

Memo No. ZP-1784/PA(DK)/2024/ 4542 Dated 07/04/24

To

Hero Realty Pvt. Ltd.,
264, Okhla Industrial Estate,
Phase-III, New Delhi-110020.

Subject:- Approval of Layout-cum-demarcation plan and standard design of SCOs of Commercial site measuring 811.257 sqm. (0.20047 acres) part of Residential Affordable Plotted Colony (under DDJAY-2016) area measuring 5.0125 acres (Licence No. 193 of 2022 dated 24.11.2022), Sector-85, Gurugram being developed by Hero Realty Pvt. Ltd.

Reference: Your letter dated 02.01.2024 on the matter cited above.

Please find enclosed a set of approved Layout-cum-demarcation plan and standard design of SCOs of aforesaid Commercial Site measuring 811.257 sqm. (0.20047 acres) part of Residential Affordable Plotted Colony (under DDJAY-2016) given as under:-

Description	Drawing No.	Dated
Layout-cum-Demarcation Plan	DTCP-10002	07.02.2024
Standard Design of SCOs	DTCP-10003(i-vi)	07.02.2024

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.
- (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.


(Pankaj Beniwal)

District Town Planner (HQ)

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

Endst. No.ZP-1784/PA(DK)/2024/ _____ Dated _____

A copy alongwith a set of approved Layout-cum-Demarcation Plan and Standard Design of SCOs 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.


(Pankaj Beniwal)

District Town Planner (HQ)

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

(HITESH SHARMA) STP(M)
(NARENDER KUMAR) DTP(HQ)
(P.P. SINGH) CTP(HR)
(PANKAJ BENIWAL) DTP
(AMIT KHATRI IAS) DTP(HR)
(DINESH KUMAR) PA(HQ)

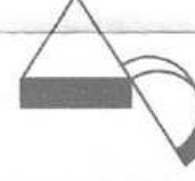
DRG. NO.: DTP 10002 DATED: 07-02-2024

AREA CHART							
(1) TOTAL SITE AREA = 811.257 SQ. M.							
(2) PERMISSIBLE GROUND COVERAGE - 35% = 283.940 SQ. M.							
(3) PROPOSED GROUND COVERAGE - 32.08% = 260.315 SQ. M.							
(4) PERMISSIBLE F.A.R. - 150% = 1216.886 SQ. M.							
(5) PROPOSED F.A.R. - 148.84% = 1207.471 SQ. M.							
PROPOSED AREA DETAILS							
SCO NO.	X (MTRS)	Y (MTRS)	PROPOSED GROUND COVERAGE PER SCO (SQ. MT)	PROPOSED FAR PER SCO (SQ. MT)	NO. OF SCO	PROPOSED GROUND COVERAGE PER SCO X NO. OF SCO (SQMT.)	PROPOSED FAR PER SCO X NO. OF SCO (SQMT.)
1	13.365	11.000	147.015	688.023	01	147.015	688.023
2	10.300	11.000	113.300	519.448	01	113.300	519.448
TOILET BLOCK	4.045	3.820	15.452	FREE FROM FAR & GROUND COVERAGE			
TOTAL			260.315 SQ. M.			1207.471 SQ. M.	

PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES

DEVELOPER -
HERO REALTY PVT. LTD.
264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000
For Hero Realty Private Limited
Authorised Signatory

Project -
PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

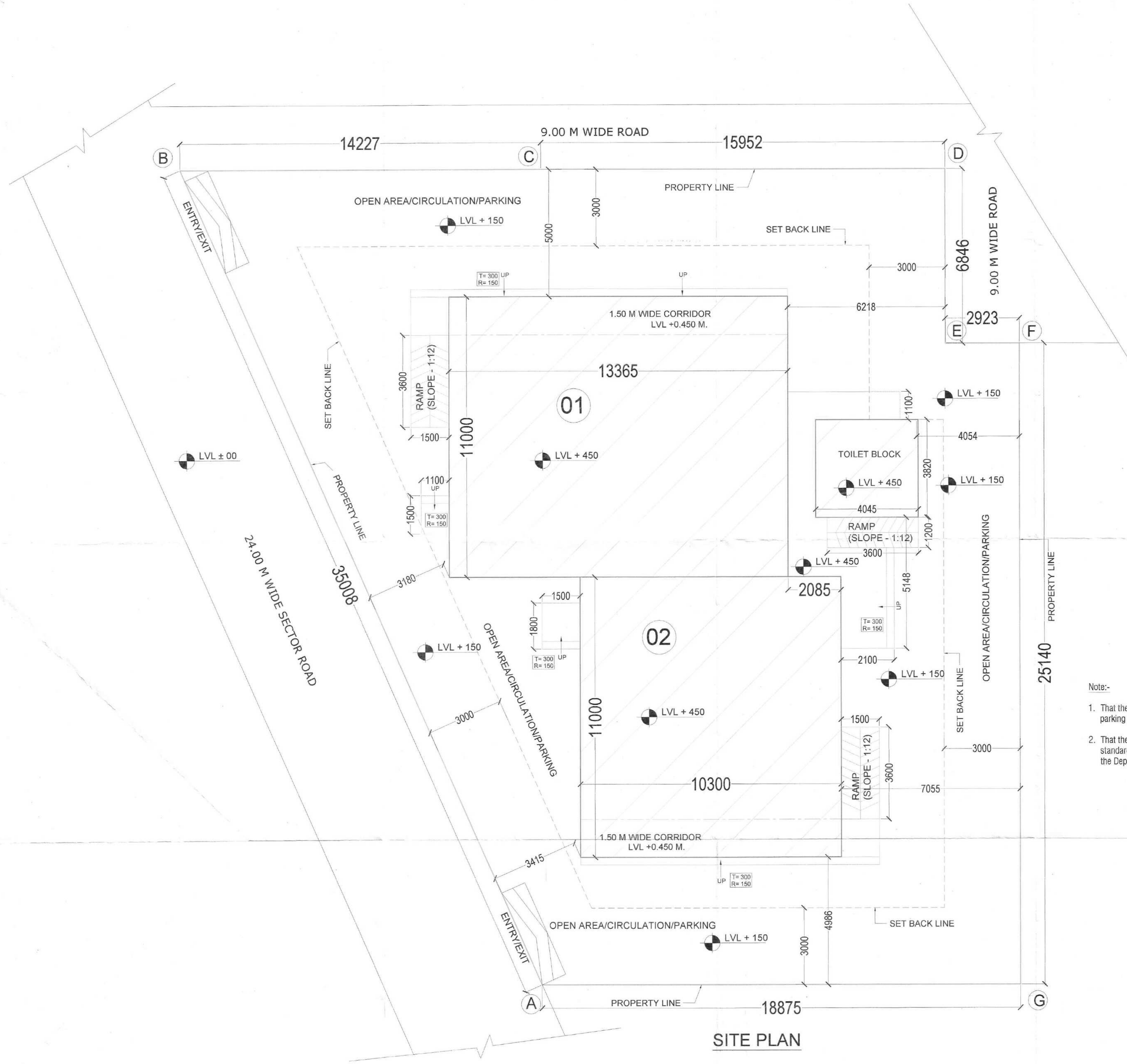
ARCHITECT -

ARCHDECK ASSOCIATES
#587, SECTOR-27, GURUGRAM-122001
Email id: info@archdeckassociates.com
Contact : +91-9569556600
Ar. Abhishek Goyal
[B Arch. & Plan. (Housing)]
Reg. No. CP-2016-79479
Mob. 9569556600
ar.abhishekgoyal2916@gmail.com

DRG. TITLE :-

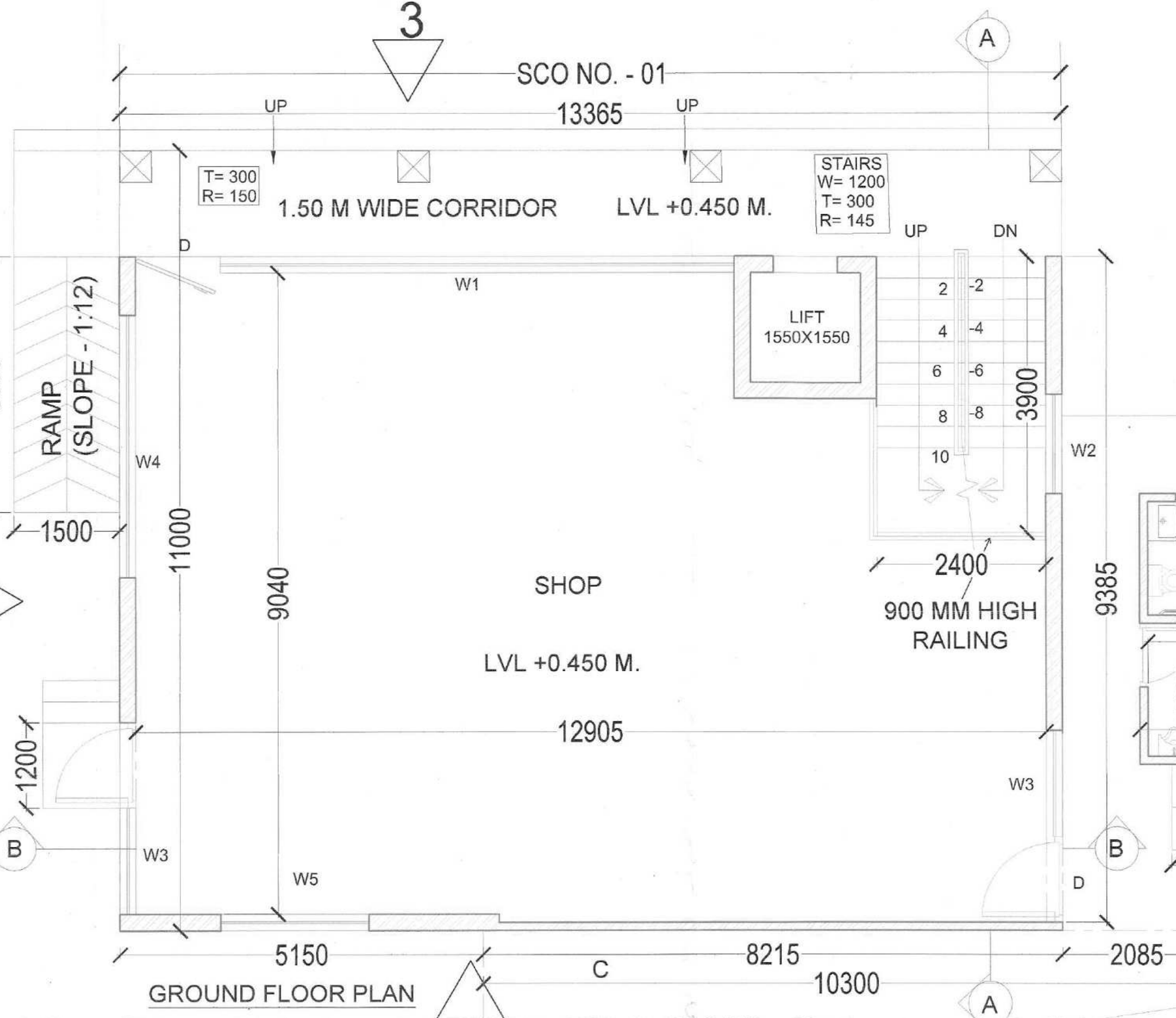
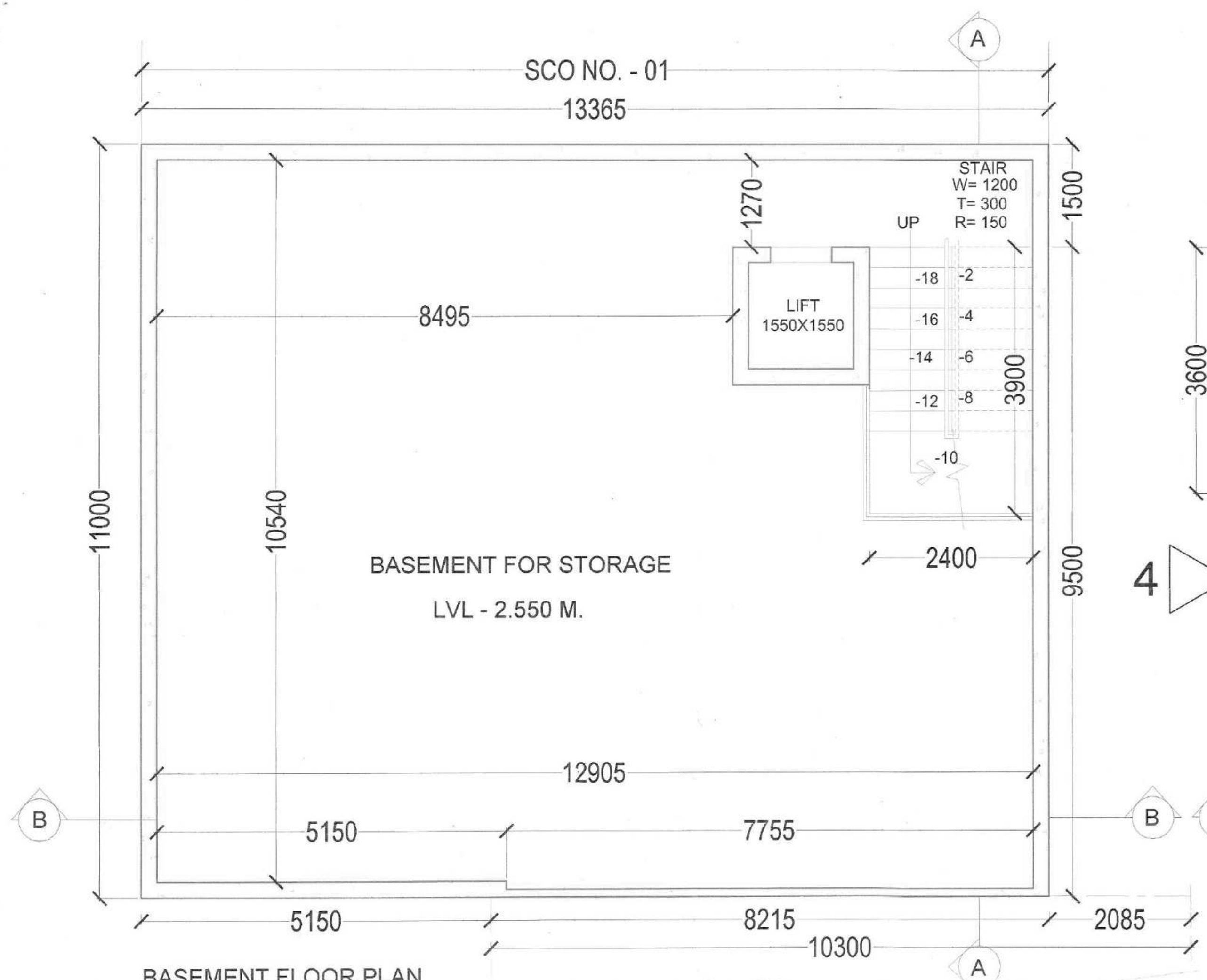
LAYOUT CUM DEMARCATION PLAN

DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-01
DEALT :-	SCALE :-
GYANT	1:75
CHKD. BY :-	
AR. ABHISHEK GOYAL	

SHEET NO
01



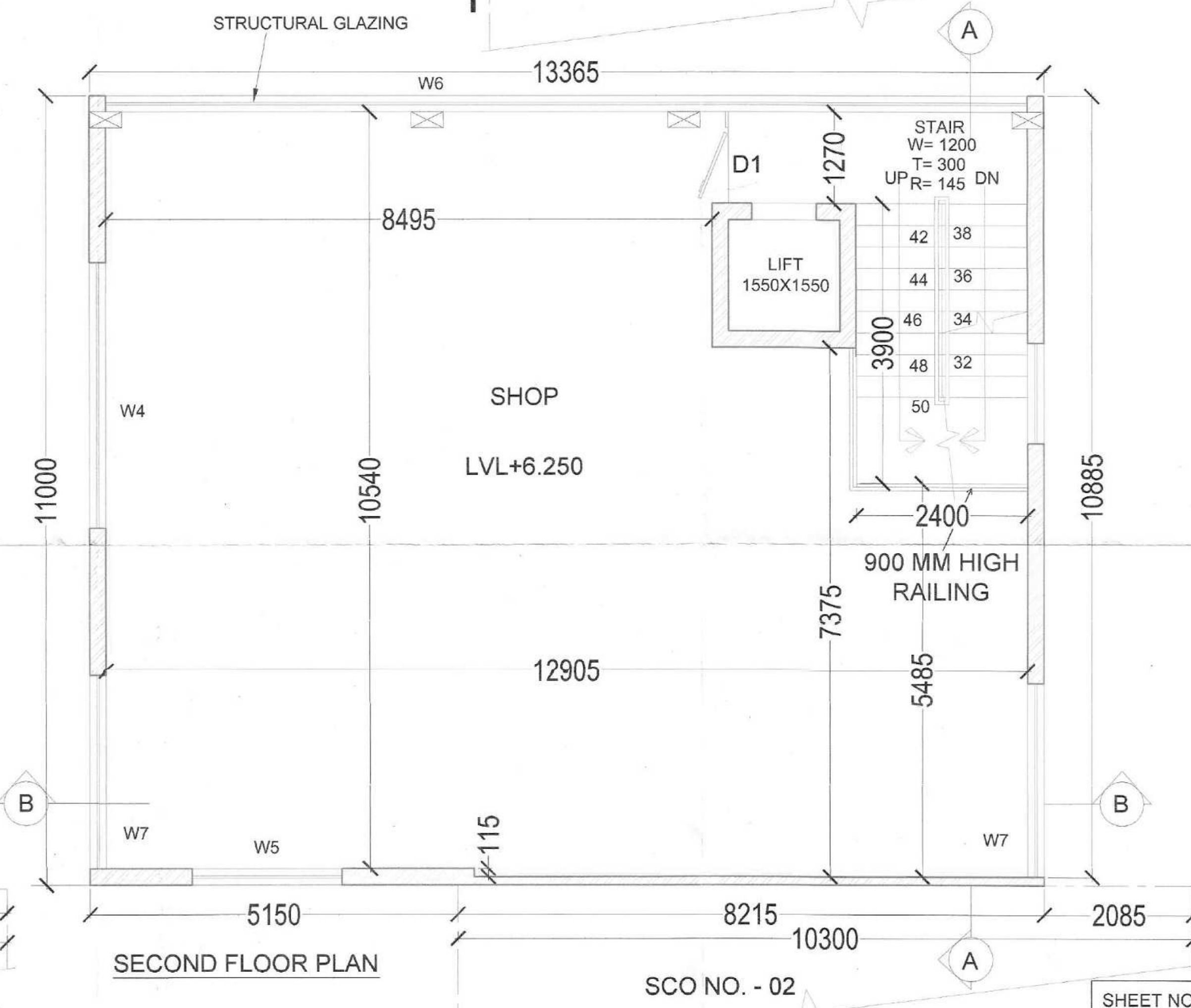
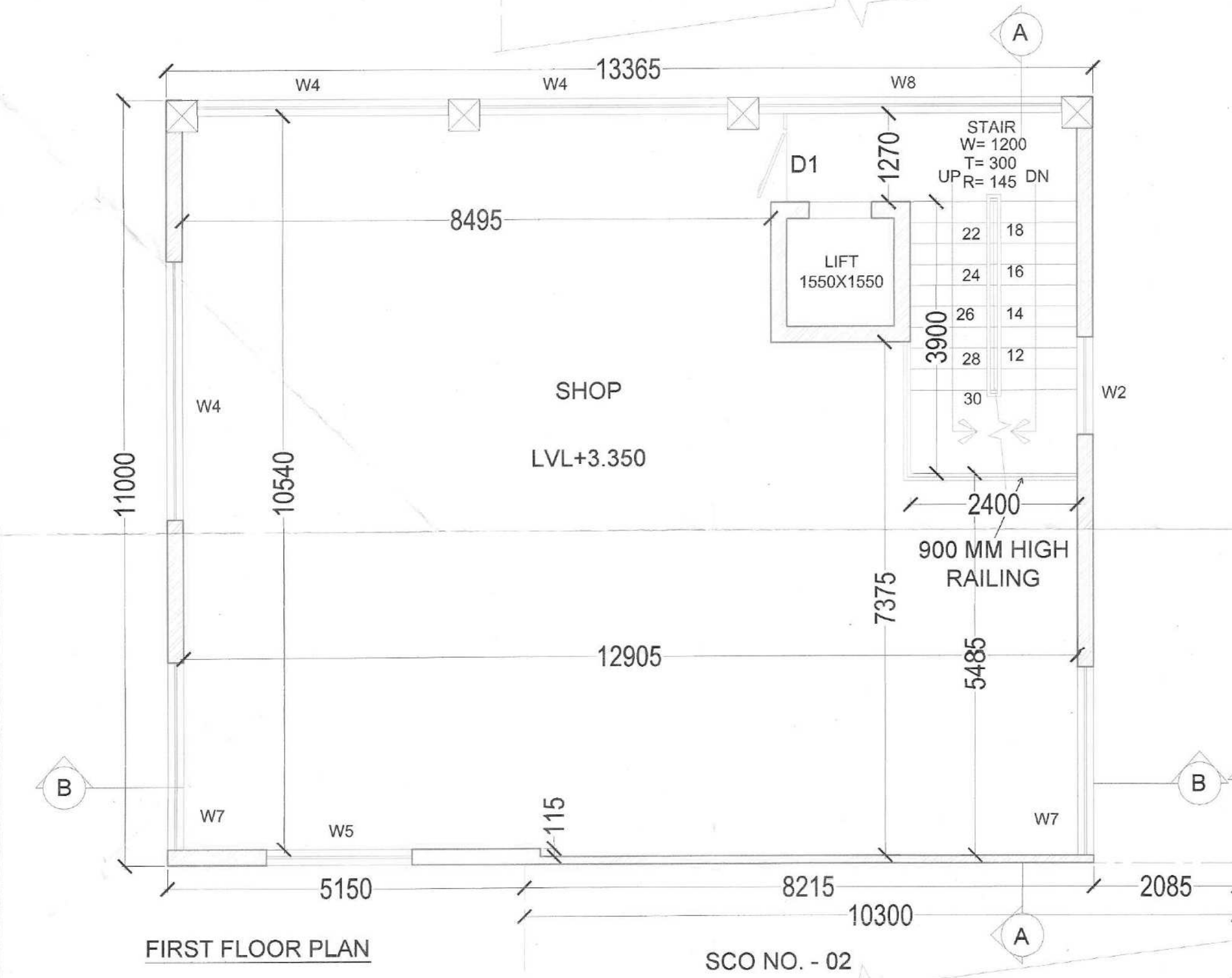
- Note:-
1. That the owner/colonizer shall not sold the parking area in any manner, whatsoever.
 2. That the owner/colonizer shall comply with standard operating Procedure (SOP) issued by the Department vide order dated 31-01-2022.



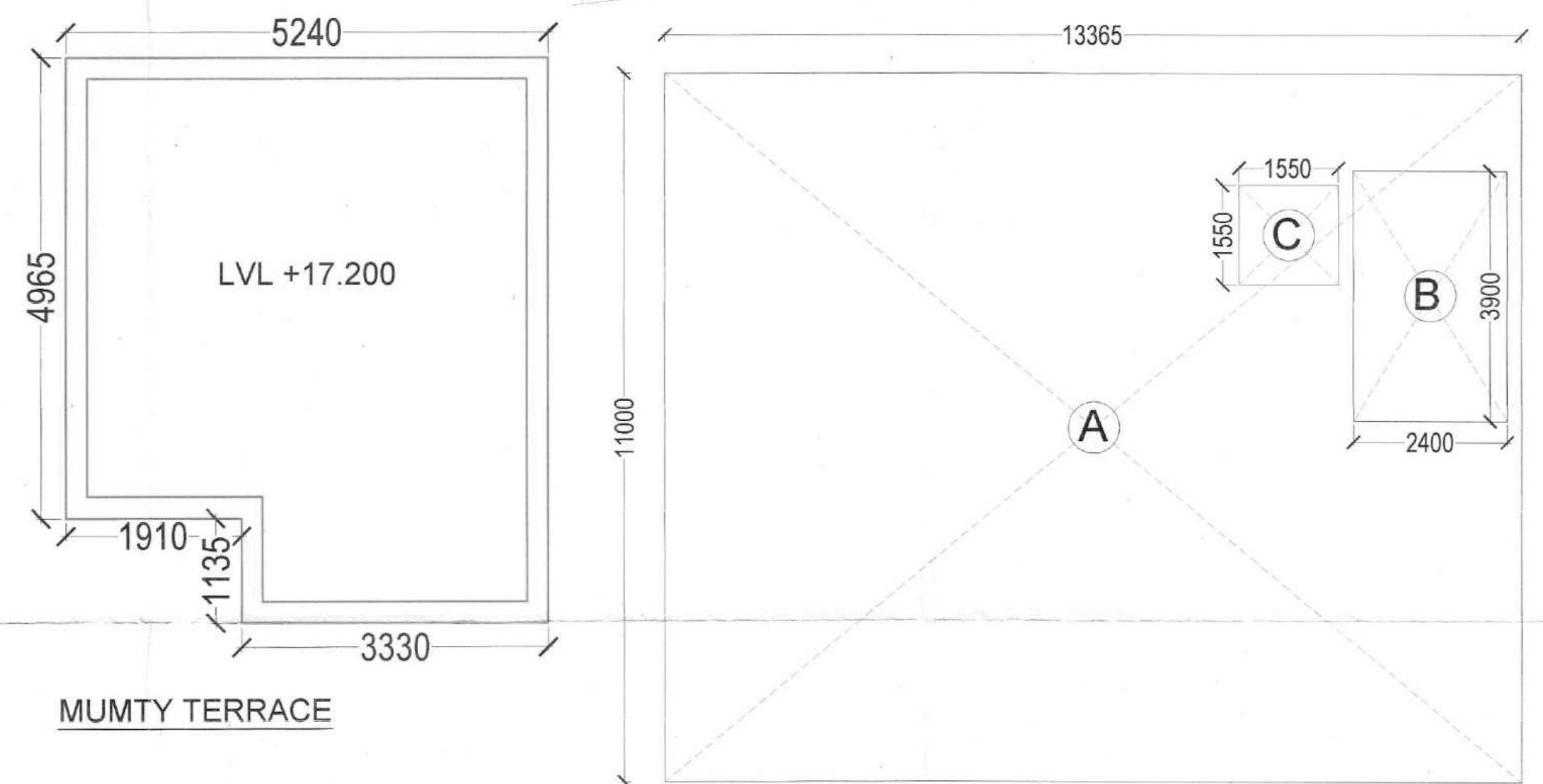
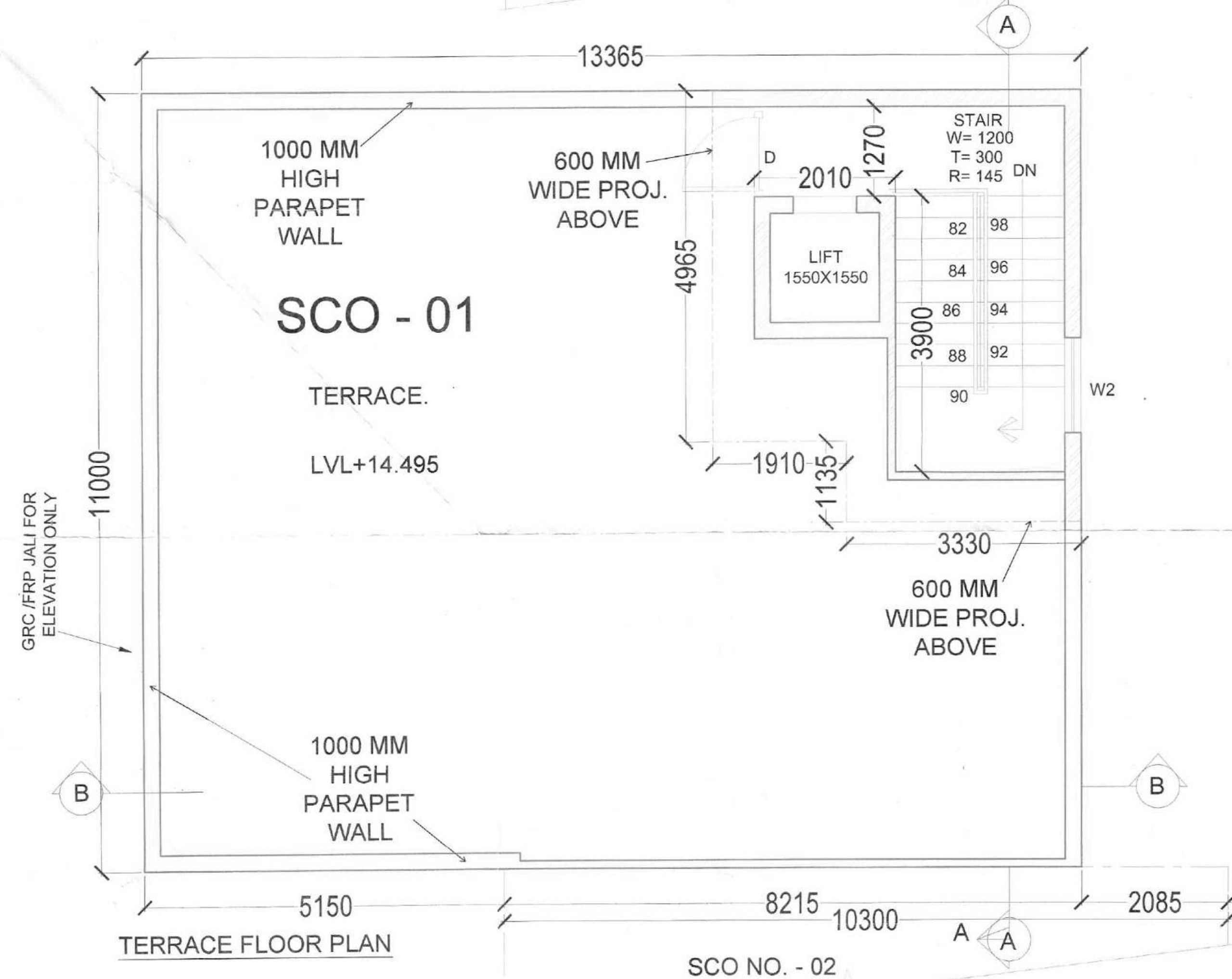
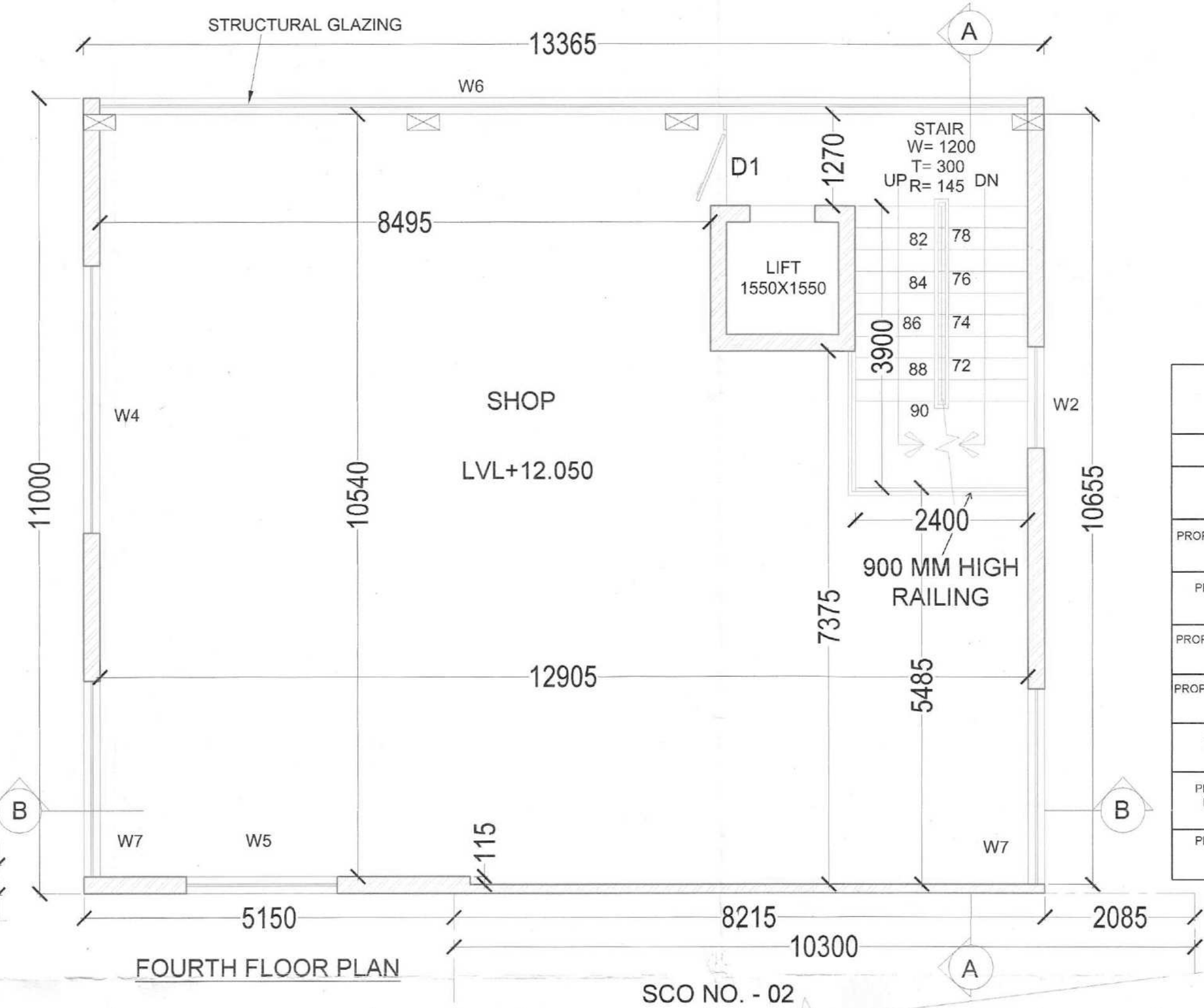
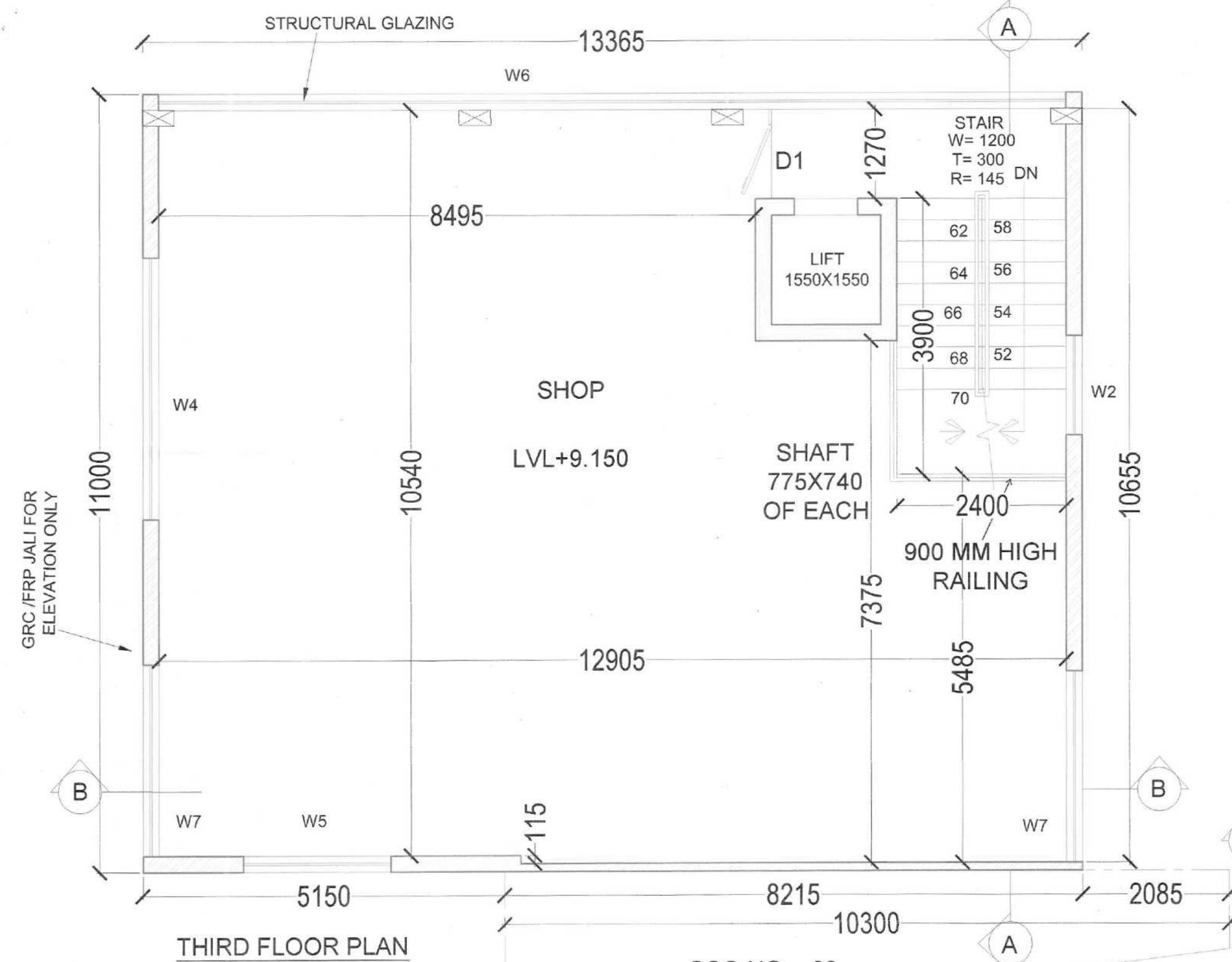
(HITESH SHARMA) STP(M)
 (P.P. SINGH) CTP(HR)
 (AMIT KHATRI, IAS) DTCP(HR)

