



To be read with Licence No. 201 of 2022 Dated 01/12/2022  
 This is a layout plan for an area of 4.00 acres (under migration from Licence No. 70 of 2013 dated 26/07/2013 granted for setting up of Commercial Colony for 4.00 acres (Drawing No. D/CP. 68/17 dated 05/12/2012)) comprised of license which is issued in respect Commercial Plotted Urban Complex hereby approved subject to the following conditions:-

1. That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
2. That the plotted area of the colony shall not exceed as allowed under Commercial Plotted Colony under policy dated 06.03.2018 and its amendment from time to time.
3. That the high-tension lines passing in the colony area shall have to be suitably aligned or right of way along the same shall be maintained as per ISI norms.
4. That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue nest falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the colonizer shall abide by the directions of the DTCP, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
8. All green belts provided in the layout plan within the licensed areas of the colony shall be developed by the colonizer. All other green belts outside the licensed area shall be developed by the Haryana Government or in accordance with terms and conditions of the agreements of the Director, Town and Country planning, applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(2)(a)(ii) of the Act No. of 1975.
9. That the colonizer shall obtain the Clearance/NOC as per the provisions of the Notification No. S.O. 1533 (E) dated 14.9.2006 issued by Ministry of Environment and Forest, Government of India before starting the construction/execution of development works at site.
10. That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
11. That the provision of solar water heating system shall be as per norms specified by HAREDA and shall be made operational where applicable before applying for an occupation certificate.
12. That the colonizer/owner shall use only Compact Fluorescent Lamps fitting for internal lighting as well as Campus lighting.
13. That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/2005-Spower dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
14. That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/67/2016-SR dated 21.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Code.

*(Signature)* (NARENDER KUMAR) (ATP/NO)  
*(Signature)* (Hitesh Shikha) (SVP/NO)  
*(Signature)* (Rajat Ahluwalia) (ATP/NO)  
*(Signature)* (Rishabh Singh) (SVP/NO)  
*(Signature)* (T.L. SATTAPRABHUS, IAS) (DTP/NO)

Land Detail	
TOTAL AREA OF SITE	4.00 acres
AREA OF 75 MTR WIDE SECTOR ROAD	0.61 acre
BALANCE AREA OF SITE	3.39 acres (A)
10% OF THE SITE AREA	0.40 acre (B)
TOTAL (A+B)	3.79 acres.
NET PLANNED AREA OF SITE	3.79 acres.(15337.562 sqm).

Block-1 Area Detail			
SCO No.	Area	Nos. of SCO	Total Area
SCO 01-08	110.000	8	880.000
SCO 09-13	120.000	5	600.000
<b>Total</b>		<b>13</b>	<b>1480.000</b>

Block-2 Area Detail			
SCO No.	Area (in Sq.Mts)	Nos. of SCO	Total Area
SCO 14-25	99.000	12	1188.000
SCO 26 - 30	108.000	5	540.000
<b>Total</b>		<b>17</b>	<b>1728.000</b>

Block-3 Area Detail			
SCO No.	Area (in Sq.Mts)	Nos. of SCO	Total Area
SCO 31-46	99.000	16	1584.000
SCO 47	96.750	1	96.750
SCO 48	91.960	1	91.960
SCO 49	87.250	1	87.250
SCO 50	82.510	1	82.510
SCO 51	77.790	1	77.790
SCO 52	73.030	1	73.030
SCO 53	62.250	1	62.250
<b>Total</b>		<b>23</b>	<b>2155.540</b>

Area Detail			
Description	Factor	Acres	Sq.Mts.
Net Planned Area		3.79	15337.562
Permissible Ground Coverage	35%		5368.147
Permissible FAR	150		23006.343
Proposed Ground Coverage	34.97%		5363.540
Proposed FAR	149.88%		22988.131
Ratio of FAR Distribution on 1 Sq.Mt. of Ground Coverage			4.2857

SUMMARY SHEET FOR ALL SCO'S				
Sn.No.	SCO Type	Area	No. of SCO'S	Total Area
1	SCO Type A	5.5 x 20	110	880.000
2	SCO Type B	6 x 20	120	600.000
3	SCO Type C	5.5 x 18	99	2772.000
4	SCO Type D	6 x 18	108	540.000
5	SCO Type E	Irregular	96.750	96.750
6	SCO Type F	Irregular	91.960	91.960
7	SCO Type G	Irregular	87.250	87.250
8	SCO Type H	Irregular	82.510	82.510
9	SCO Type I	Irregular	77.790	77.790
10	SCO Type J	Irregular	73.030	73.030
11	SCO Type K	Irregular	62.250	62.250
<b>Grand Total</b>				<b>5363.540</b>
				<b>34.97%</b>

Block Summary			
Block Name	SCO No.	Nos. of SCO	Proposed Ground Coverage in (Sq.Mts.)
Block-1	01 to 08	8	880.000
	09 to 13	5	600.000
Block-2	14 to 25	12	1188.000
	26 to 30	5	540.000
Block-3	31 to 46	16	1584.000
	47	1	96.750
	48	1	91.960
	49	1	87.250
	50	1	82.510
	51	1	77.790
	52	1	73.030
<b>Total</b>		<b>53</b>	<b>5363.540</b>
Factor			34.97%
Balance			0.03%

PRINCIPAL ARCHITECT:  
  
 DESIGN FORUM INTERNATIONAL  
 K-47, KAILASH COLONY, NEW DELHI-110048  
 PHONE NO. 011-46556600

OWNER'S SIGNATURE: *(Signature)*  
 ARCHITECT'S SIGNATURE: *(Signature)*  
 For Microtek Urban Developers Pvt. Ltd. Director/Authorised Signatory

CLIENT:  
 MICROTEK URBAN DEVELOPER'S PVT. LTD.

PROJECT:  
 LAYOUT PLAN OF COMMERCIAL COLONY  
 MICROTEK URBAN DEVELOPER'S PVT. LTD.  
 ON VILLAGE WAZIRPUR, SEC-95A, THEHIL GURGAON, DISTT - GURGAON, MUSTIL NO. 761/QILA NO. 6/2, 15/1, 14/3, 17/1, 48/16, 49/20, 19/2, 25/1

DRAWING TITLE:  
 SITE PLAN

North  
  
 SCALE: 1:400  
 DATE:

LEGEND:  
 All Dimension are in Millimeter.  
 Scheme Boundary Shown as - - - - -  
 Area Under Ground Coverage Shown as \_\_\_\_\_