

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-1718/JD(RA)/2023/ 4393 Dated 13-02-2023

To

Sh. Shiv Raj Khatana S/o Sh. Horam Khatana in
Collaboration with DLF Home Developers Ltd.,
1st floor ,DLF Gateway Tower ,R Block DLF City
Phase-III, Gurugram -122002.

Subject: Approval of Standard Design of SCO's in Commercial Plotted Colony over an area measuring 2.00 acres (Licence No. 185 of 2022 dated 11.11.2022), Sector-68, Gurugram Manesar Urban Complex being developed by Sh. Shiv Raj Khatana S/o Sh. Horam Khatana in collaboration with DLF Home Developers Ltd.

Please refer on the matter cited above.

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

Description	Area	Drawing No.	Dated
Commercial site	2.0 acres	DG,TCP-9011 (i to vi)	13.02.2023

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


(Hitesh Sharma)

Senior Town Planner, (HQ)

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

Endst. No. ZP-1718/JD(RA)/2023/_____ 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.

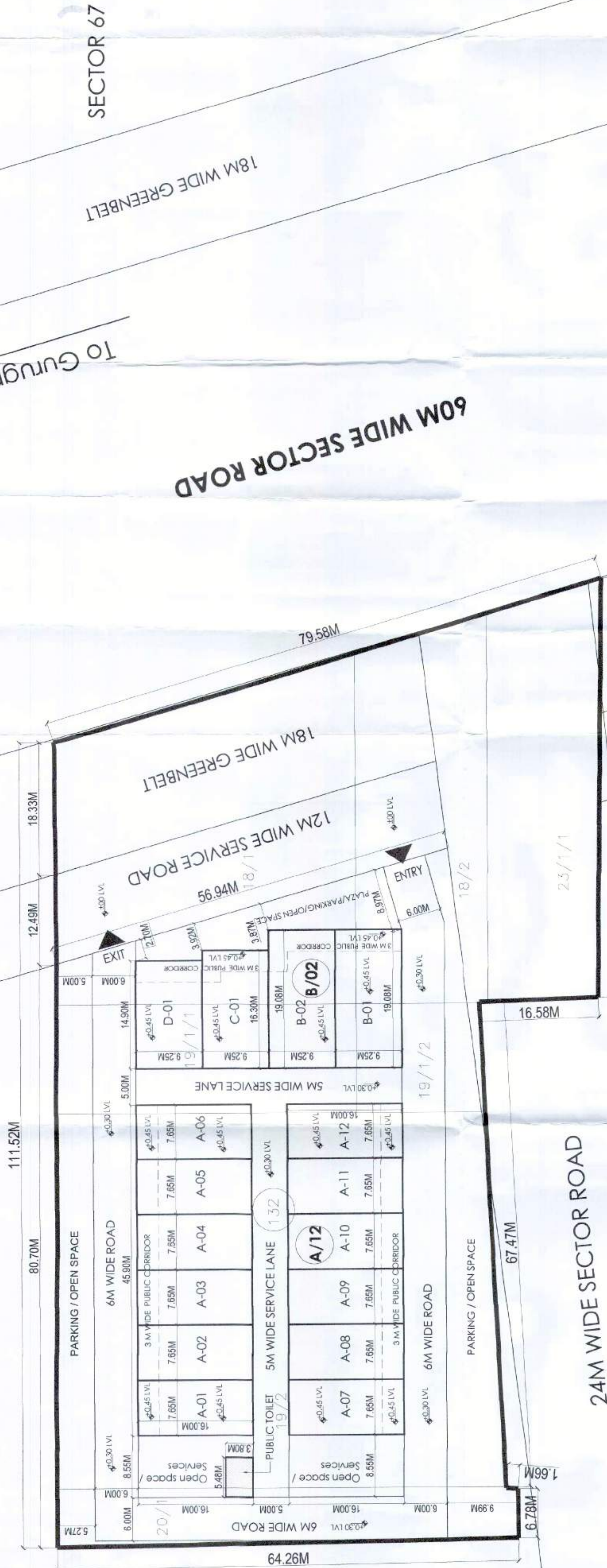
(Hitesh Sharma)

Senior Town Planner, (HQ)