(NARENDER KUMAR) DTP(HQ)
 (PANKAJ BENIWAL) DTP
 (DINESH KUMAR) PA(HQ)

DRG. NO.:- DTCP 10003 (1) DATED:- 07-02-2024

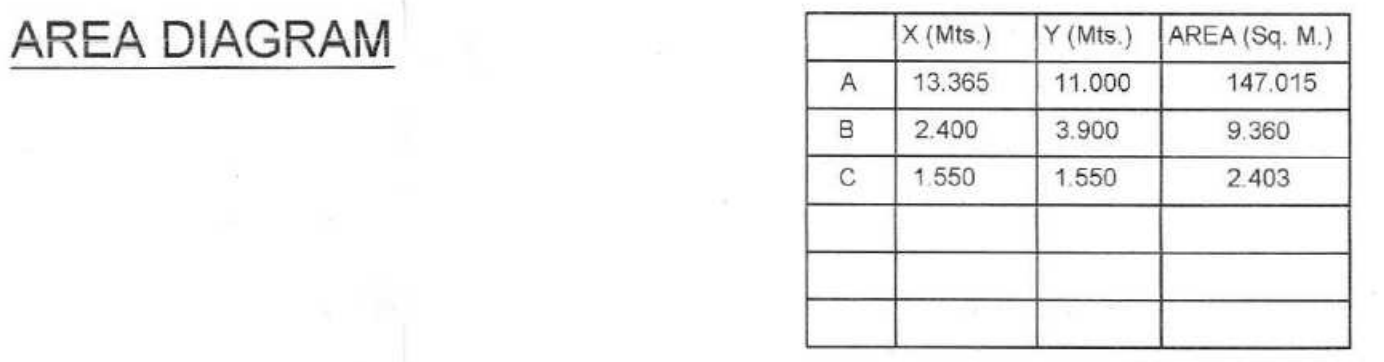


DEVELOPER -	
HERO REALTY PVT. LTD. 264, GROUND FLOOR, OKHLA INDUSTRIAL AREA PHASE - III, NEW DELHI-110020 BOARD : 011-47467000	
Project -	
PROPOSED SCO PLOTTING OVER AN AREA MEASURING 811.257 SQ. M. OR 0.20047 ACRES FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2016) MEASURING 5.0125 ACRES (LICENSE NO. 193 OF 2022 DATED 24.11.2022), SECTOR-85 GURUGRAM DEVELOPED BY M/s HERO REALTY PVT. LTD.	
ARCHITECT -	
ARCHDECK ASSOCIATES #687, SECTOR-27, GURUGRAM-122001 Email id:- info@archdeckassociates.com Contact :- +91-9569556900	
DRG. TITLE :-	
SCO NO. - 01 (FLOOR PLAN)	
DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-02
DEALT :-	SCALE :-
GYANT	1:50
CHKD. BY :-	
AR. ABHISHEK GOYAL	



DOOR AND WINDOW DETAILS OF SCO-01

S.N	TYPE	SIZE	CILL LVL	LINTEL LVL
1.	D	1200X2100	± 000	2100
2.	D	1000X2100	± 000	2100
3.	D2	900X2100	± 000	2100
4.	D3	750X2100	± 000	2100
5.	W1	8495X2750	± 000	NA
6.	W2	1400X2750	± 000	NA
7.	W3	1500X2750	± 000	NA
8.	W4	3700X2750	± 000	NA
9.	W5	2100X2750	± 000	NA
10.	W6	12905X2750	± 000	NA
11.	W7	2700X2750	± 000	NA
12.	W8	4400X2750	± 000	NA
13.	V	600X600	+ 2100	2600



AREA CHART (SCO NO - 01),

SCO AREA	A	13.365 X 11.000 M = 147.015 SQ. M.
PROP. GROUND COVERAGE	A	(13.365 X 11.000) SQ. M = 147.015 SQ. M.
PROP. COVERAGE AT FIRST FLOOR	A - (B+C)	147.015 - (9.360 + 2.403) SQ. M = 147.015 - 11.763 SQ. M = 135.252 SQ. M.
PROP. COVERAGE AT SECOND FLOOR	A - (B+C)	147.015 - (9.360 + 2.403) SQ. M = 147.015 - 11.763 SQ. M = 135.252 SQ. M.
PROP. COVERAGE AT THIRD FLOOR	A - (B+C)	147.015 - (9.360 + 2.403) SQ. M = 147.015 - 11.763 SQ. M = 135.252 SQ. M.
PROP. COVERAGE AT FORTH FLOOR	A - (B+C)	147.015 - (9.360 + 2.403) SQ. M = 147.015 - 11.763 SQ. M = 135.252 SQ. M.
TOTAL PROP. FAR	(A) + (4 X (A - (B+C+D+E)))	147.015 + (4 X 135.252) SQ. M = 688.023 SQ. M.
PROP. COVERAGE AT BASEMENT FLOOR (FREE OF FAR)	A	13.365 X 11.000 M = 147.015 SQ. M.
PROP. COVERAGE AT MUMTY (FREE OF FAR)		= 29.794 SQ. M.

DEVELOPER -

HERO REALTY PVT. LTD.
264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

For Hero Realty Private Limited
Authorised Signatory

Project -

PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES
#587, SECTOR-27, GURUGRAM-122001
Email id - info@archdeckassociates.com
Contact - +91-9569556600

Ar. Abhishek Goyal
[B Arch. M. Plan (Housing)]
Reg. No. CA-2516/79479
Mob: 9505556600
ar.abhishekgoyal2016@gmail.com

DRG. TITLE :-

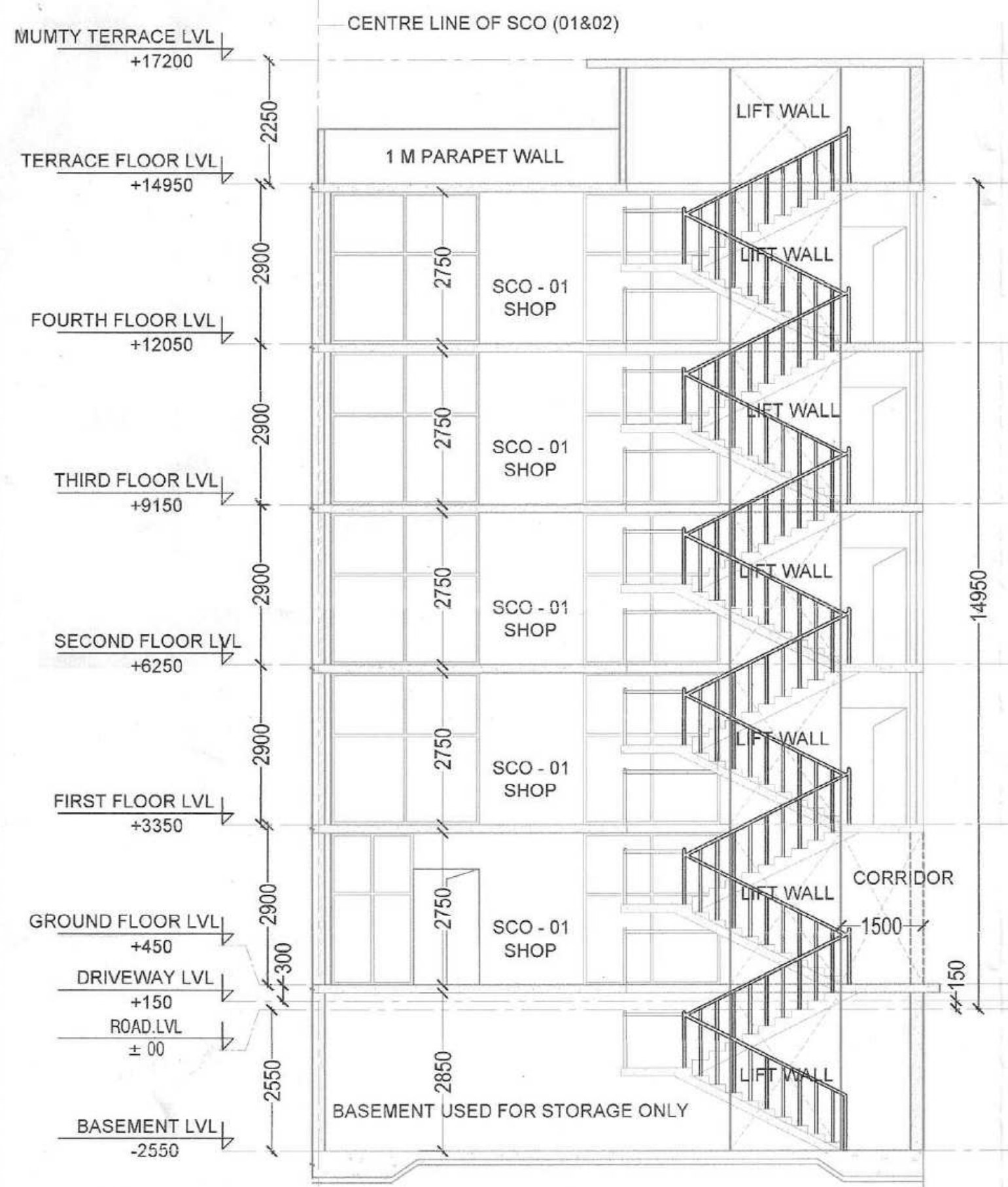
SCO NO. - 01 (FLOOR PLAN)

