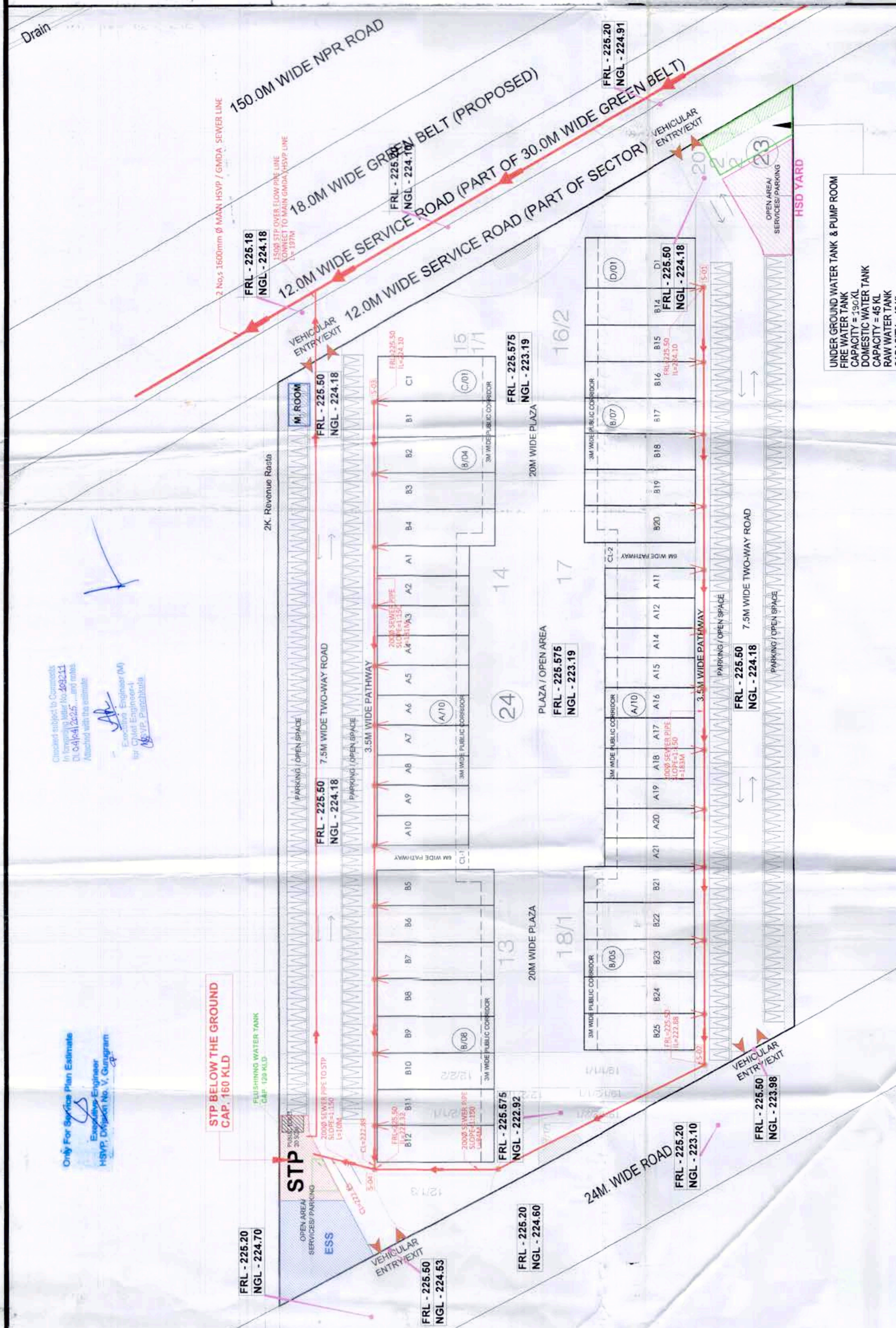




Checked subject to Comments
In forwarding letter No. 49211
CL-04/2025... and rates
Attached with the estimate
Executive Engineer (M)
for Civil Engineering
HSVP Division No. V, Gurugram

