

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-1986/JD (RA)/2024/ 30304 Dated 24-09-24
To

Alpin Developers Pvt. Ltd. and others in collaboration with Vatika Ltd.,
Unit no. A-002, INXT City Centre,
Ground Floor, Block-A, Sector-83, Vatika India Next,
Gurugram -122012.

Subject: Approval of Standard Design of SCO's of Commercial Plotted Colony over an area measuring 2.625 acres (Licence No. 35 of 2024 dated 07.03.2024) Sector-88B, Gurugram Manesar Urban Complex being developed by Alpin Developers Pvt. Ltd. and others in collaboration with Vatika Ltd.

Kindly refer on the matter cited above.

Please find enclosed a set of approved Standard Design of SCO's of aforesaid Commercial plotted colony given as under:-

Description	Area (in Sqm)	Drawing No.	Dated
Commercial Standard Design of SCO's	10622.9812 (2.625 Acres)	DTCP-10516-(i) to (vii)	24.09.2024

The standard designs are approved with the following conditions:-

- 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.
- The developer/individual allottees shall get detailed building plans of SCO's/Booths etc. approved from DTP office.
- The developer/individual allottees shall obtain necessary approval of fire scheme/design and Fire NOC as per Haryana Fire Services Act, from competent Authority.

The parking/open area shall not be sold in any manner whatsoever

DA/As above.

(Ashish Sharma)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Endst. No.:- ZP-1986/JD (RA)/2024/ _____ Dated: _____

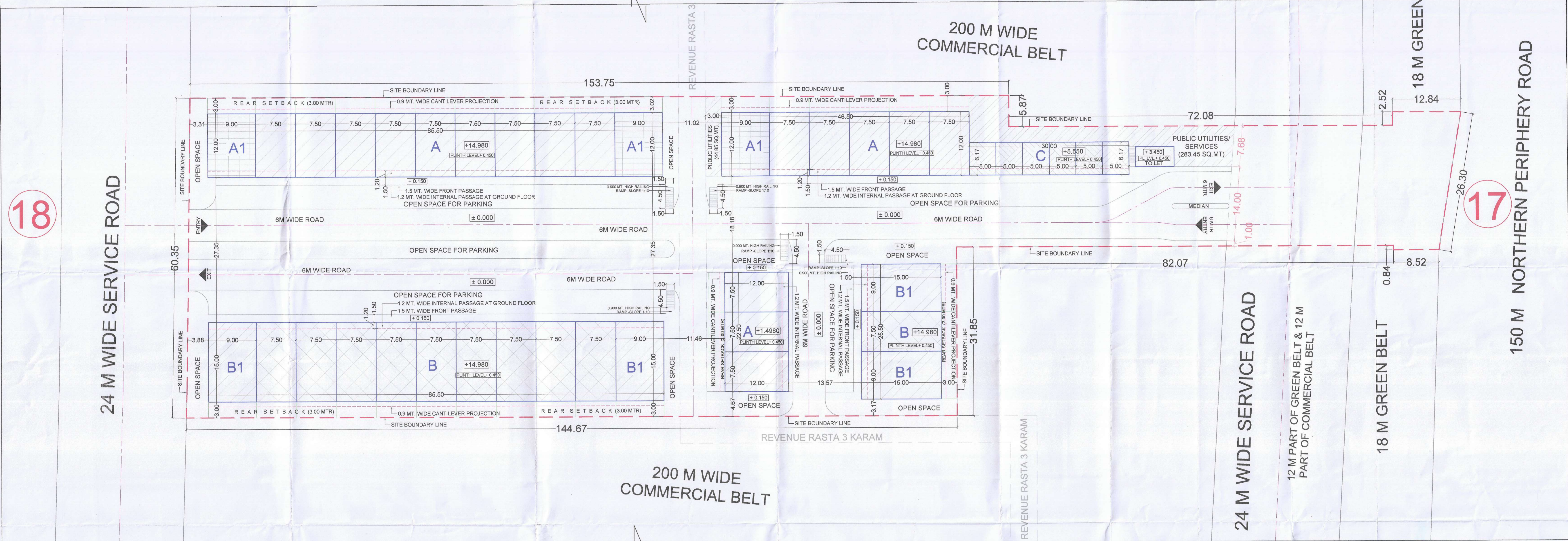
A copy alongwith a copy of approved Standard Design of SCO's is forwarded to the following for information and necessary action:-

- Senior Town Planner, Gurugram.
 - District Town Planner, Gurugram.
 - PM, IT for updating the same on the Website of the Department.
- DA/As above.

(Ashish Sharma)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

For Vatika Limited

Authorised Signatory



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AREA CHART			
TOTAL PLOT AREA	=	10622.98	sq. mts.
PERMISSIBLE GROUND COVERAGE	35.00%	=	3718.04 sq. mts.
PROPOSED GROUND COVERAGE	34.87%	=	3704.23 sq. mts.
PERMISSIBLE FAR	150.00%	=	15934.47 sq. mts.
PROPOSED FAR	131.58%	=	13977.44 sq. mts.