DATE :- 18/12/2023
DRG NO :- ARCH/HERO/GGM/85/SCO-03

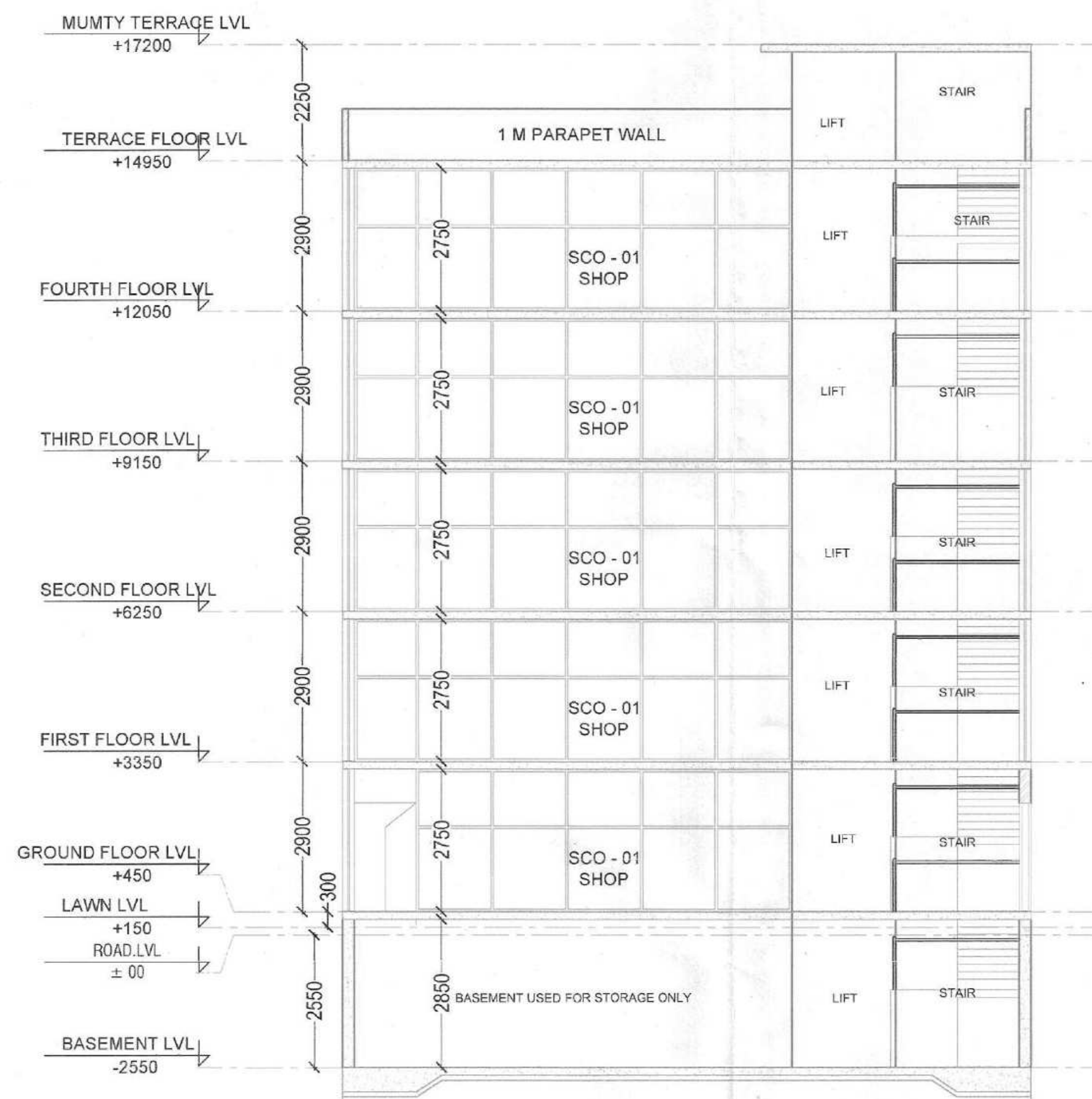
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SCALE :- 1:50

CHKD. BY :-
AR. ABHISHEK GOYAL

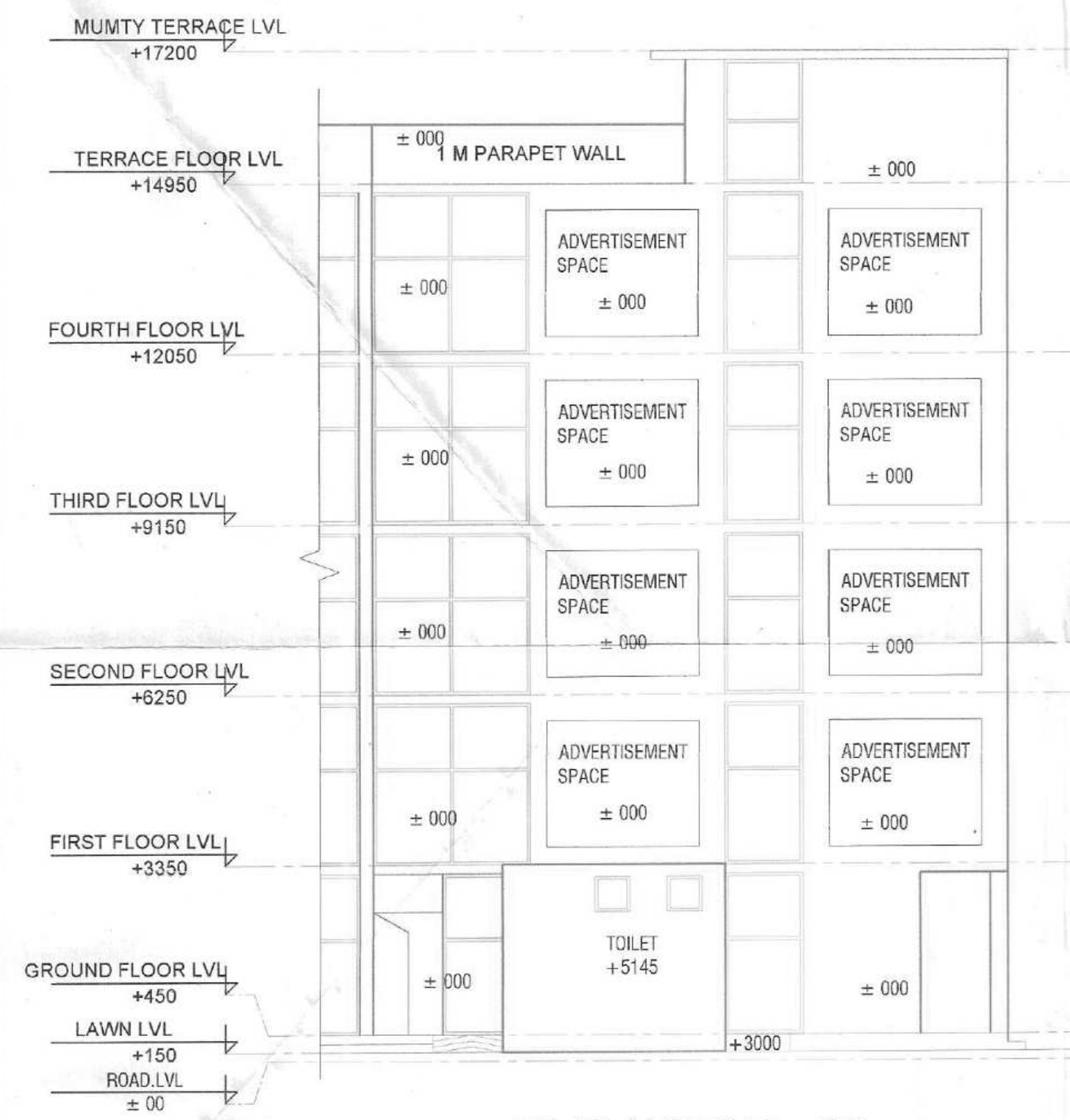
SHEET NO
03



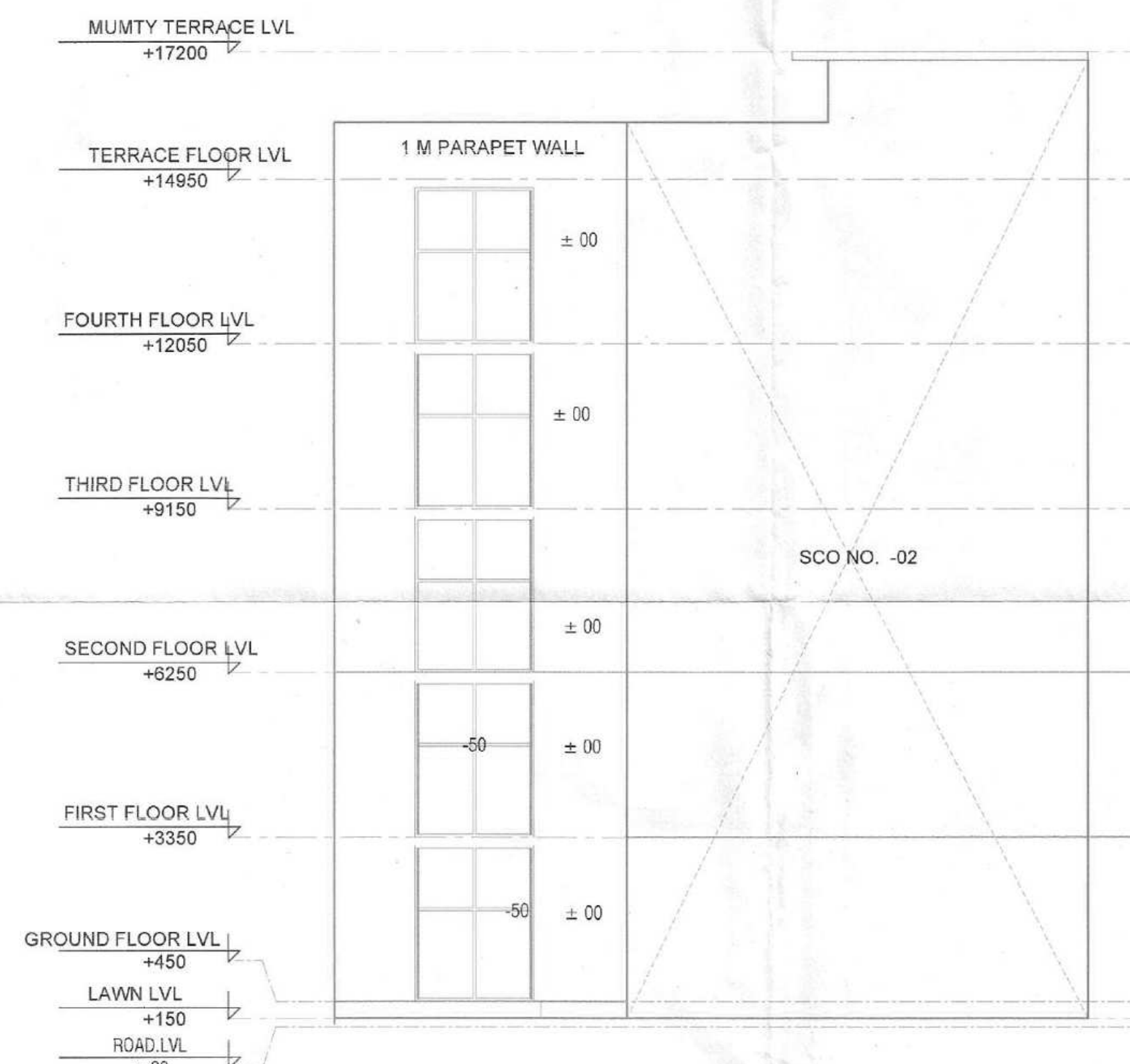
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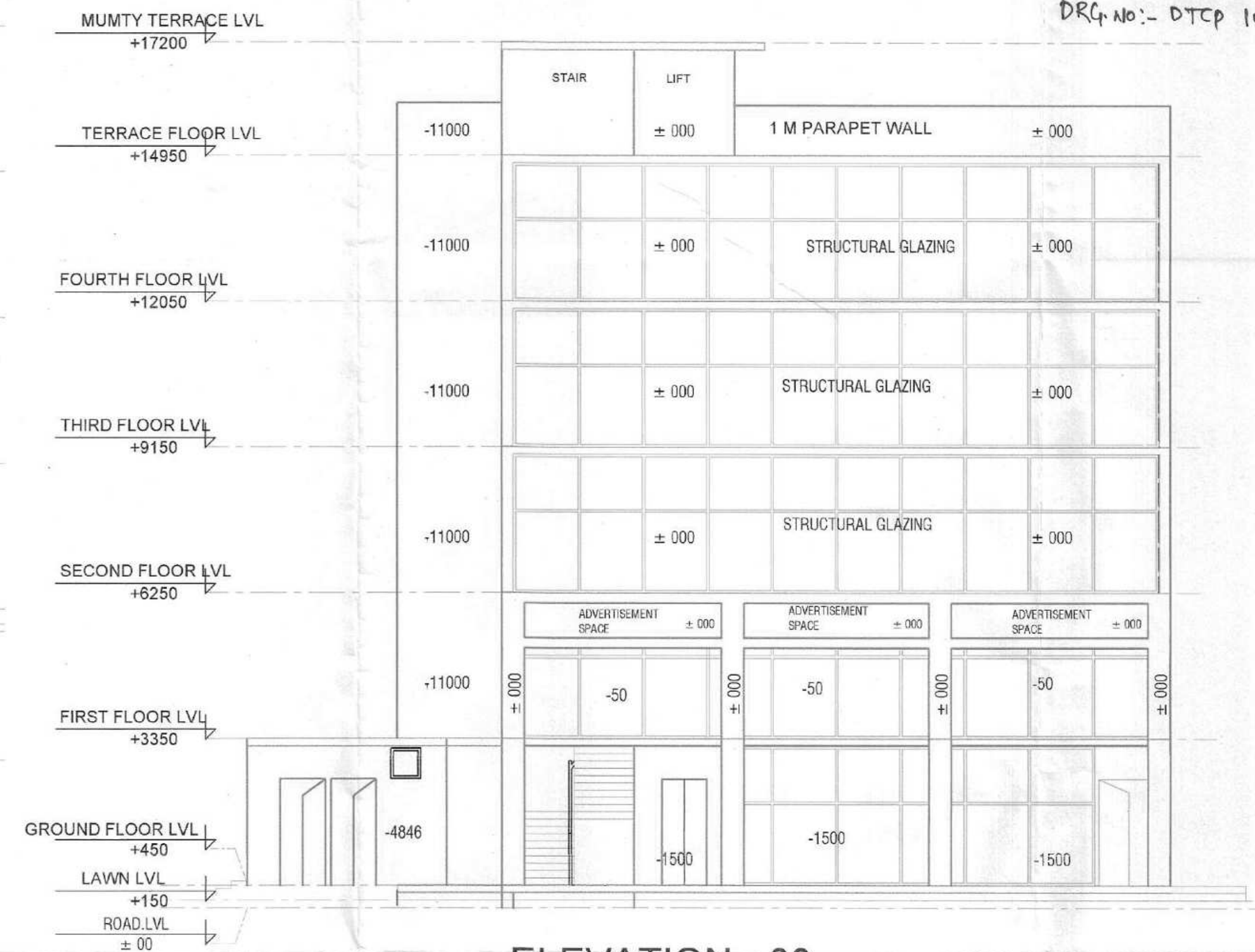
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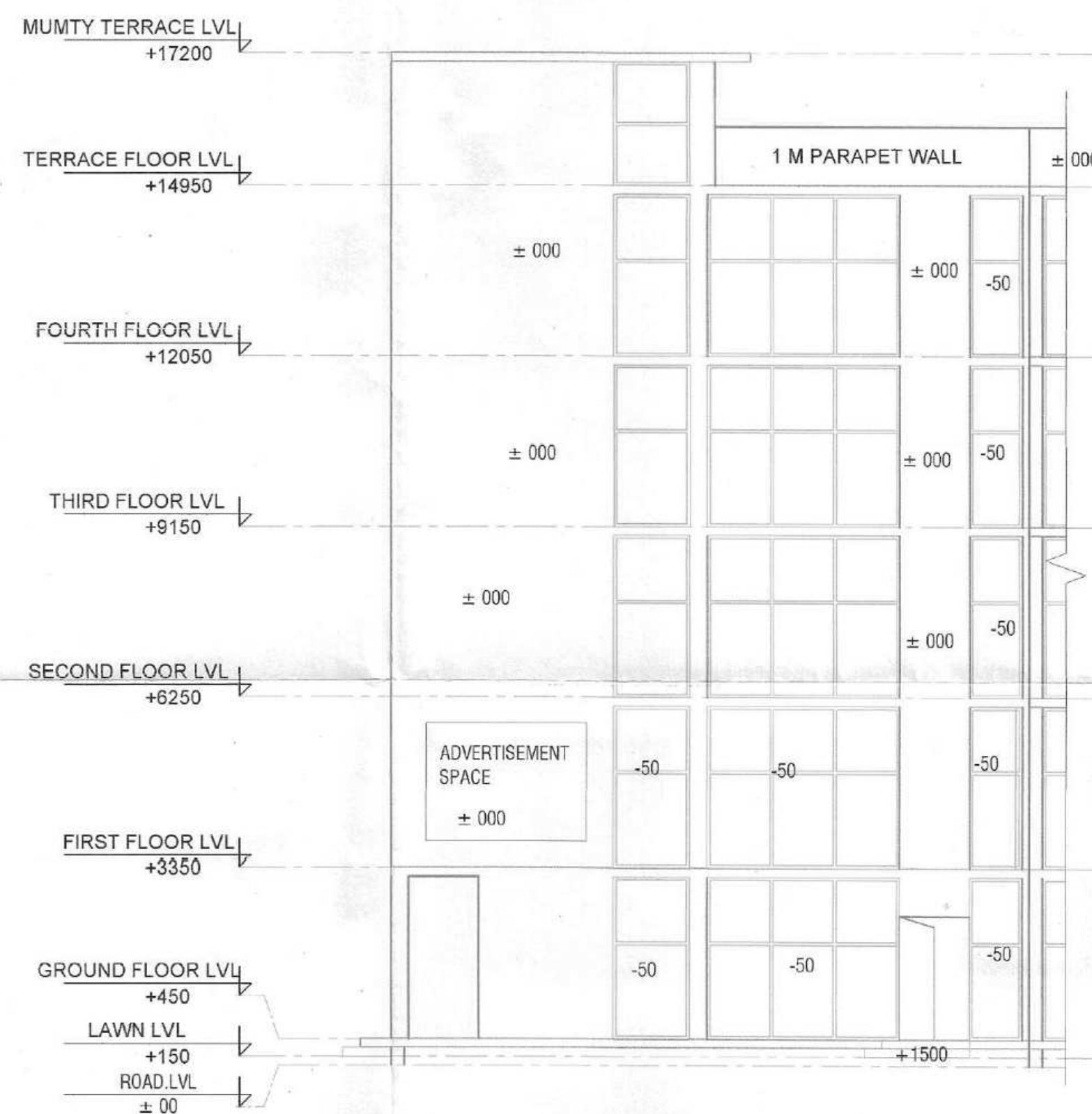
ELEVATION - 02