Only For Service Plan Estimate
Executive Engineer
HSVP Division No. V, Gurugram

STP BELOW THE GROUND
CAP. 160 KLD
2000 SEWER PIPE TO STP
SLOPE=1:150
L=100M
CL=222.88

UNDER GROUND WATER TANK & PUMP ROOM
FIRE WATER TANK
CAPACITY = 150 KL
DOMESTIC WATER TANK
CAPACITY = 45 KL
RAW WATER TANK
CAPACITY = 45 KL

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 1SQ.M OF GROUND COVERAGE			4.305	

DETAILS OF SCO'S (SECTOR 84)					
TYPE	SIZE (IN MTS)		PLOT SIZE		TOTAL AREA
	L	B	SQYD	SQ.M.	
A	21.40	7.00	179.16	149.80	2996.00
B	27.25	8.60	280.28	234.35	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 9262.72

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

SYMBOL	DESCRIPTION
—●—	SEWER LINE
—○—	MANHOLE
—→—	2000 PIPE SLOPE 1:150



KEY PLAN

- 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-10374 dated 15-01-2025) comprising of 46 plots is issued in respect of Commercial Plotted Colony being developed by DLF Home Developers Ltd., Sector-84, Gurugram Haryana Urban Complex hereby approved subject to the following conditions:-
- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
 - 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.
 - 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.
 - 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.
 - That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
 - 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.
 - That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
 - All green belts provided in the layout plan within the licensed area of the colony shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
 - The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(a)(ii) of the Act No.8 of 1975.
 - That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
 - That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
 - That the colonizer/owner shall use only Solar Photovoltaic Power Plant as per the provision of the Government of Haryana, No.22/2005-Spower dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
 - That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/6/2016-SP dated 31.03.2015 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

(NARENDER KUMAR) DTP(HQ)
(RAJAT CHAUHAN) ATP(HQ)
(JITENDER SHARMA) STP(HQ)
(AMIT KATROLI) AS DTP(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)

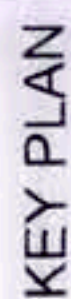
SHEET TITLE:
SEWERAGE
LAYOUT PLAN

DLF 55525

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

ARCHITECT
RUCHY LAKHAM
CA/89/25412

AUTHORIZED SIGNATORY



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 is 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 be encroached or allowed under Commercial Plotted Colony under policy dated 06.03.2007 and no other kind of development 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 will be maintained as per ISI norms.
4. That for proper planning and disposition of services in the area adjacent to the colony, the coloniser shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue nasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the coloniser 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 arterial roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
7. That no property/pool shall derive access directly from the carriage way of 30 metres or more wide sector road of 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 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 plot specific/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 313(a)(ii) of the Act No. 68 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 notified by HAREDA and shall include appropriate fireproofing measures for an efficient and safe installation.
12. That the colonizer/owner/whichever appoints LED lighting for an efficient and safe installation and shall LED lights application will be subject to 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.2352/2007-2008 power dated 21.03.2015 issued by Haryana Government Renewable Energy Department.
14. That the colonizer/owner shall comply with the conditions issued vide Notification No. 196/2016 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 SHAG) CTP(HR)	(AMIT KHATRI, IAS) D/CP(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
SHI, GURUGRAM (HARYANA)

**SHEET TITLE: DOMESTIC
WATER SUPPLY & FIRE FIGHTING
LAYOUT PLAN**

DLP 55525

NORTH

DRAWING NUMBER
SCO / Comm. - 84

JULY, 2024

[Signature]
RUCHY LAKHANI
CA/99/25412

ARCHITECT

SYMBOL	DESCRIPTION
EFH 	EXTERNAL FIRE HYDRANT
	DOM. WATER SUPPLY
	HSVP / GMDA WATER

DETAILS OF SCO'S (SECTOR 84)						
TYPE	SIZE (IN MT'S)		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	9276.72

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		39721.36
PROPOSED G.C.	34.98%		9262.72
PROPOSED F.A.R.	1.50		39721.36
TOTAL NO. OF PLOTS			46
RATIO OF FAR DISTRIBUTION ON 150 M OF GROUND COVERAGE			
			4.305