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

Village Badshahpur

SECTOR 68



SECTOR 68

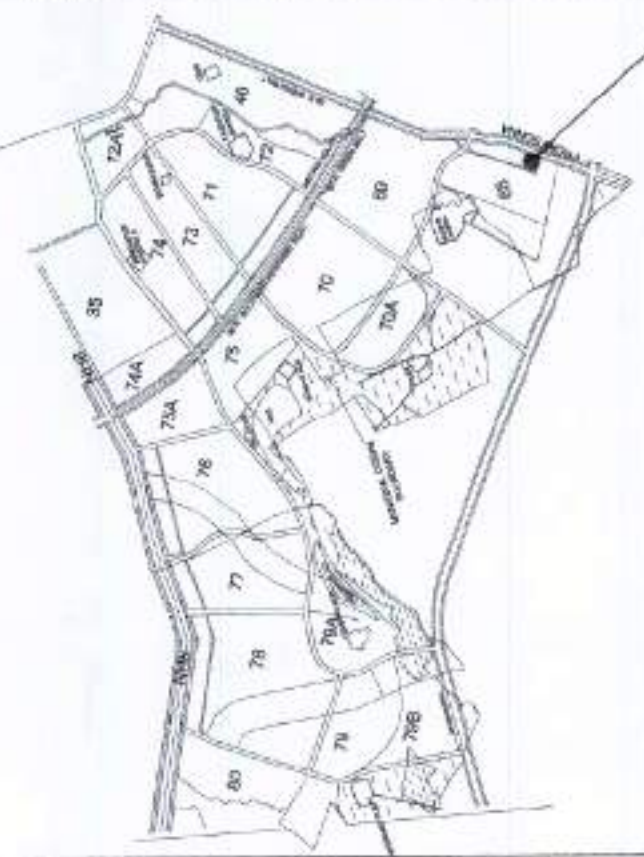
AREA DESCRIPTION			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		2.0	8093.71
AREA GRANTED FOR FAR		1.49	6029.82
PERMISSIBLE G.C.	35%	0.5215	2110.44
PERMISSIBLE F.A.R.	1.50		9044.72
PROPOSED G.C.	35%		2110.38
PROPOSED F.A.R.	1.4682		8852.87
TOTAL NO. OF PLOTS			16
AREA OF PUBLIC TOILET (FREE OF GC)			20.85
			24.88 (SQ.YD.)

F.A.R. AND GROUND COVERAGE CALCULATION				
BLOCK NAME	PLOT NOS.	NO. OF PLOTS	G.C. PER PLOT	TOTAL F.A.R. ACHIEVED
TYPE A	A1 To A12	12	122.4	6088.64
	B1 To B2	2	176.49	771.53
	C0 To C1	1	150.775	642.96
	D0 To D1	1	137.825	578.21
TOTAL ACHIEVED		16	2110.38	8852.87
PERMISSIBLE			2110.44	9044.72
			35%	1.4682

GROUND COVERAGE CALCULATIONS					
TYPE	Size (in mts)			Plot size	
	B	L	sqm.	sqyd	No. of plots
A	7.65	16.00	122.4	146.389	12
B	9.25	19.08	176.49	211.080	2
C	9.25	16.30	150.775	180.325	1
D	9.25	14.90	137.825	164.837	1
					16
					2110.38

BRC No: - D-0007 9/11/11 Dated: 13-02-13

(RANJAN KUMAR) ID (HQ)
(SALWAY NARANG) ATP (HQ)
(R.S. BATHI) DTP (HQ)
(Hitesh Sharma) STP (HQ)
(T.L. SATYAPRAKASH, AS) DGT, T.P. (HR)



KEY PLAN

SITE LOCATION

PROMOTERS



DLF HOME DEVELOPERS LTD.

PROJECT TITLE

PROPOSED COMMERCIAL PLOTTED COLONY (SCO) OVER AN LAND ADMEASURING 2.00 ACRES AT SECTOR 68, VILLAGE BADSHAHPUR, GURUGRAM

SHEET TITLE

SITE PLAN & CALCULATIONS

Document Release Type

SUBMISSION DRAWING

Job No.



