

Directorate of Town and Country Planning, Haryana,  
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: tcpharyana7@gmail.com  
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1663/AD(GK)/2023/ 39609 Dated:- 17-11-2023

To

IMT Developers Pvt. Ltd. & Others,  
House No. 993, Sector-6,  
Bahadurgarh.

Subject: - Approval of Standard Design of SCOs in Commercial Site over an area measuring 0.44333 acres (1794.12 Sqm.) forming part of Residential Plotted Colony measuring 11.156 acres (License No. 113 of 2021 dated 17.12.2021) falling in sector-29, Bahadurgarh, District-Jhajjar.

Reference: - Please refer to subject cited matter.

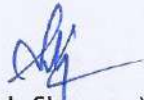
Please find enclosed a set of the approved Standard Design of SCOs of aforesaid Commercial site forming part of Affordable Residential Plotted Colony (DDJAY Policy-2016) as per following details:-

Description	Area	Drawing No.	Dated
Commercial Site	0.44333 acres (1794.12 Sqm.)	DGTCP-9805(i) to 9805(viii)	15.11.2023

The standard designs are approved with the following conditions:-

- The connecting corridors/passage provided at ground floor shall be used for movement/circulation of general public. The Owner of the SCOs shall not obstruct this corridor/ passage in any manner what so ever. You shall not sell the corridor/passage in any manner whatsoever.
- The developer/individual allottees shall get detailed building plans of SCOs/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 General, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1663/AD(GK)/2023/\_\_\_\_\_ Dated\_\_\_\_\_

A copy along with a set of approved Standard Designs is forwarded to the following for information and further 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:-

- Senior Town Planner, Rohtak.
- District Town Planner, Jhajjar.

DA/As above

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

TITLE:-  
**LAYOUT CUM DEMARCATION PLAN OF COMMERCIAL SITE FOR SCOUT HAVING AREA MEASURING 1794.118 SQMT OR 0.443 ACRE(PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT. JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.**

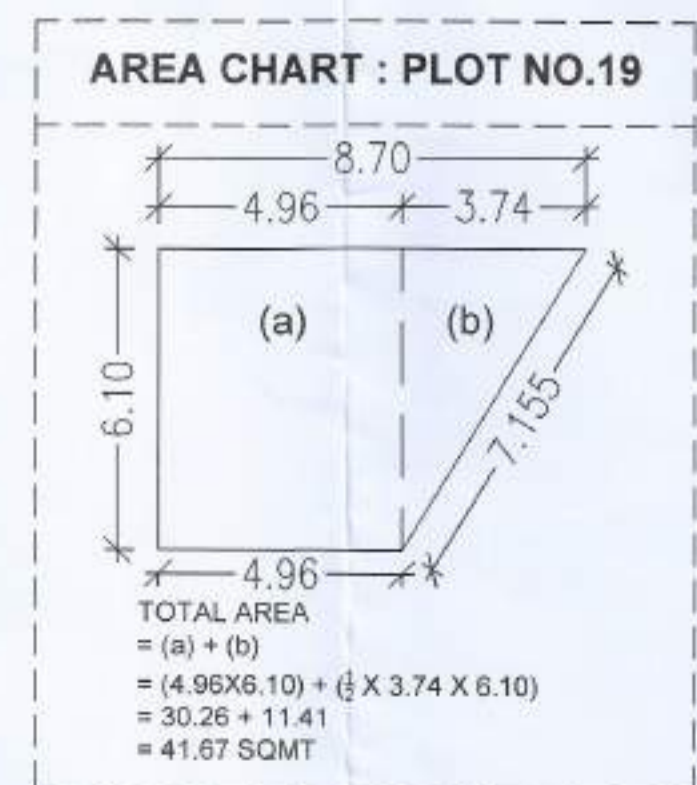
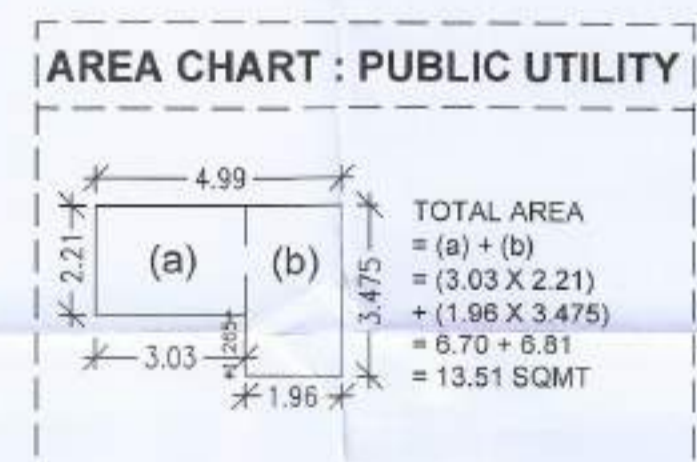
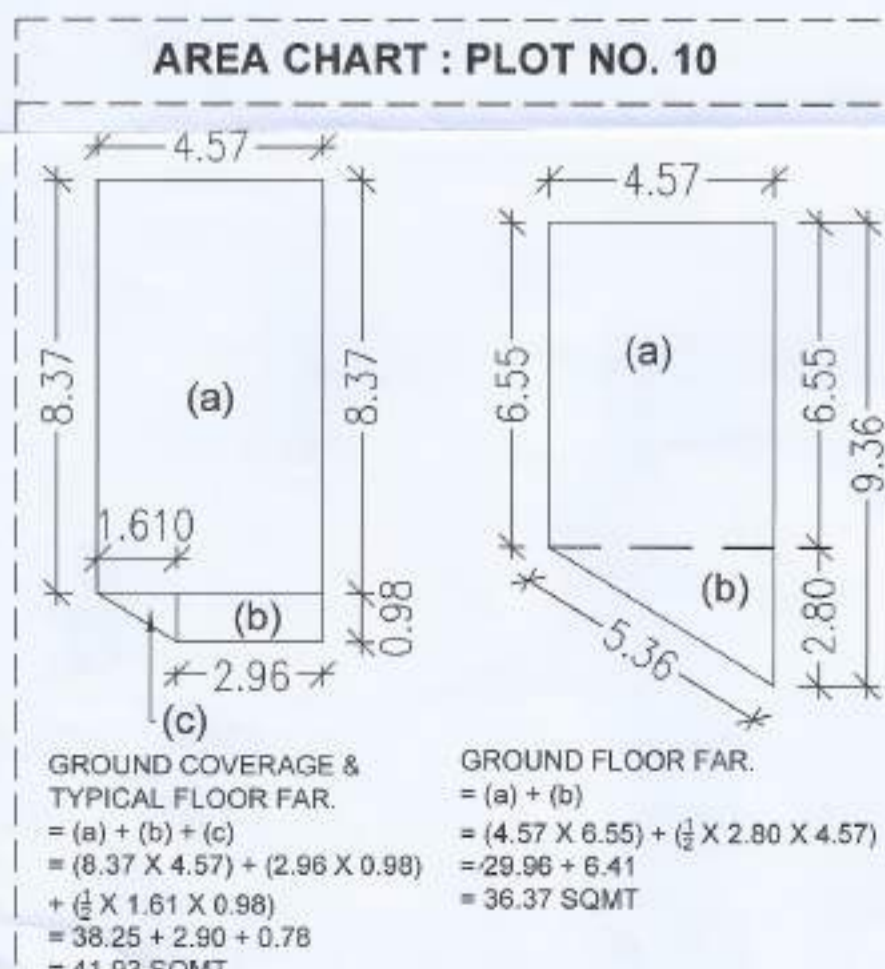
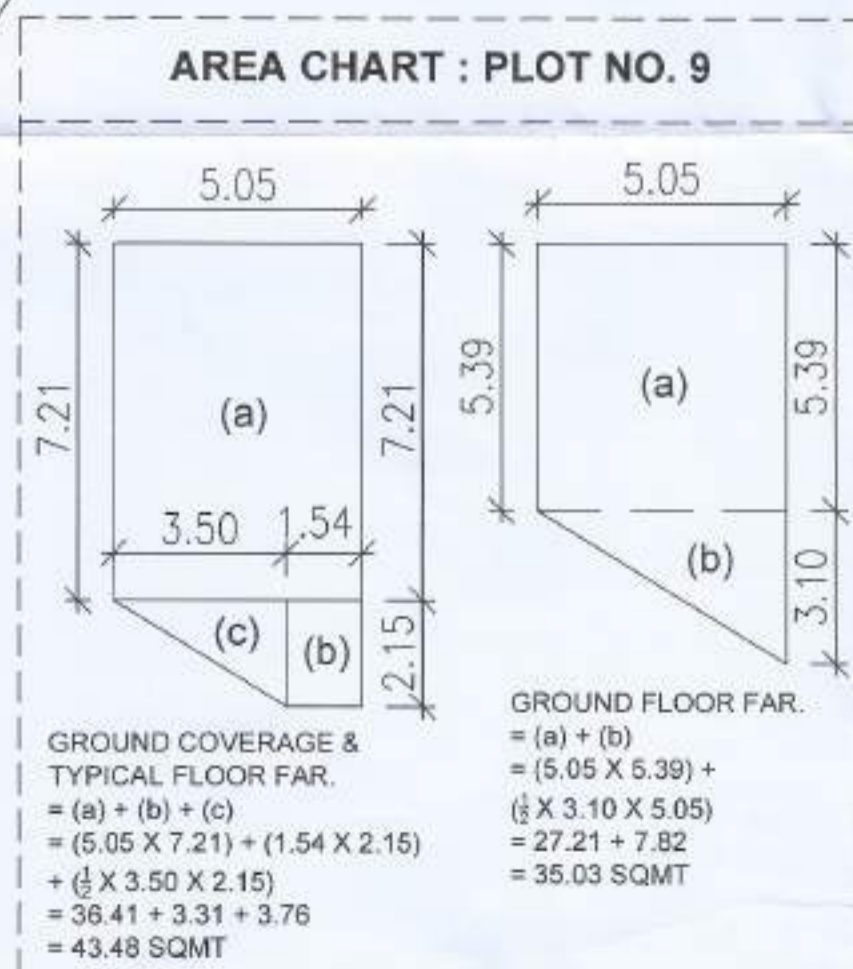
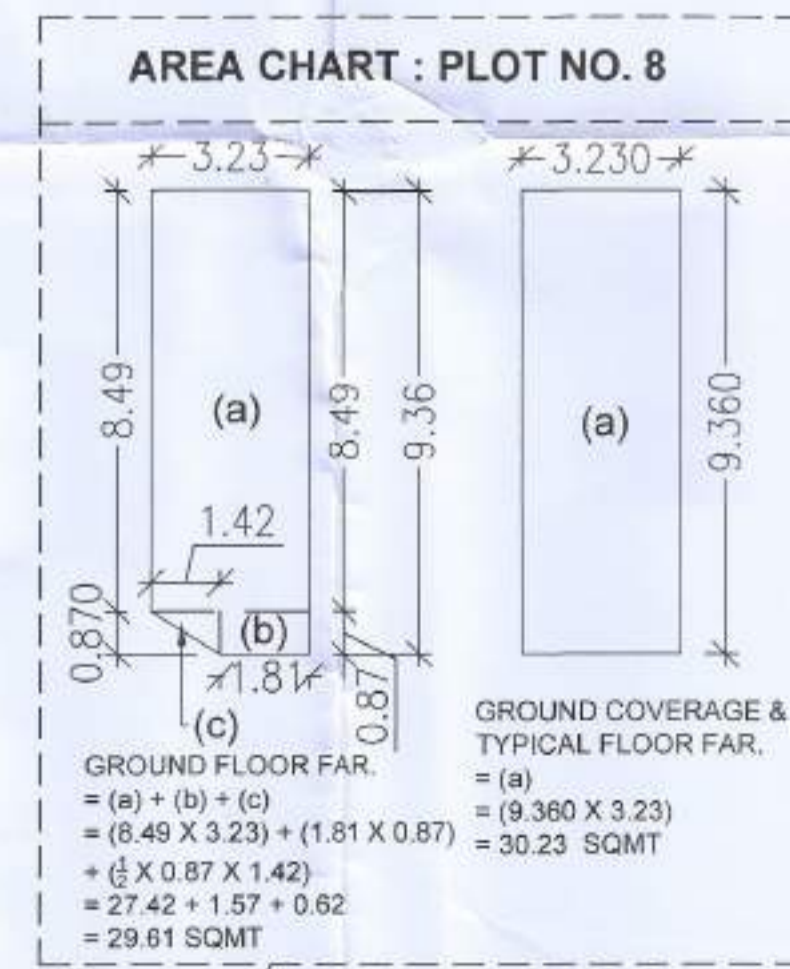
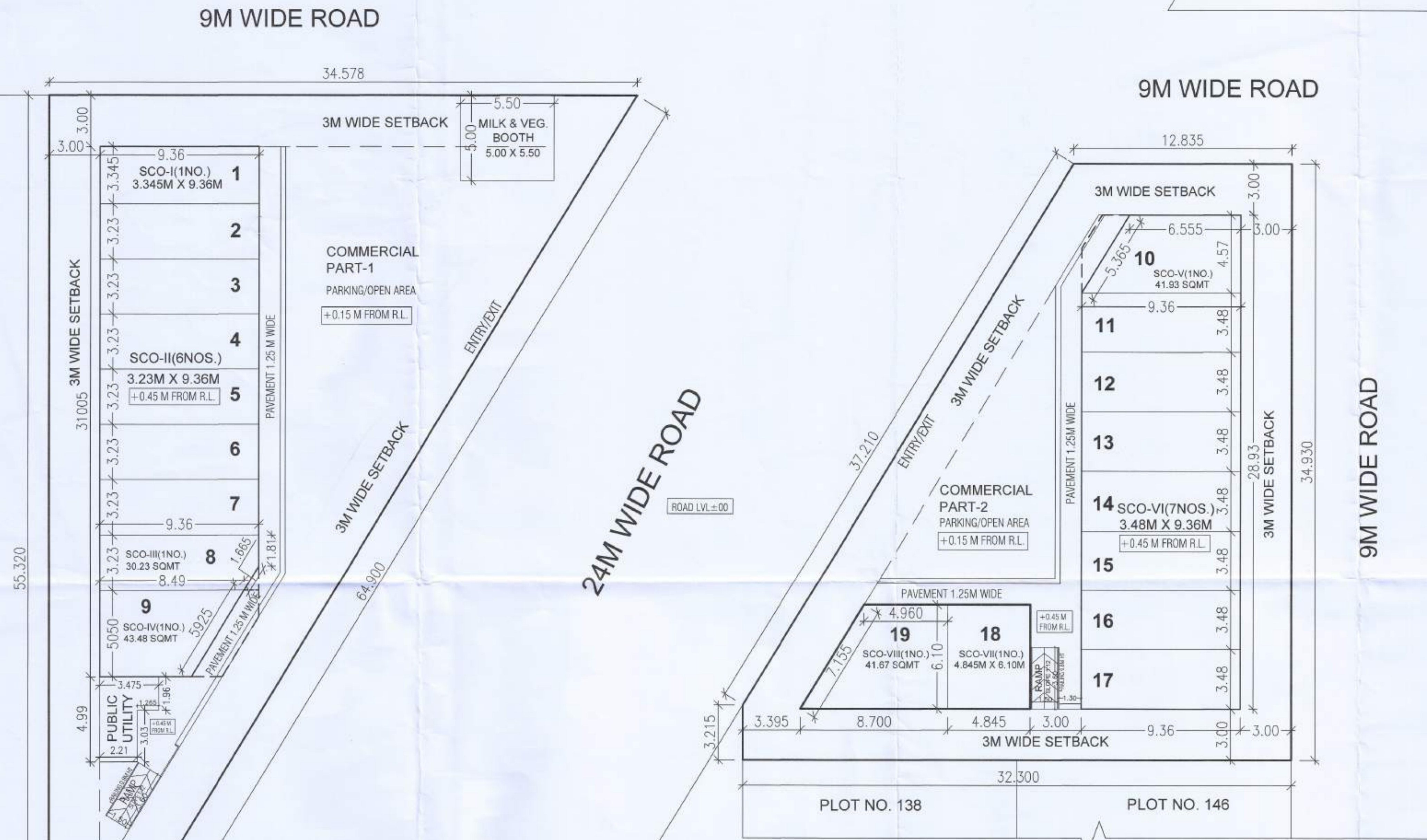
AREA CHART			
S.NO.	PARTICULARS	AREA (SQMT)	%
1	TOTAL AREA OF THE SCHEME	1794.118	-
2	PERMISSIBLE GROUND COVERAGE@35% OF SITE AREA	627.94	35.00%
3	PERMISSIBLE F.A.R.@150% OF SITE AREA	2691.18	150.00%
4	PROPOSED GROUND COVERAGE	627.54	34.98%
5	PROPOSED F.A.R.	1532.68	85.43%

DETAIL OF SCO, MILK & VEG. BOOTH & PUBLIC UTILITY										
SR. NO.	TYPE	PLOT NO.	SIZE (IN METERS)	AREA (IN SQMT)	NO. OF PLOTS	TOTAL GROUND COVERAGE (IN SQMT)	NO. OF STOREY	TOTAL F.A.R. ACHIEVED (IN SQMT)	SINGLE UNIT BASEMENT & MUNITY (NON-F.A.R. IN SQMT)	TOTAL BASEMENT & MUNITY (NON-F.A.R. IN SQMT)
1	SCO-I	1	3.345 X 9.36	31.31	1	31.31	3	75.30	46.90	46.90
2	SCO-II	2 TO 7	3.23 X 9.36	30.23	6	181.38	3	488.36	45.28	271.68
3	SCO-III	8	AS PER PLAN	30.23	1	30.23	3	72.44	44.66	44.66
4	SCO-IV	9	AS PER PLAN	43.48	1	43.48	3	106.60	47.96	47.96
5	SCO-V	10	AS PER PLAN	41.93	1	41.93	3	99.35	54.92	54.92
6	SCO-VI	11 TO 16	3.48 X 9.36	32.57	6	195.42	3	474.18	48.79	292.74
7	SCO-VII	17	3.48 X 9.36	32.55	1	32.55	3	79.51	48.79	48.79
8	SCO-VIII	18	4.845 X 6.10	29.55	1	29.55	3	74.79	41.06	41.06
9	SCO-VIII	19	AS PER PLAN	41.67	1	41.67	3	111.15	53.18	53.18
10	MILK & VEG. BOOTH	5.00 X 5.50	27.50	-	-	-	-	-	-	-
11	PUBLIC UTILITY	AS PER PLAN	13.51	-	-	-	-	-	-	-
<b>TOTAL</b>				<b>627.540</b>	<b>19</b>	<b>1532.680</b>	<b>85.43%</b>	<b>-</b>	<b>901.890</b>	<b>901.890</b>

PARKING/OPEN AREA = TOTAL SITE AREA - GROUND COVERAGE  
 = 1794.118 - 627.540 = 1166.57 SQMT (65.02%)

NOTES:  
 (1) ALL DIMENSIONS ARE IN METERS.  
 (2) THE PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER.  
 (3) STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.

DR. PUNEET ARCHITECTS & PLANNERS  
 DILIPAT RAM GARGO ARCHITECT  
 CA290125031  
 ARCHITECT'S SIGN.  
 IMT Developers Pvt. Ltd.  
 Authorized Signatory  
 OWNER SIGN.



