular (b)	Area formula	Quantity (N)	FAR Area in Sqm Z= (aXb)	FAR Area in Sqm X= N X Z
1	1'	10.5	5.6	Area= length X width		58.8	
2	3'	4.2	2.44	Area= length X width		10.248	
3	2'	1.5	1.4	Area= length X width		2.1	
5	Ground Floor : 1'				1	58.8	
7	Typical Floor Area 1st, 2nd, 3rd and 4th Floor : 1' (3'x2')				4	46.452	185.808
							244.608

S.No.	DESCRIPTION	AREA IN SQM
1	PERMISSIBLE GROUND COVERAGE TYPICAL PLOT TYPE (B3)	58.8
2	PROPOSED GROUND COVERAGE TYPICAL PLOT TYPE (B3)	58.8
3	BALANCE GROUND COVERAGE TYPICAL PLOT TYPE (B3)	0
S.No.	DESCRIPTION	
1	PERMISSIBLE F.A.R. TYPICAL PLOT (B3) @ RATIO OF F.A.R. :4.2857	251.999
2	PROPOSED F.A.R. TYPICAL PLOT TYPE (B3)	244.608
3	BALANCE F.A.R. TYPICAL PLOT TYPE (B3)	7.391

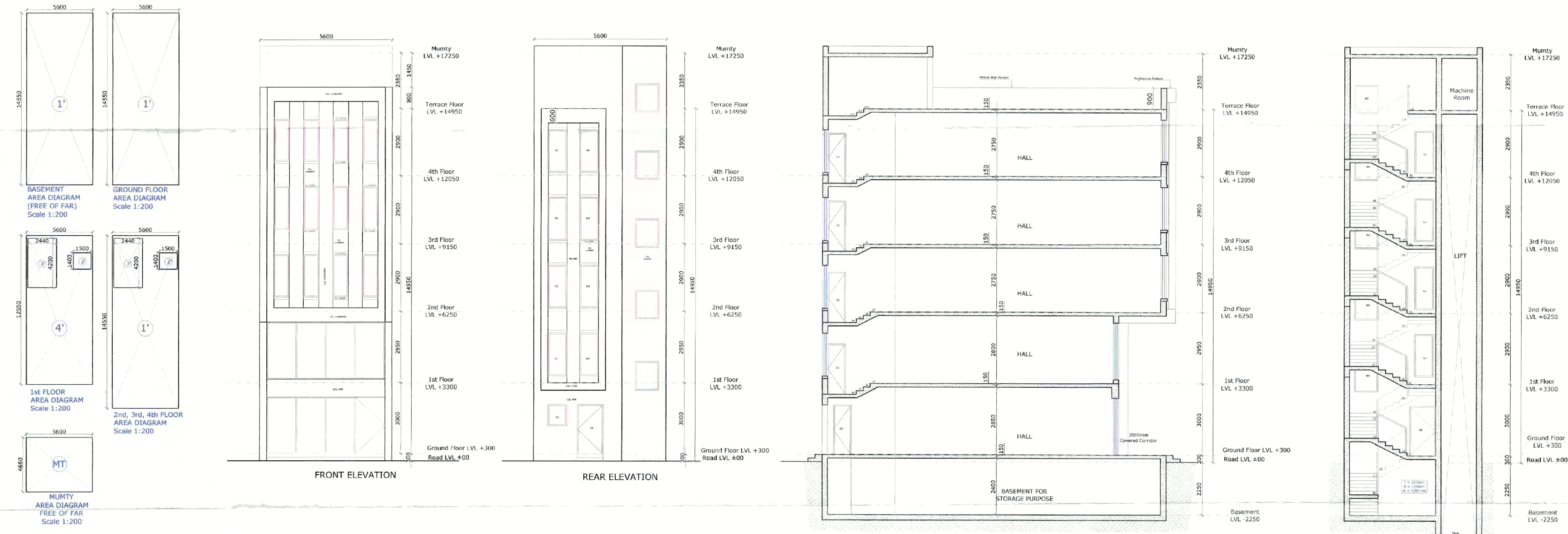


DRG NO.:- DCTP 8801(V) Dated:- 01-12-22

(HITESH SHARMA) STP(M)HQ
(JATDEEP) ATP(HQ)
(DINESH KUMAR) PA(HQ)