ELEVATION - 01



ELEVATION - 03



ELEVATION - 04

Hitesh Sharma (Hitesh Sharma) STP(M)
P.P. Singh (P.P. Singh) CTP(HR)
Amit Khatri (Amit Khatri) DTP(HR)
Narender Kumar (Narender Kumar) DTP(HQ)
Pankaj Beniwal (Pankaj Beniwal) DTP
Dinesh Kumar (Dinesh Kumar) PA(HQ)

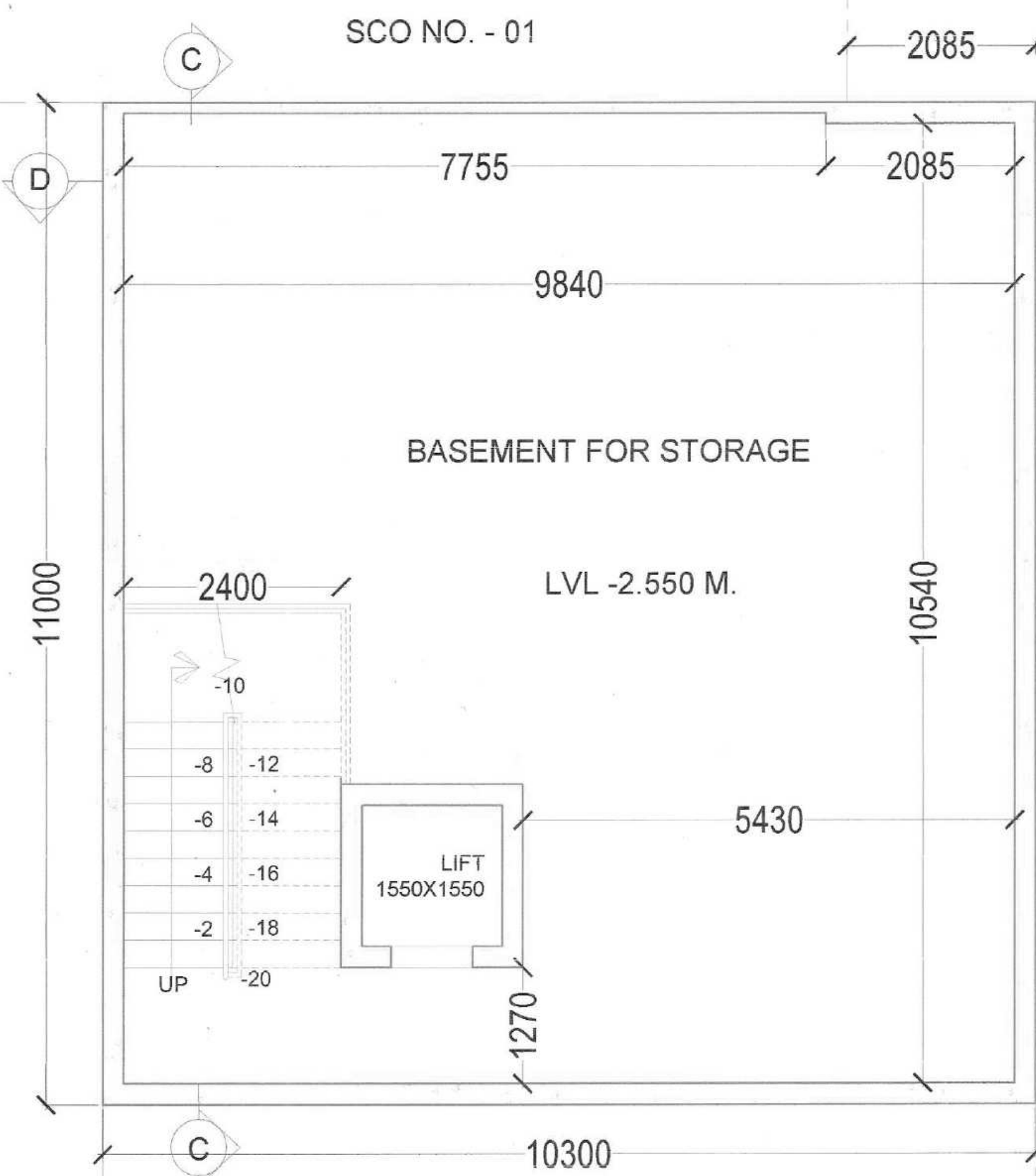
DRG No:- DTP 10003 (17) DATED: 07-02-2024

DEVELOPER -	
HERO REALTY PVT. LTD.	
264, GROUND FLOOR, OKHLA INDUSTRIAL AREA PHASE - III, NEW DELHI-110020 BOARD : 011-47467000	
Project -	
PROPOSED SCO PLOTTING OVER AN AREA MEASURING 811.257 SQ. M. OR 0.20047 ACRES FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY-2018) MEASURING 5.0125 ACRES (LICENSE NO. 193 OF 2022 DATED 24.11.2022), SECTOR-85 GURUGRAM DEVELOPED BY M/s HERO REALTY PVT. LTD.	
ARCHITECT -	
ARCHDECK ASSOCIATES	
#587, SECTOR-27, GURUGRAM-122001 Email id- info@archdeckassociates.com Contact - +91-9569556600	
DRG. TITLE :-	
SCO NO. - 01 (SECTIONS & ELEVATIONS)	
DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-04
DEALT :-	SCALE :-
GYANT	1:75
CHKD. BY :-	
AR. ABHISHEK GOYAL	

SHEET NO

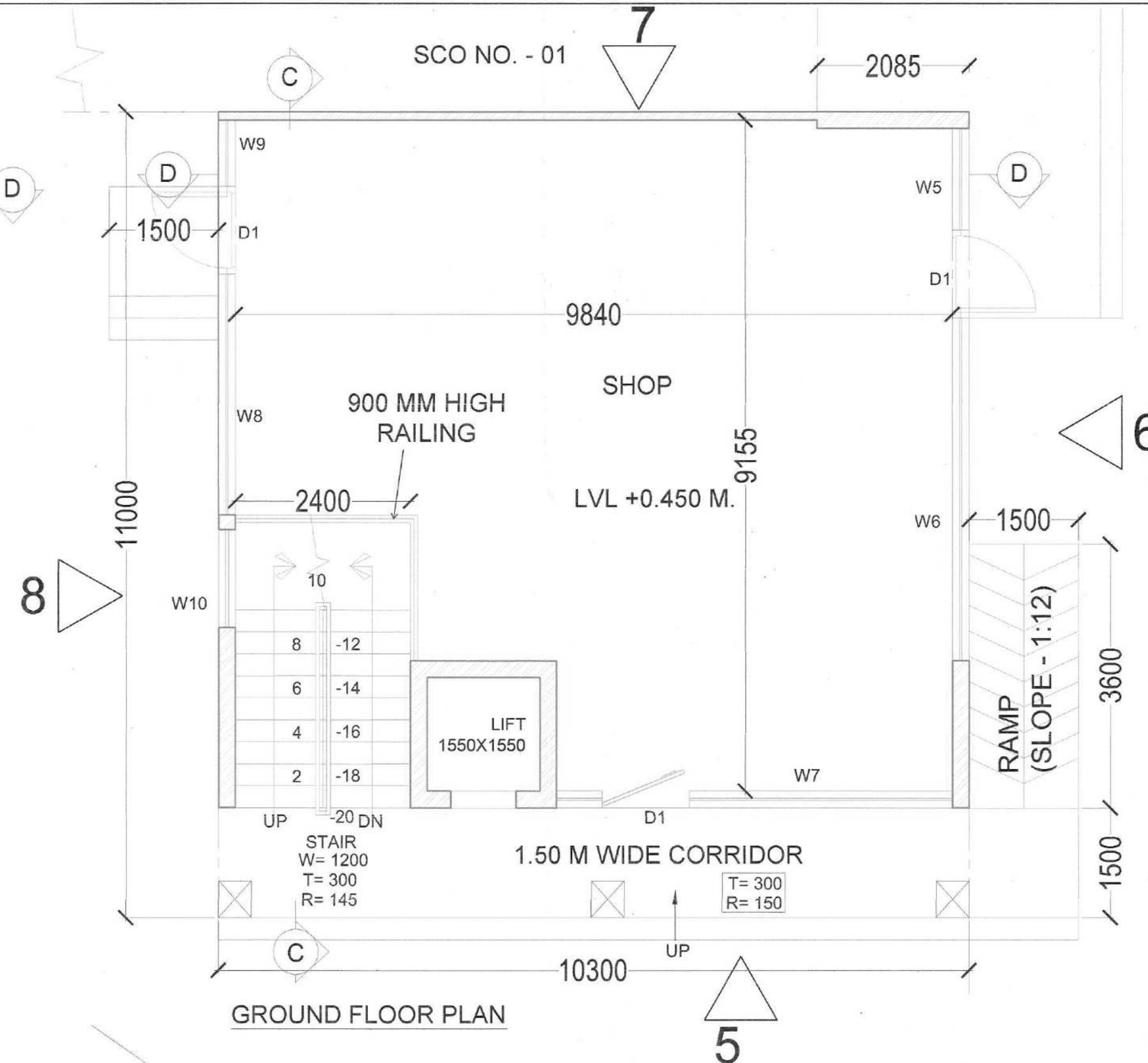
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SCO NO. - 01



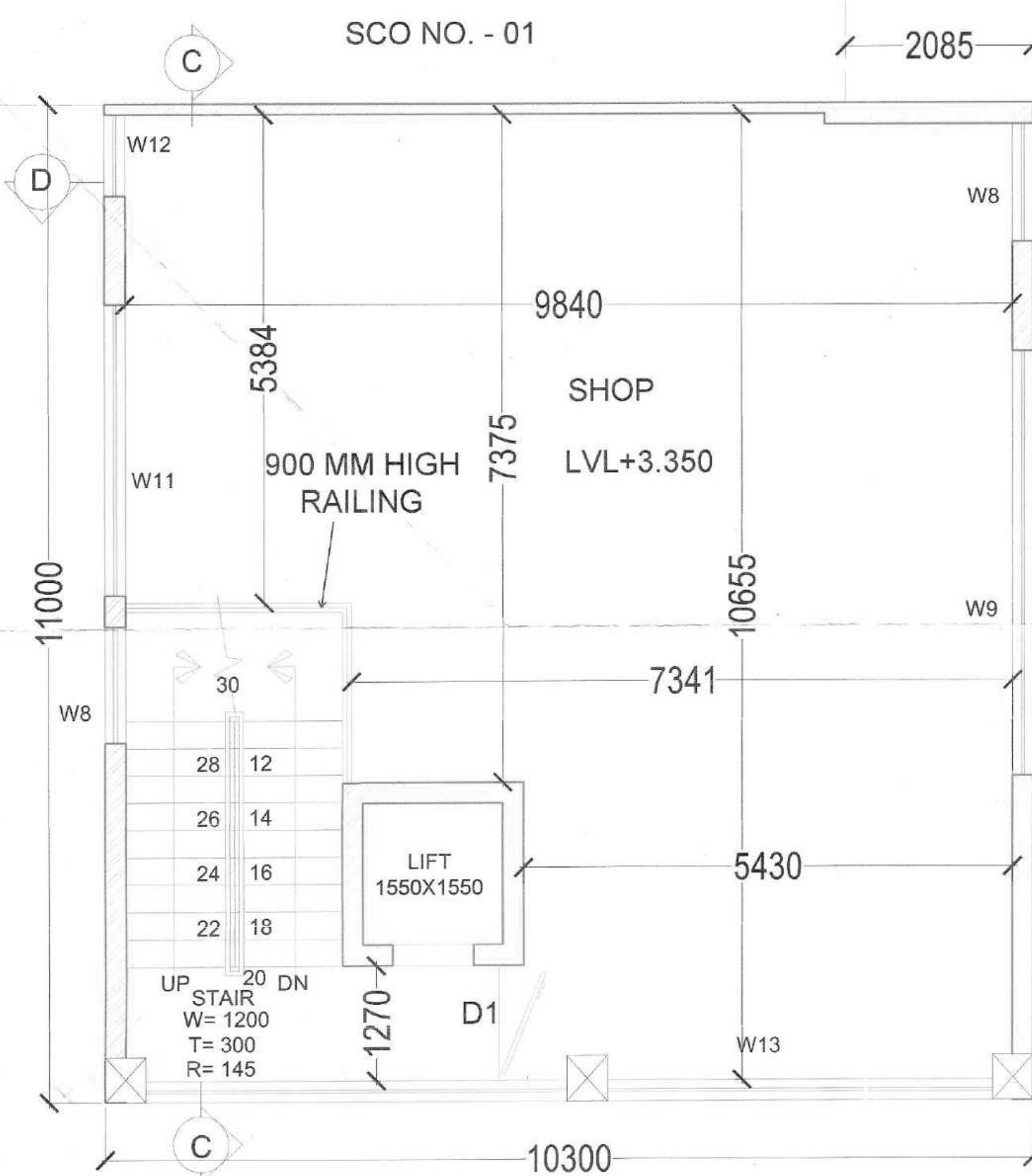
BASEMENT FLOOR PLAN

SCO NO. - 01



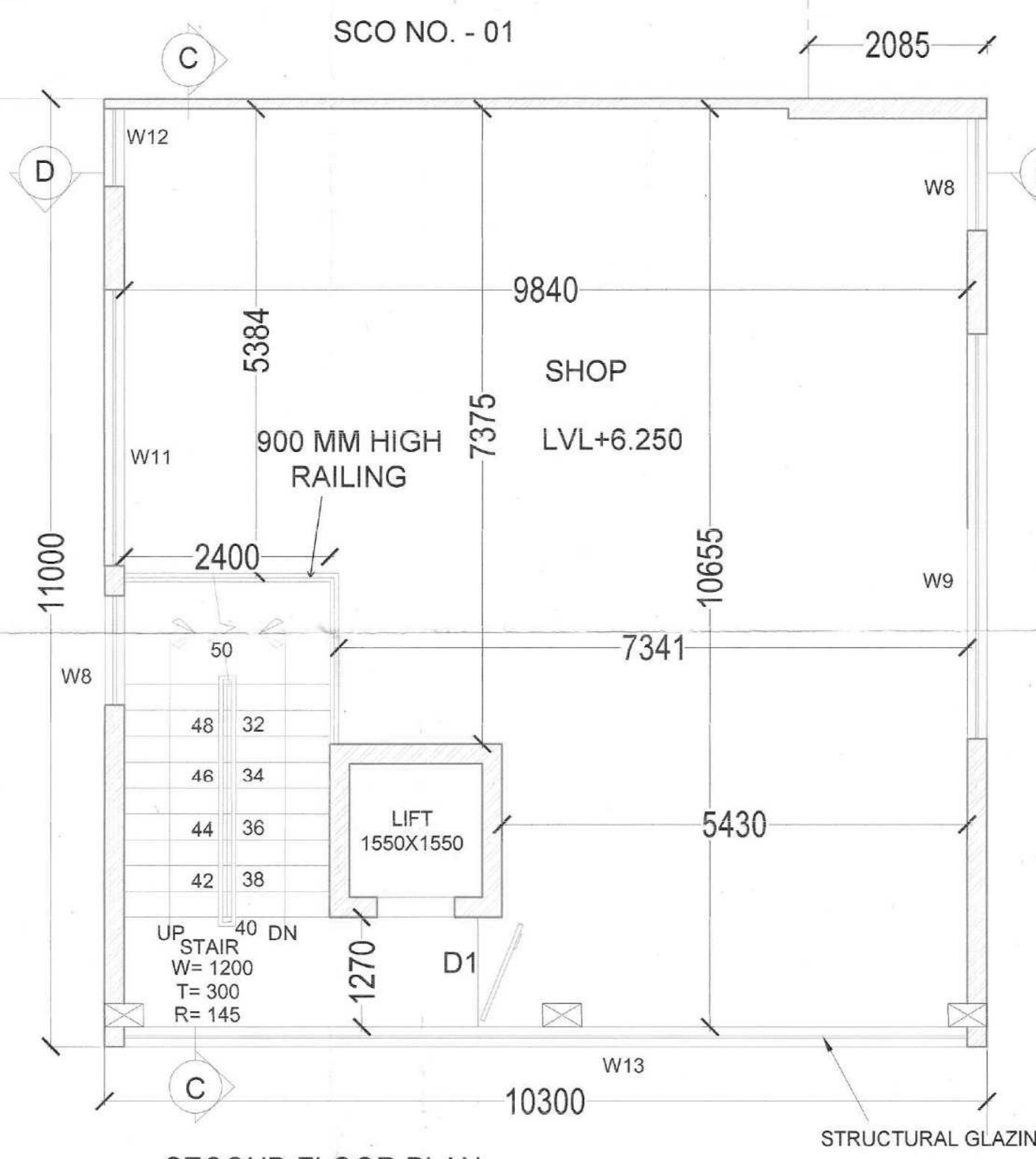
GROUND FLOOR PLAN

SCO NO. - 01



FIRST FLOOR PLAN

SCO NO. - 01



SECOND FLOOR PLAN

(HITESH SHARMA)
STP(M)(P.P. SINGH)
CTP(HR)(AMIT KHATRI, IAS)
DTP(HR)(NARENDER KUMAR)
DTP(HQ)(PANKAJ BENIWAL)
DTP(DINESH KUMAR)
PA(HQ)