DRG NO:- DGTCP 9805(i) DATED:- 15-11-2023

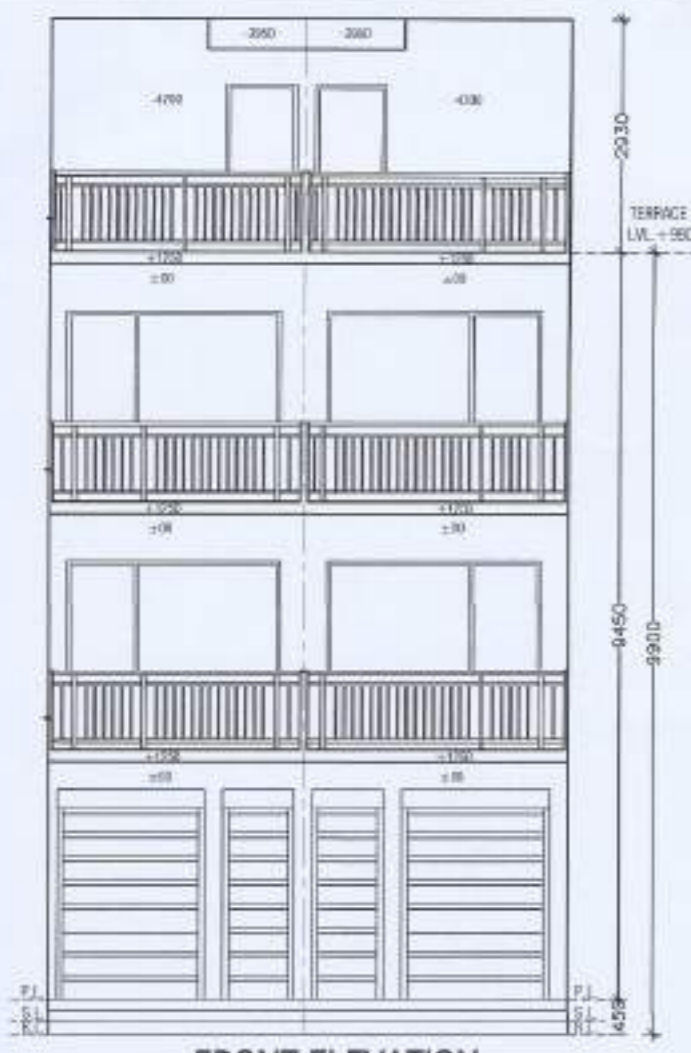
(NARINDER KUMAR) (YAJAN CHAUDHARY) (DIP(HQ)) (SANJAY KUMAR) (P. SINGH) (T.L. SATYAPRAKASH, IAS)  
 JD(HQ) ACP(HQ) CIP(HQ) CIP(HR) DGTCP(HR)

**PROJECT:-**  
**ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF**  
**COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118**  
**SQMT OR 0.443 ACRE (PART OF AFFORDABLE RESIDENTIAL**  
**PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016**  
**ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE**  
**NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF**  
**VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT.**  
**JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.**

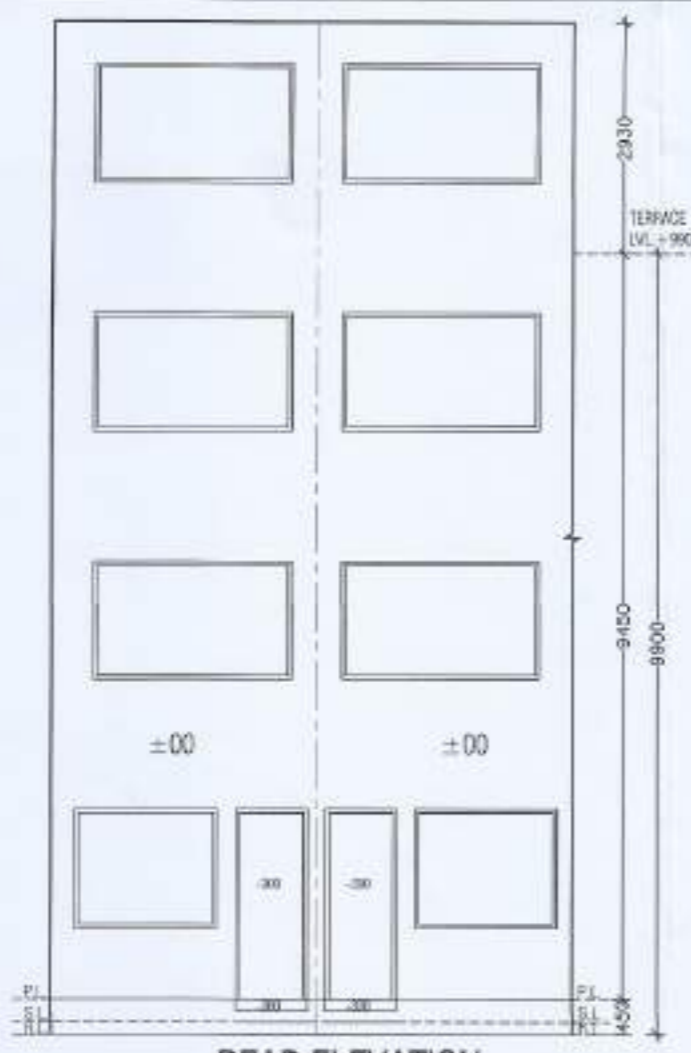
**TITLE: SCO-II(1) - 1NO.**  
**PLOT SIZE = 3.345 X 9.36 = 31.31 SQMT**  
**DETAIL OF COVERED AREA & F.A.R.-**  
 1.) GROUND FLOOR = 3.345 X 9.36 = 31.31 SQMT.....(i)  
 2.) FIRST FLOOR = 3.345 X 9.36 = 31.31 SQMT.....(ii)  
 3.) SECOND FLOOR = 3.345 X 9.36 = 31.31 SQMT.....(iii)  
 4.) MUMTY = 3.345 X 4.66 = 15.59 SQMT.....(iv)  
 5.) BASEMENT = 3.345 X 9.36 = 31.31 SQMT.....(v)  
**TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)**  
**= 31.31 + 31.31 + 31.31 + 15.59 + 31.31**  
**= 140.83 SQMT.....(vi)**  
**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 3.345 X 9.36 = 31.31 SQMT  
 2. MUMTY = 3.345 X 4.66 = 15.59 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.585 = 5.03 SQMT  
 (b) SECOND FLOOR = 3.00 X 4.20 = 12.60 SQMT  
**TOTAL AREA (1 + 2 + 3) = 64.53 SQMT.....(vii)**  
**F.A.R. ACHIEVED = (vi) - (vii) = 140.83 - 64.53 = 76.30 SQMT.....(viii)**

**TITLE: SCO-II(2 TO 7) - 6NOS.**  
**PLOT SIZE = 3.23 X 9.36 = 30.23 SQMT**  
**DETAIL OF COVERED AREA & F.A.R.-**  
 1.) GROUND FLOOR = 3.23 X 9.36 = 30.23 SQMT.....(i)  
 2.) FIRST FLOOR = 3.23 X 9.36 = 30.23 SQMT.....(ii)  
 3.) SECOND FLOOR = 3.23 X 9.36 = 30.23 SQMT.....(iii)  
 4.) MUMTY = 3.23 X 4.66 = 15.05 SQMT.....(iv)  
 5.) BASEMENT = 3.23 X 9.36 = 30.23 SQMT.....(v)  
**TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)**  
**= 30.23 + 30.23 + 30.23 + 15.05 + 30.23**  
**= 135.97 SQMT.....(vi)**  
**SO, TOTAL COVERED AREA OF SCO-II(2 TO 7) = 135.97 X 6 = 815.82 SQMT.....(vii)**  
**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 3.23 X 9.36 = 30.23 SQMT  
 2. MUMTY = 3.23 X 4.66 = 15.05 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.585 = 5.03 SQMT  
 (b) SECOND FLOOR = 3.00 X 4.20 = 12.60 SQMT  
**TOTAL AREA (1 + 2 + 3) = 62.91 SQMT.....(viii)**  
**F.A.R. ACHIEVED = (vi) - (viii) = 135.97 - 62.91 = 73.06 SQMT.....(ix)**  
**SO, TOTAL F.A.R. ACHIEVED OF SCO-II(2 TO 7) = 73.06 X 6 = 438.36 SQMT.....(x)**

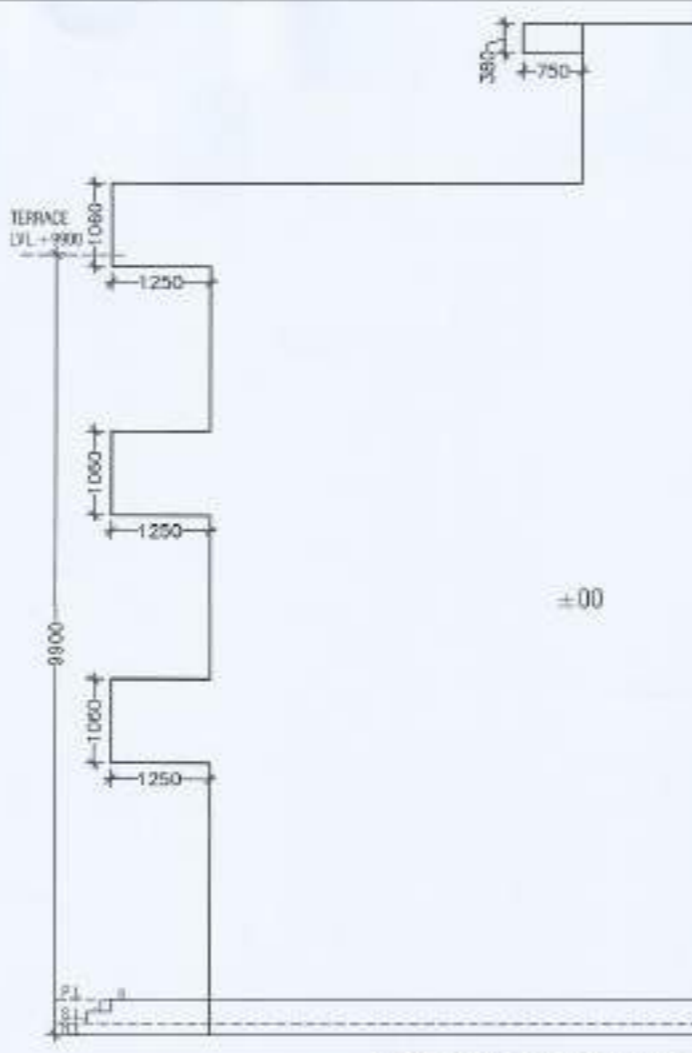
- NOTES:-**
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MILLIMETERS.
  4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.
  9. STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.



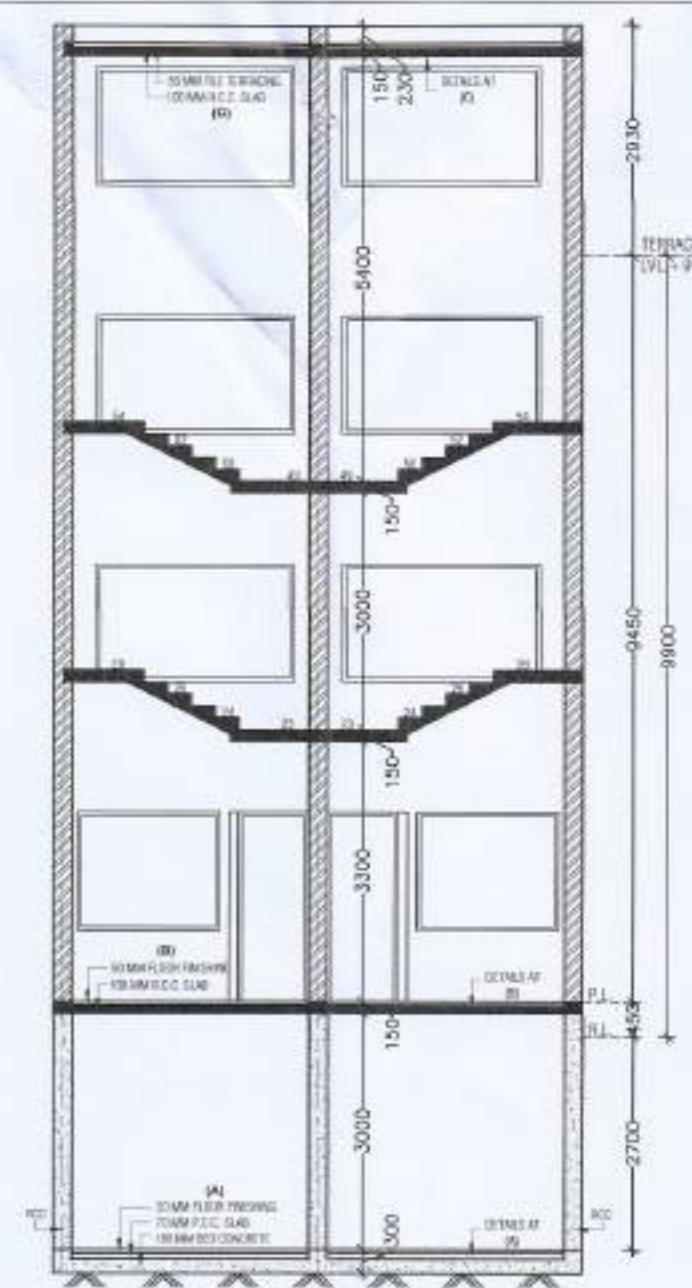
FRONT ELEVATION



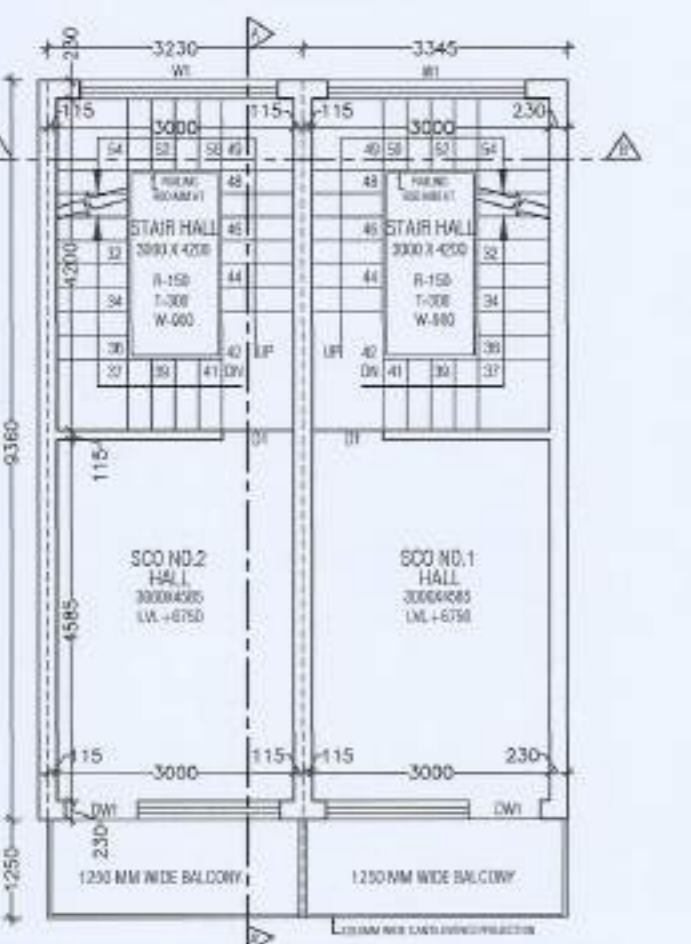
REAR ELEVATION



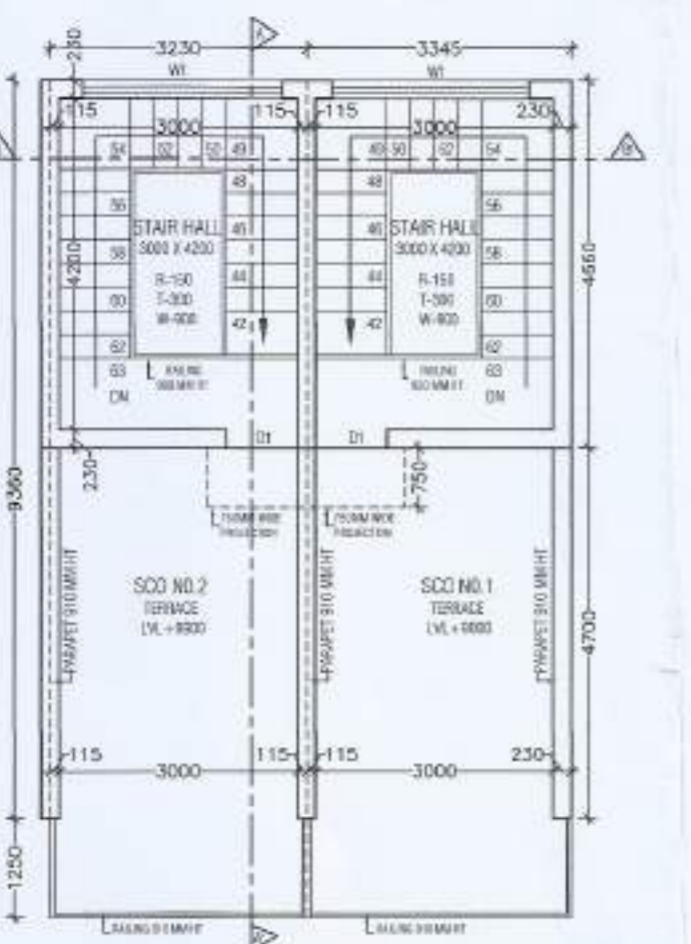
RIGHT SIDE ELEVATION



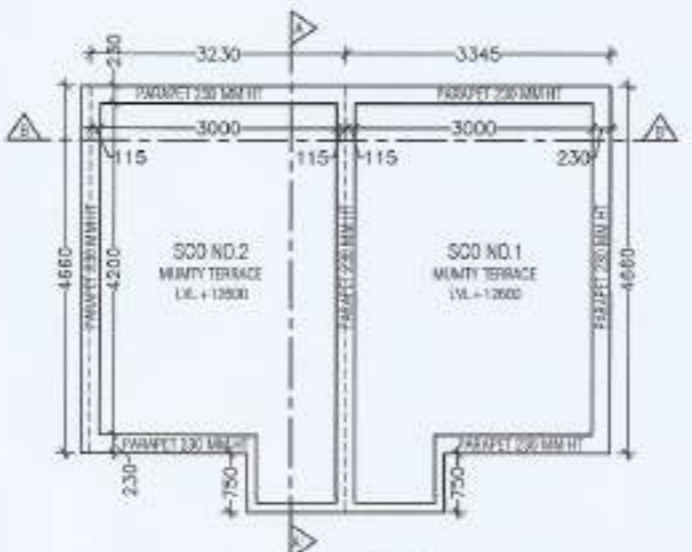
SECTION B-B'



SECOND FLOOR PLAN



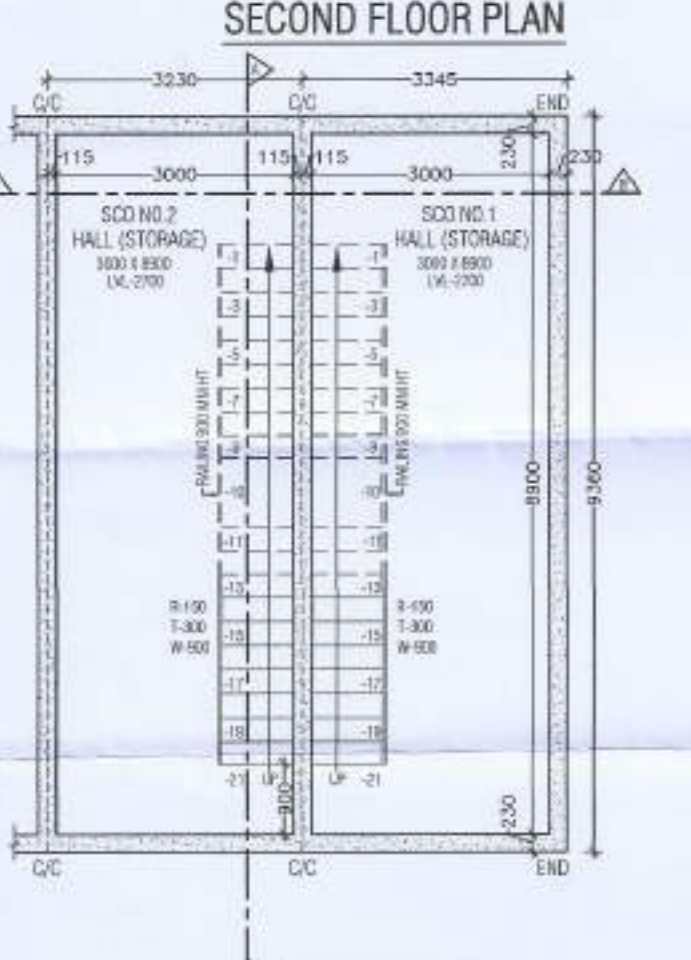
TERRACE PLAN



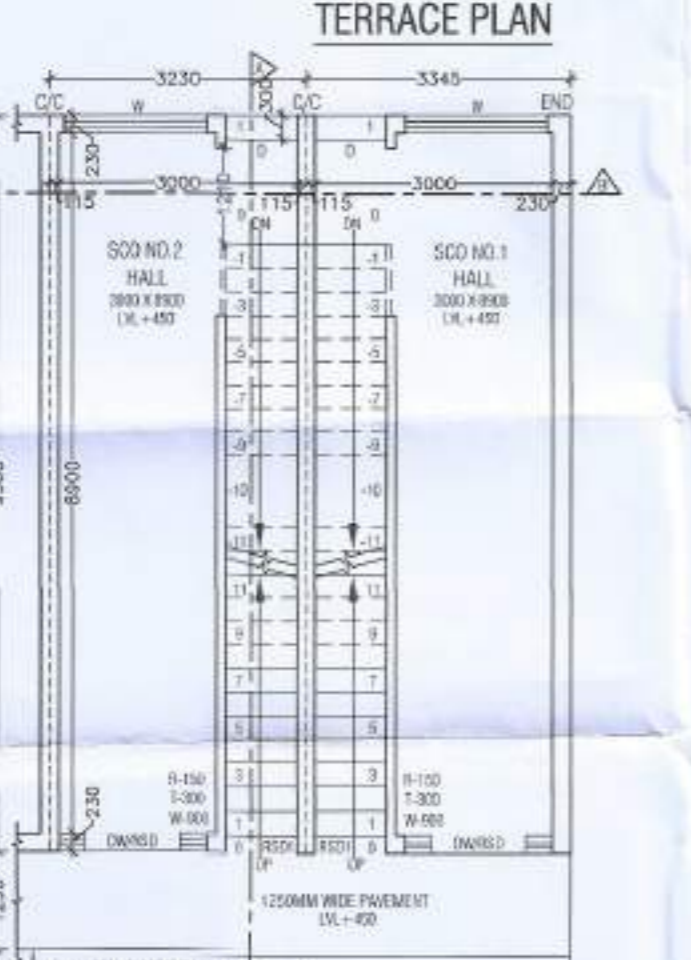
MUMTY PLAN

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	TYPE	SIZE
D (DOOR)	900 X 2400	W (WINDOW)	2000 X 1500
D1 (DOOR)	900 X 2100	W1 (WINDOW)	2500 X 1500
RSD (ROLLING SHUTTER DOOR)	2120 X 2400	DW (DOOR CUM WINDOW)	1200 X 2400 + 2(480 X 2400)
RSD1 (ROLLING SHUTTER DOOR)	900 X 2400	DW1 (DOOR CUM WINDOW)	910 X 2400 + 1800 X 1000