(T.L. SATYAPRAKASH IAS) GTCR(HR)

JOINERY DETAIL		
	SILL	LINTEL
D1	1100X2100	00
D2	750X2100	00
W1	800X1800	As per Elevation
W2	1000X1200	900
DW	5000X2400	00
GL	5000X2400	150
GL1	4400X1800	600
V1	800X900	1200
V2	800X1800	As per Elevation



KEY PLAN

PROJECT NAME AND ADDRESS

COMMERCIAL PLOTTED COLONY,
BEING DEVELOPED BY **MAGIC EYE DEVELOPERS PRIVATE LIMITED.**

TITLE

PROPOSED STANDARD DESIGN OF
SCO BLOCK F TYPE B4 (08 NOS) IN THE PLOTTED COMMERCIAL COLONY FOR AN AREA MEASURING 2.51875 Acres, BEING DEVELOPED BY MAGIC EYE DEVELOPERS PRIVATE LIMITED.

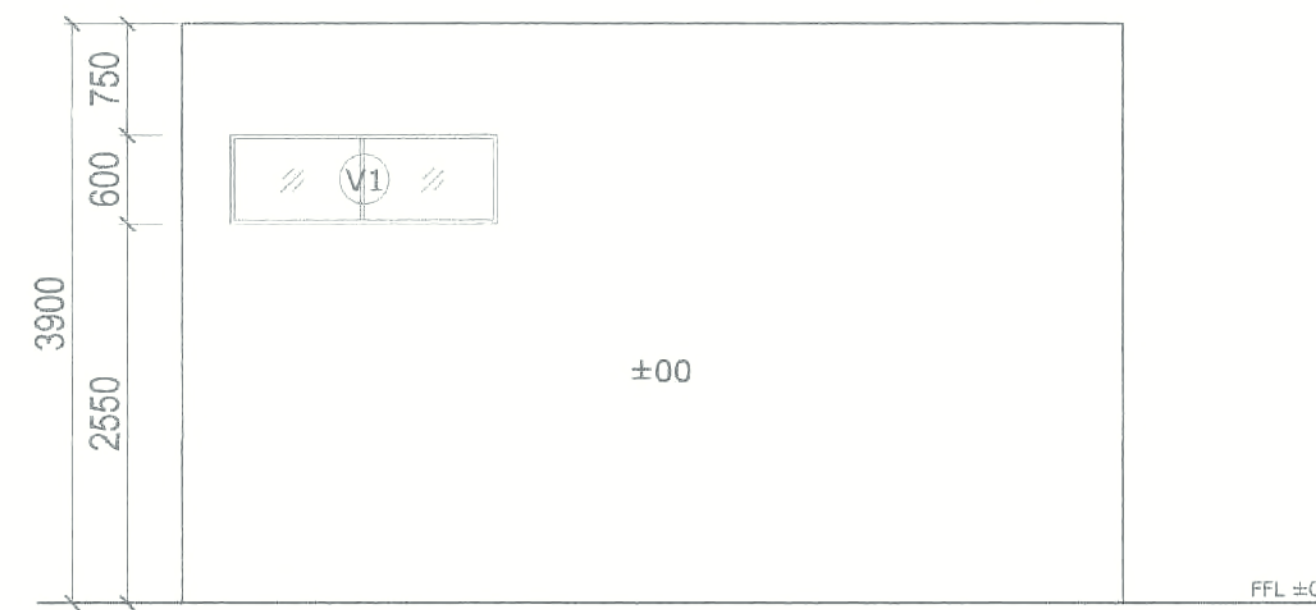
TYPICAL PLOT TYPE : (B4) AREA SHEET 14.55M X 5.6M						
S.No.	Description	length/b ase/ side (a)	width/ side r/ side (b)	Area formula	Quantity (N)	FAR Area in Sqm Z= (aXb)
1	1'	14.55	5.6	Area= length X width		81.48
2	3'	4.2	2.44	Area= length X width		10.248
3	2'	1.5	1.4	Area= length X width		2.1
4	4'	12.55	5.6	Area= length X width		70.28
5	Ground Floor Area: 1'				1	81.48
6	1st Floor Area: 4'-(3'+2')				1	57.932
7	Typical Floor Area 2nd Floor, 3rd Floor & 4th Floor: 1'-(3'+2')				3	69.132
						237.396
						346.808