Scale

1:300 ON A1 SHEET

Date

29 NOV, 2022

Drawn by

Checked by

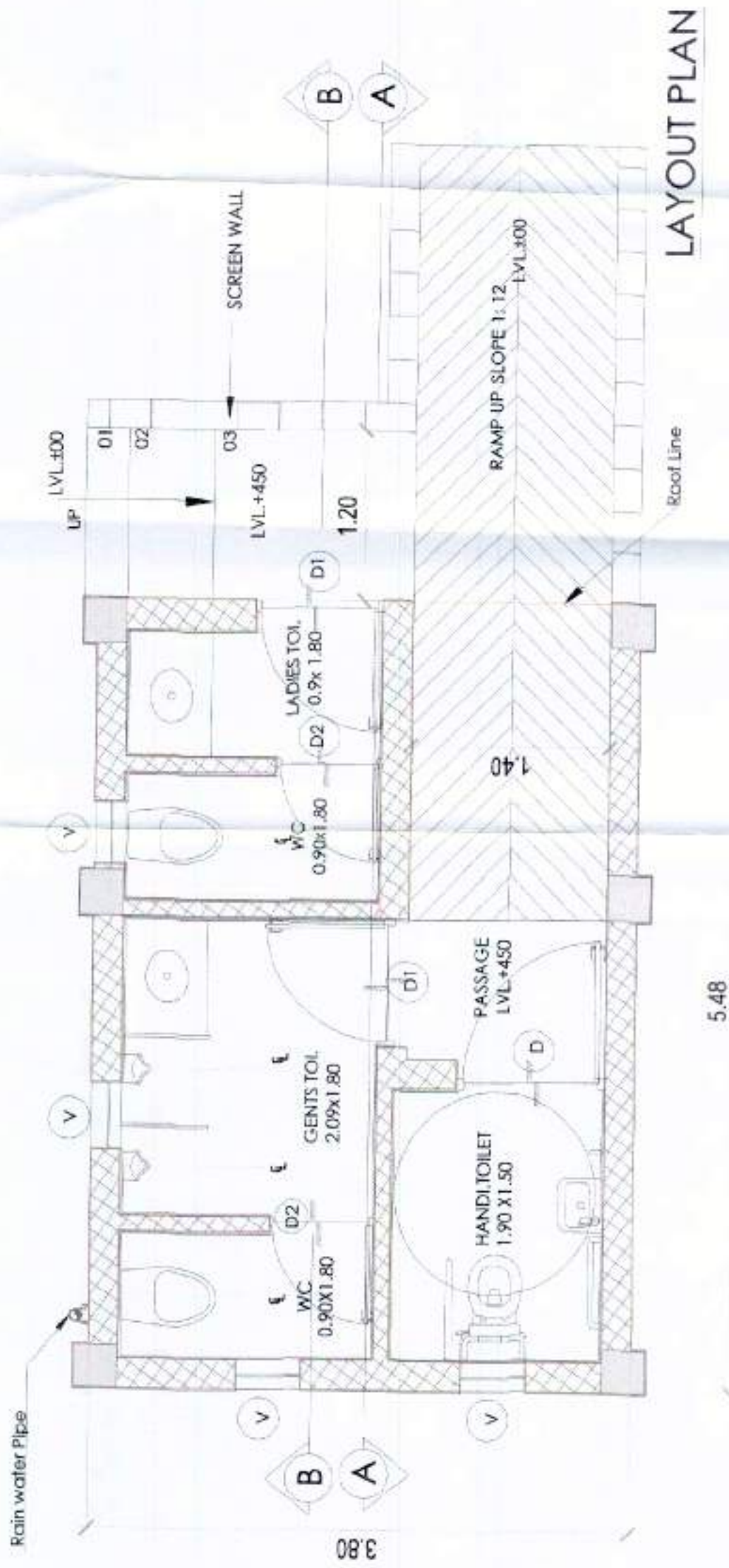
Revision No.

AR-68- SITE PLAN

FAHAF

ARCHITECT TOWN PLANNER

AUTHORISED SIGNATORY



TOILET INTERVAL WALL HT. 2.1 M

T.O.S.LVL Lvl.+3 m

Paint finish as/ specification

Mirror as/ specification

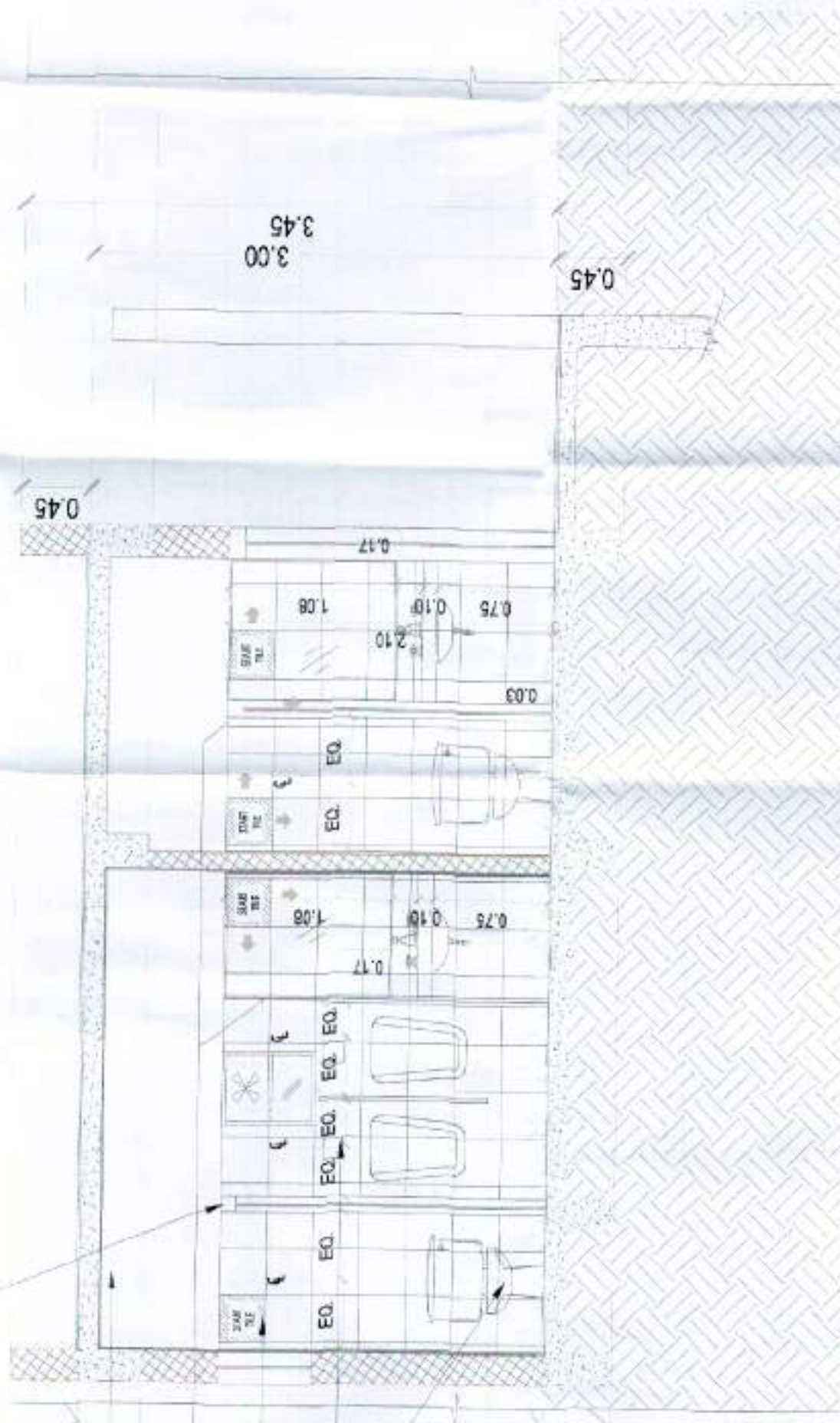
Wall Tile (300x300 mm) as/ specification