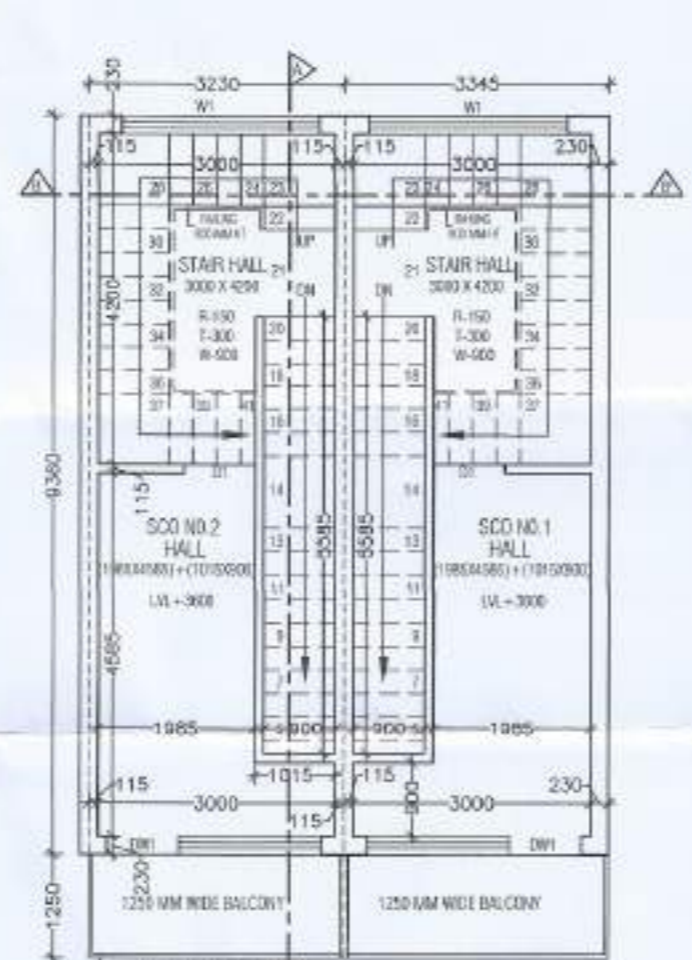
**ABBREVIATIONS:-**  
 P.L - PLINTH LEVEL  
 R.L - ROAD LEVEL  
 S.L - SURROUNDING LEVEL  
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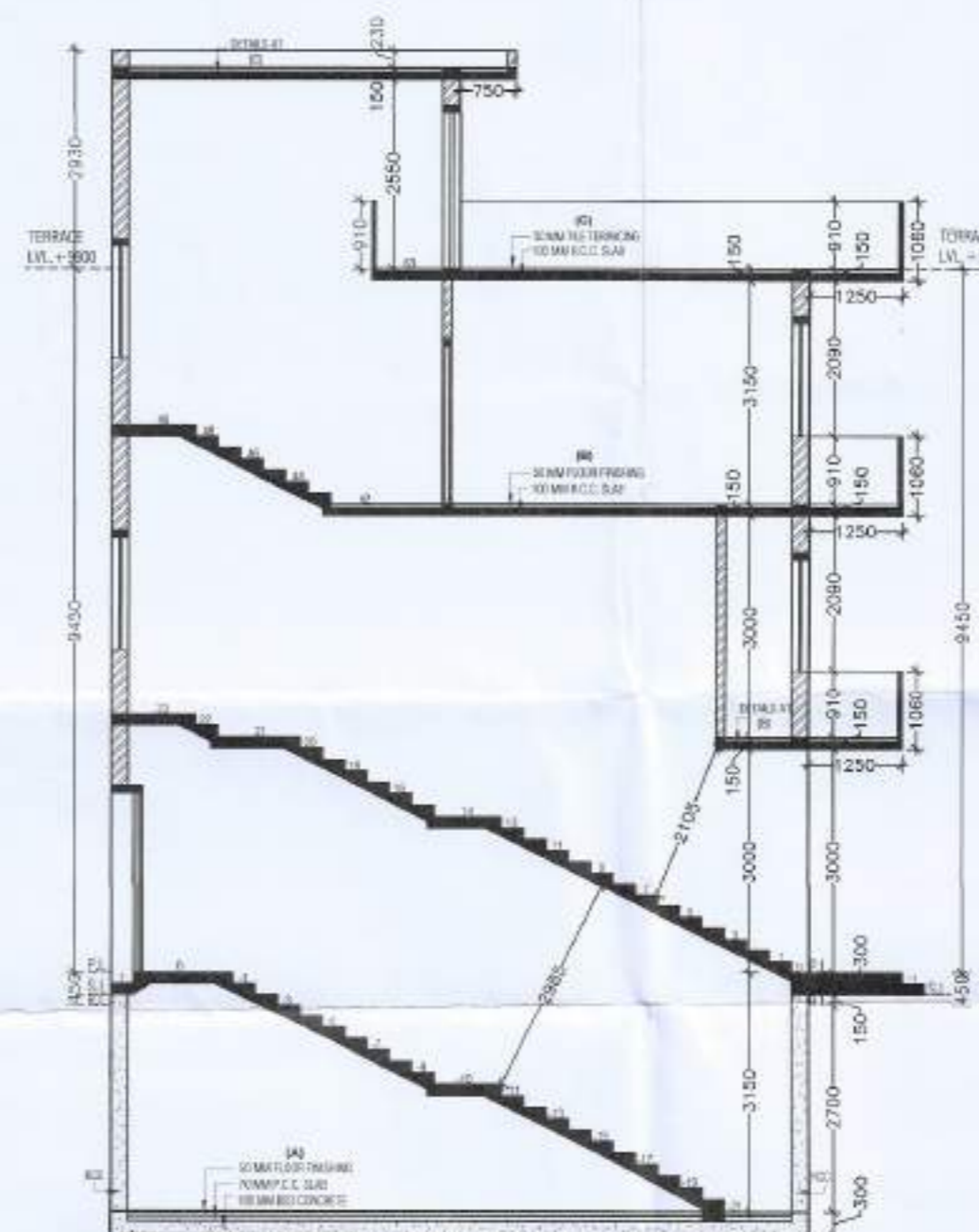
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A'

ARCHITECT'S SIGN.

IMT Developers Pvt. Ltd.

Authorized Signatory

OWNER SIGN.

DRG. NO:- DGTCP 9805(L) DATED:- 15/11/2023

**PROJECT:-**  
**ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF**  
**COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118**  
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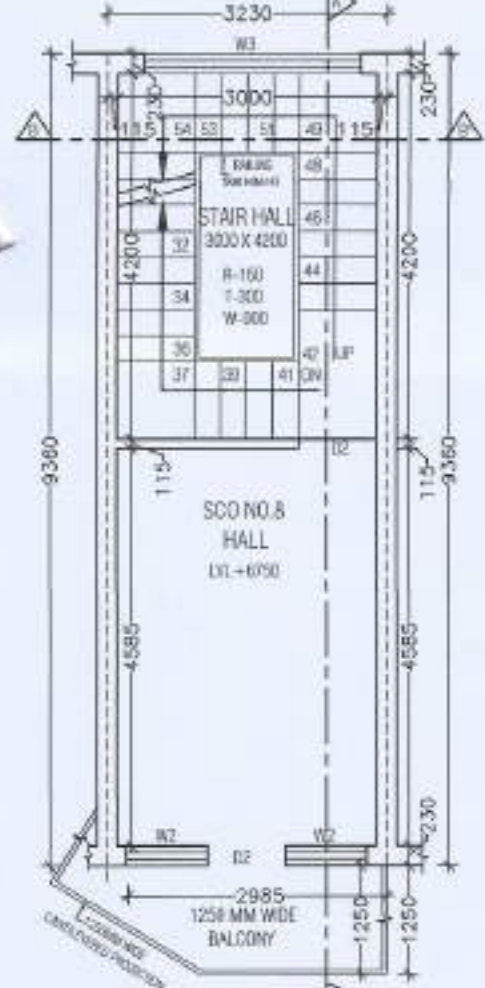
**TITLE: SCO-III(8) - 1NO.**  
**PLOT AREA = 29.61 SQMT**  
**DETAIL OF COVERED AREA & F.A.R.:-**

1.) GROUND FLOOR = 29.61 SQMT.....(i)
2.) FIRST FLOOR = 30.23 SQMT.....(ii)
3.) SECOND FLOOR = 30.23 SQMT.....(iii)
4.) MUMTY = 3.23 X 4.66 = 15.05 SQMT.....(iv)
5.) BASEMENT = 29.61 SQMT.....(v)

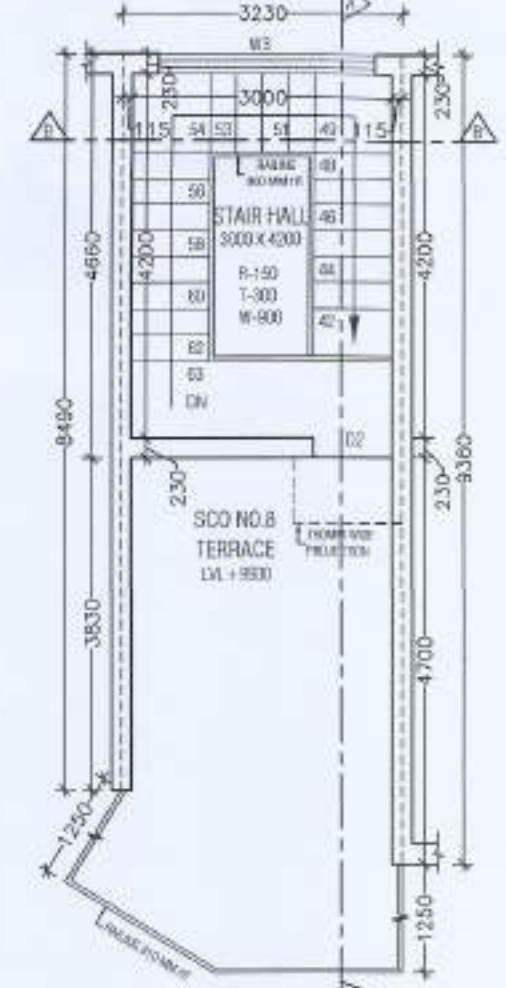
**TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)**  
 = 29.61 + 30.23 + 30.23 + 15.05 + 29.61  
 = 134.73 SQMT.....(vi)

**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 29.61 SQMT  
 2. MUMTY = 3.23 X 4.66 = 15.05 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.585 = 5.03 SQMT  
 (b) SECOND FLOOR = 3.00 X 4.20 = 12.60 SQMT  
**TOTAL AREA (1 + 2 + 3) = 62.29 SQMT.....(vii)**

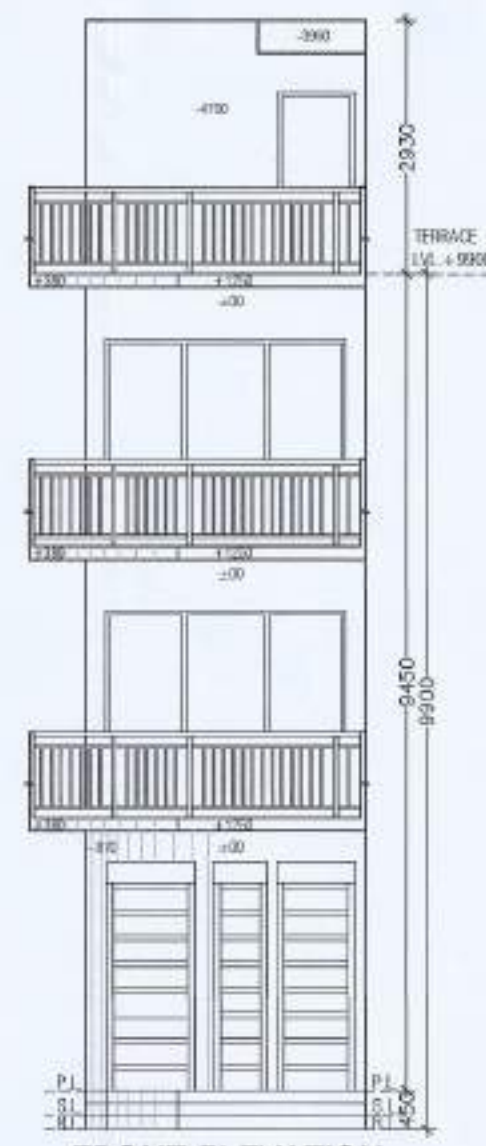
**F.A.R. ACHIEVED = (vi) - (vii) = 134.73 - 62.29 = 72.44 SQMT.....(viii)**



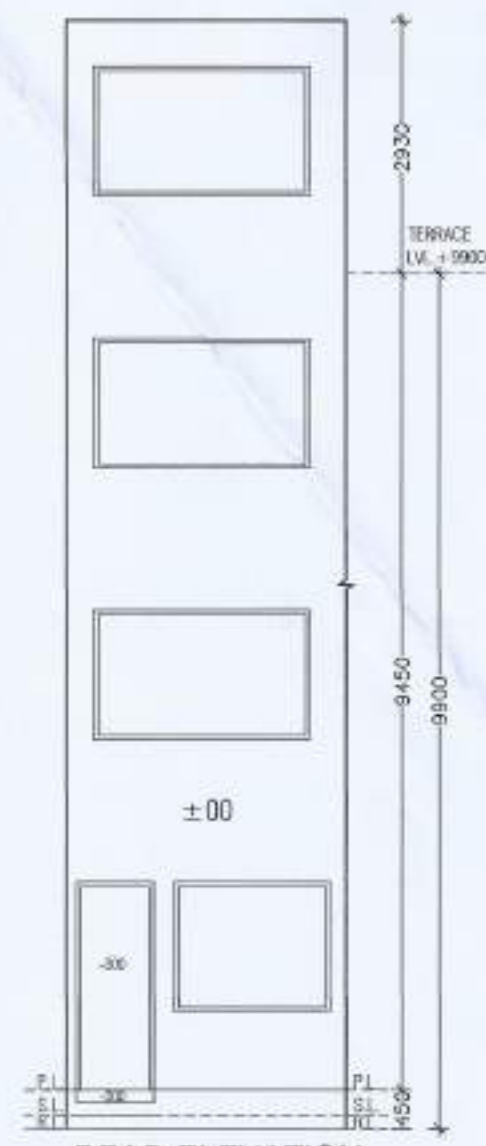
**SECOND FLOOR PLAN**



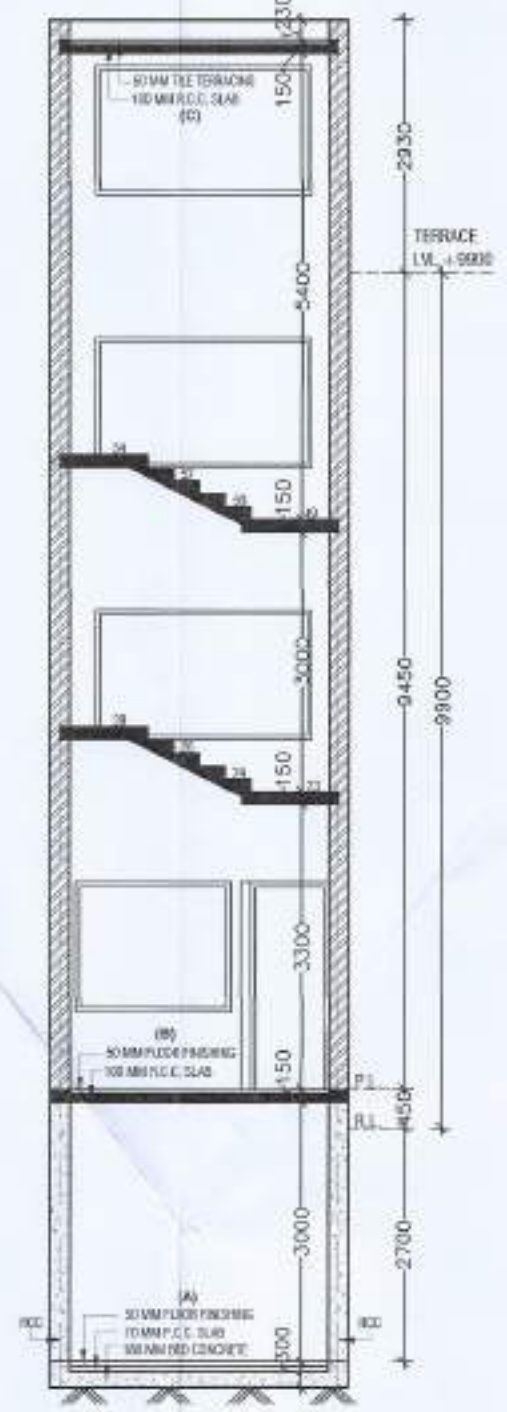
**TERRACE FLOOR PLAN**



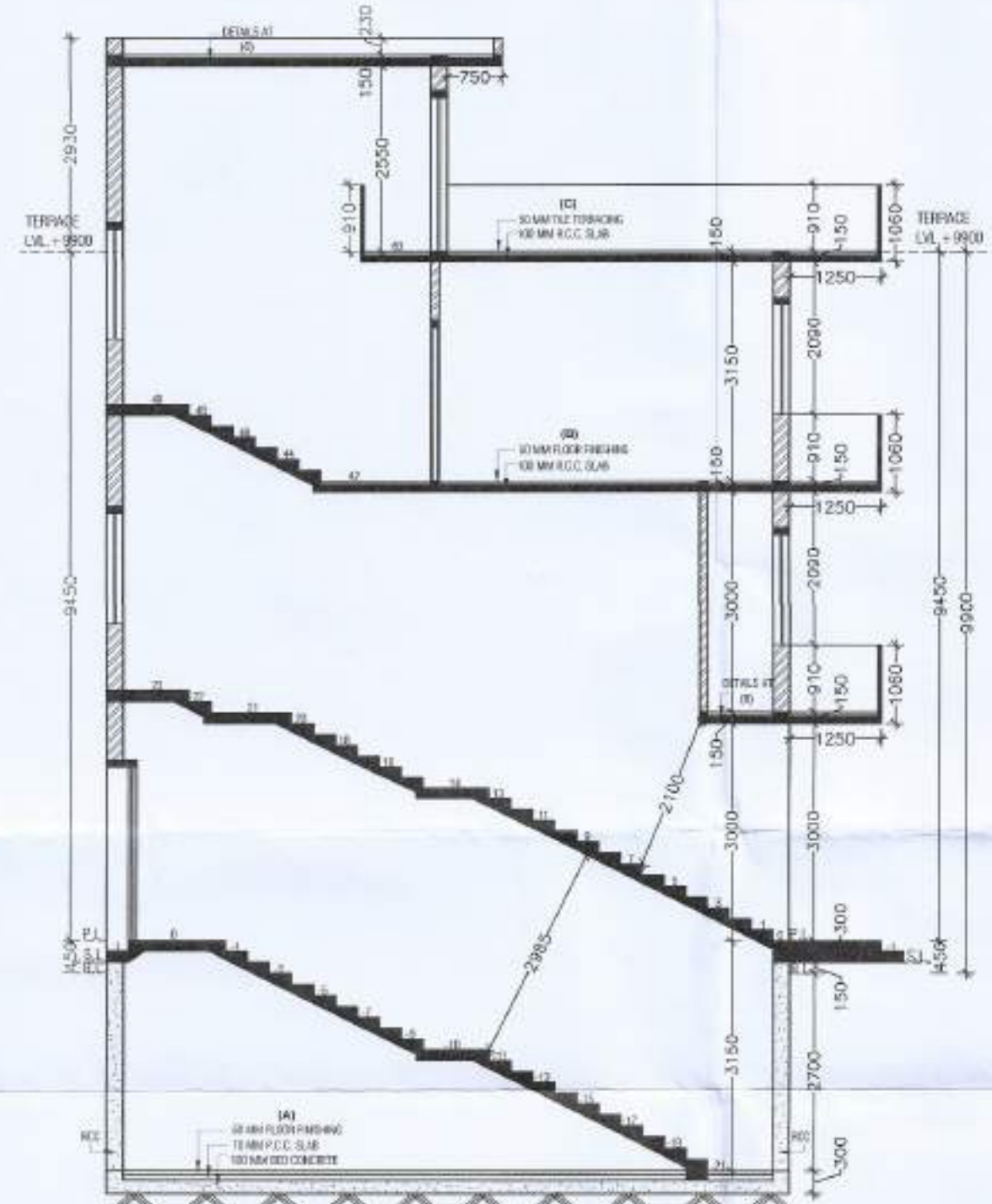
**FRONT ELEVATION**



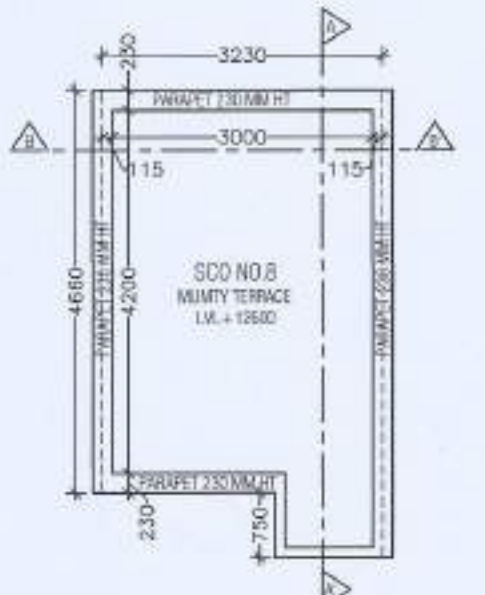
**REAR ELEVATION**



**SECTION B-B'**



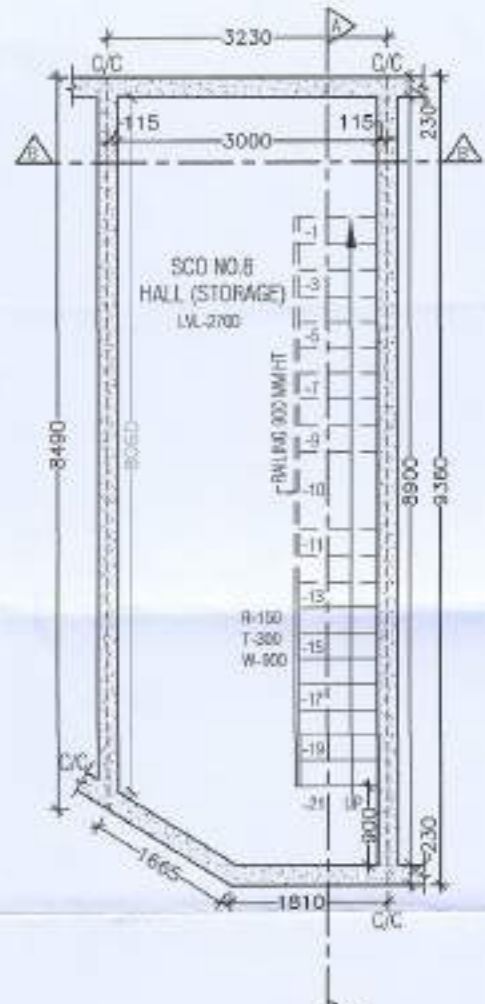
**SECTION A-A'**



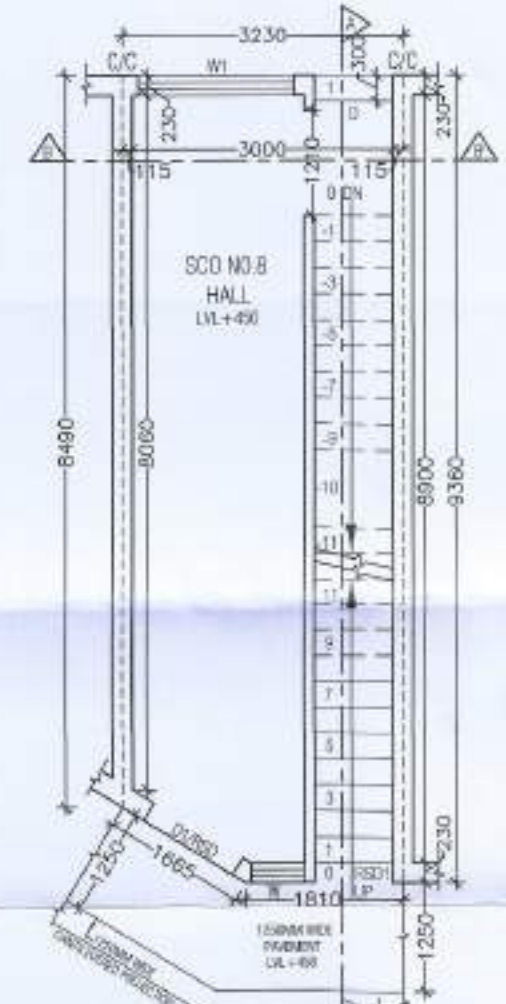
**MUMTY PLAN**

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	TYPE	SIZE
D (DOOR)	900 X 2400	W (WINDOW)	615 X 2400
D1 (DOOR)	1200 X 2400	W1 (WINDOW)	1800 X 1500
D2 (DOOR)	900 X 2100	W2 (WINDOW)	1520 X 1500
RSD (ROLLING SHUTTER DOOR)	1200 X 2400	W3 (WINDOW)	2500 X 1500
RSD1 (ROLLING SHUTTER DOOR)	900 X 2400	D2W1 (DOOR CUM WINDOW)	910 X 2400 + 450 X 1500