DRG NO. - DTP 10003 (IV) DATED: 07-02-2024

DOOR AND WINDOW DETAILS OF SCO- 02

S.N	TYPE	SIZE	CILL LVL	LINTEL LVL
1.	D	1200X2100	± 000	2100
2.	D1	1200X2100	± 000	2100
3.	W5	1400X2700	± 000	NA
4.	W6	4675X2700	± 000	NA
5.	W7	3600X2700	± 000	NA
6.	W8	1300X2700	± 000	NA
7.	W9	4700X2700	± 000	NA
8.	W10	5430X2750	± 000	NA
9.	W11	3200X2750	± 000	NA
10.	W12	900X2750	± 000	NA
11.	W13	9840X2750	± 000	NA
12.	W14	4300X2750	± 000	NA

DEVELOPER -

HERO REALTY PVT. LTD.264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

For Hero Realty Private Limited

Authorised Signatory

Project -

PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES#587, SECTOR-27, GURUGRAM-122001
Email id: info@archdeckassociates.com
Contact: +91-9569556600At: Abhishek Goyal
[B Arch. M. Plan (Housing)]
Reg. No: GA/2016/79479
Mob: 9569556600
at: abhishek9569556600@gmail.com

DRG. TITLE :-

SCO NO. - 02 (FLOOR PLAN)

DATE :-

18/12/2023

DRG NO :-

ARCH/HERO/GGM/85/SCO-05

DEALT :-

GYANT

SCALE :-

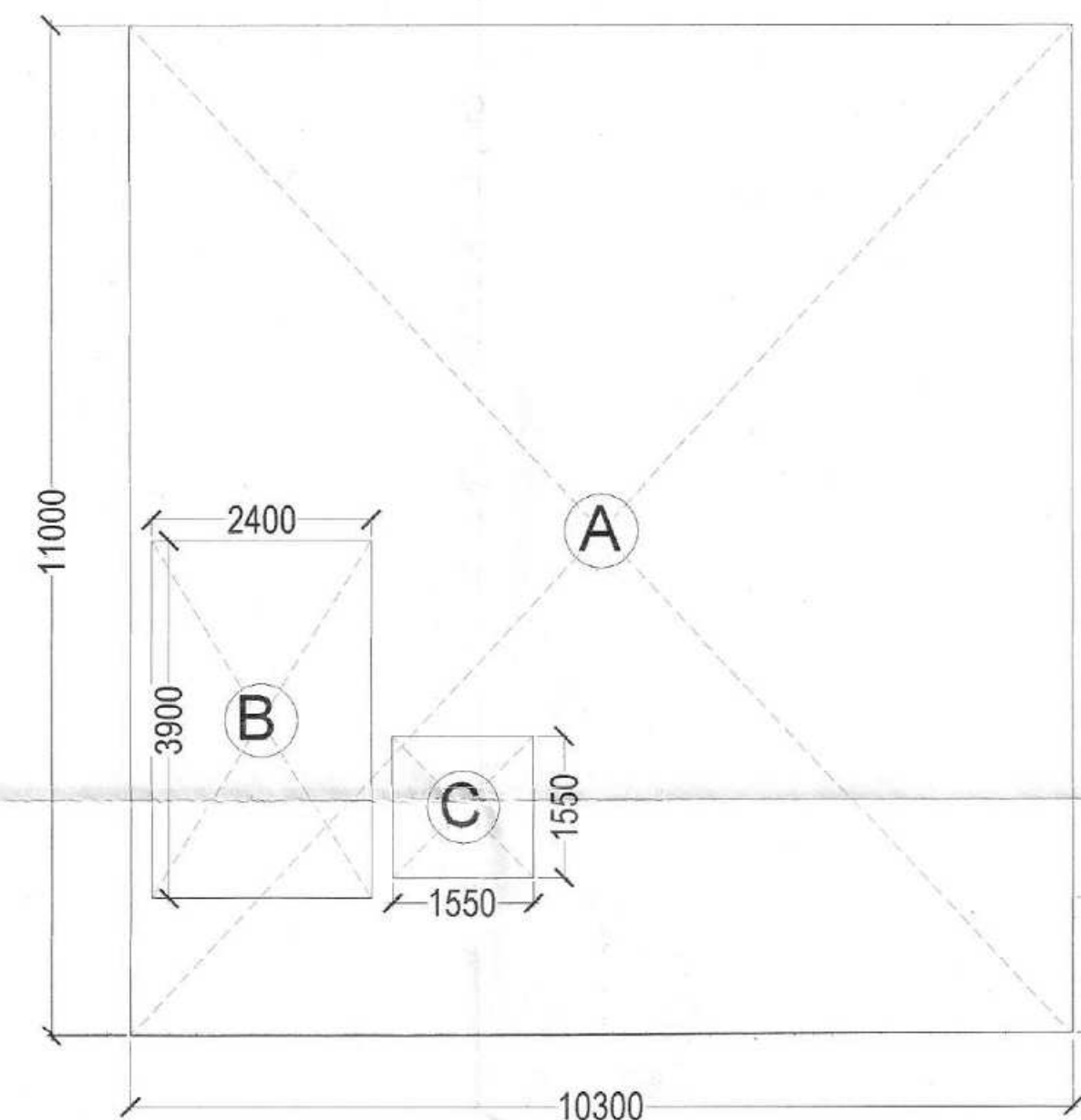
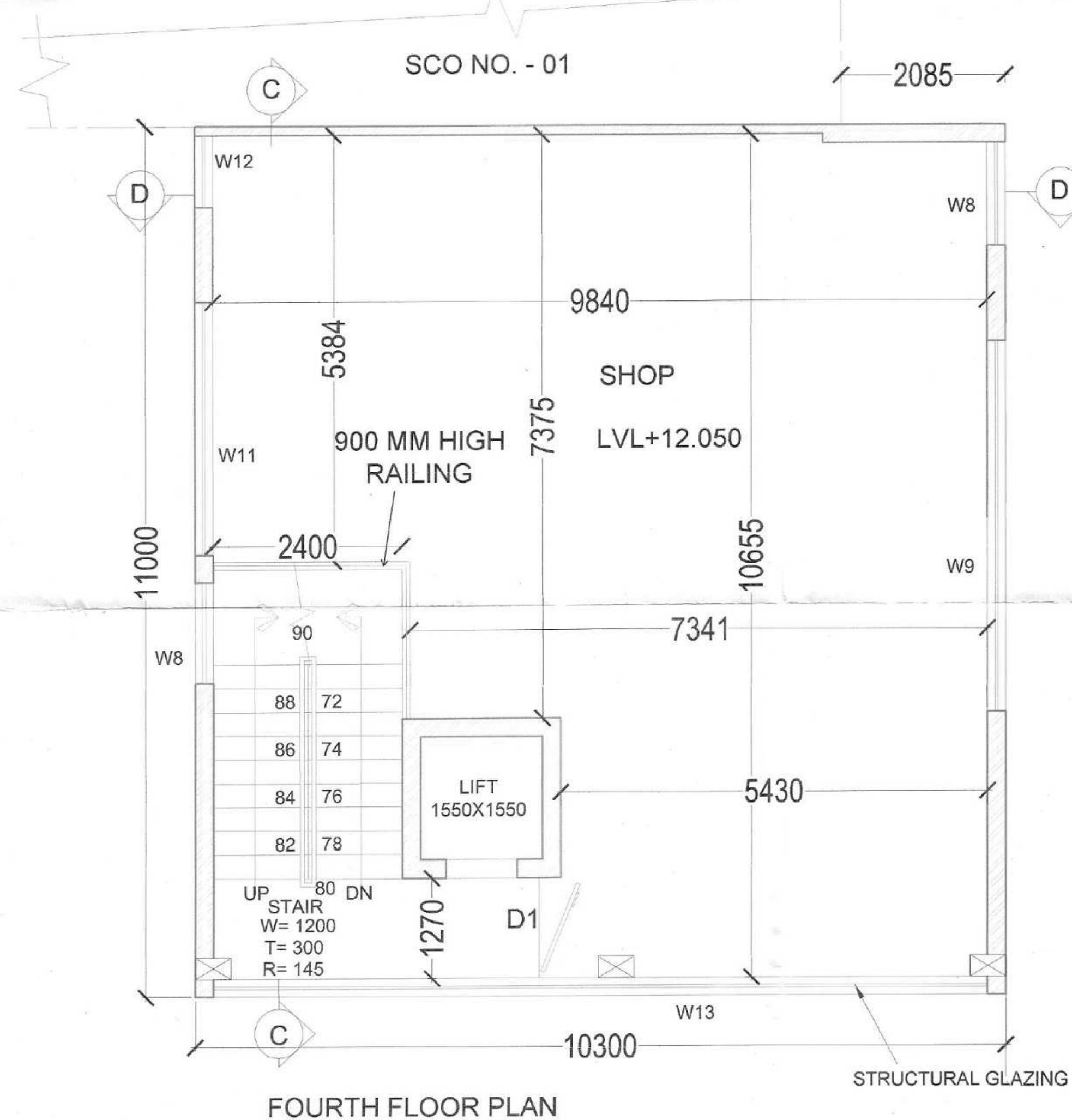
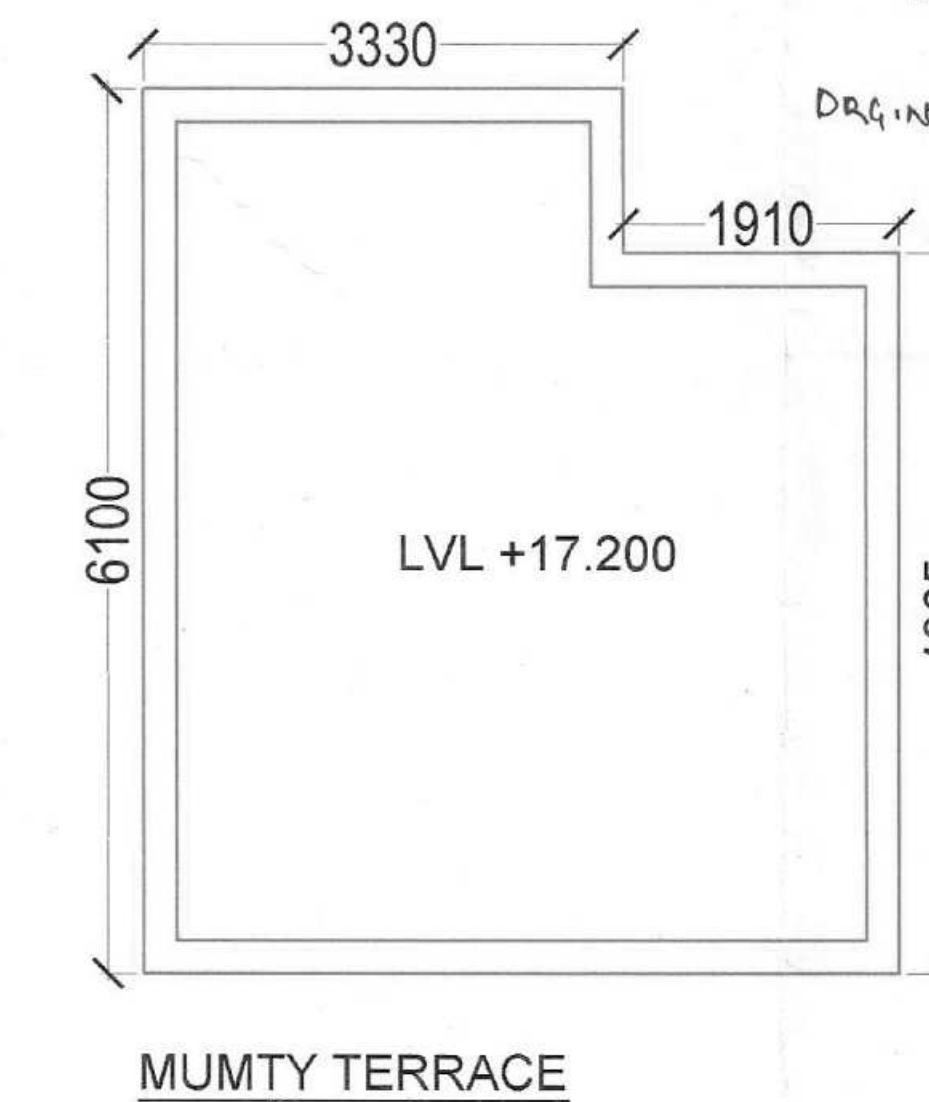
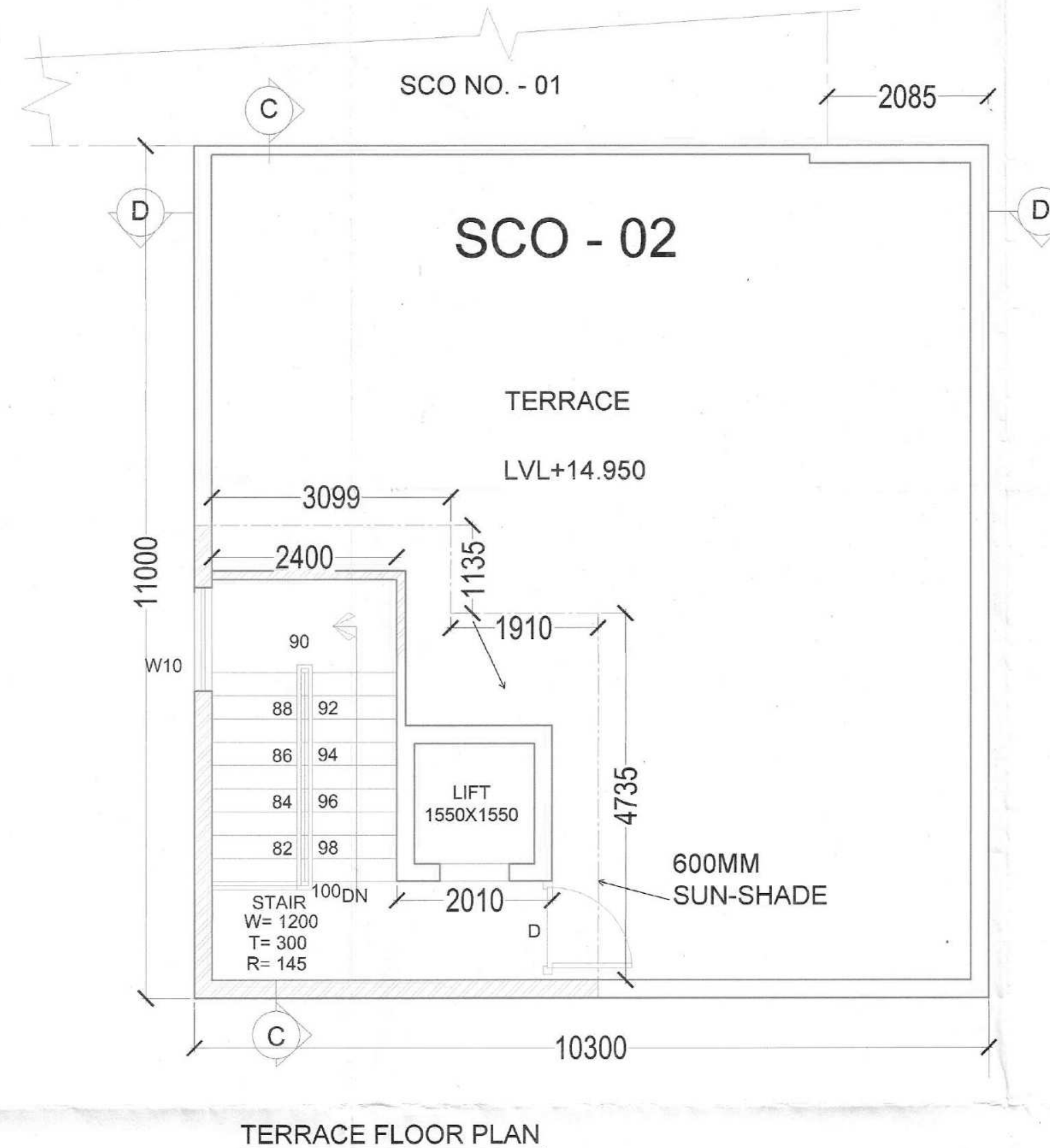
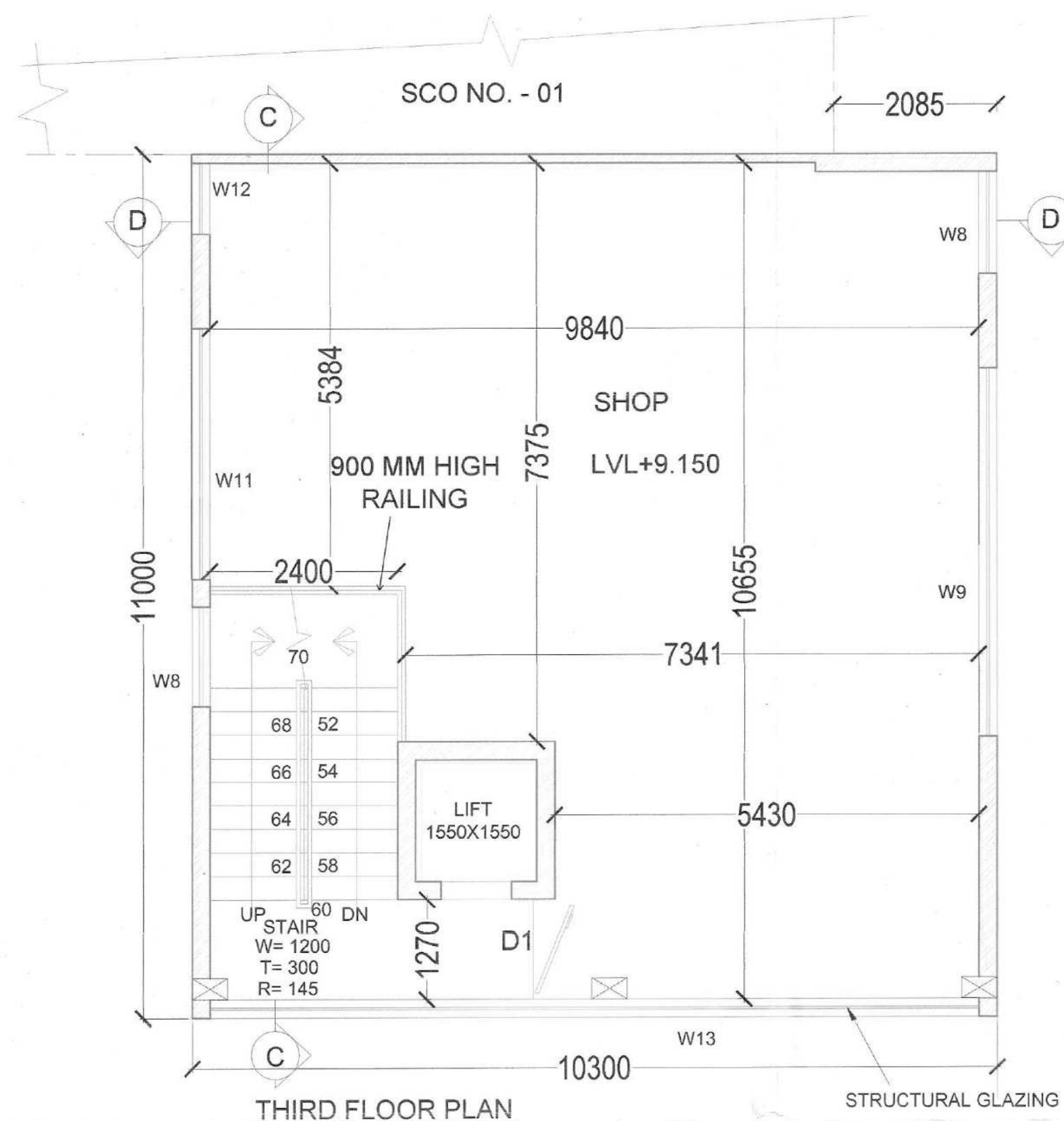
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CHKD. BY :-