Wall Mounted Urinal as/ specification

Floor Mounted WC. as/Approved

TOILET FF.LVL Lvl.+0.450m

ROAD LVL Lvl.+00



SECTION BB



SECTION AA

SCHEDULE OF DOORS & WINDOWS

SNo	NAME TYPE	WIDTH	HEIGHT F.F.L.	CILL F.F.L.	UNTEL LVL F.F.L.
1.	D	1.0	2.1	±0.0	+2.1
2.	D1	0.90	2.1	±0.0	+2.1
3.	D2	0.75	2.1	±0.0	+2.1
4.	V	0.45	0.6	1.50	+2.1

SHEET TITLE
SCO PUBLIC TOILET BLOCK

Document Release Type

SUBMISSION DRAWING

Job No.

Scale
1:50 ON A2 SHEET

Date
10 NOV, 2022

Drawn by

Checked by

Revision No.

DRAWING NUMBER
AR-68-PUB-TOI

ARCHITECT
FAHAD SHAHBAZ
CA/2006/38330

ARCHITECT TOWN PLANNER

AUTHORISED SIGNATORY

KEY PLAN



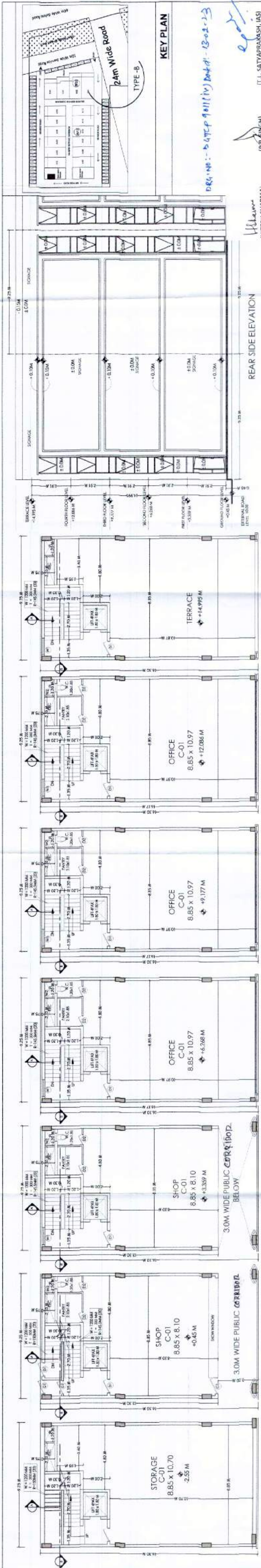
DLF HOME DEVELOPERS LTD.

PROJECT TITLE

SCO AT SECTOR 68, GURUGRAM

DR-111:- DGTCP 5-11 (W) Dtd:- 13-02-23

(R.S. BATEM) DTP (HQ)
(SANJAY NARANG) ATP (HQ)
(RAM AVTAR BASSI) JD (HQ)
(Hitesh Sharma) STP (HQ)
(P. Singh) CTP (HR)
(T.L. SATYAPRAKASH, IAS) DG, TCF (HR)