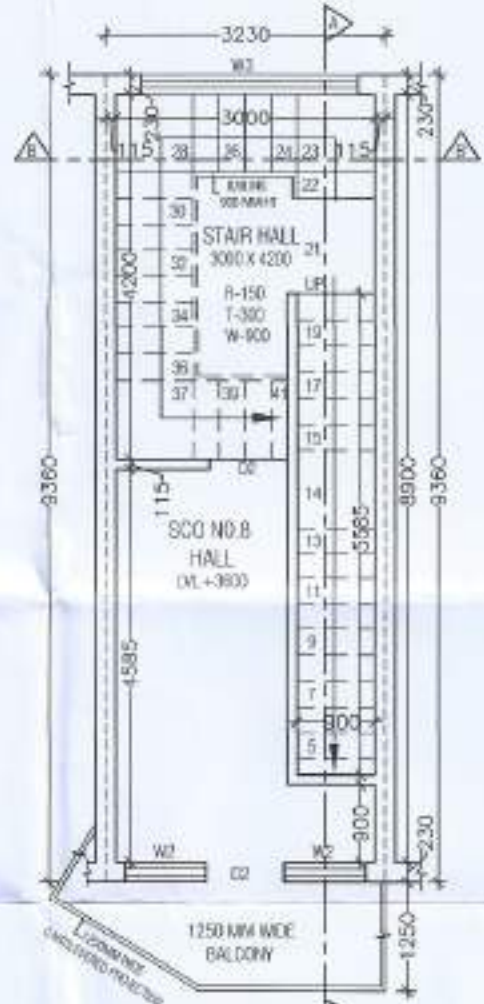
**ABBREVIATIONS:**  
 P.L. - PLINTH LEVEL  
 R.L. - ROAD LEVEL  
 S.L. - SURROUNDING LEVEL  
 R - RISER  
 T - TREAD  
 W - WIDTH



**BASEMENT PLAN**



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

- NOTES:-**
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MILLIMETERS.
  4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.
  9. STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.



ARCHITECT'S SIGN.

IMT Developers Pvt. Ltd.  
 Authorized Signatory

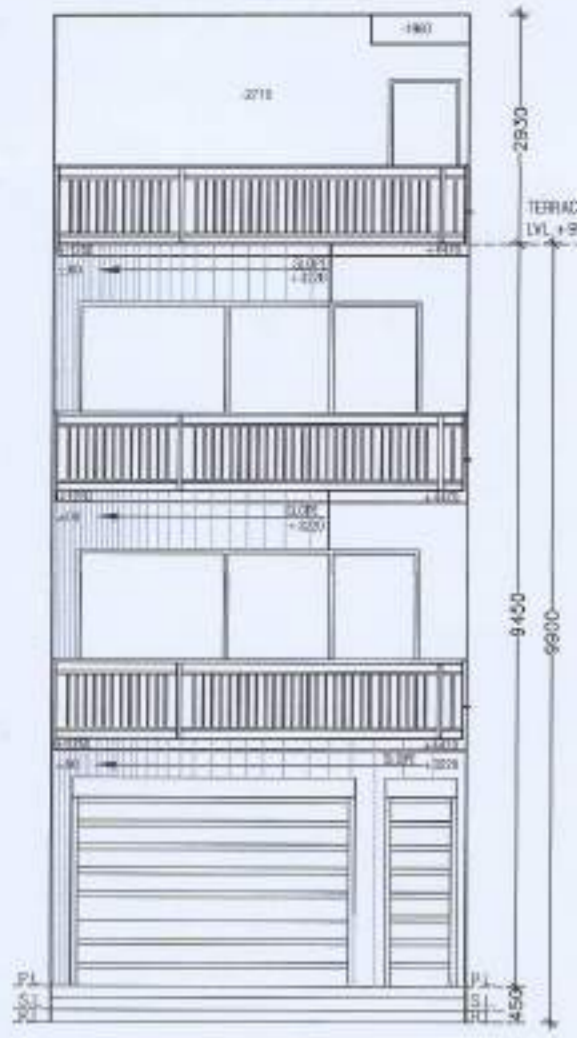
OWNER SIGN.

DRG. NO:- DCTP 9805(LI) Dt 15-0-2023

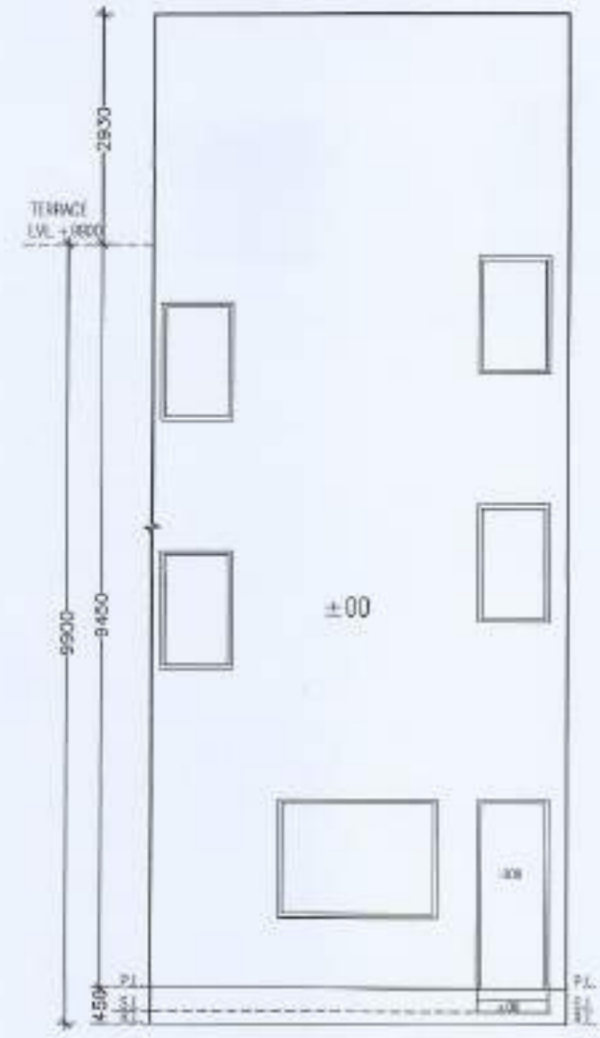
(HARINDER KUMAR) (DAJAN CHANDHARY) (DIPAK) (SANJAY KUMAR) (JESSE) (S.L. DATTA PRASAD) (DOPH) (DOPH)

PROJECT:- ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118 SQMT OR 0.443 ACRE (PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT. JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.

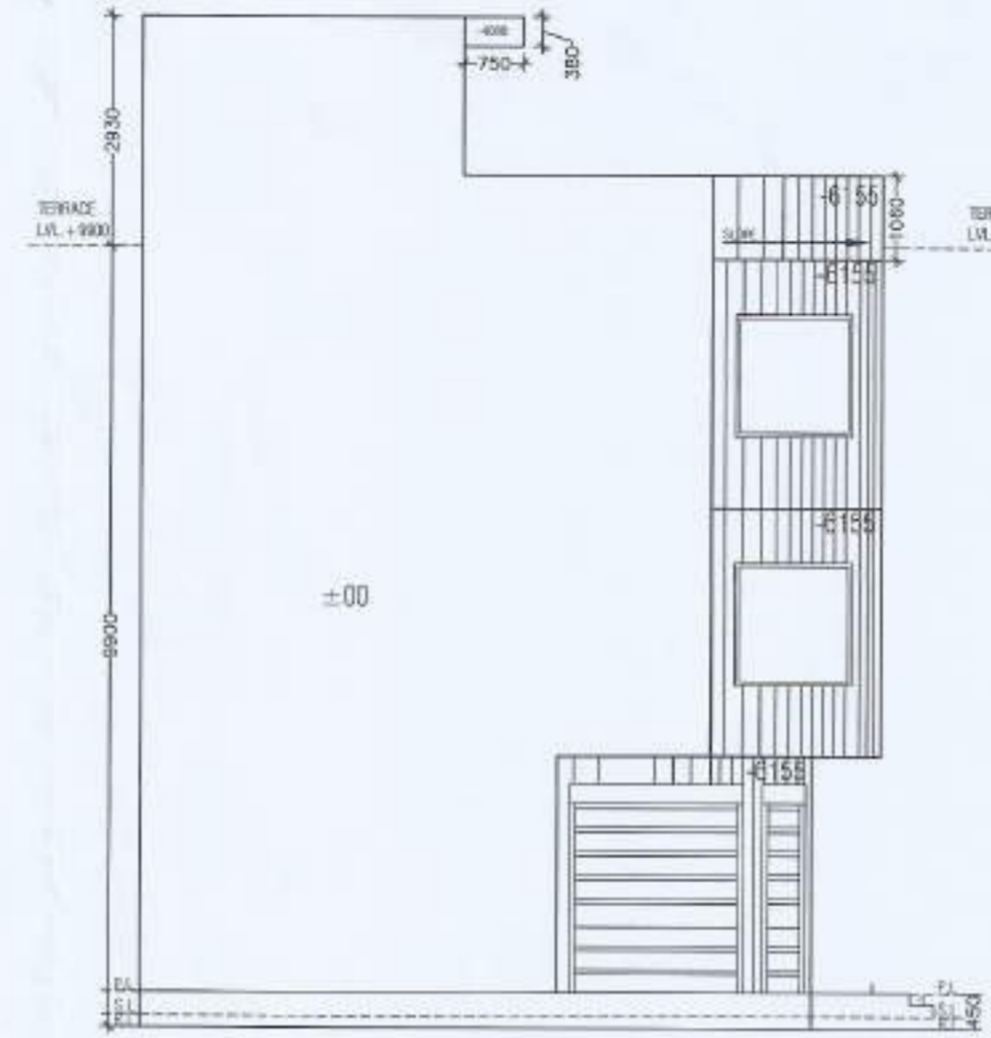
TITLE: SCO-IV(9) - 1NO.  
 PLOT AREA = 35.03 SQMT  
 DETAIL OF COVERED AREA & F.A.R.-  
 1.) GROUND FLOOR = 35.03 SQMT.....(i)  
 2.) FIRST FLOOR = 43.48 SQMT.....(ii)  
 3.) SECOND FLOOR = 43.48 SQMT.....(iii)  
 4.) MUMTY = 5.05 X 2.56 = 12.93 SQMT.....(iv)  
 5.) BASEMENT = 35.03 SQMT.....(v)  
 TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)  
 = 35.03 + 43.48 + 43.48 + 12.93 + 35.03  
 = 169.95 SQMT.....(vi)  
 DEDUCTION OF NON F.A.R. AREA  
 1. BASEMENT = 35.03 SQMT  
 2. MUMTY = 5.05 X 2.56 = 12.93 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 6.13 = 5.52 SQMT  
 (b) SECOND FLOOR = 4.70 X 2.10 = 9.87 SQMT  
 TOTAL AREA (1 + 2 + 3) = 63.35 SQMT.....(vii)  
 F.A.R. ACHIEVED = (vi) - (vii) = 169.95 - 63.35 = 106.60 SQMT.....(viii)



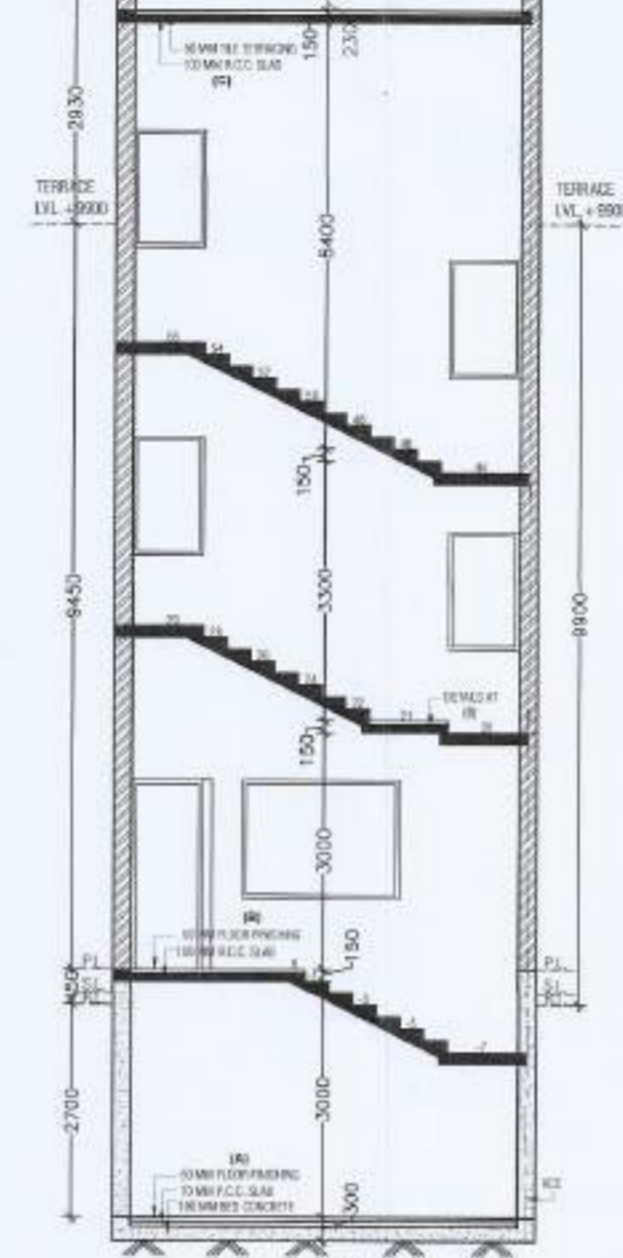
FRONT ELEVATION



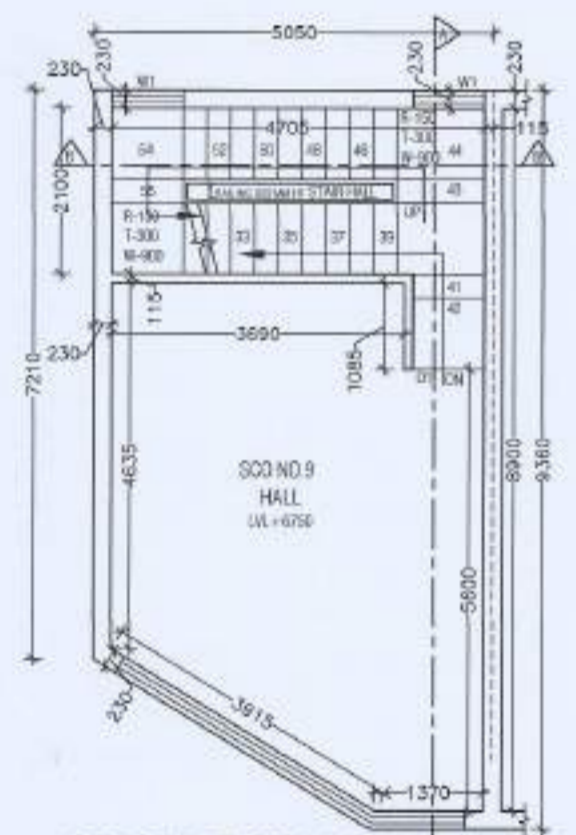
REAR ELEVATION



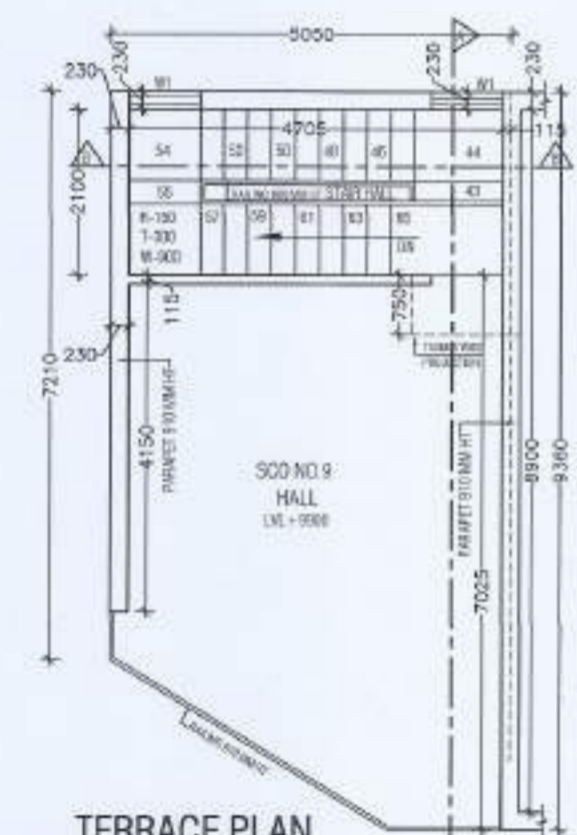
LEFT SIDE ELEVATION



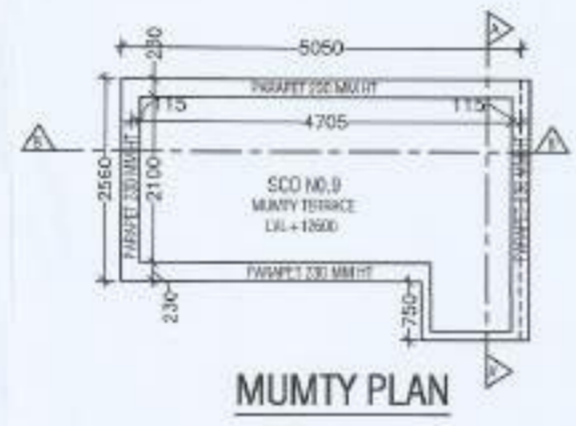
SECTION B-B'



SECOND FLOOR PLAN



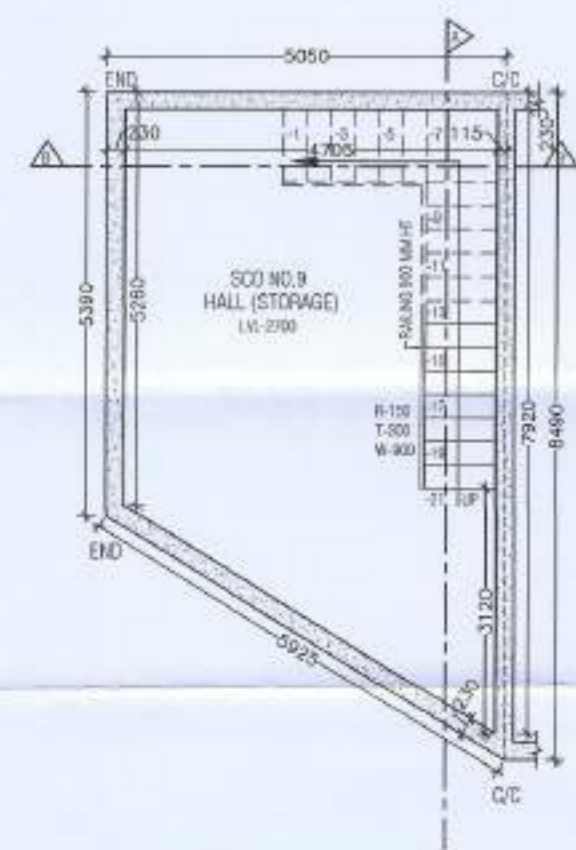
TERRACE PLAN



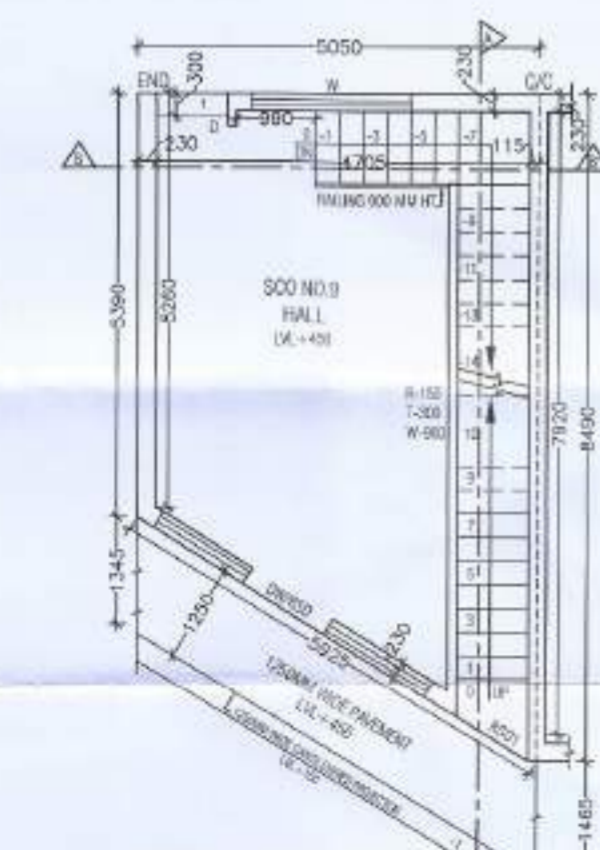
MUMTY PLAN

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	TYPE	SIZE
D (DOOR)	900 X 2400	W (WINDOW)	2000 X 1500
D1 (DOOR)	900 X 2100	W1 (WINDOW)	900 X 1900
RSD (ROLLING SHUTTER DOOR)	4200 X 2400	DW (DOOR CUM WINDOW)	1200 X 2400 + 2(1500 X 2400)
RSD1 (ROLLING SHUTTER DOOR)	900 X 2400	DW1 (DOOR CUM WINDOW)	910 X 2400 + 3000 X 1500