GROUND COVERAGE OF SCO's (46 Nos) 9226.72 Sqm:

GROUND COVER OF 3m X 6m COLONNADES - 'CL-1 & CL-2' (2 Nos)

TOTAL GROUND COVERAGE

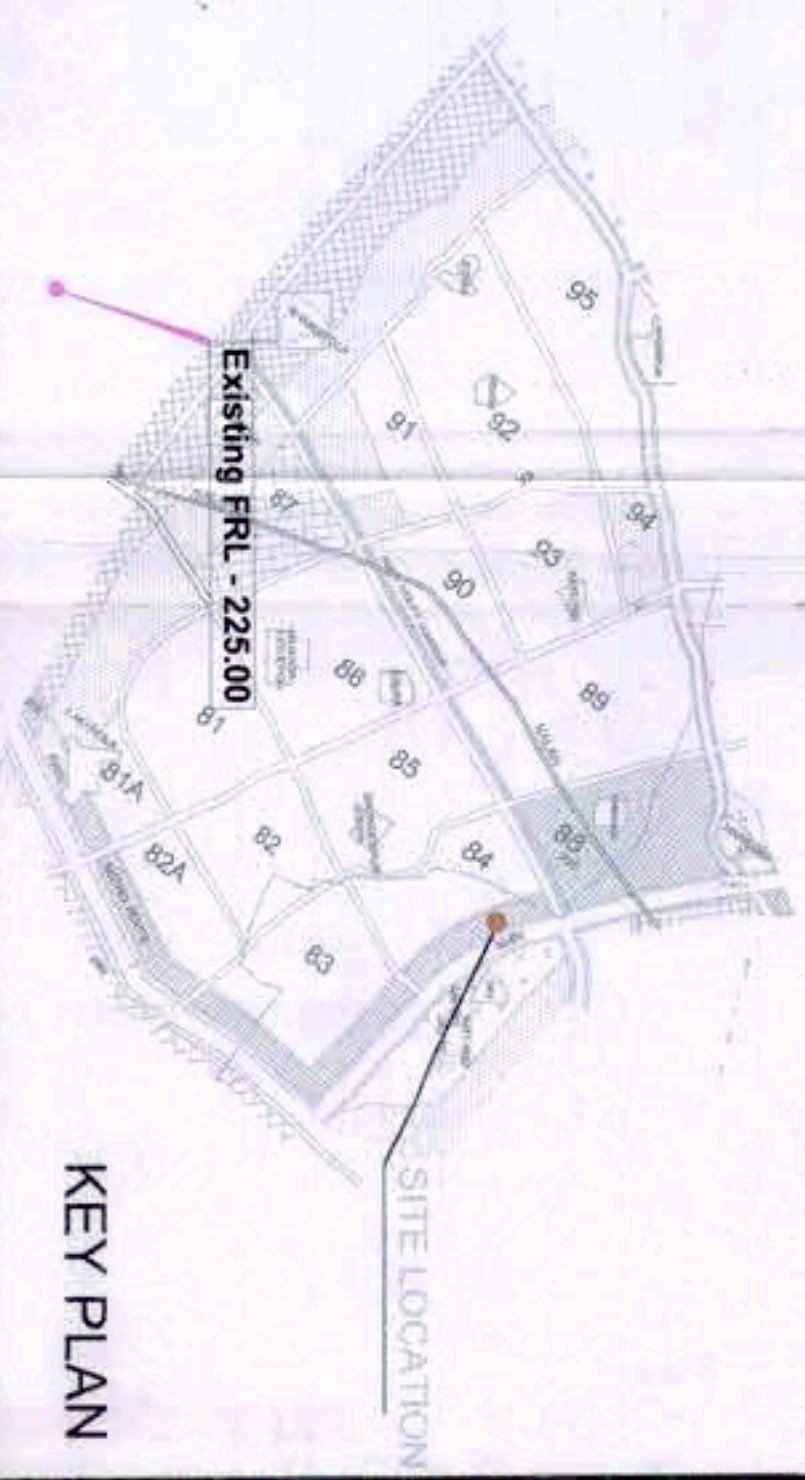
9226.72 Sqm.