BASEMENT PLAN

GROUND FLOOR PLAN

1ST FLOOR PLAN

2ND FLOOR PLAN

3RD FLOOR PLAN

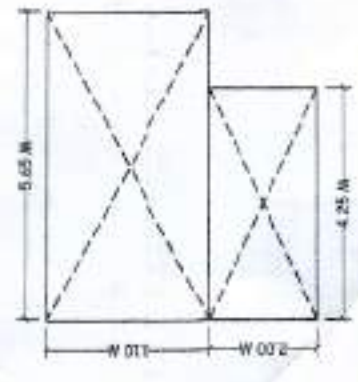
4TH FLOOR PLAN

TERRACE PLAN

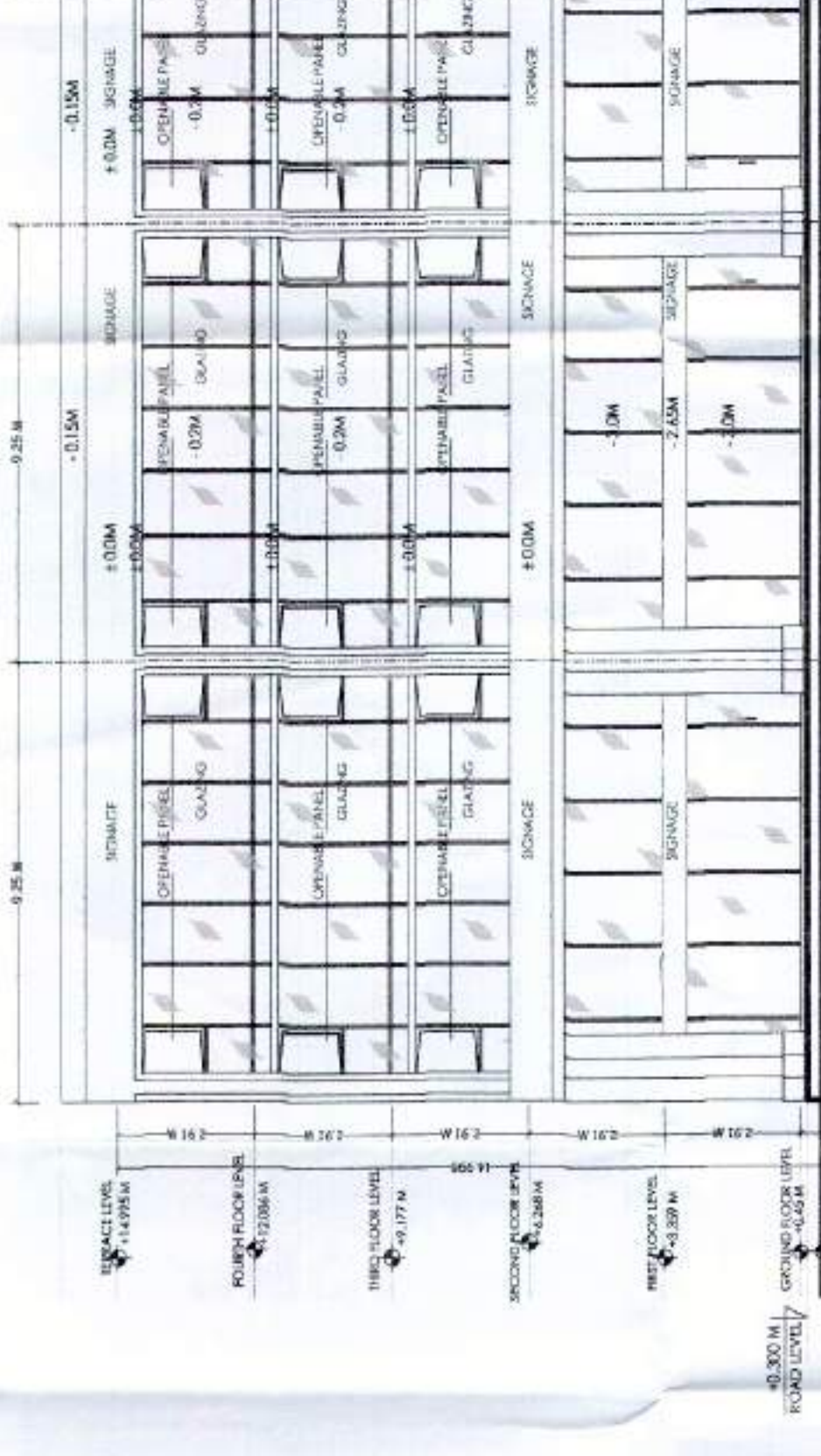
REAR SIDE ELEVATION

KEY PLAN

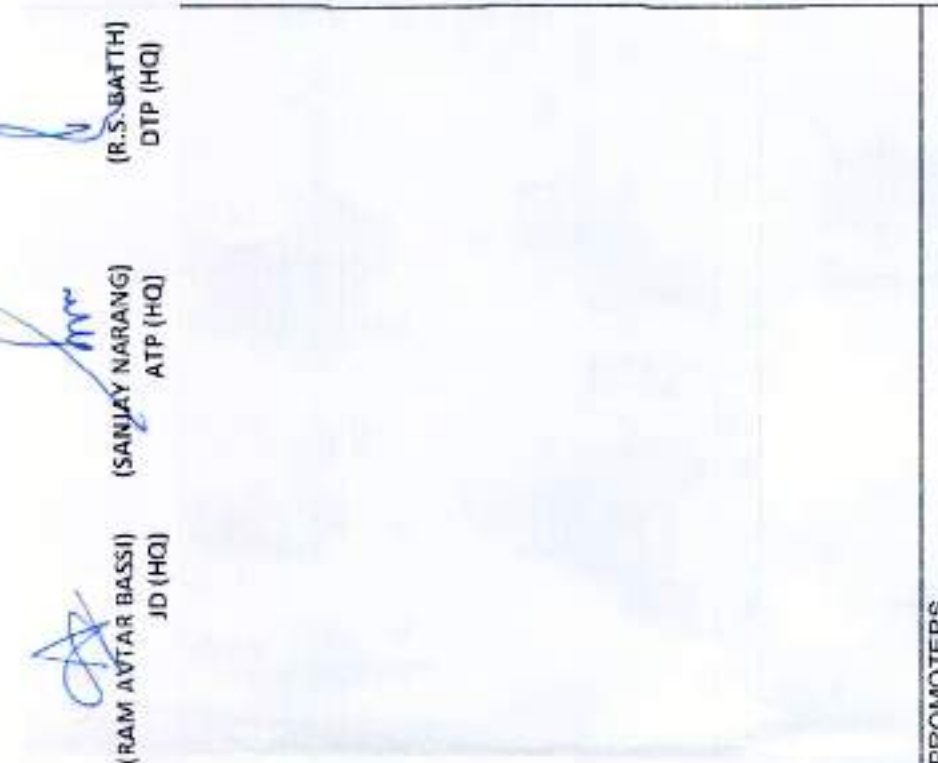
SCH. NAME	WIDTH	HEIGHT	COL. F.F.	INT. LVL.
1. G1	1.2	2.41	25.0	+2.41
2. D1	1.0	2.1	25.0	+2.41
3. D2	0.75	2.1	25.0	+2.41
4. W1	1.25	1.34	1.05	+2.41
5. W2	0.4	1.34	1.05	+2.41



MUMTY AREA DIAGRAM



FRONT ELEVATION