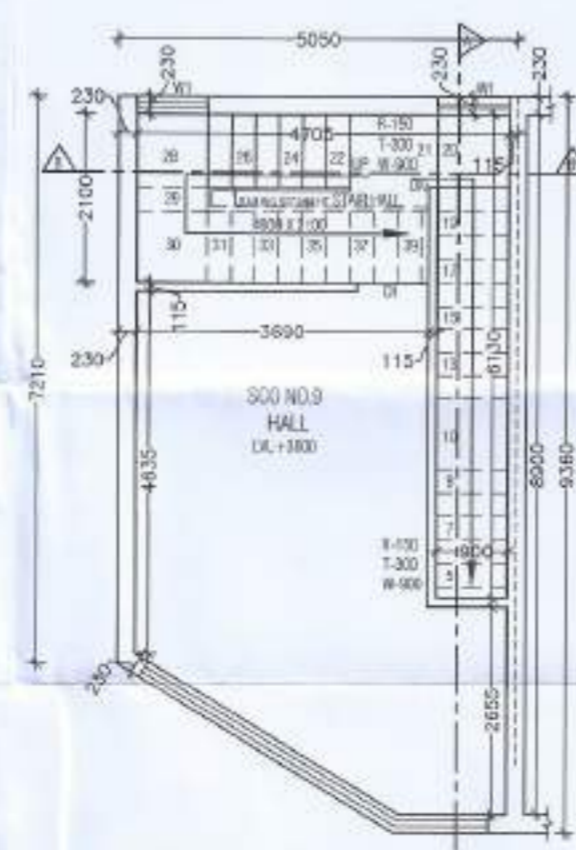
ABBREVIATIONS:  
 P.L - PLINTH LEVEL  
 R.L - ROAD LEVEL  
 S.L - SURROUNDING LEVEL  
 R - RISER  
 T - TREAD  
 W - WIDTH



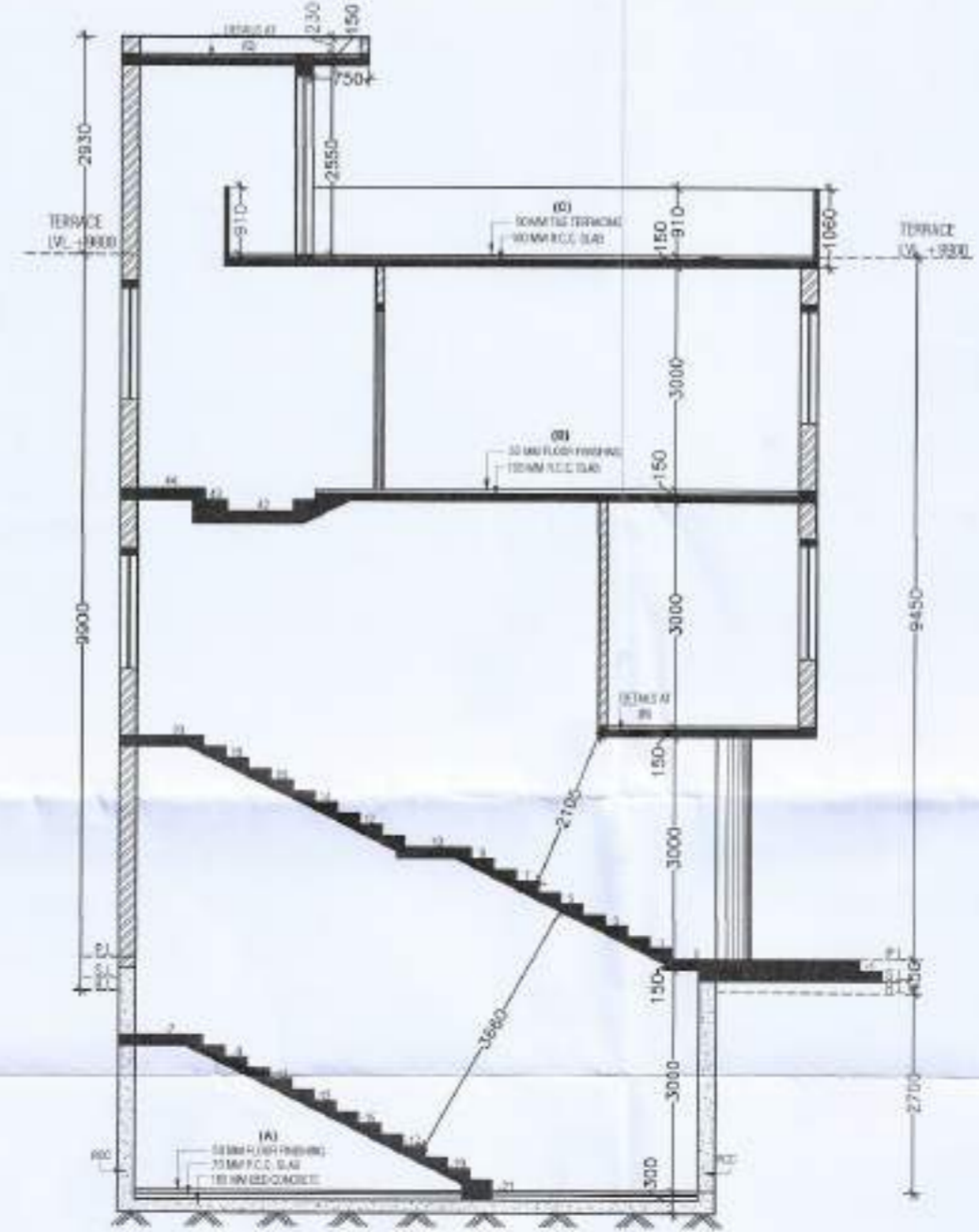
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A'

- NOTES:-
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MILLIMETERS.
  4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.
  9. STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.



IMT Developers Pvt. Ltd.

Authorized Signatory

ARCHITECT'S SIGN.

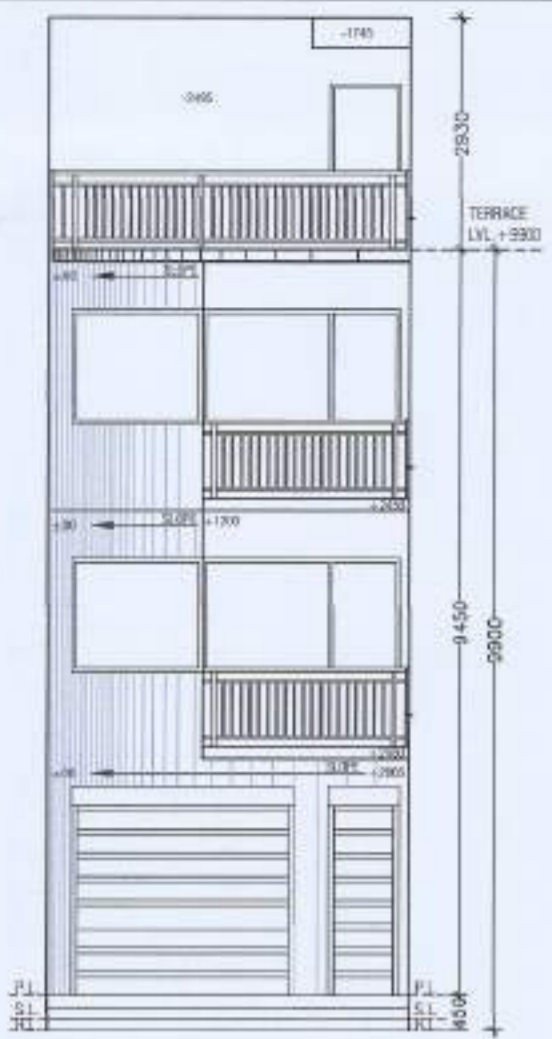
OWNER SIGN.

DRG-NO:- DGTCP 9805 (IV) DATED:- 15/11/23

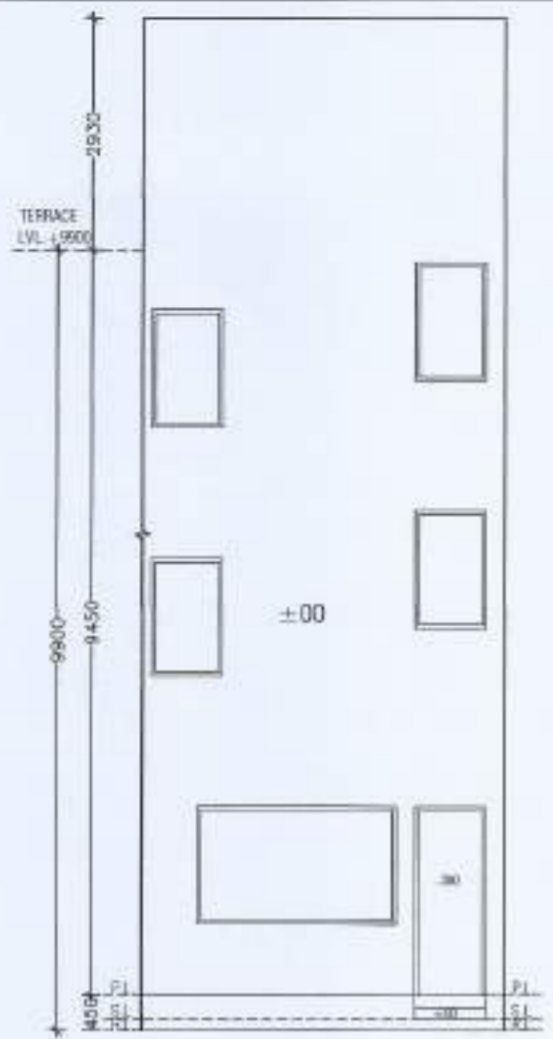
Handwritten signatures and names of project team members.

PROJECT:-  
**ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118 SQMT OR 0.443 ACRE (PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT. JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.**

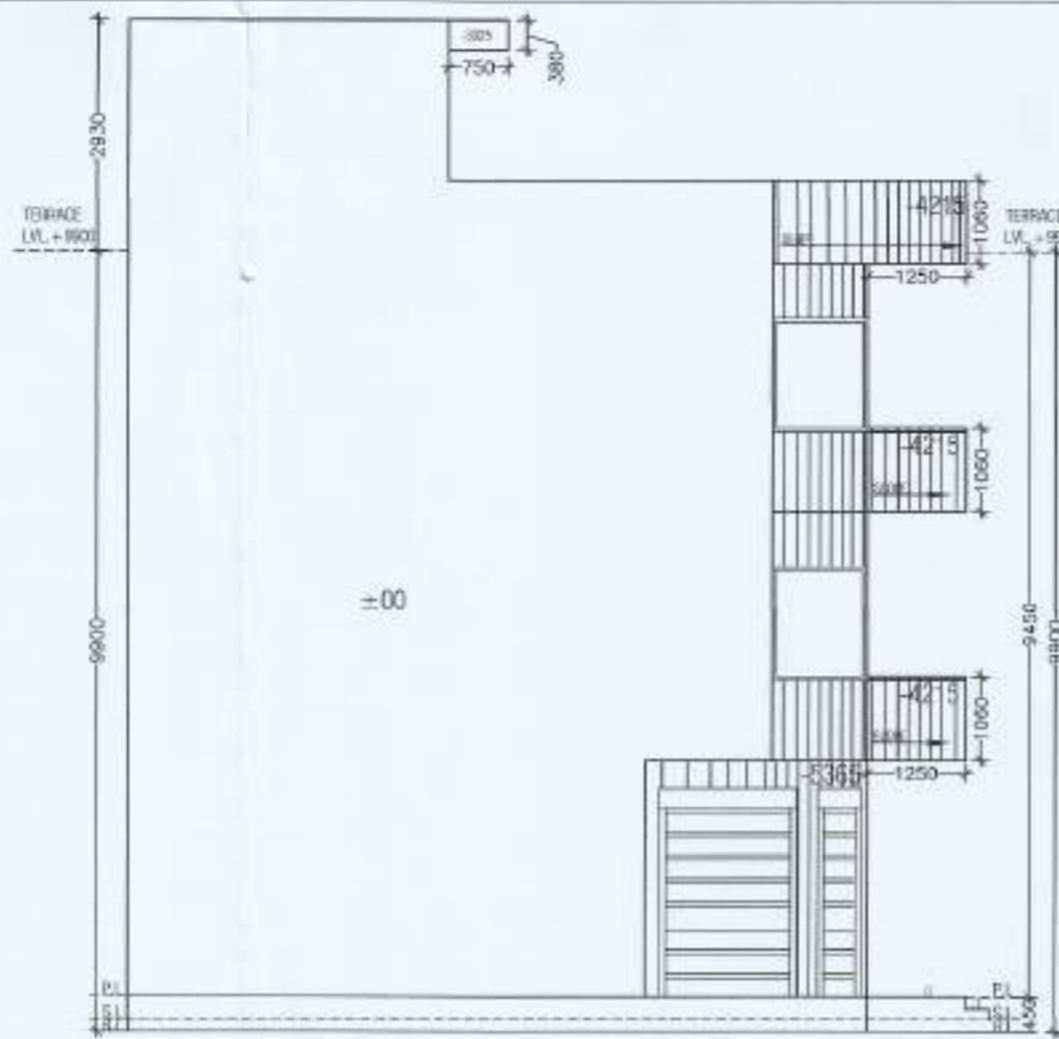
TITLE: SCO-V(10) - 1NO.  
 PLOT AREA = 36.37 SQMT  
 DETAIL OF COVERED AREA & F.A.R.-  
 1.) GROUND FLOOR FAR = 36.37 SQMT.....(i)  
 2.) FIRST FLOOR = 41.93 SQMT.....(ii)  
 3.) SECOND FLOOR = 41.93 SQMT.....(iii)  
 4.) MUMTY = 4.57 X 4.06 = 18.55 SQMT.....(iv)  
 5.) BASEMENT = 36.37 SQMT.....(v)  
**TOTAL FAR AREA = (i) + (ii) + (iii) + (iv) + (v)**  
 = 36.37 + 41.93 + 41.93 + 18.55 + 36.37  
 = 175.15 SQMT.....(vi)  
 DEDUCTION OF NON F.A.R. AREA  
 1. BASEMENT = 36.37 SQMT  
 2. MUMTY = 4.57 X 4.06 = 18.55 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 6.30 = 5.67 SQMT  
 (b) SECOND FLOOR = 4.225 X 3.60 = 15.21 SQMT  
**TOTAL AREA (1 + 2 + 3) = 75.80 SQMT.....(vii)**  
**F.A.R. ACHIEVED = (vi) - (vii) = 175.15 - 75.80 = 99.35 SQMT.....(viii)**



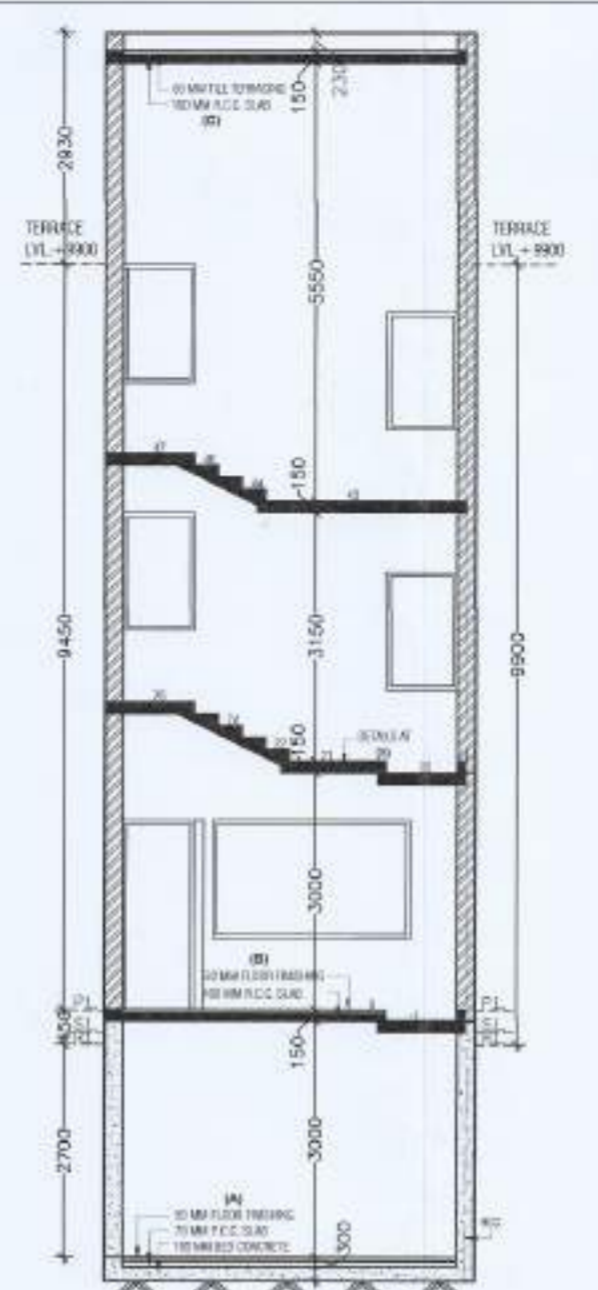
FRONT ELEVATION



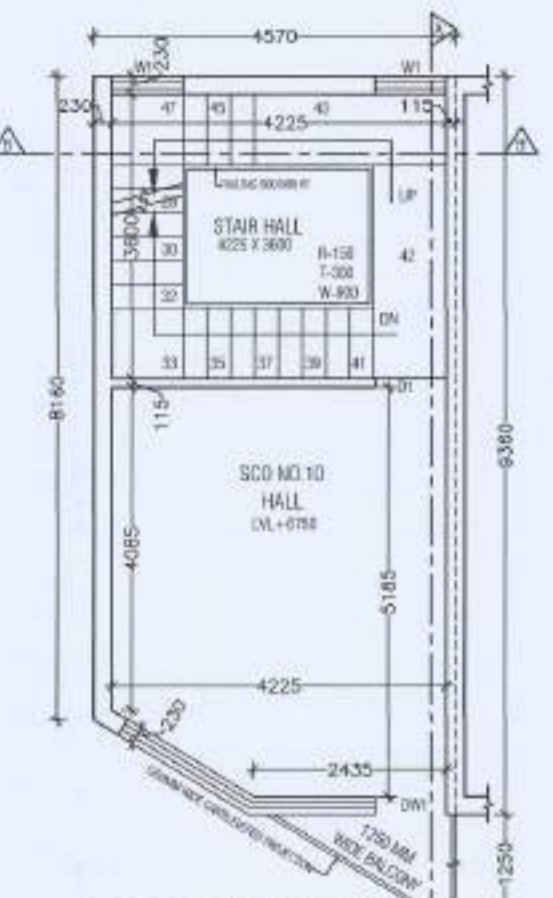
REAR ELEVATION



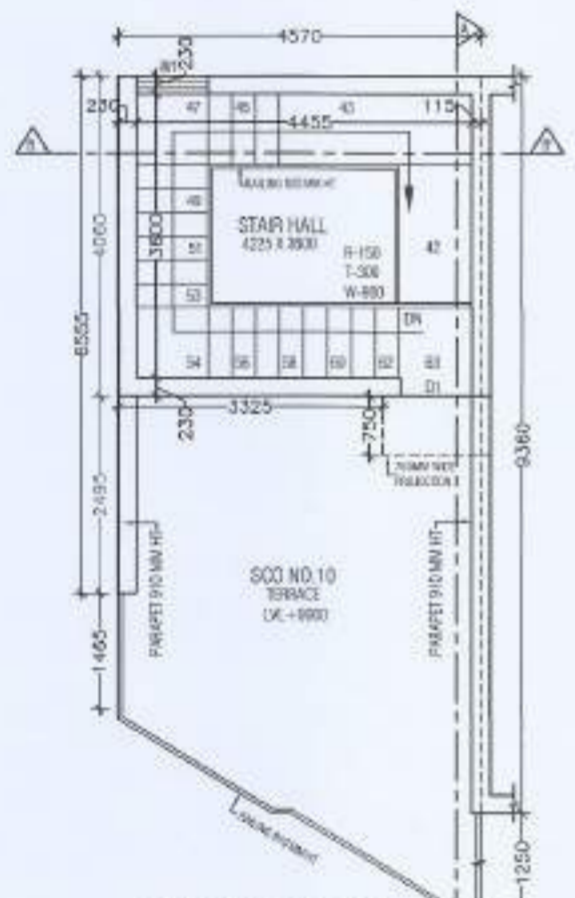
LEFT SIDE ELEVATION



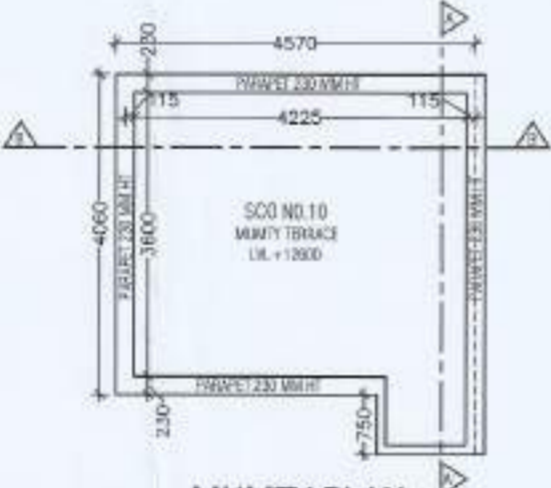
SECTION B-B'