GROUND COVERAGE								
S. NO.	SCO TYPE	LENGTH	X	WIDTH	AREA (sq. mts.)	X	TOTAL NO'S	TOTAL AREA (sq. mts.)
1	A	12.00	X	7.50	90.00	X	17	1530.00
2	A1	12.00	X	9.00	108.00	X	3	324.00
3	B	15.00	X	7.50	112.50	X	10	1125.00
4	B1	15.00	X	9.00	135.00	X	4	540.00
5	C	6.17	X	5.00	30.85	X	6	185.10
GRAND TOTAL							40	3704.10

FAR CALCULATION					
SCO TYPE-A		AREA OF 1 SCO	X	TOTAL NO OF SCO'S	TOTAL AREA (sq. mts.)
1	GROUND FLOOR AREA	90.000	X	17	1530.00
2	MEZZANINE FLOOR AREA	41.253	X	17	701.30
3	FIRST FLOOR AREA	69.975	X	17	1189.58
4	SECOND FLOOR AREA	69.975	X	17	1189.58
5	THIRD FLOOR AREA	69.975	X	17	1189.58
TOTAL		341.178	X	17	5800.03

FAR CALCULATION					
SCO TYPE-A1		AREA OF 1 SCO	X	TOTAL NO OF SCO'S	TOTAL AREA (sq. mts.)
1	GROUND FLOOR AREA	108.000	X	3	324.00
2	MEZZANINE FLOOR AREA	50.008	X	3	150.02
3	FIRST FLOOR AREA	93.390	X	3	280.17
4	SECOND FLOOR AREA	93.390	X	3	280.17
5	THIRD FLOOR AREA	93.390	X	3	280.17
TOTAL		438.178	X	3	1314.53

FAR CALCULATION					
SCO TYPE-B		AREA OF 1 SCO	X	TOTAL NO OF SCO'S	TOTAL AREA (sq. mts.)
1	GROUND FLOOR AREA	112.500	X	10	1125.00
2	MEZZANINE FLOOR AREA	53.193	X	10	531.93
3	FIRST FLOOR AREA	92.475	X	10	924.75
4	SECOND FLOOR AREA	92.475	X	10	924.75
5	THIRD FLOOR AREA	92.475	X	10	924.75
TOTAL		443.118	X	10	4431.18

FAR CALCULATION					
SCO TYPE-B1		AREA OF 1 SCO	X	TOTAL NO OF SCO'S	TOTAL AREA (sq. mts.)
1	GROUND FLOOR AREA	135.000	X	4	540.00
2	MEZZANINE FLOOR AREA	65.479	X	4	261.92
3	FIRST FLOOR AREA	120.390	X	4	481.56
4	SECOND FLOOR AREA	120.390	X	4	481.56
5	THIRD FLOOR AREA	120.390	X	4	481.56
TOTAL		561.649	X	4	2246.60

FAR CALCULATION					
SCO TYPE-C		AREA OF 1 SCO	X	TOTAL NO OF SCO'S	TOTAL AREA (sq. mts.)
1	GROUND FLOOR AREA	30.850	X	6	185.10
TOTAL		30.850	X	6	185.10

UTILITY BLOCK - FREE FROM GROUND COVERAGE & FAR					
1	UTILITY BLOCK - FREE FROM GROUND COVERAGE & FAR	7.255	X	4,000	29,020

NON F.A.R CALCULATION					
S. NO.	PUBLIC UTILITY SERVICES (TOILET/STP/WT)	(AS/SITE PLAN)	=	TOTAL AREA (sq. mts.)	
1	PUBLIC UTILITY SERVICES (TOILET/STP/WT)		=	328.30	
2	BASEMENTS-SCO TYPE-A	90.000 X 17	=	1530.00	
3	BASEMENTS-SCO TYPE-A1	108.000 X 3	=	324.00	
4	BASEMENTS-SCO TYPE-B	112.500 X 10	=	1125.00	
5	BASEMENTS-SCO TYPE-B1	135.000 X 4	=	540.00	
TOTAL			=	3847.30	
TOTAL ACHIEVED F.A.R				=	13977.44

NOTE
 1. ALL DIMENSIONS ARE IN METER.
 2. SCHEME BOUNDARY SHOWN AS
 3. ALL LEVELS ARE FROM ROAD LEVEL (± 0.00).
 4. ALL LEVELS MARKS AS FINISH LEVEL.
 5. THE PARKING/OPEN AREA SHALL NOT BE SOLD IN ANY MANNER WHATSOEVER.

DEVELOPED BY: M/S VATIKA LIMITED.
 UNIT NO. A-002, INXT CITY CENTRE
 4TH FLOOR, BLOCK - A, SECTOR-83
 VATIKA INDIA NEXT, GURUGRAM 122012

PROJECT: COMMERCIAL PLOTTED COLONY (SCO)
 LAND MEASURING 2.625 ACRES
 AT SECTOR -88B, GURUGRAM-HARYANA

DRG. TITLE: **SITE PLAN**

FOR VATIKA LIMITED
 Authorised Signatory
 Rangan Mukherjee
 CA/2003/31471
 ARCHITECT'S SIGN.

DRG. NO. SCO/FF/LAY/R0
 SITE PLAN submission
 DATE: MAY. 2024
 SCALE: 1 : 200
 REVISION: R0
 DRAWN: J.P.