REAR ELEVATION

SCO TYPE C

FLOOR	WIDTH (M)	DEPTH (M)	DEDUCTION/LIFT, STAIRCASE, SHAFT (SQ.M)	FAR AREA (SQ.M)	FAR AREA (SQ.YARD)
GROUND FLOOR	9.25	16.30	150.775	130.775	180.327
FIRST FLOOR	9.25	13.30	123.025	103.135	123.349
SECOND FLOOR	9.25	16.17	149.5725	129.6825	155.100
THIRD FLOOR	9.25	16.17	149.5725	129.6825	155.100
FOURTH FLOOR	9.25	16.17	149.5725	129.6825	155.100
FAR PER PLOT				542.9575	768.97717

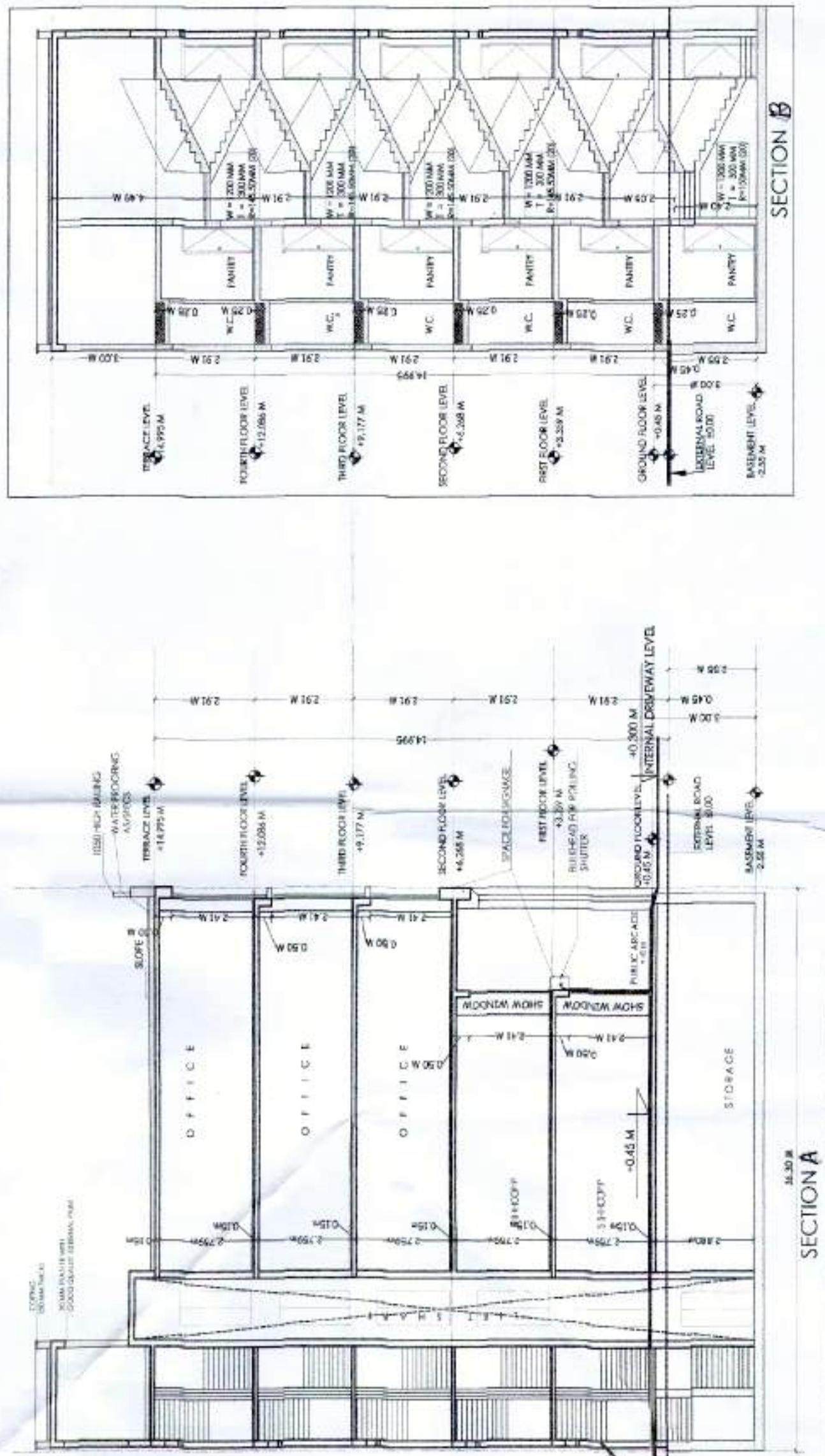
TOTAL FAR OF SCO TYPE C - REGULAR PLOTS 1 NOS.