SECOND FLOOR PLAN



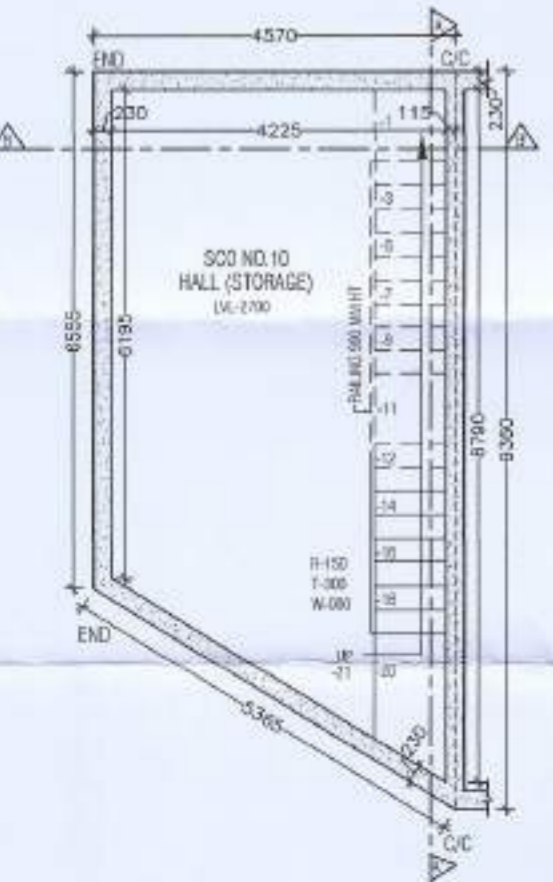
TERRACE PLAN



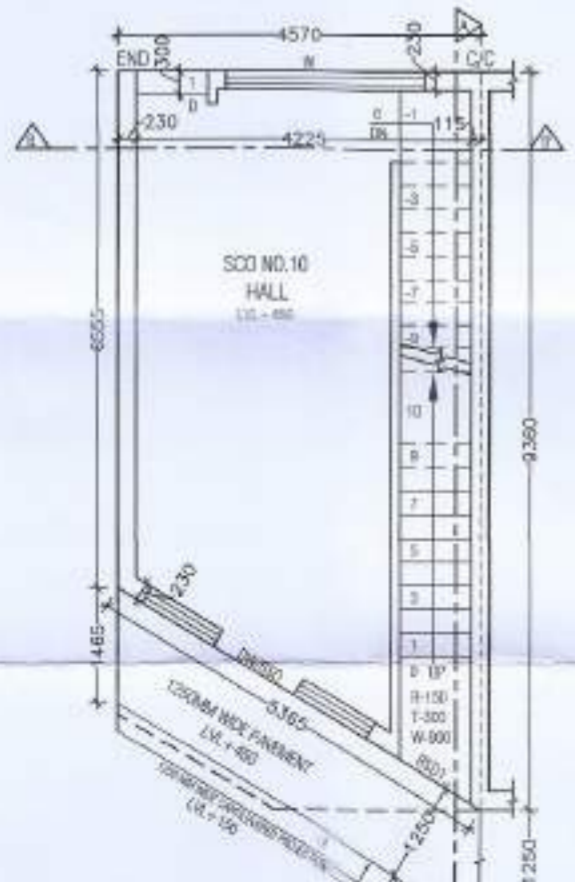
MUMTY PLAN

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	TYPE	SIZE
D (DOOR)	900 X 2400	W (WINDOW)	2000 X 1500
D1 (DOOR)	900 X 2100	W1 (WINDOW)	900 X 1500
RSD (ROLLING SHUTTER DOOR)	2120 X 2400	DW (DOOR CUM WINDOW)	1200 X 2400 + 2(1165 X 2400)
RSD1 (ROLLING SHUTTER DOOR)	900 X 2400	DW1 (DOOR CUM WINDOW)	910 X 2400 + 1800 X 1500

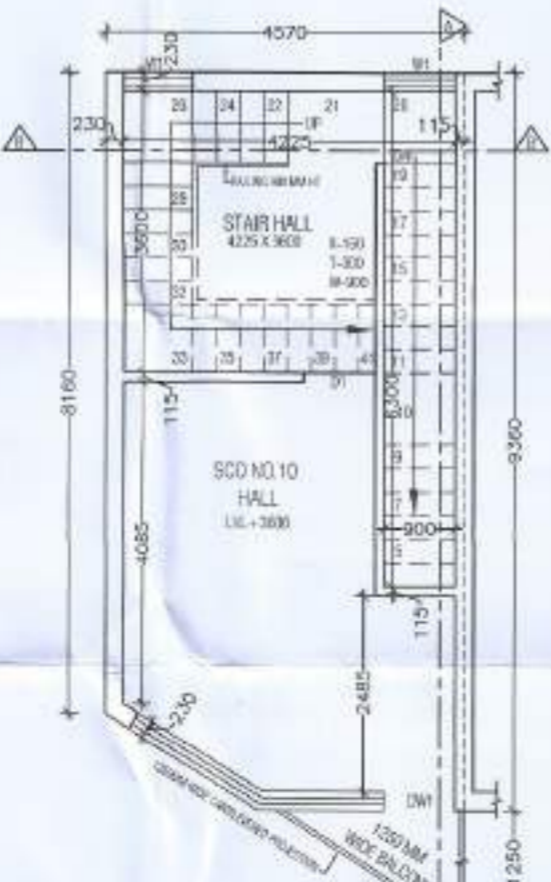
ABBREVIATIONS:  
 P.L - PLINTH LEVEL  
 R.L - ROAD LEVEL  
 S.L - SURROUNDING LEVEL  
 R - RISER  
 T - TREAD  
 W - WIDTH



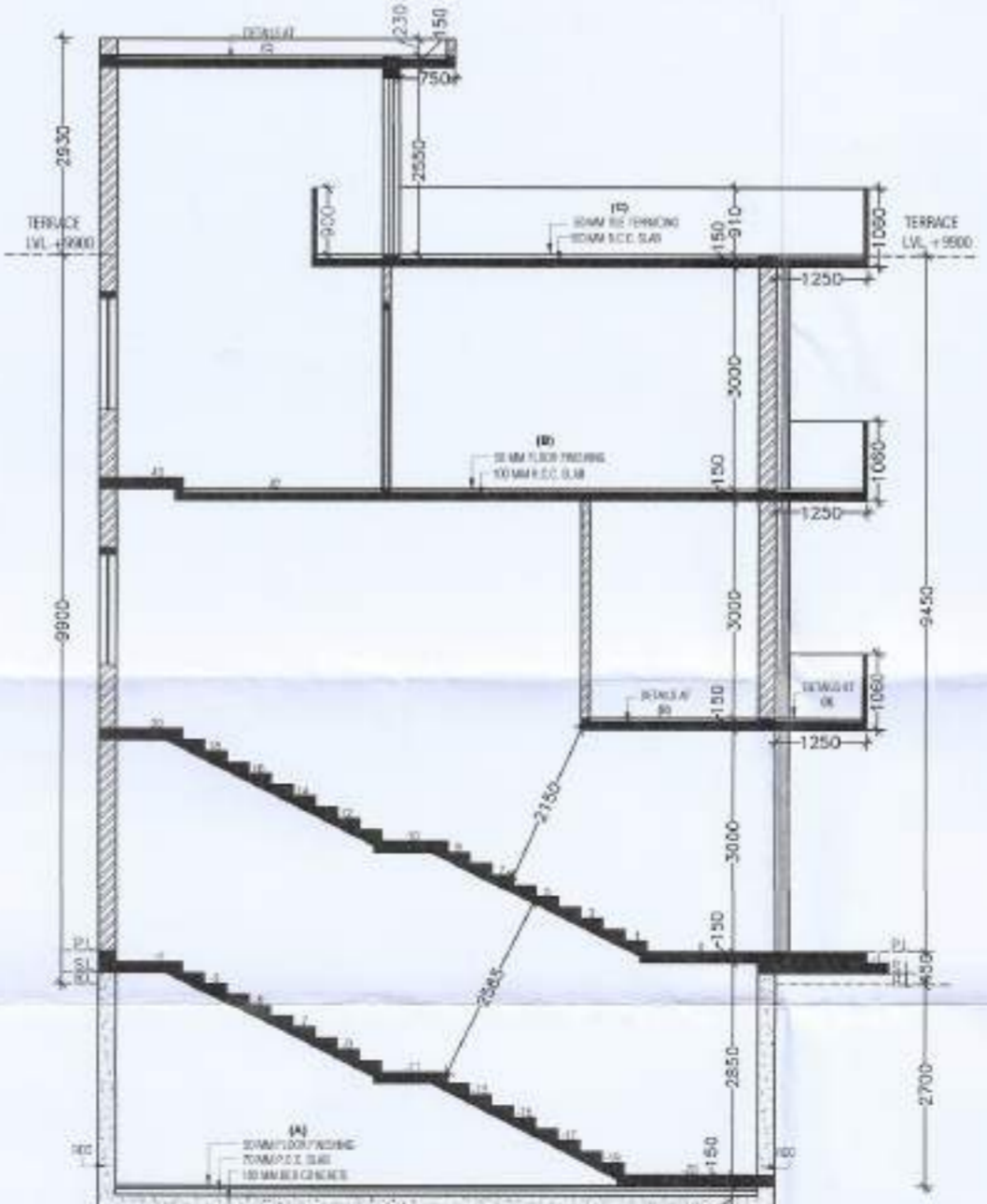
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A'

- NOTES:-
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MILLIMETERS.
  4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.
  9. STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.

DAULAT RAM GARG ARCHITECT  
 CA/2001/28031  
 ARCHITECT'S SIGN.

IMT Developers Pvt. Ltd.  
 Authorized Signatory  
 OWNER SIGN.

DRG. NO.:- D4TCP 9805 (V) Dt 15-11-23

Signature block for various stakeholders including Harinder Kumar, Rajan Chaudhary, and Satyaprasad.

**PROJECT-**  
**ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118 SQMT OR 0.443 ACRE (PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT. JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.**

**TITLE:** SCO-VI(11 TO 16) - 6NOS.  
**PLOT SIZE** = 3.48 X 9.36 = 32.57 SQMT  
**DETAIL OF COVERED AREA & F.A.R.:**  
 1.) GROUND FLOOR = 3.48 X 9.36 = 32.57 SQMT.....(i)  
 2.) FIRST FLOOR = 3.48 X 9.36 = 32.57 SQMT.....(ii)  
 3.) SECOND FLOOR = 3.48 X 9.36 = 32.57 SQMT.....(iii)  
 4.) MUMTY = 3.48 X 4.66 = 16.22 SQMT.....(iv)  
 5.) BASEMENT = 3.48 X 9.36 = 32.57 SQMT.....(v)  
**TOTAL COVERED AREA** = (i) + (ii) + (iii) + (iv) + (v)  
 = 32.57 + 32.57 + 32.57 + 16.22 + 32.57  
 = 146.50 SQMT.....(vi)  
**SO, TOTAL COVERED AREA OF SCO-VI(11 TO 16) = 146.50 X 6 = 879.00 SQMT.....(vii)**  
**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 3.48 X 9.36 = 32.57 SQMT  
 2. MUMTY = 3.48 X 4.66 = 16.22 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.585 = 5.03 SQMT  
 (b) SECOND FLOOR = 3.25 X 4.20 = 13.65 SQMT  
**TOTAL AREA (1 + 2 + 3) = 67.47 SQMT.....(viii)**  
**F.A.R. ACHIEVED** = (vi) - (viii) = 146.50 - 67.47 = 79.03 SQMT.....(ix)  
**SO, TOTAL F.A.R. ACHIEVED OF SCO-VI(11 TO 16) = 79.03 X 6 = 474.18 SQMT.....(x)**

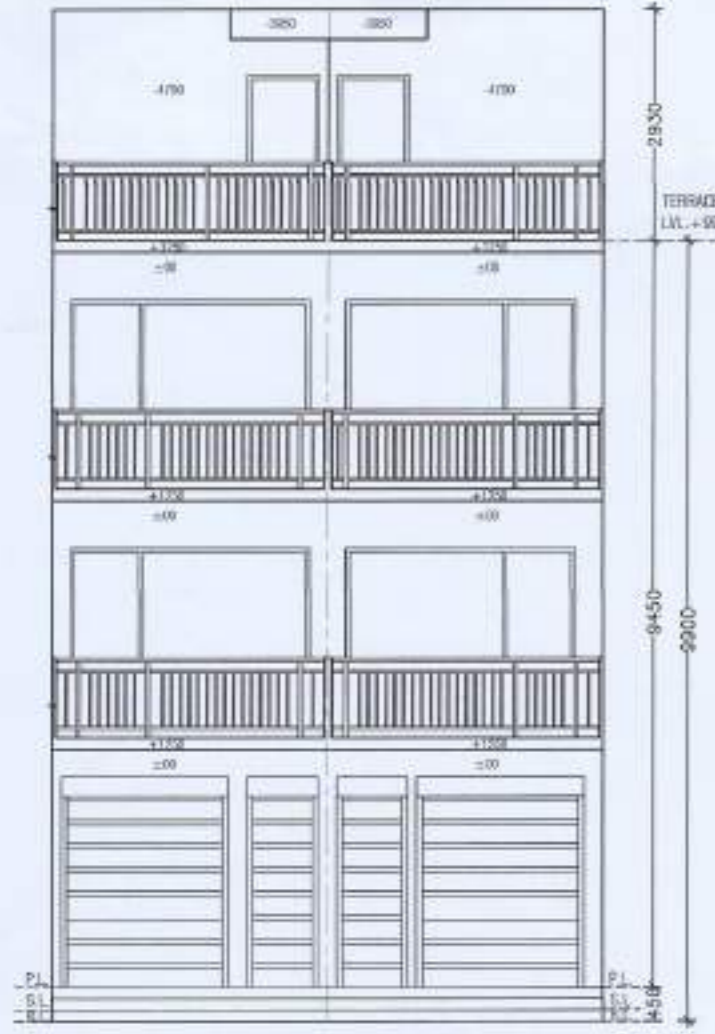
**TITLE:** SCO-VI(17) - 1NO.  
**PLOT SIZE** = 3.48 X 9.36 = 32.57 SQMT  
**DETAIL OF COVERED AREA & F.A.R.:**  
 1.) GROUND FLOOR = 3.48 X 9.36 = 32.57 SQMT.....(i)  
 2.) FIRST FLOOR = 3.48 X 9.36 = 32.57 SQMT.....(ii)  
 3.) SECOND FLOOR = 3.48 X 9.36 = 32.57 SQMT.....(iii)  
 4.) MUMTY = 3.48 X 4.66 = 16.22 SQMT.....(iv)  
 5.) BASEMENT = 3.48 X 9.36 = 32.57 SQMT.....(v)  
**TOTAL COVERED AREA** = (i) + (ii) + (iii) + (iv) + (v)  
 = 32.57 + 32.57 + 32.57 + 16.22 + 32.57  
 = 146.50 SQMT.....(vi)  
**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 3.48 X 9.36 = 32.57 SQMT  
 2. MUMTY = 3.48 X 4.66 = 16.22 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.585 = 5.03 SQMT  
 (b) SECOND FLOOR = 3.135 X 4.20 = 13.17 SQMT  
**TOTAL AREA (1 + 2 + 3) = 66.99 SQMT.....(vii)**  
**F.A.R. ACHIEVED** = (vi) - (vii) = 146.50 - 66.99 = 79.51 SQMT.....(viii)

- NOTES:**
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MILLIMETERS.
  4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.
  9. STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.

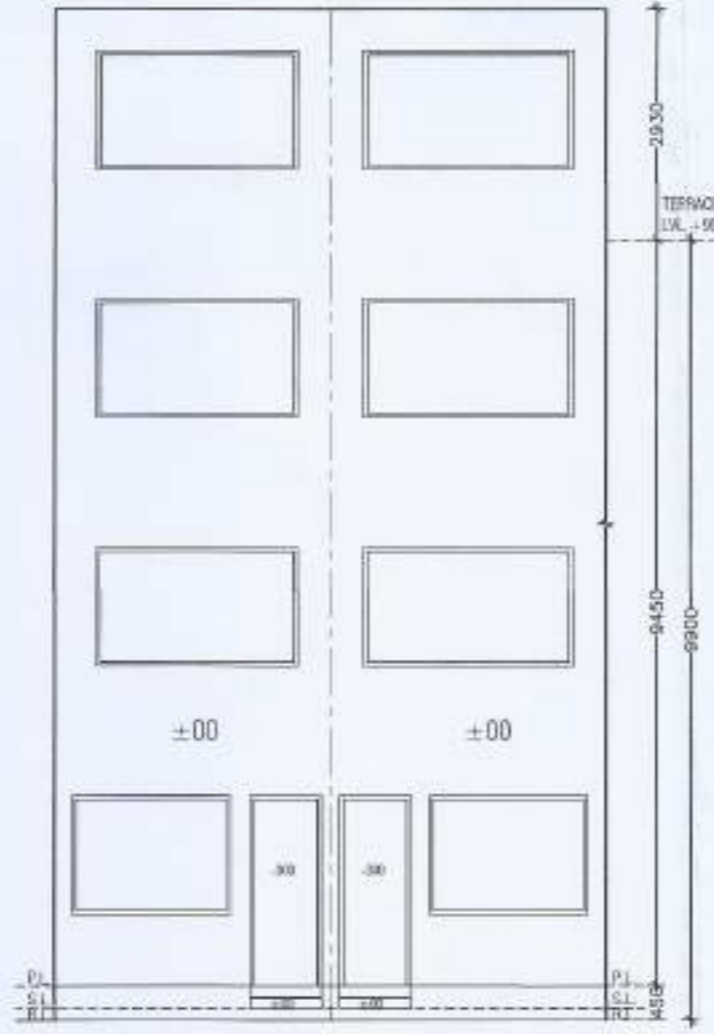
**IMT Developers Pvt. Ltd.**  
 Authorized Signatory  
 OWNER SIGN.

DRG. NO:- D4Tep 9805 (vi) Dt 15-11-2023

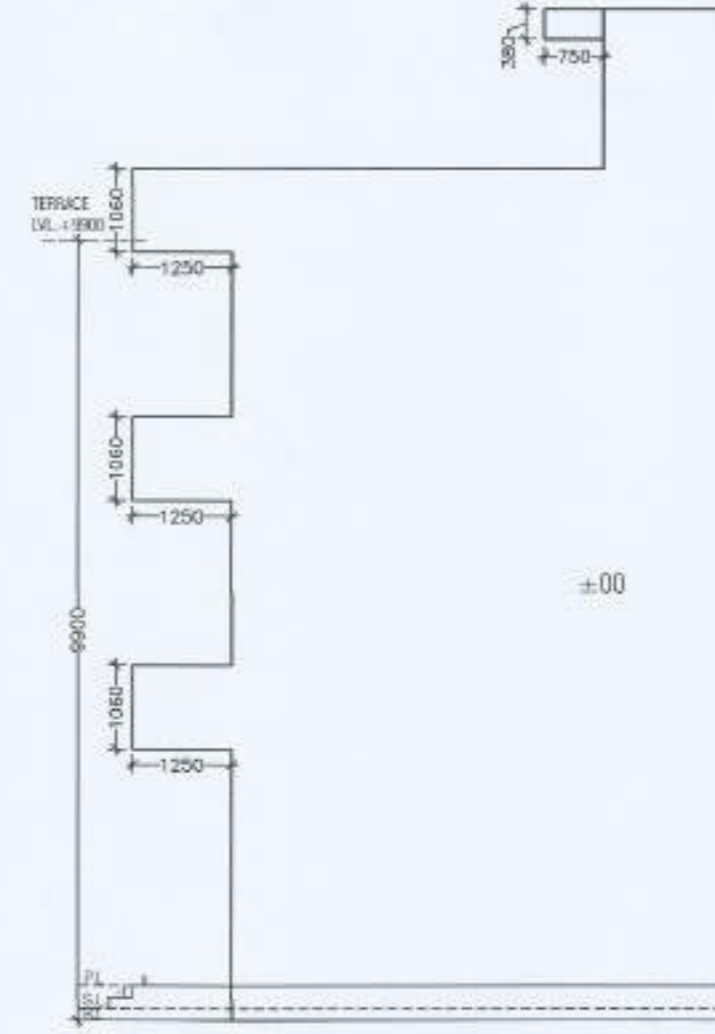
(HARINDER KUMAR) (TALAN CHAUDHARY) (SANJAY KUMAR) (S. SACH) (T.L. SATHYAPRAKASH) (SINGH) (SINGH) (SINGH) (SINGH)