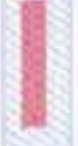
36.00 Sqm.

9262.72 Sqm.

Checked subject to comments
in forwarding letter No. 109211
Dl. 04/04/2025.....and notes
Agreed with S.G. initially


 Director
 Planning & Capacity Planning
 ② Nayara, Chakdighat



SYMBOL	DESCRIPTION
	6 M WIDE PATH WAY
	7.5M WIDE ROAD
	12 M WIDE SERVICE ROAD
	20 M WIDE PLAZA / OPEN AREA
	31.7 M WIDE PLAZA / OPEN AREA.
	Q1, Q2 & Q3 ARE OPEN AREA (1155 SQ.M.)
	P1, P2, P3 & P4 ARE OPEN PARKING AREA (3410 SQ.M.)

AREA = 5300 SQ.M.

PROJECT : LAYOUT PLAN FOR COMMERCIAL PLOTTED COLONY (SCO) AN AREA MEASURING 6.54375 ACS. IN SECTOR 84, VILLAGE SIHI, GURUGRAM (HARYANA)		SHEET TITLE: ROAD LAYOUT PLAN	
Scale NTS		For service plan estimate only	
Date JULY, 2024	DRAWING NUMBER SCO / Comm. - 84		

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. **19/6-2016-SF**) dated **14-01-2016** comprised of license which is issued in respect Commercial Project Colony being developed by **DLE 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 17 of the Urban Planning and Development Act, 1972.
2. That the plotted area of the colony shall not exceed as allowed under Commercial Project Colony Development Plan No. 19/6-2016-SF 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 collector shall abide by the directions of the DTCP for the modification of layout plans of the colony.
5. That the revenue **area** falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
6. That the collector 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 area of the colony shall be developed by the collector. All other green belts outside the licensed area shall be developed by the Haryana Urban Development Authority/collector on the directions of the Director, Town and Country Planning, Haryana or in accordance with terms and conditions of the agreements of the license.
9. The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of (13A)(ii) of the Act No.8 of 1975, of cost to the government on the lines of Section 10 of the Act No.8 of 1975, shall be handed over to the Government of India as per Central Ground Water Act 1986.
10. That the rain water disposal system shall be provided as per Central Ground Water Act 1986.
11. The provision of sewer water flushing system shall be as per norms specified by HANEDA and shall be made applicable, unless applicable, before applying for an occupation certificate, and shall be made applicable, unless applicable, before applying for an occupation certificate.
12. That the collector/owner shall use only light-emitting diode lamps (LED) fitting for internal lighting as well as Campus lighting.
13. That the collector/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.272/2005-SF-wr issued by Haryana Government Renewable Energy Department.
14. That the collector/owner shall strictly comply with the directions issued vide notification No. 19/6-2016-SF dated 31.03.2016 issued by Haryana Government Renewable Energy Department for implementation of the Energy Conservation Building Codes.

(RAJAT CHAUDHARI) (DINESH KUMAR) (HITESH SHARMA) (JITENDER SHING) (AMIT KHATRI, JAS) (NARENDER KUMAR) (DTP(HO)) (DTP(HO)) (DTP(HO)) (DTP(HO)) (DTP(HO))

Only For Service Plan Estimate
Expiring Engineer
HSVP, Division No. V, Gurugram

Checked subject to Comments
Inter-Departmental letter No. 140211
Dy. Sd/04/2025
Approved with the following

Expiring Engineer (M)
HSVP, Panchnag

STP BELOW THE GROUND
CAP. 160 KLD

FRL - 225.20
NGL - 224.70

STP

ESS

FRL - 225.50
NGL - 224.53

FRL - 225.20
NGL - 224.60

FRL - 225.575
NGL - 223.19

FRL - 225.575
NGL - 223.19

FRL - 225.20
NGL - 223.10

FRL - 225.50
NGL - 223.98

FRL - 225.18
NGL - 224.18

FRL - 225.20
NGL - 224.91

150.0M WIDE NPR ROAD

18.0M WIDE GREEN BELT (PROPOSED)