S.No.	DESCRIPTION	AREA IN SQM
1	PERMISSIBLE GROUND COVERAGE TYPICAL PLOT TYPE (B4)	81.48
2	PROPOSED GROUND COVERAGE TYPICAL PLOT TYPE (B4)	81.48
3	BALANCE GROUND COVERAGE TYPICAL PLOT TYPE (B4)	0
S.No.	DESCRIPTION	
1	PERMISSIBLE F.A.R. TYPICAL PLOT (B4) @ RATIO OF F.A.R. :4.2857	349.199
2	PROPOSED F.A.R. TYPICAL PLOT TYPE (B4)	346.808
3	BALANCE F.A.R. TYPICAL PLOT TYPE (B4)	2.391

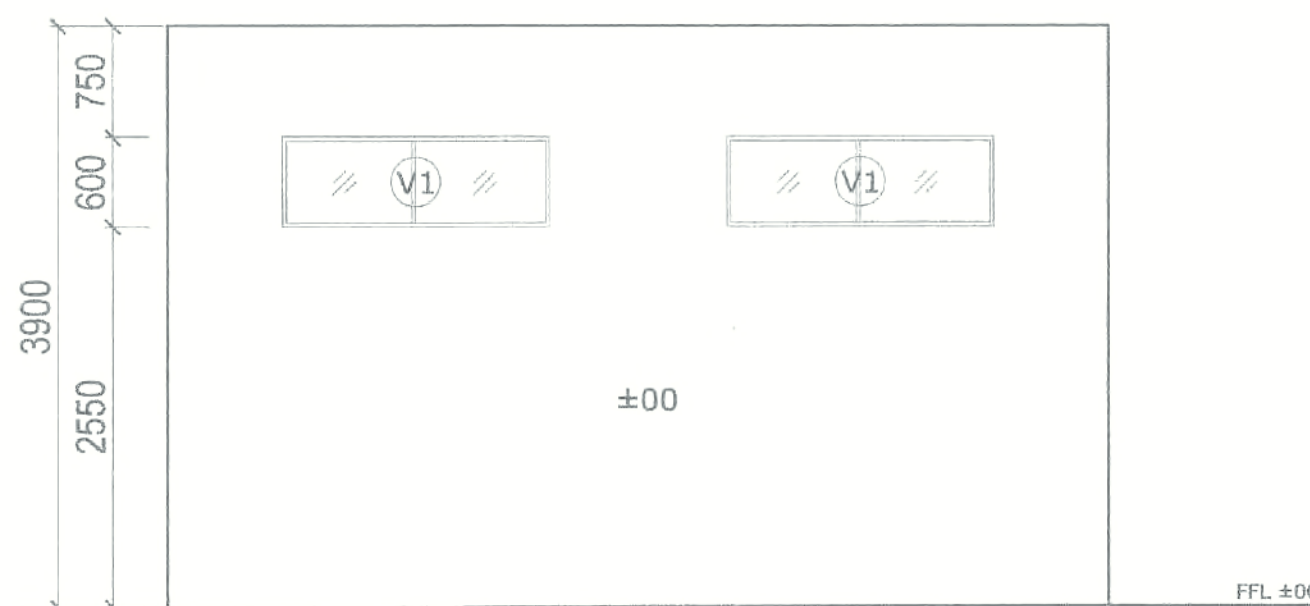
ARCHITECT	OWNER
PARSHANT GUPTA CA/2007/40105	
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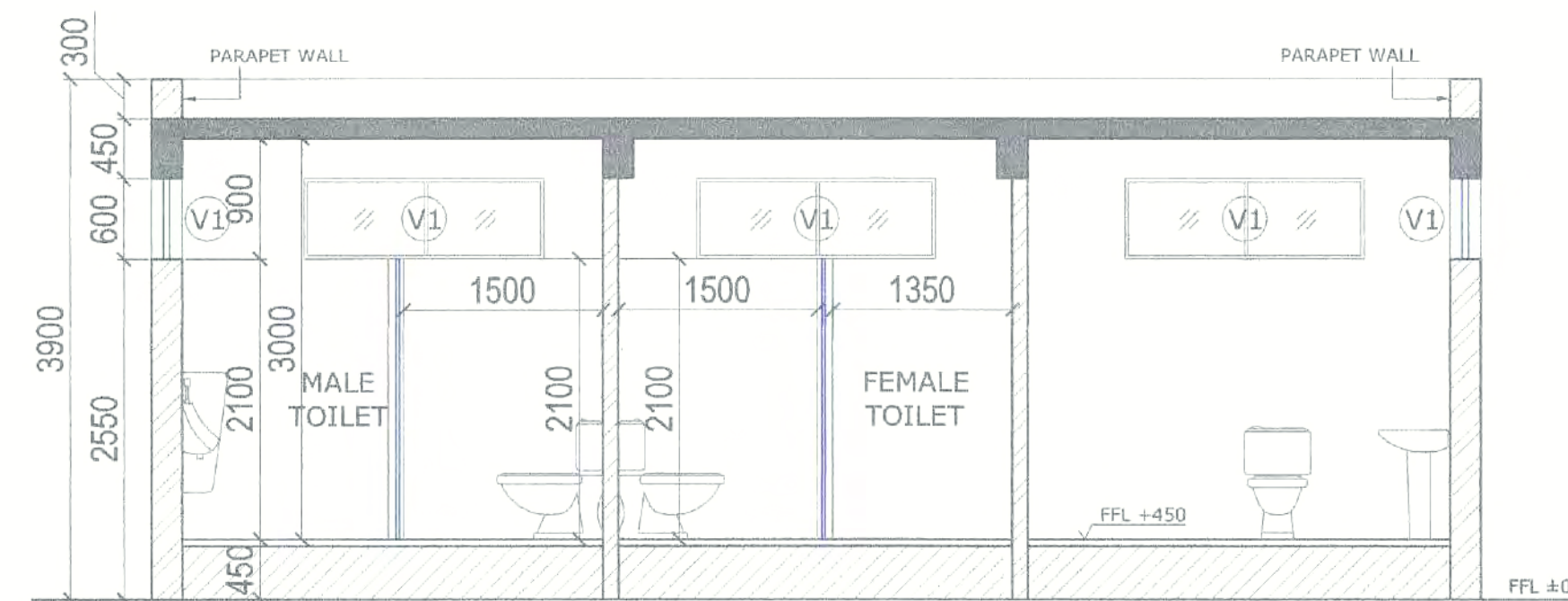
ELEVATION W