AR. ABHISHEK GOYAL

SHEET NO

05



	X (Mts.)	Y (Mts.)	AREA (Sq. M.)
A	10.300	11.000	113.300
B	2.400	3.900	9.360
C	1.550	1.550	2.403

AREA CHART (SCO NO - 02)		
SCO AREA	A	10.300 X 11.000 M = 113.300 SQ. M.
PROP. GROUND COVERAGE	A	(10.300 X 11.000) SQ. M. = 113.300 SQ. M.
PROP. COVERAGE AT FIRST FLOOR	A - (B+C)	113.300 - (9.360 + 2.403) SQ. M. = 113.300 - 11.763 SQ. M. = 101.537 SQ. M.
PROP. COVERAGE AT SECOND FLOOR	A - (B+C)	113.300 - (9.360 + 2.403) SQ. M. = 113.300 - 11.763 SQ. M. = 101.537 SQ. M.
PROP. COVERAGE AT THIRD FLOOR	A - (B+C)	113.300 - (9.360 + 2.403) SQ. M. = 113.300 - 11.763 SQ. M. = 101.537 SQ. M.
PROP. COVERAGE AT FORTH FLOOR	A - (B+C)	113.300 - (9.360 + 2.403) SQ. M. = 113.300 - 11.763 SQ. M. = 101.537 SQ. M.
TOTAL PROP. FAR	(A) + (4 X (A - (B+C)))	113.300 + (4 X 101.537) SQ. M. = 519.448 SQ. M.
PROP. COVERAGE AT BASEMENT FLOOR (FREE OF FAR)	A	10.300 X 11.000 M = 113.300 SQ. M.
PROP. COVERAGE AT MUMTY (FREE OF FAR)		= 29.794 SQ. M.

DEVELOPER -

HERO REALTY PVT. LTD.
264, GROUND FLOOR,
OKHLA INDUSTRIAL AREA
PHASE - III, NEW DELHI-110020
BOARD : 011-47467000

For Hero Realty Private Limited
Authorised Signatory

Project -

PROPOSED SCO PLOTTING OVER AN AREA
MEASURING 811.257 SQ. M. OR 0.20047 ACRES
FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
COLONY (UNDER DDJAY-2016) MEASURING 5.0125
ACRES (LICENSE NO. 193 OF 2022 DATED
24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES
[B. Arch. M. Plan (Housing)]
#587, SECTOR-27, GURUGRAM-122001
Email id - info@archdeckassociates.com
Contact - +91-9569556800

Ar. Abhishek Goyal
[B. Arch. M. Plan (Housing)]
Reg. No. CA/2016/75479
Mob. 9569556800
arabhishekgoyal2016@gmail.com

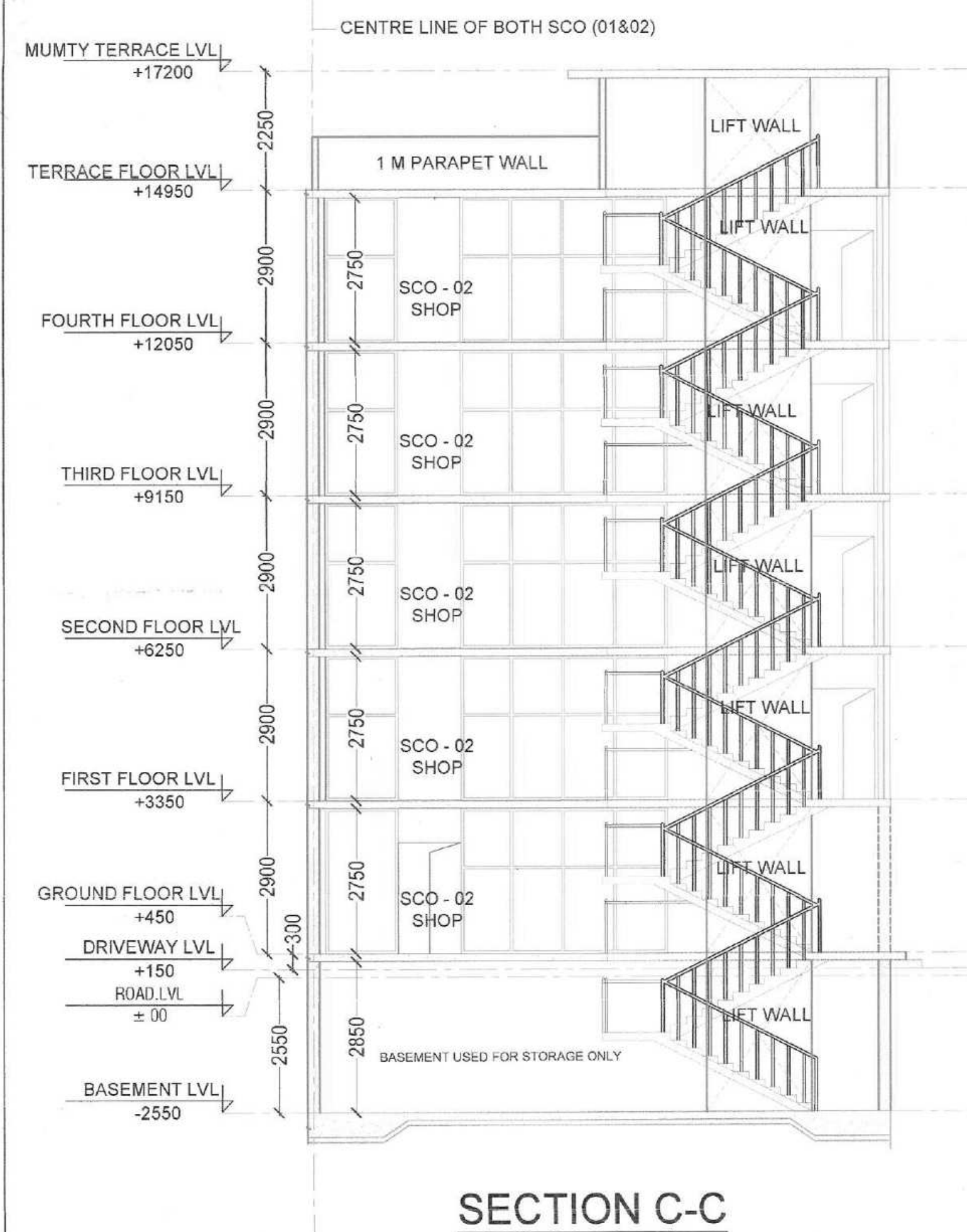
DRG. TITLE :-

SCO NO. - 02 (FLOOR PLAN)

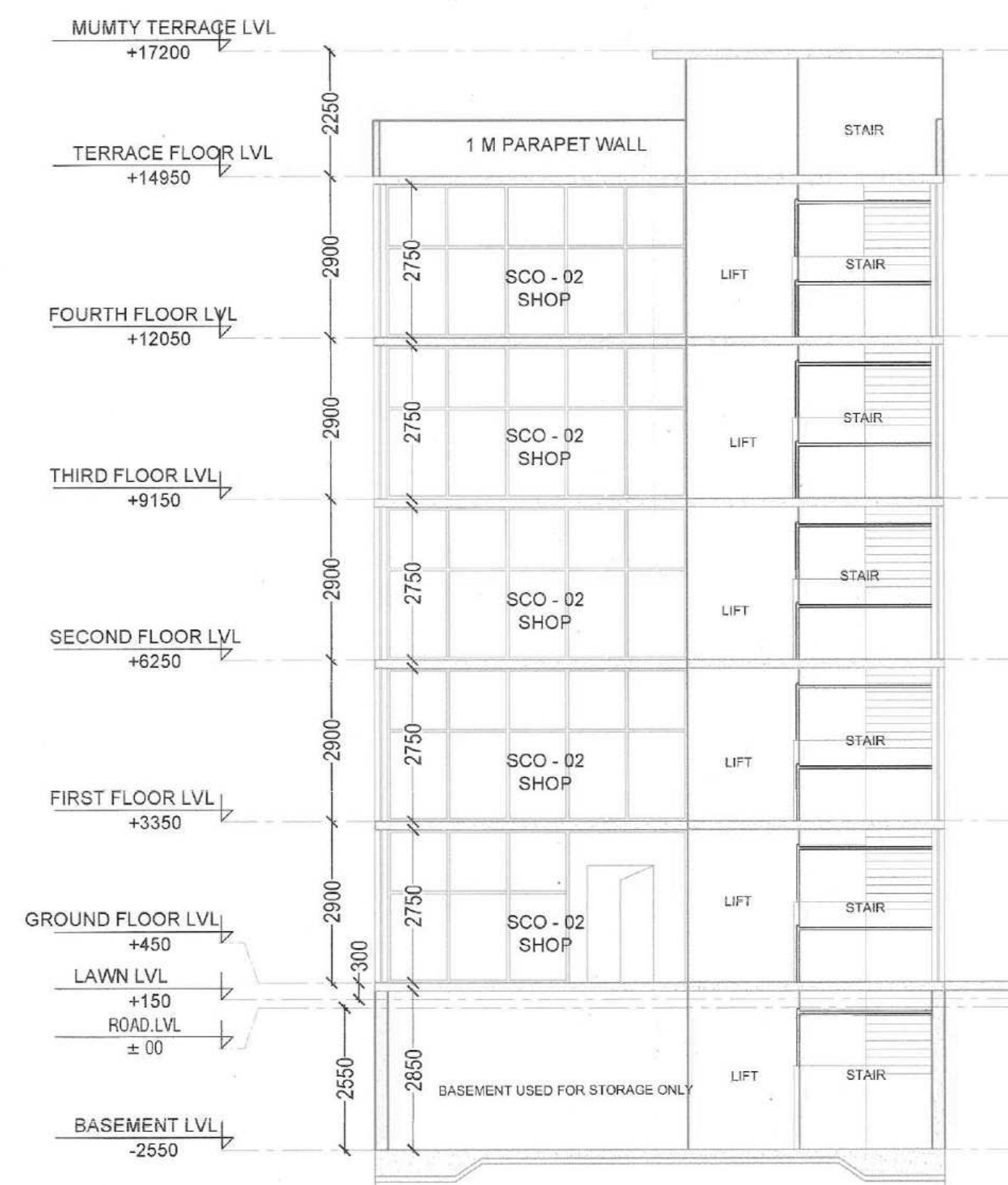
DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-06
DEALT :-	SCALE :-
GYANT	1:50
CHKD. BY :-	
AR. ABHISHEK GOYAL	