12.0M WIDE SERVICE ROAD (PART OF 30.0M WIDE GREEN BELT)

12.0M WIDE SERVICE ROAD (PART OF SECTOR)

20M WIDE PLAZA

20M WIDE PLAZA

20M WIDE PLAZA

20M WIDE PLAZA

20M WIDE PLAZA

20M WIDE PLAZA

20M WIDE PLAZA

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

VEHICULAR ENTRY/EXIT

UNDER GROUND WATER TANK & PUMP ROOM
FIRE WATER TANK
CAPACITY = 190KL
DOMESTIC WATER TANK
CAPACITY = 45 KL
RAW WATER TANK
CAPACITY = 45 KL

LEGEND

SYMBOL	DESCRIPTION
	STORM WATER LINE
	MANHOLE
	RAIN WATER HARVESTING
	400mm PIPE SLOPE 1:450

DETAILS OF SCO'S (SECTOR 84)				
TYPE	SIZE (IN MTS)		No. OF PLOTS	TOTAL AREA
	L	B		
A	21.40	7.00	20	2996.00
B	27.25	8.60	24	5624.40
C	27.25	10.50	1	286.13
D	27.25	11.75	1	320.19
TOTAL AREA				9226.72

DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA	6.54375	2648.157	2648.157
AREA GRANTED FOR FAR	6.54375	2648.157	2648.157
PERMISSIBLE G.C.	35% OF 6.54375	2.2903	9268.55
PERMISSIBLE F.A.R.	1.50	39722.36	39722.36
PROPOSED G.C.	34.98%	9262.72	9262.72
PROPOSED F.A.R.	1.50	39722.36	39722.36
TOTAL NO. OF PLOTS			46
RATIO OF FAR DISTRIBUTION ON 1SQ.M OF GROUND COVERAGE			4.305

9226.72 Sqm.

36.00 Sqm.

9262.72 Sqm.

GROUND COVERAGE OF SCO'S (46 Nos)

GROUND COVERAGE OF 3m X 6m COLONNADES - 'CL-1 & CL-2' (2 Nos)

TOTAL GROUND COVERAGE

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

SHEET TITLE:
STORM WATER
LAYOUT PLAN

DLF 55525

For service plan estimate only

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

RUCHY LAKHAM
CA/09/25412

ARCHITECT

AUTHORIZED SIGNATORY

KEY PLAN

LL-4763

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. LL-4763) dated 14-01-2025 is issued in respect of Commercial Plotted Colony being developed by DLF Home Developers Ltd., Sector-84, Gurugram, Haryana. The layout plan is hereby approved subject to the following conditions:

- That this layout plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bye-laws of the Haryana Urban Development Authority.
- That the plotted area of the colony shall not exceed as allowed under Commercial Plotted Colony under policy dated 09-2018 and its amendment from time to time.
- That the high-tension lines passing in the colony area shall be suitably aligned or right of way along the area shall be maintained as per ISI norms.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTC for the modification of layout plans of the colony.
- That the revenue rates falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the roads, internal road circulation or for proper integration of the planning of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or more wide sector road if applicable.
- That all green belts provided in the layout plan within the licensed area shall be developed by the colonizer. All other green belts outside the licensed 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 licensee.
- That the portion of the sector/development plan roads (green belts as provided in the Development Plan if applicable, which form part of the licensed area shall be transferred free of cost to the government on the lines of section 3(3)(ii) of the Act No.8 of 1975.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the provision of solar water heating system shall be as per norms specified by HAREDA and shall include appropriate water-appliance space for solar water heating system for internal lighting as well as campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2015-Solar dated 21.03.2016 issued by Haryana Government Renewable Energy Department in compliance with the directions issued vide Notification No. 19/6/2016-3P 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 SHAG) (AMIT KATOL TAS) DTP(HQ)

(RAJAT CHAUHAN) ATP(HQ)
(DINESH KUMAR) PA(HQ)