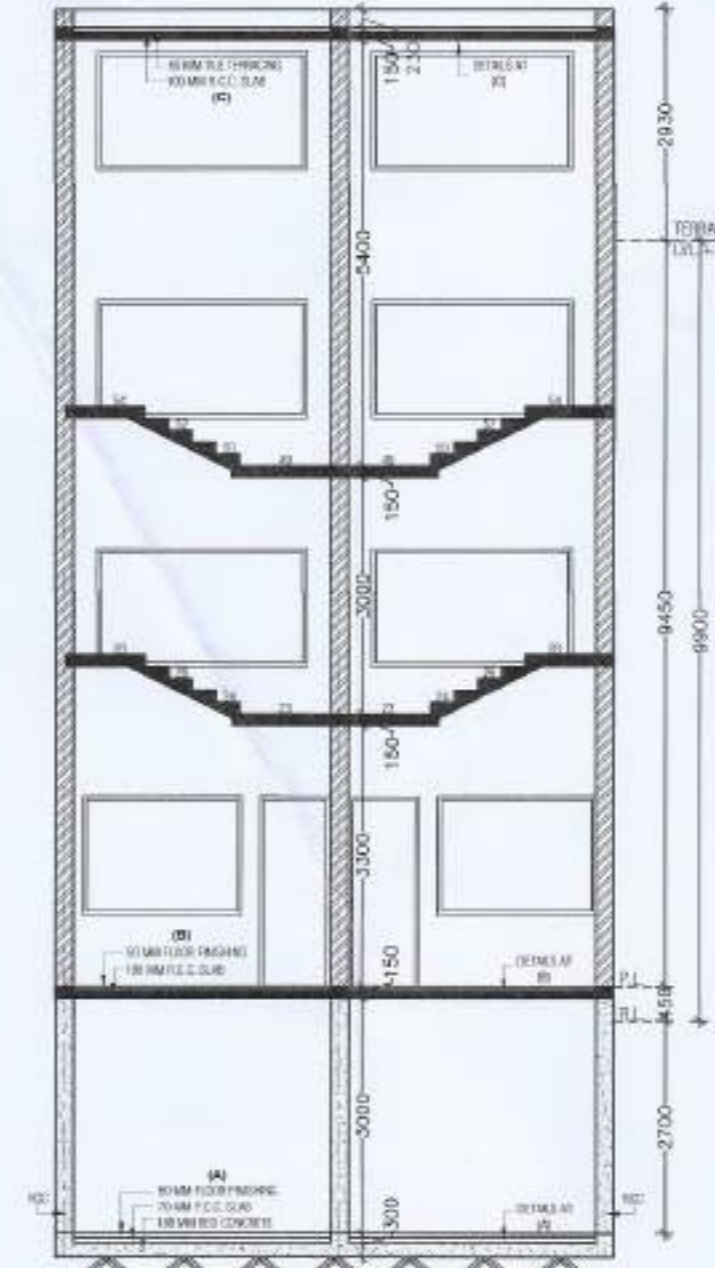
FRONT ELEVATION



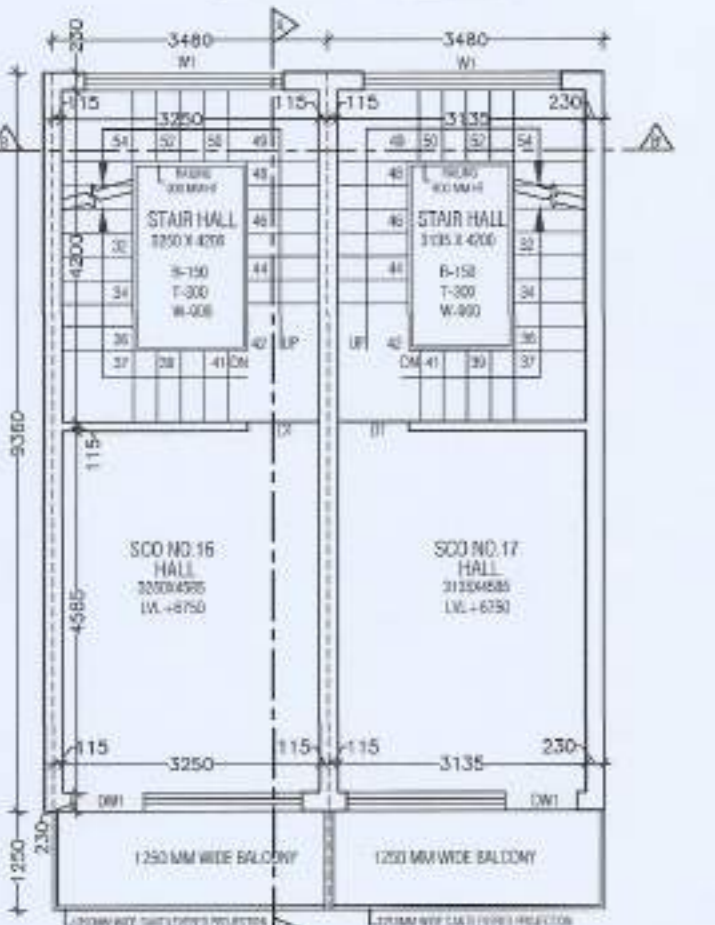
REAR ELEVATION



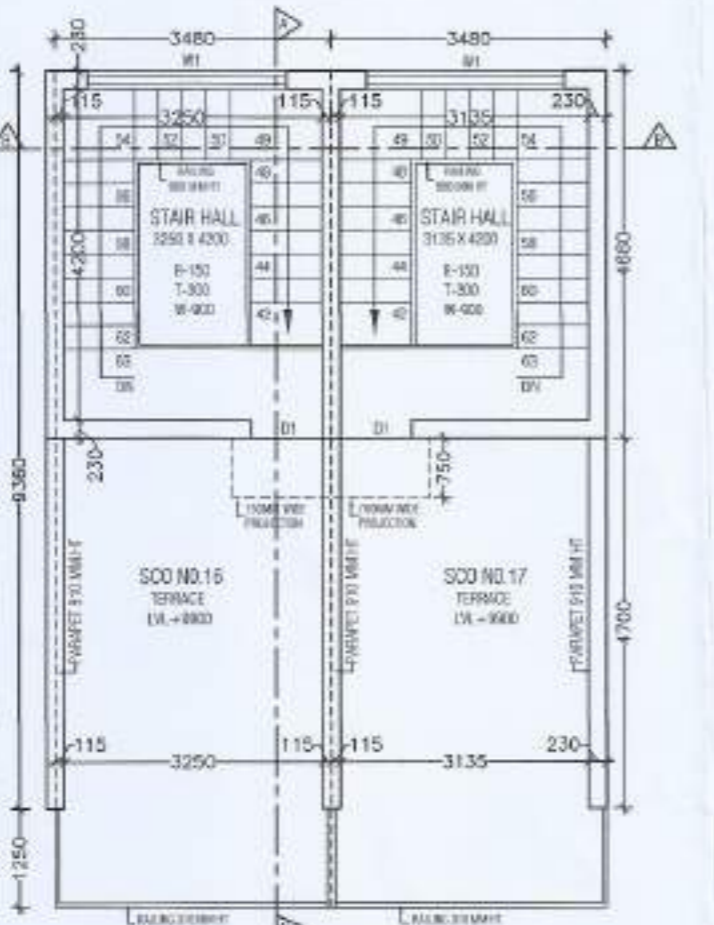
RIGHT SIDE ELEVATION



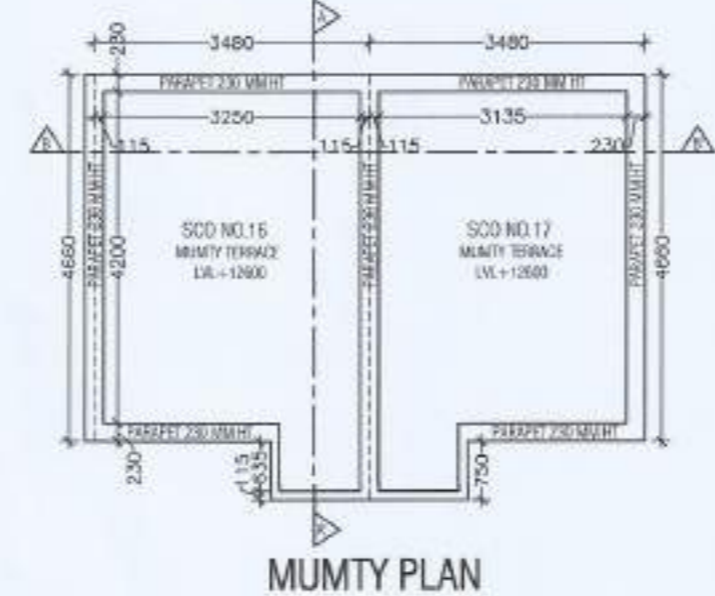
SECTION B-B'



SECOND FLOOR PLAN



TERRACE PLAN

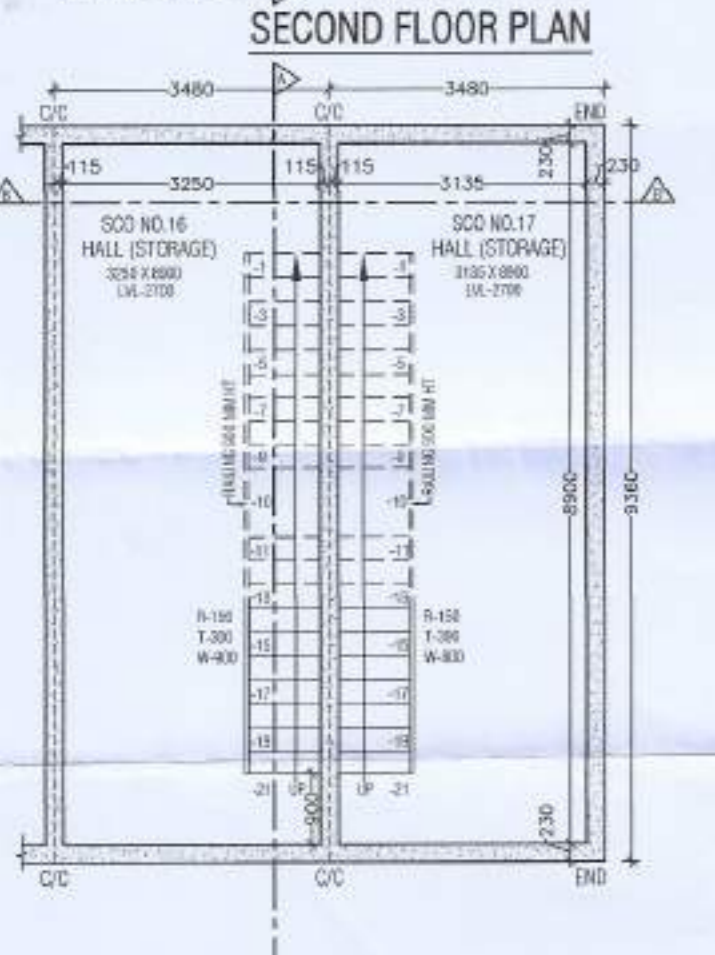


MUMTY PLAN

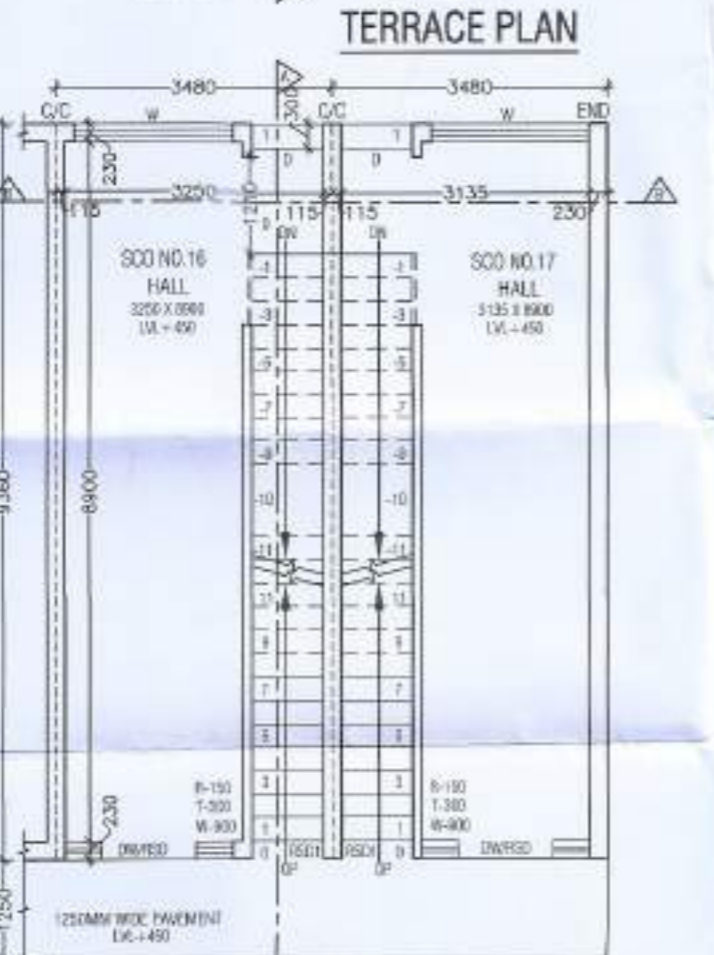
**DOORS-WINDOWS SCHEDULE**

TYPE	SIZE	TYPE	SIZE
D (DOOR)	900 X 2400	W (WINDOW)	2000 X 1500
D1 (DOOR)	900 X 2100	W1 (WINDOW)	2500 X 1500
RSD (ROLLING SHUTTER DOOR)	2120 X 2400	DW (DOOR CUM WINDOW)	1200 X 2400 + 2160 X 2400
RSD1 (ROLLING SHUTTER DOOR)	900 X 2400	DW1 (DOOR CUM WINDOW)	910 X 2400 + 2000 X 1500

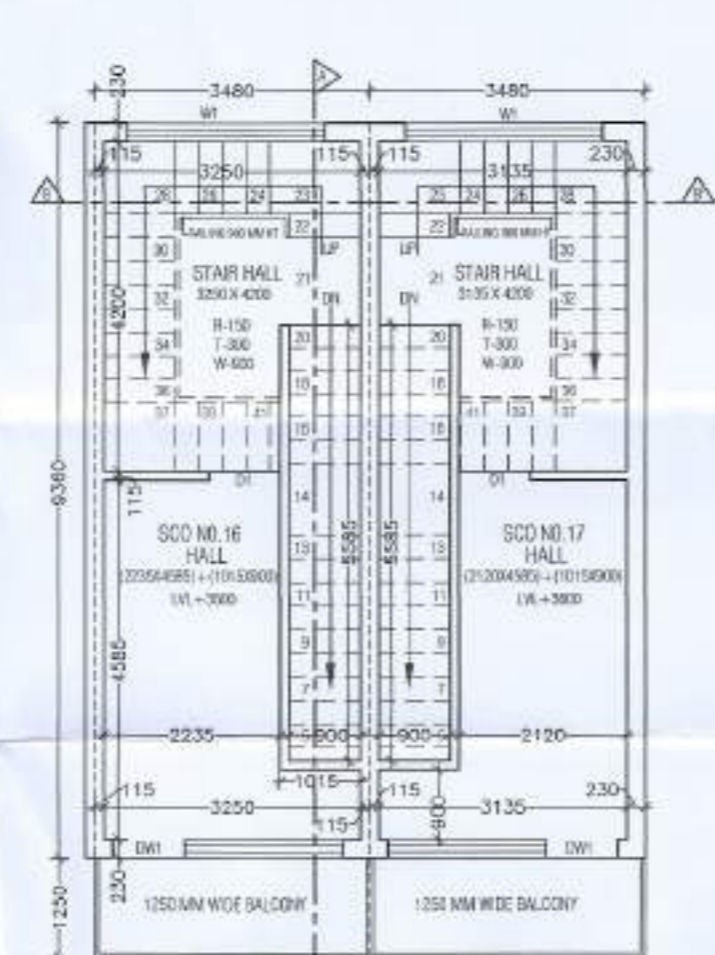
**ABBREVIATIONS:**  
 P.L - PLINTH LEVEL  
 R.L - ROAD LEVEL  
 S.L - SURROUNDING LEVEL  
 R - RISER  
 T - TREAD  
 W - WIDTH



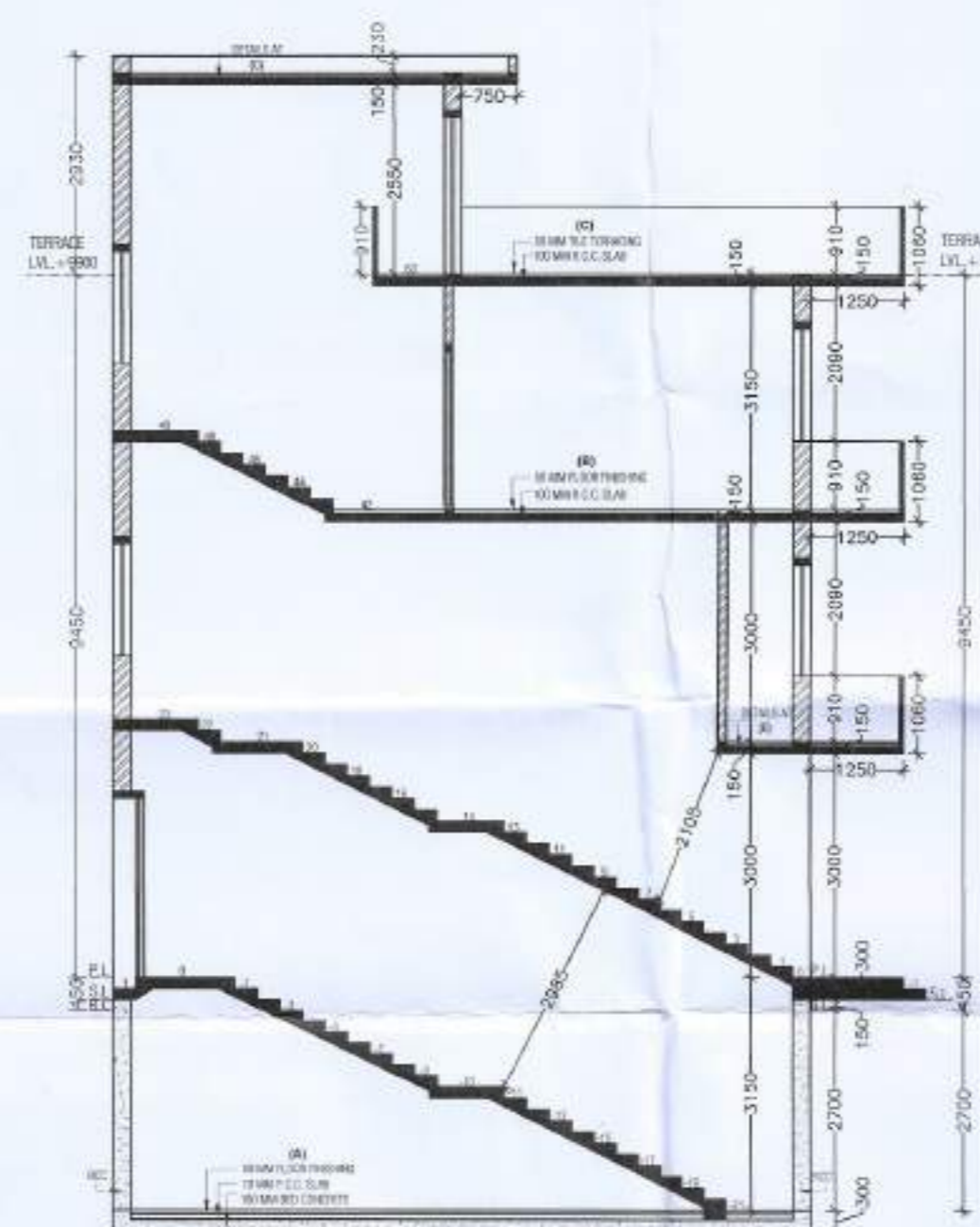
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECTION A-A'

**PROJECT:-**  
**ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF**  
**COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118**  
**SQMT OR 0.443 ACRE (PART OF AFFORDABLE RESIDENTIAL**  
**PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016**  
**ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE**  
**NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF**  
**VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT.**  
**JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.**

**TITLE: SCO-VIII(18) - 1NO.**  
**PLOT SIZE = 4.845 X 6.10 = 29.55 SQMT**  
**DETAIL OF COVERED AREA & F.A.R.-**  
 1.) GROUND FLOOR = 4.845 X 6.10 = 29.55 SQMT.....(i)  
 2.) FIRST FLOOR = 4.845 X 6.10 = 29.55 SQMT.....(ii)  
 3.) SECOND FLOOR = 4.845 X 6.10 = 29.55 SQMT.....(iii)  
 4.) MUMTY = 4.845 X 2.375 = 11.51 SQMT.....(iv)  
 5.) BASEMENT = 4.845 X 6.10 = 29.55 SQMT.....(v)  
**TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)**  
**= 29.55 + 29.55 + 29.55 + 11.51 + 29.55**  
**= 129.71 SQMT.....(vi)**  
**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 4.845 X 6.10 = 29.55 SQMT  
 2. MUMTY = 4.845 X 2.375 = 11.51 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 3.725 + 2.10 X 0.90 = 3.35 + 1.89 = 5.24 SQMT  
 (b) SECOND FLOOR = 4.50 X 1.915 = 8.62 SQMT  
**TOTAL AREA (1 + 2 + 3) = 54.92 SQMT.....(vii)**  
**F.A.R. ACHIEVED = (vi) - (vii) = 129.71 - 54.92 = 74.79 SQMT.....(viii)**

**TITLE: SCO-VIII(19) - 2NO.**  
**PLOT AREA = 41.67 SQMT**  
**DETAIL OF COVERED AREA & F.A.R.-**  
 1.) GROUND FLOOR = 41.67 SQMT.....(i)  
 2.) FIRST FLOOR = 41.67 SQMT.....(ii)  
 3.) SECOND FLOOR = 41.67 SQMT.....(iii)  
 4.) MUMTY = 4.845 X 2.375 = 11.51 SQMT.....(iv)  
 5.) BASEMENT = 41.67 SQMT.....(v)  
**TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)**  
**= 41.67 + 41.67 + 41.67 + 11.51 + 41.67**  
**= 178.19 SQMT.....(vi)**  
**DEDUCTION OF NON F.A.R. AREA**  
 1. BASEMENT = 41.67 SQMT  
 2. MUMTY = 4.845 X 2.375 = 11.51 SQMT  
 3. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 3.725 + 2.10 X 0.90 = 3.35 + 1.89 = 5.24 SQMT  
 (b) SECOND FLOOR = 4.50 X 1.915 = 8.62 SQMT  
**TOTAL AREA (1 + 2 + 3) = 67.04 SQMT.....(vii)**  
**F.A.R. ACHIEVED = (vi) - (vii) = 178.19 - 67.04 = 111.15 SQMT.....(viii)**

- NOTES:-**
- LALL PIPES PASSING UNDER FLOORS.
  - COMMON WALL SHALL BE SHARED.
  - ALL DIMENSIONS ARE IN MILLIMETERS.
  - THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  - ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  - THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  - RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  - MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.
  - STANDARD DESIGN OF CORNER SCO SHALL BE APPLICABLE ON OTHER CORNER SCO AS MIRROR IMAGE.