SHEET NO

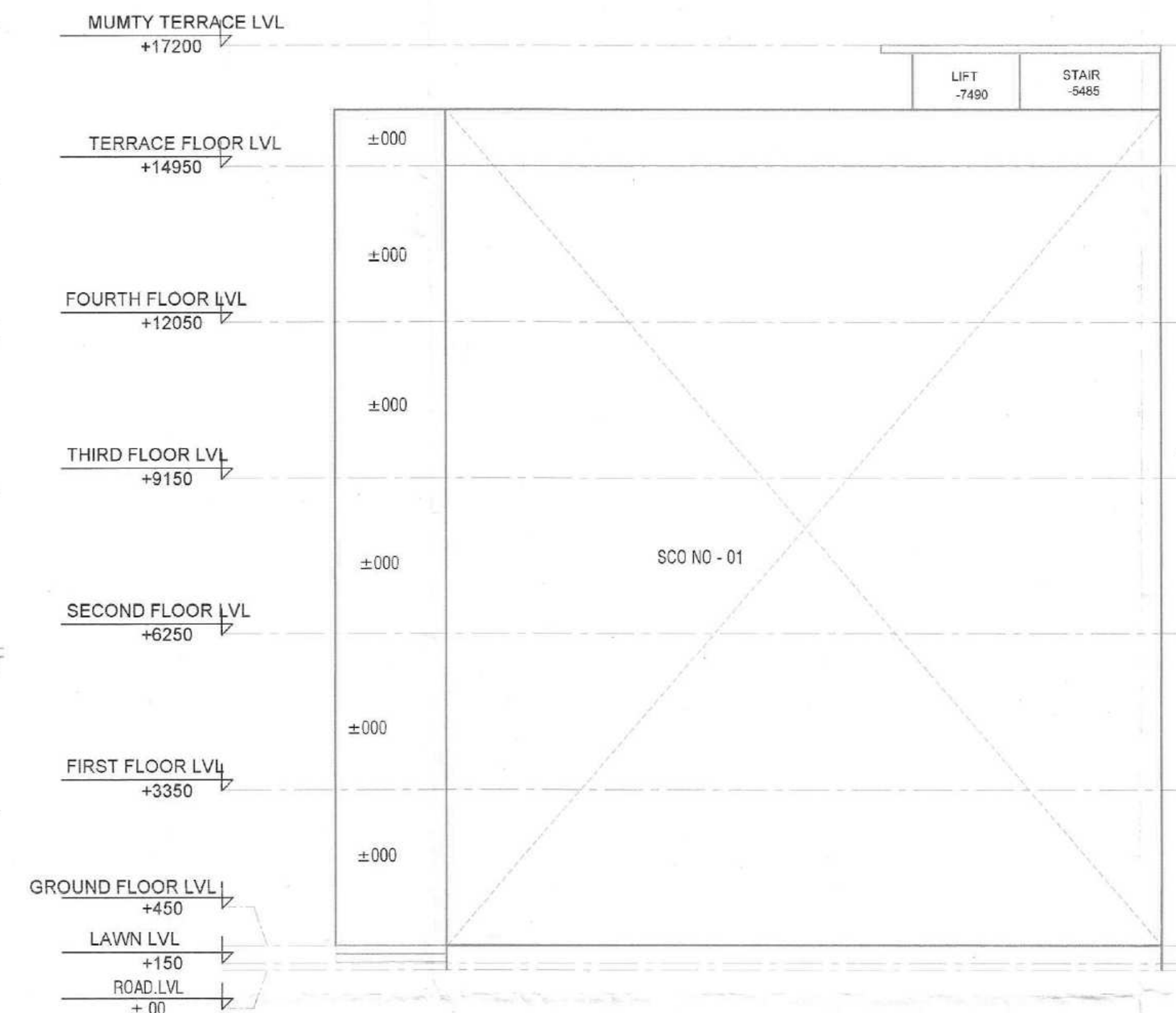
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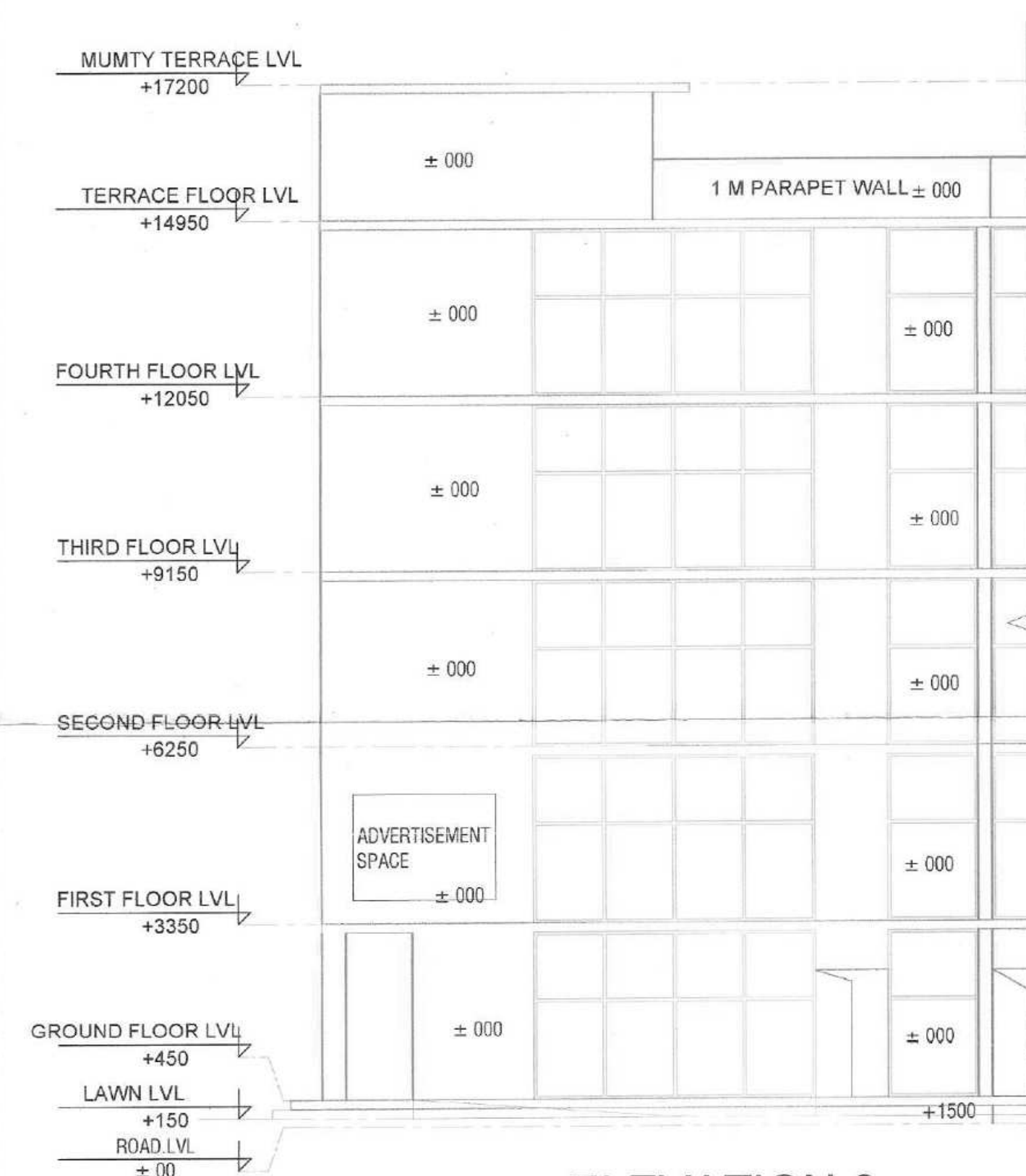
SECTION C-C



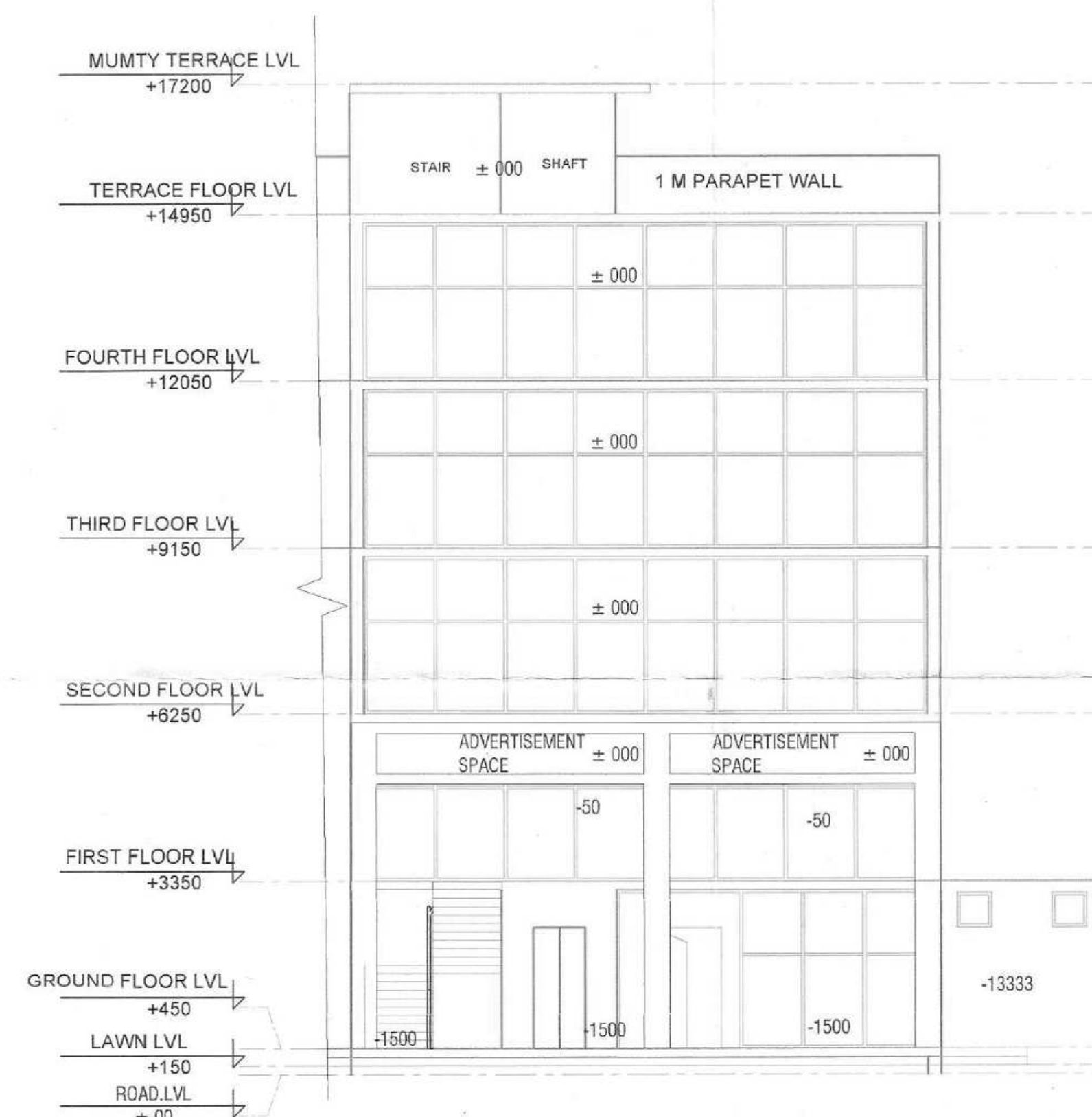
SECTION D-D



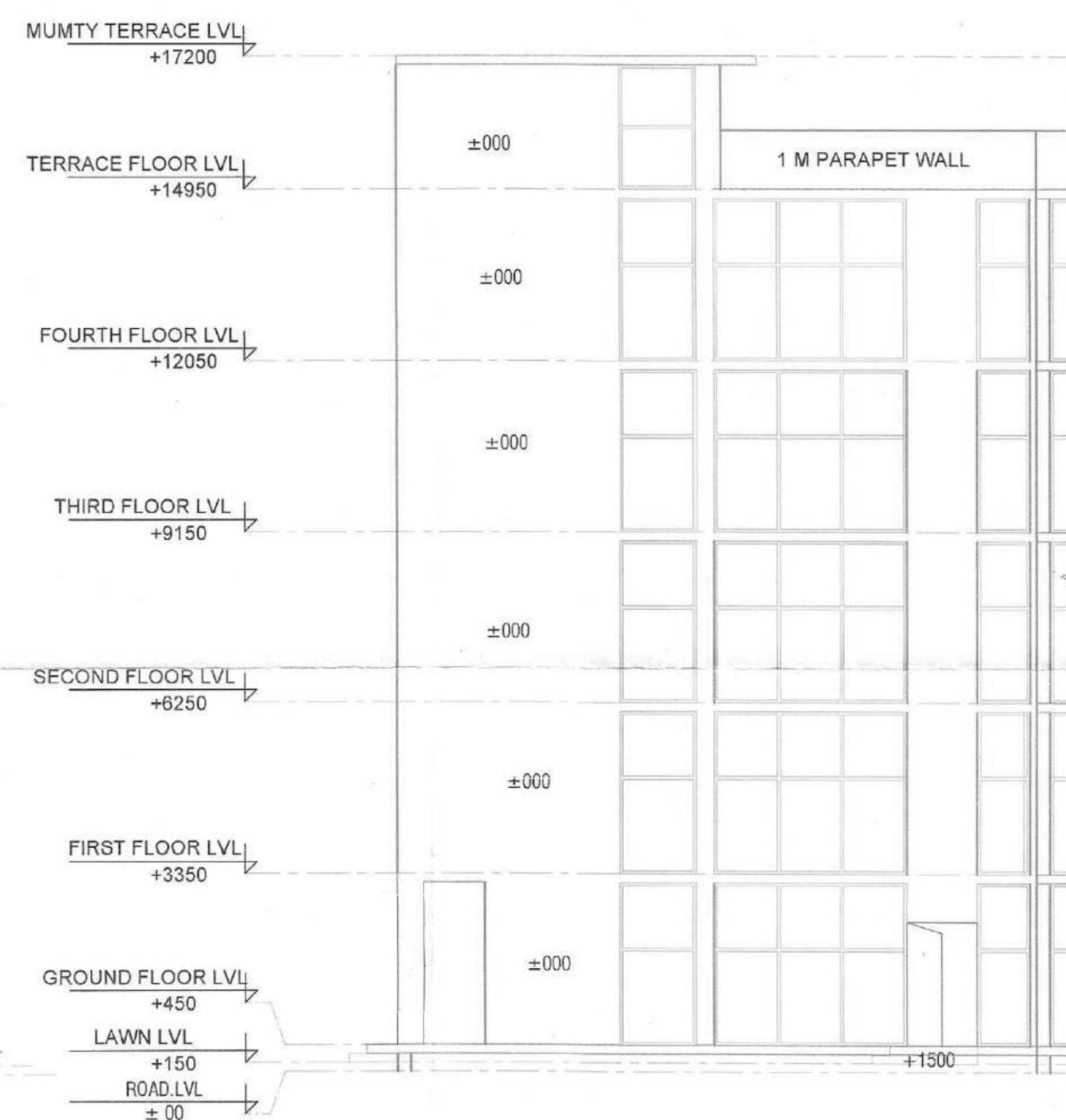
ELEVATION 7



ELEVATION 6



ELEVATION 5



ELEVATION 8

(HITESH SHARMA) STP(M)
 (P.P. SINGH) CTP(HR)
 (AMIT KHATRI, IAS) DTP(HR)
 (NARENDER KUMAR) DTP(HQ)
 (PANKAJ BENIWAL) DTP
 (DINESH KUMAR) PA(HQ)

DRG. No. - DTP 10003 (VI) 01 07-02-24

DEVELOPER -
HERO REALTY PVT. LTD.
 264, GROUND FLOOR,
 OKHLA INDUSTRIAL AREA
 PHASE - III, NEW DELHI-110020
 BOARD : 011-47467000
 For Hero Realty Private Limited
 Authorised Signatory

Project -
 PROPOSED SCO PLOTTING OVER AN AREA
 MEASURING 811.257 SQ. M. OR 0.20047 ACRES
 FALLING IN AFFORDABLE RESIDENTIAL PLOTTED
 COLONY (UNDER DDJAY-2016) MEASURING 5.0125
 ACRES (LICENSE NO. 193 OF 2022 DATED
 24.11.2022), SECTOR-85 GURUGRAM DEVELOPED
 BY M/s HERO REALTY PVT. LTD.

ARCHITECT -

ARCHDECK ASSOCIATES
 #587, SECTOR-27, GURUGRAM-122001
 Email id- info@archdeckassociates.com
 Contact - +91-9569556600
 Ar. Abhishek Goyal
 [B Arch. M. Plan (Housing)]
 Reg. No. CA/2016/79479
 Mob: 9569556600
 ar.abhishekgoyal2016@gmail.com

DRG. TITLE :-
SCO NO. - 02 (SECTIONS & ELEVATIONS)

DATE :-	DRG NO :-
18/12/2023	ARCH/HERO/GGM/85/SCO-07
DEALT :-	SCALE :-
GYANT	1:75
CHKD. BY :-	
AR. ABHISHEK GOYAL	

SHEET NO
07