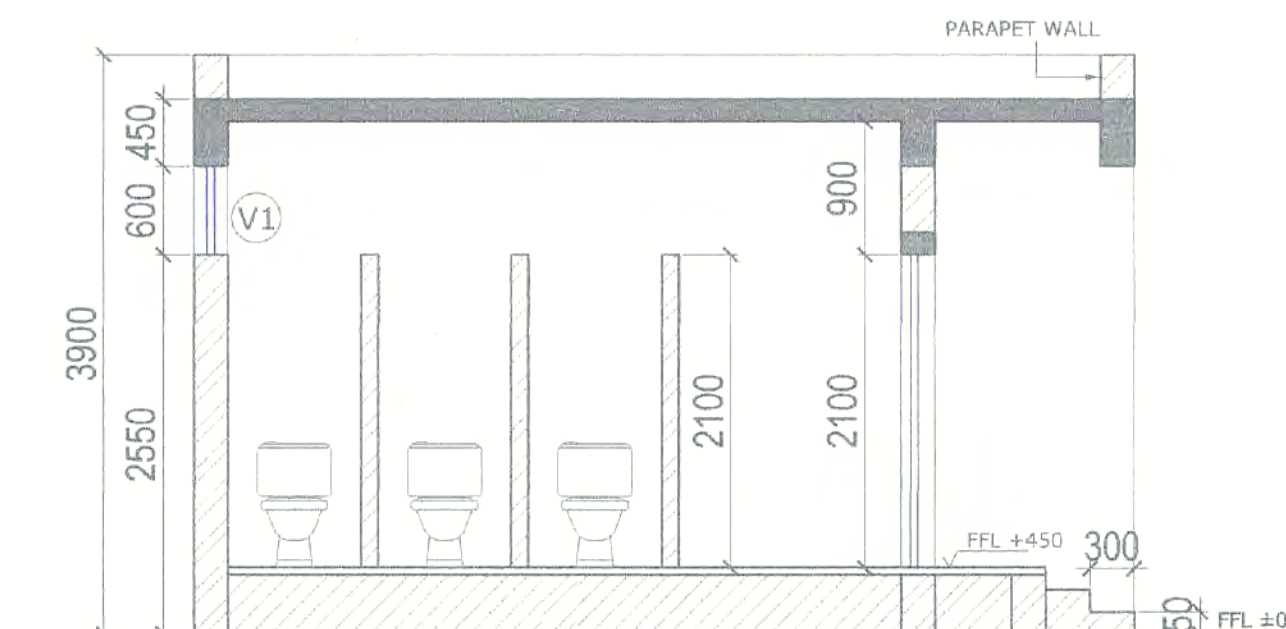
ELEVATION X



ELEVATION Z



SECTION AA



SECTION BB

(P.P. SINGH) CTP(HR) (T.L. SATYAPRAKASH IAS) DGTCP(HR)

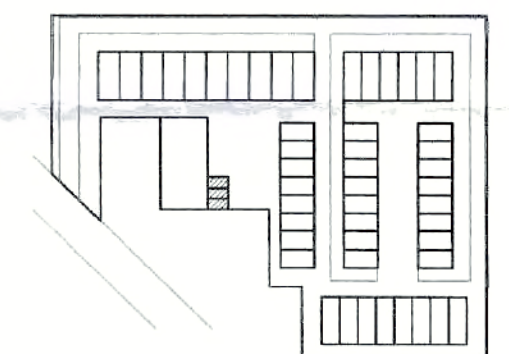
(Hitesh Sharma) STP(M)HQ

(JAIDEEP) ATP(HQ)

(DINESH KUMAR) PA(HQ)

DRG NO. - DGTCP 8801(VI) DATED - 01/12/22

KEY PLAN



PROJECT NAME AND ADDRESS

COMMERCIAL PLOTTED COLONY,
BEING DEVELOPED BY **MAGIC EYE**
DEVELOPERS PRIVATE LIMITED.

TITLE :- PUBLIC UTILITY BLOCK

PROPOSED STANDARD DESIGN OF
PUBLIC UTILITY BLOCK (01 NOS) IN THE
PLOTTED COMMERCIAL COLONY FOR AN
AREA MEASURING 2.51875 Acres, BEING
DEVELOPED BY **MAGIC EYE**
DEVELOPERS PRIVATE LIMITED.

ARCHITECT

PARSHANT GUPTA
CA/2007/40105

Sheet No.