BLOCK C

AREA CALCULATIONS OF GROUND FLOOR					
ADDITIONS					
A	9.25	x	16.30	x	1 = 150.775 (A)
DEDUCTIONS					
B	5.25	x	2.70	x	1 = 14.175
C	1.80	x	1.80	x	1 = 3.24
D	2.10	x	0.75	x	1 = 1.575
E	1.20	x	0.75	x	1 = 0.9
NET AREA OF FIRST FLOOR (A) - (B) - (C) - (D) - (E) = 123.025 (A)					
TOTAL 19.89 SQ.MT (B)					
NET AREA OF SECOND FLOOR (A) - (B) - (C) - (D) - (E) = 149.5725 (A)					
TOTAL 103.14 SQ.MT (B)					

AREA CALCULATIONS OF THIRD FLOOR					
ADDITIONS					
A	9.25	x	16.17	x	1 = 149.5725 (A)
DEDUCTIONS					
B	5.25	x	2.70	x	1 = 14.175
C	1.80	x	1.80	x	1 = 3.24
D	2.10	x	0.75	x	1 = 1.575
E	1.20	x	0.75	x	1 = 0.9
NET AREA OF THIRD FLOOR (A) - (B) - (C) - (D) - (E) = 129.6825 (A)					
TOTAL 19.89 SQ.MT (B)					
NET AREA OF FOURTH FLOOR (A) - (B) - (C) - (D) - (E) = 129.6825 (A)					
TOTAL 19.89 SQ.MT (B)					

TOTAL FAR AREA OF PER PLOT					
					642.9575 SQ.MT
					768.97717 SQ.YARD



SECTION A

SECTION B



DLF HOME DEVELOPERS LTD.

PROJECT TITLE
PROPOSED COMMERCIAL PLOTTED COLONY (SCO) OVER AN LAND ADMEASURING 2.00 ACRES AT SECTOR 68, VILLAGE BADSHAHPUR, GURUGRAM

SHEET TITLE
SCO TYPE C - GROUND, BASEMENT, 1ST FLOOR, TYPICAL PLAN, AREA DIAGRAM, ELEVATIONS, SECTIONS

Document Release Type
SUBMISSION DRAWING

Job No.

