



To be read with Licence No. 08 of 2025 Dated 14-01-2025  
That this Layout plan for an area measuring 6.54375 acres (Drawing No. DTCP-10774 dated 15-11-23) comprised of licence which is issued in respect Commercial Plotted Colony being developed by DLF Home Developers Ltd., Sector-84, Gurugram Manesar 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 rasta 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 licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licences.
9. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of section 3(3)(a)(iii) of the Act No.8 of 1975.
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 Light-Emitting Diode lamps (LED) 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.22/52/2005-5Power 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. 19/6/2016-SP dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ) (HITESH SHARMA) STP(HQ) (JITENDER SIHAG) CTP(HR) (AMIT KHATRI, IAS) DTCP(HR)  
(RAJAT CHAUHAN) ATP(HQ) (DINESH KUMAR) PA(HQ)

PROJECT :  
LAYOUT PLAN FOR COMMERCIAL PLOTTED COLONY (SCO)  
AN AREA MEASURING 6.54375 ACS. IN SECTOR 84, VILLAGE  
SIHI, GURUGRAM (HARYANA)

SHEET TITLE:  
**LAYOUT PLAN**

Scale NORTH  
NTS  
Date DRAWING NUMBER  
JULY, 2024 SCO / Comm. - 84

ARCHITECT  
RUCHY LAKHANI  
CA/88/25412

AUTHORISED SIGNATORY

AREA DESCRIPTION			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		6.54375	26481.57
AREA GRANTED FOR FAR		6.54375	26481.57
PERMISSIBLE G.C.	35% OF 6.54375	2.2903	9268.55
PERMISSIBLE F.A.R.	1.50		39722.36
PROPOSED G.C.	34.98%		9262.72
PROPOSED F.A.R.	1.50		39722.36
TOTAL NO. OF PLOTS			46
RATIO OF FAR DISTRIBUTION ON 15Q.M OF GROUND COVERAGE			4.305

DETAILS OF SCO'S (SECTOR 84)						
TYPE	SIZE ( IN MTS)		PLOT SIZE		No. OF PLOTS	TOTAL AREA
	L	B	SQYD	SQ.M.		
A	21.40	7.00	179.16	149.80	20	2996.00
B	27.25	8.60	280.28	234.35	24	5624.40
C	27.25	10.50	342.20	286.13	1	286.13
D	27.25	11.75	382.94	320.19	1	320.19
TOTAL AREA					46	9226.72

GROUND COVERAGE OF SCO'S (46 Nos) 9226.72 Sqm.  
GROUND COVERAGE OF 3m X 6m COLONNADES - 'CL-1 & CL-2' (2 Nos) 36.00 Sqm.  
TOTAL GROUND COVERAGE 9262.72 Sqm.