6 OF 6

Date

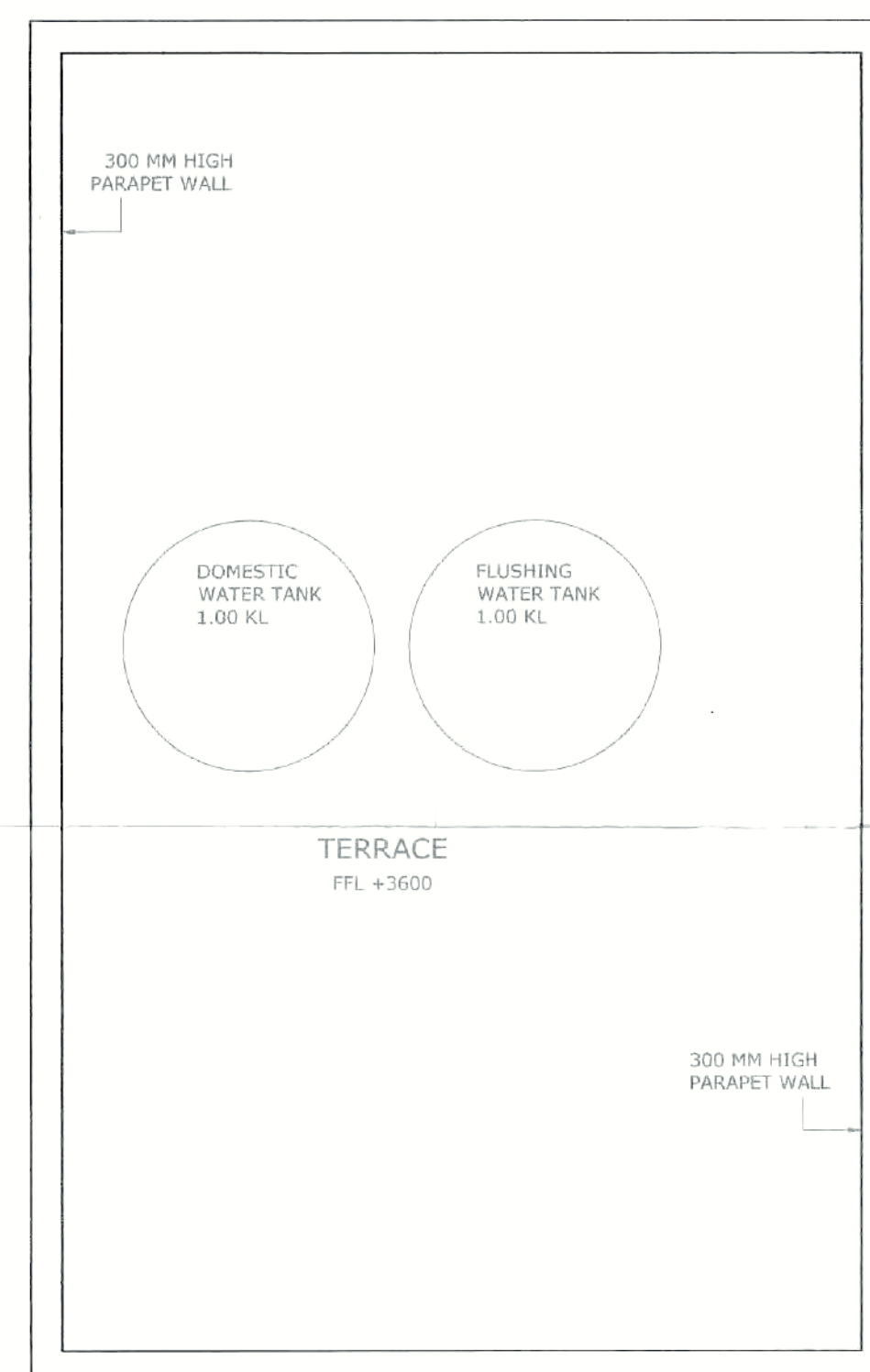
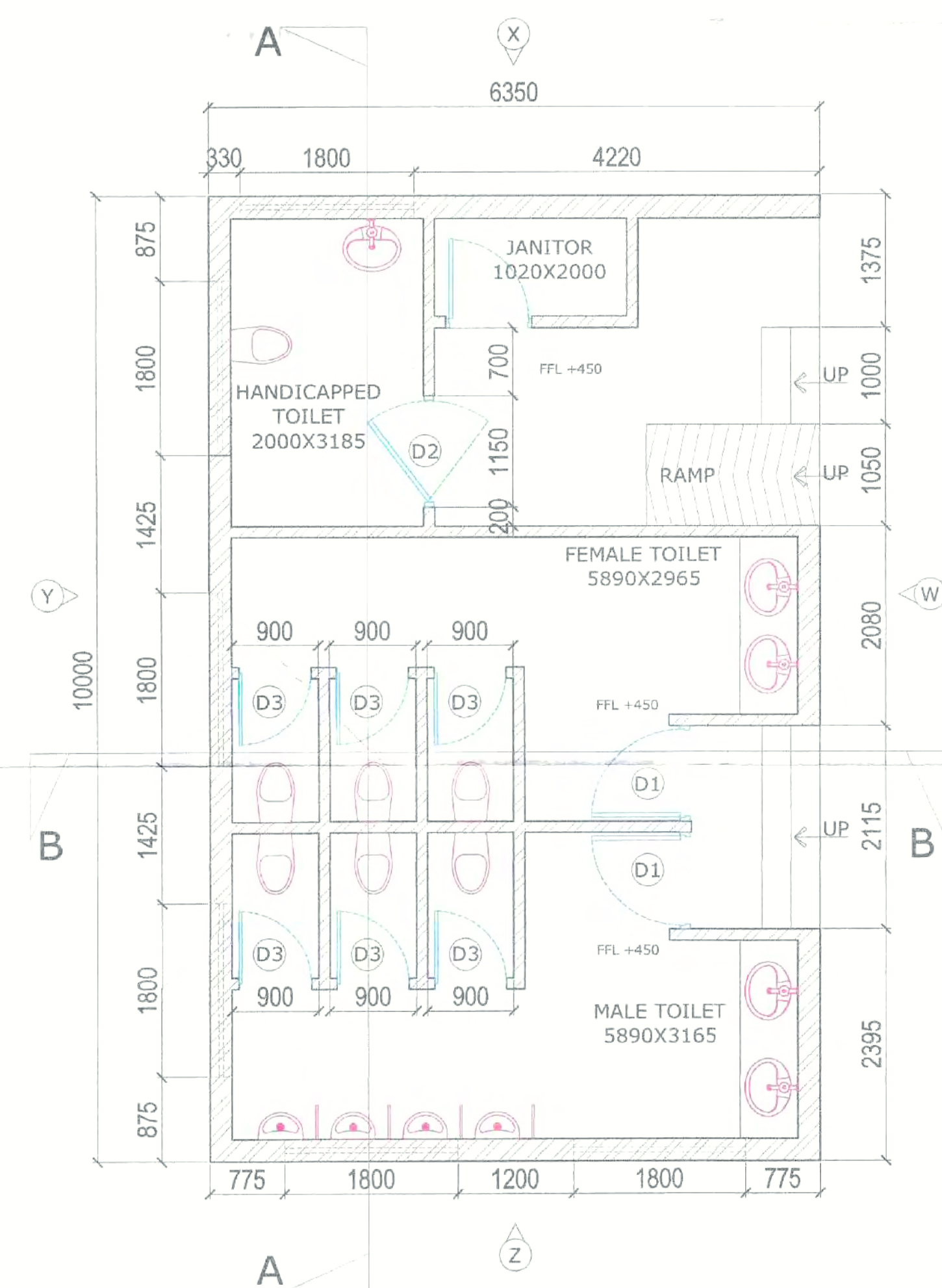
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OWNER

(Signature)

Revision No.



TERRACE LEVEL PLAN



ELEVATION Y

SCHEDULE				
SR.NO.	TYPE	SIZE	SILL	LINTEL LVL
1	D1	900 X 2100	-	2100
2	D2	1150 X 2100	-	2100
3	D3	750 X 2100	-	2100
4	V1	1800 X 600	2100	2700