Scale
1:125 ON A1 SHEET

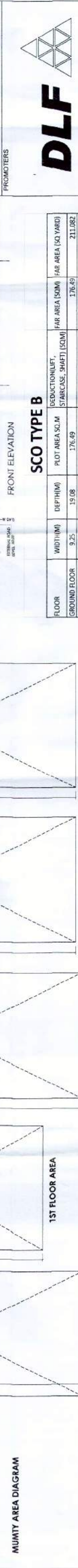
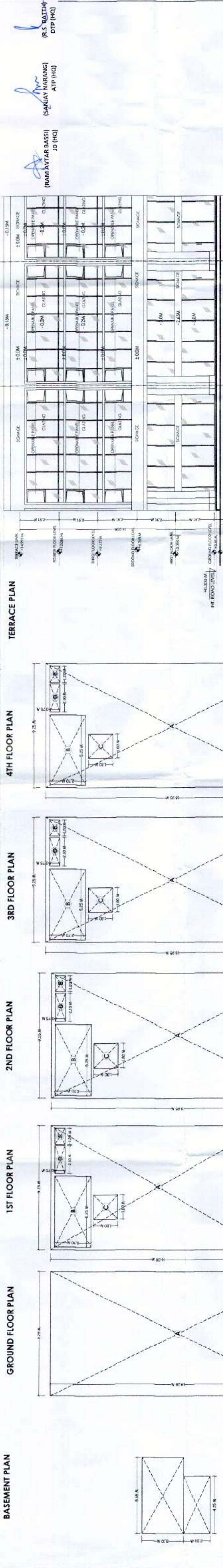
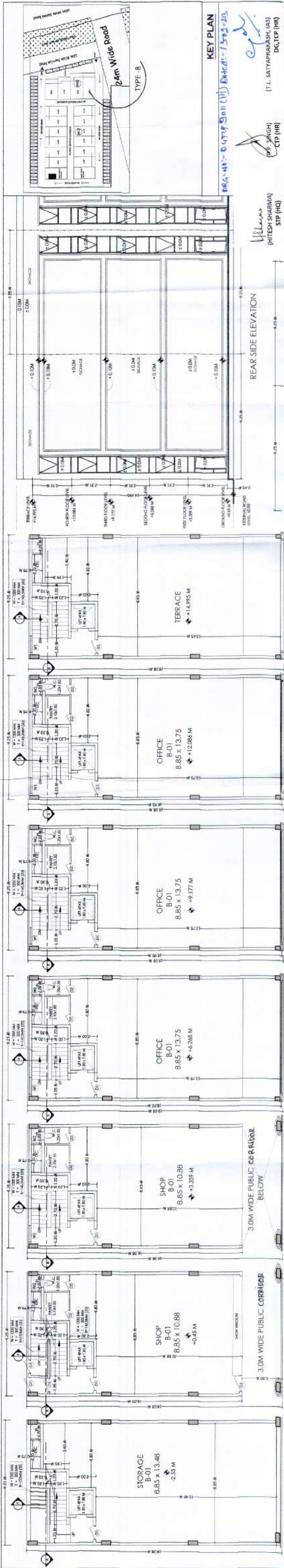
Date
29 NOV. 2022

Drawn by
AR-88 TYPE C

Checked by

Revision No.

ARCHITECT T. L. SATAPRAKASH, IAS
FAHAD ST. PARTHASARATHY
ARCHITECT TOWN PLANNER
AUTHORISED SIGNATORY



SC-HEDULE OF DOORS & WINDOWS									
Sl. No.	Door Type	Width (M)	Height (M)	Unit	Qty	Area (Sq. M)	Perimeter (M)	Volume (Cu. M)	Remarks
1.	D1	1.2	2.4	1	1	2.88	6.00	0.00	1.00
2.	D2	1.0	2.1	1	1	2.10	5.00	0.00	1.00
3.	D3	1.0	2.1	1	1	2.10	5.00	0.00	1.00
4.	D4	1.2	2.4	1	1	2.88	6.00	0.00	1.00
5.	D5	1.0	2.1	1	1	2.10	5.00	0.00	1.00

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2.	D2	1.0	2.1	1	1	2.10	5.00	0.00	1.00
3.	D3	1.0	2.1	1	1	2.10	5.00	0.00	1.00
4.	D4	1.2	2.4	1	1	2.88	6.00	0.00	1.00
5.	D5	1.0	2.1	1	1	2.10	5.00	0.00	1.00

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2.	D2	1.0	2.1	1	1	2.10	5.00	0.00	1.00
3.	D3	1.0	2.1	1	1	2.10	5.00	0.00	1.00
4.	D4	1.2	2.4	1	1	2.88	6.00	0.00	1.00
5.	D5	1.0	2.1	1	1	2.10	5.00	0.00	1.00

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2.	D2	1.0	2.1	1	1	2.10	5.00	0.00	1.00
3.	D3	1.0	2.1	1	1	2.10	5.00	0.00	1.00
4.	D4	1.2	2.4	1	1	2.88	6.00	0.00	1.00
5.	D5	1.0	2.1	1	1	2.10	5.00	0.00	1.00

SC-HEDULE OF DOORS & WINDOWS									
Sl. No.	Door Type	Width (M)	Height (M)	Unit	Qty	Area (Sq. M)	Perimeter (M)	Volume (Cu. M)	Remarks
1.	D1	1.2	2.4	1	1	2.88	6.00	0.00	1.00
2.	D2	1.0	2.1	1	1	2.10	5.00	0.00	1.00
3.	D3	1.0	2.1	1	1	2.10	5.00	0.00	1.00
4.	D4	1.2	2.4	1	1	2.88	6.00	0.00	1.00
5.	D5	1.0	2.1	1	1	2.10	5.00	0.00	1.00

SC-HEDULE OF DOORS & WINDOWS									
Sl. No.	Door Type	Width (M)	Height (M)	Unit	Qty	Area (Sq. M)	Perimeter (M)	Volume (Cu. M)	Remarks
1.	D1	1.2	2.4	1	1	2.88	6.00	0.00	1.00
2.	D2	1.0	2.1	1	1	2.10	5.00	0.00	1.00
3.	D3	1.0	2.1	1	1	2.10	5.00	0.00	1.00
4.	D4	1.2	2.4	1	1	2.88	6.00	0.00	1.00
5.	D5	1.0	2.1	1	1	2.10	5.00	0.00	1.00