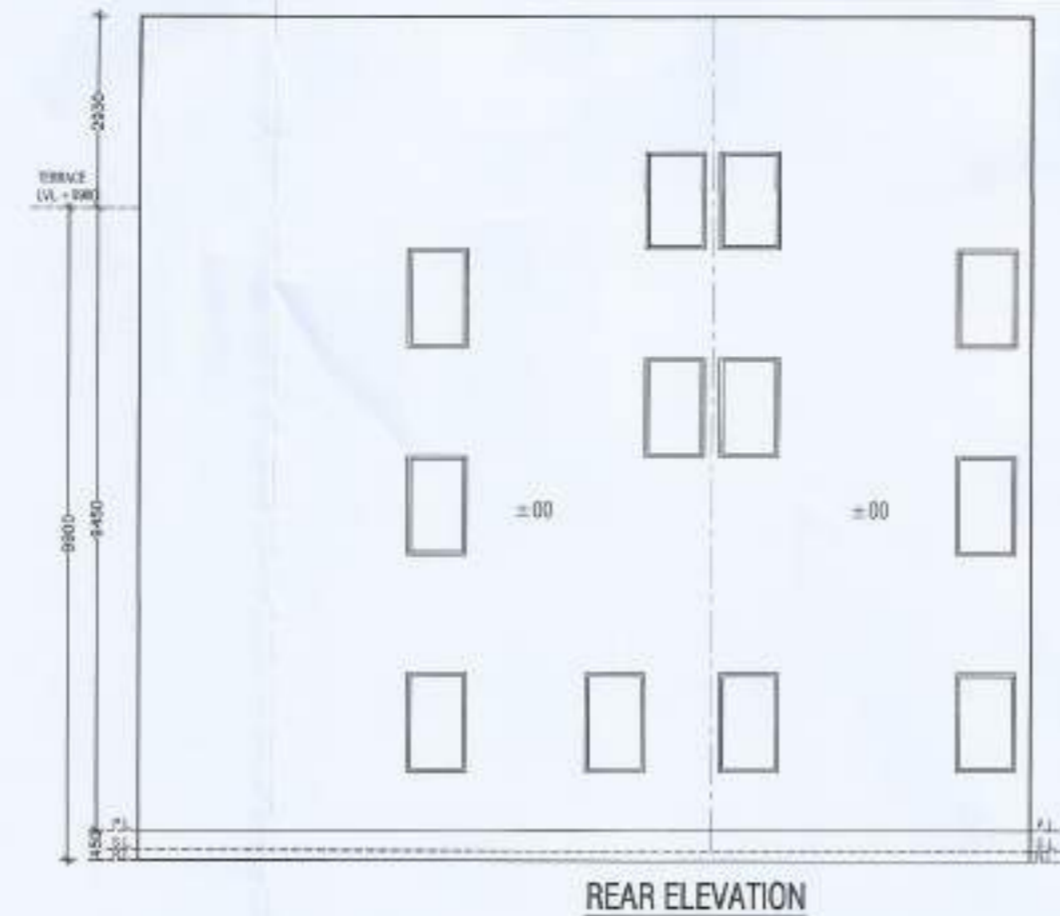
**DOORS-WINDOWS SCHEDULE**

TYPE	SIZE
D (DOOR)	900 X 2400
D4 (DOOR)	900 X 2100
RS0 (ROLLING SHUTTER DOOR)	3000 X 2400
RS01 (ROLLING SHUTTER DOOR)	900 X 2400
W (WINDOW)	933 X 1920
W1 (WINDOW)	3000 X 1500
DW (DOOR CURB WINDOW)	1000 X 2400 + 1000 X 1500

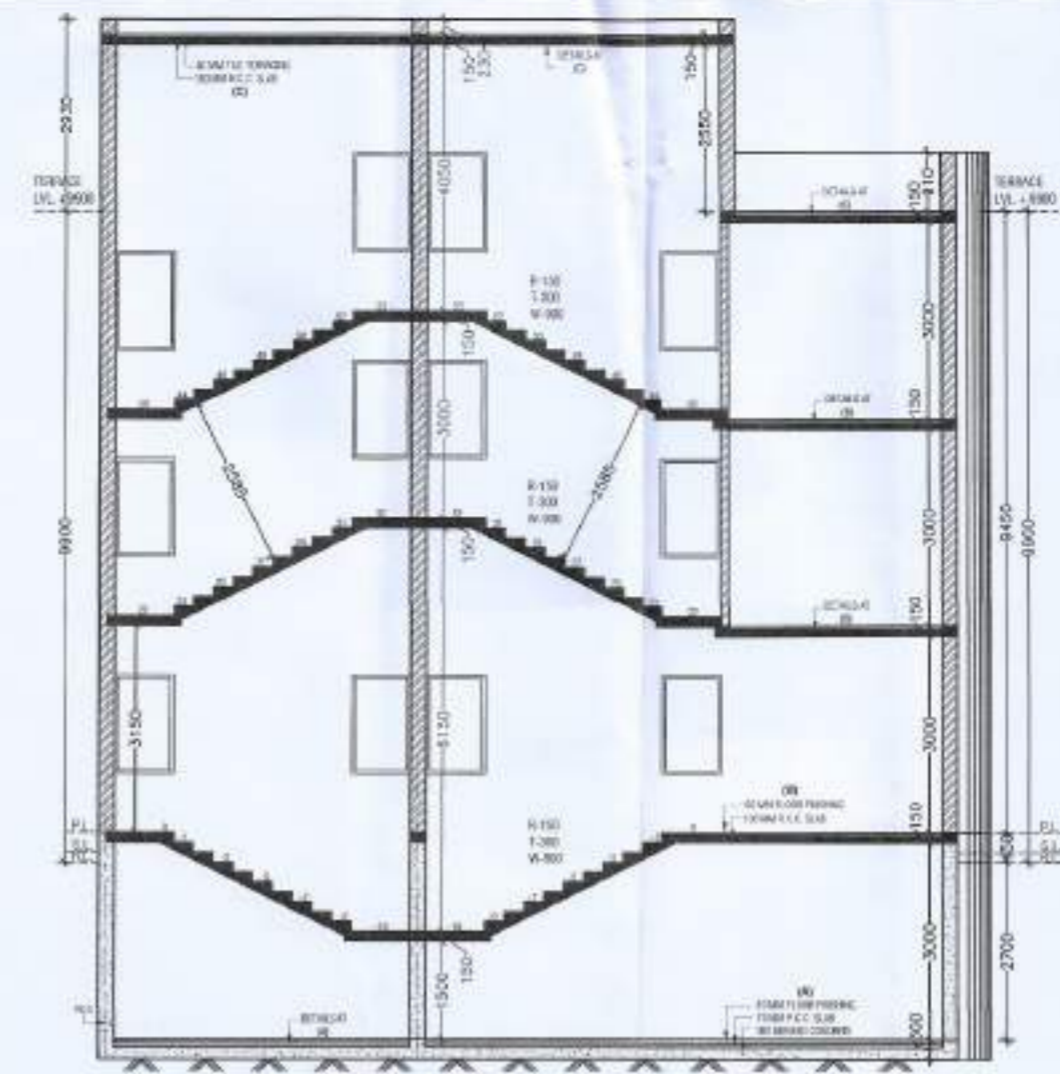
**ABBREVIATIONS:**  
 P.L. - PLUMB LEVEL  
 R.L. - RISE LEVEL  
 S.L. - SURROUNDING LEVEL  
 R - RISE  
 T - TREAD  
 W - WIDTH



FRONT ELEVATION



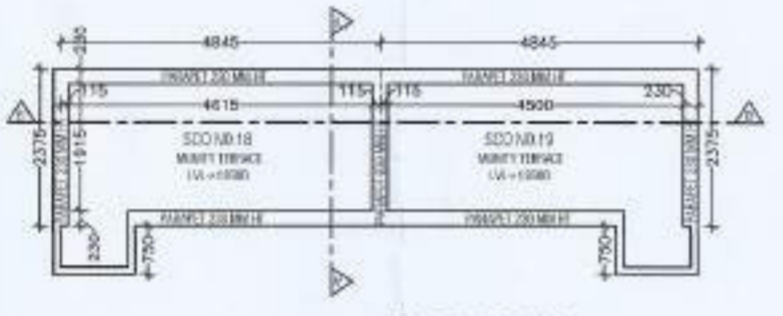
REAR ELEVATION



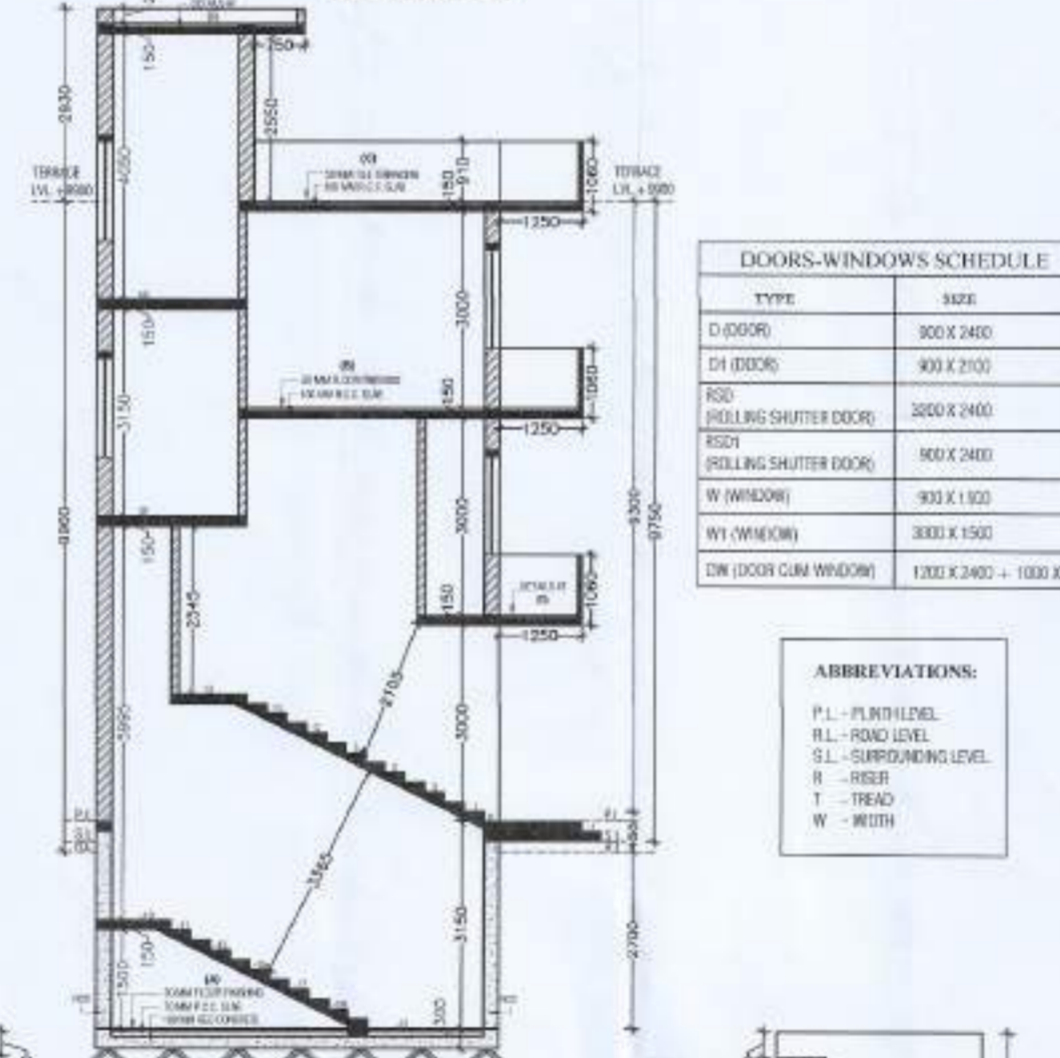
SECTION B-B'



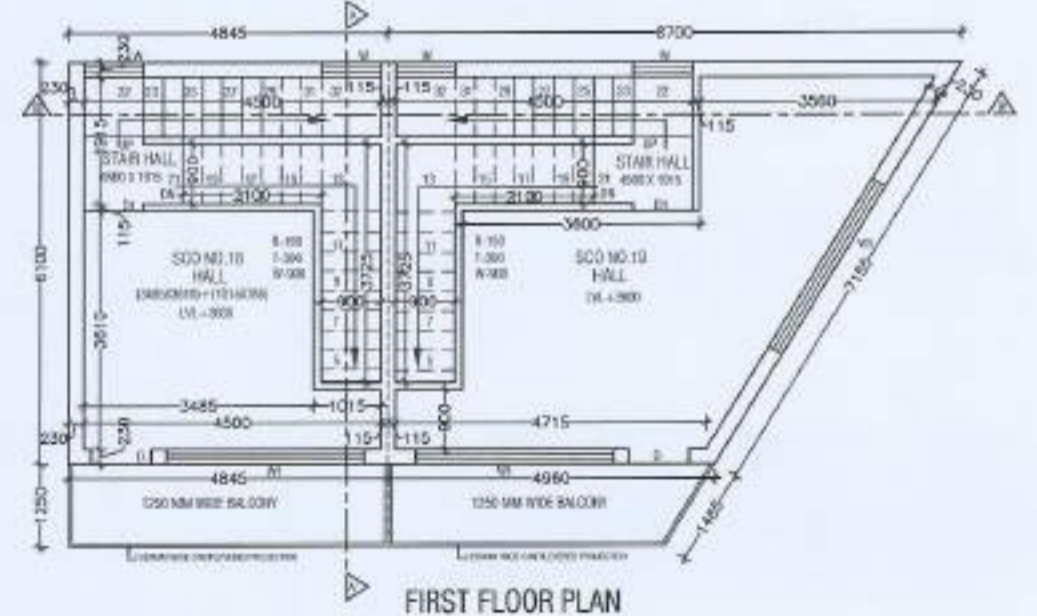
TERRACE PLAN



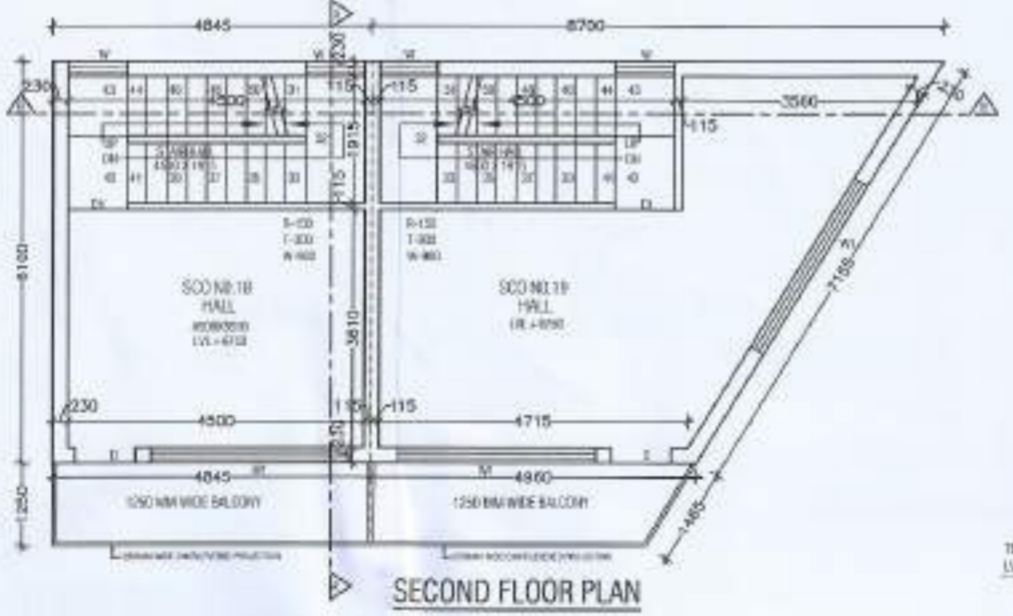
MUMTY PLAN



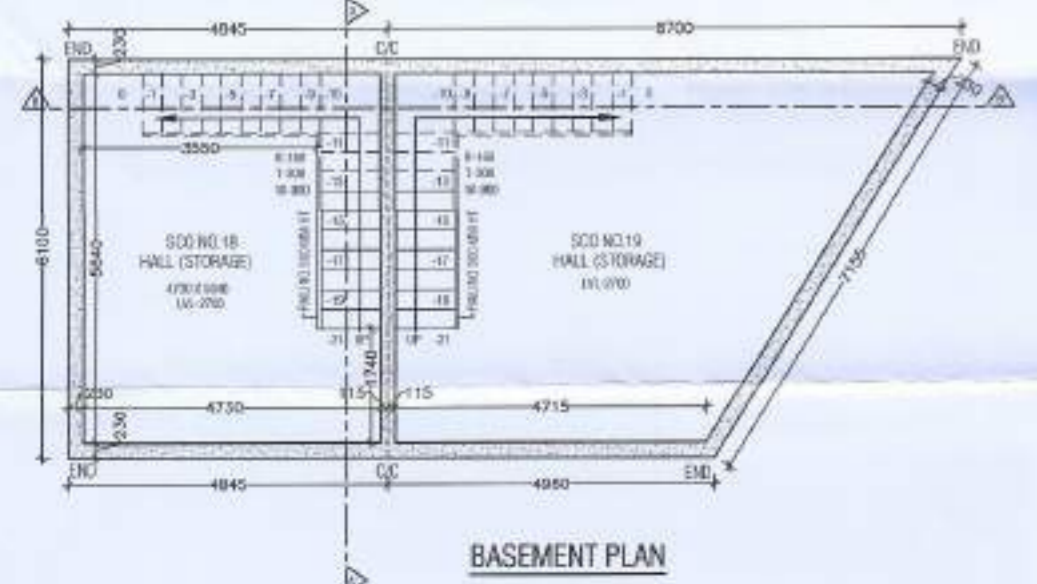
SECTION A-A'



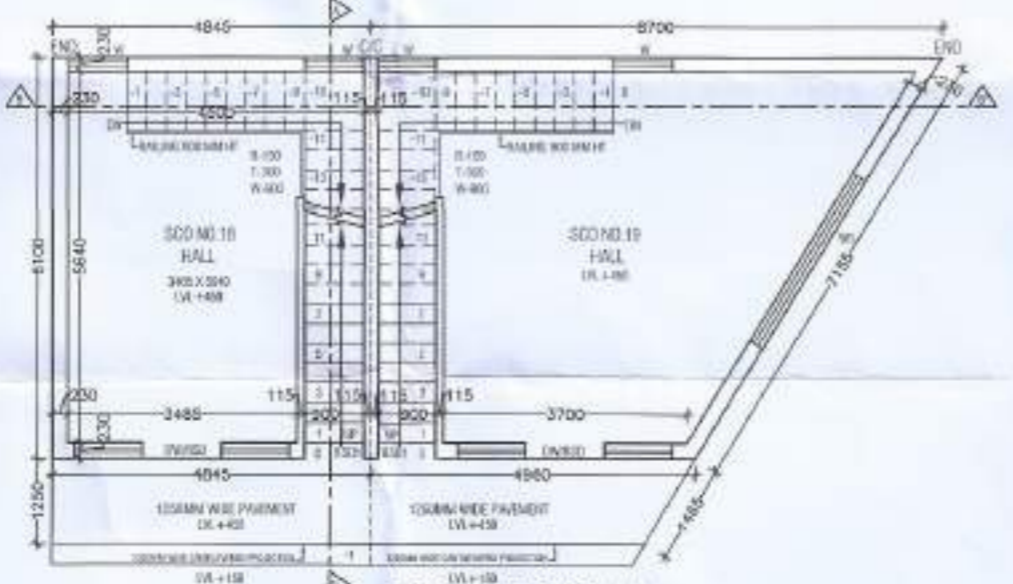
FIRST FLOOR PLAN



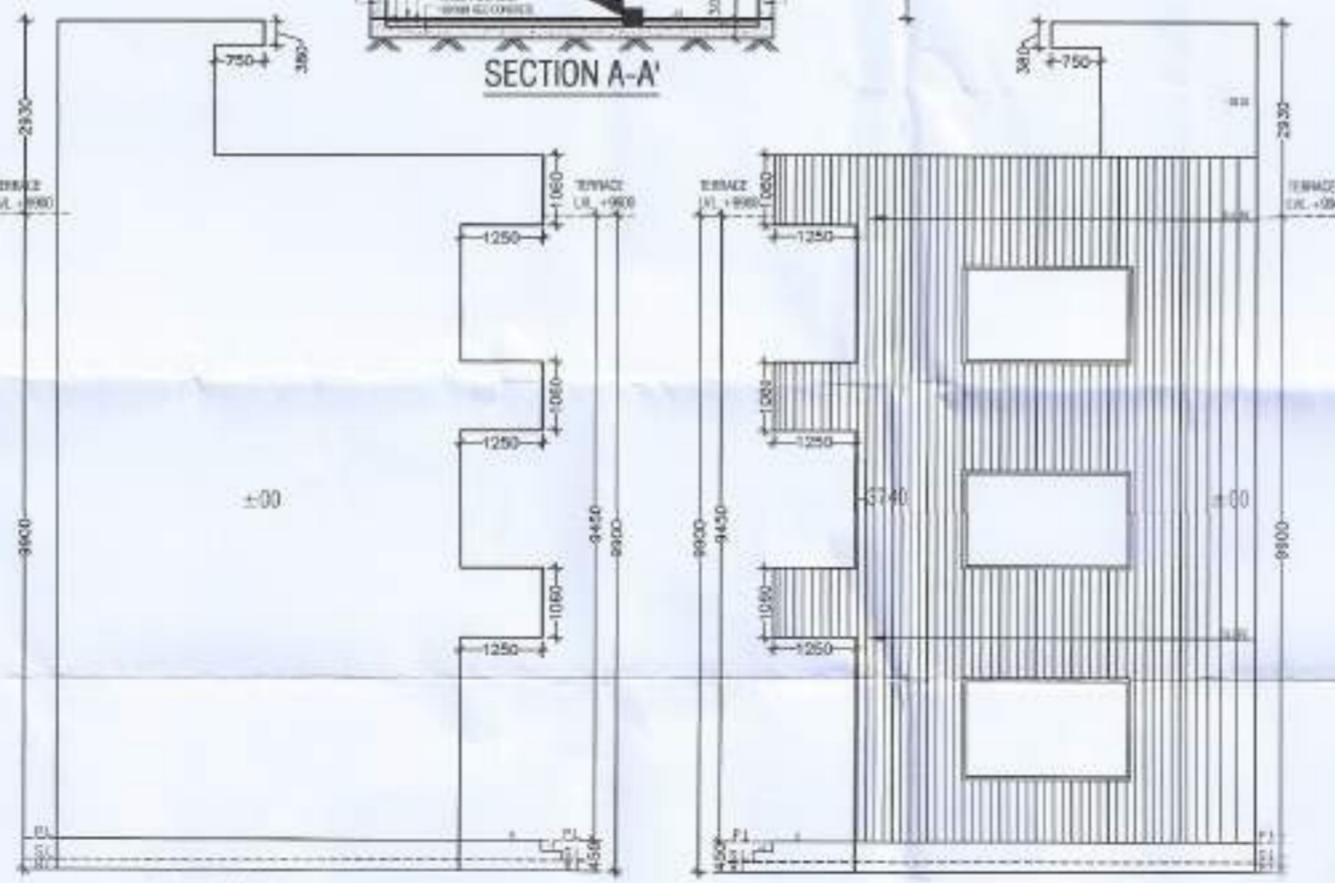
SECOND FLOOR PLAN



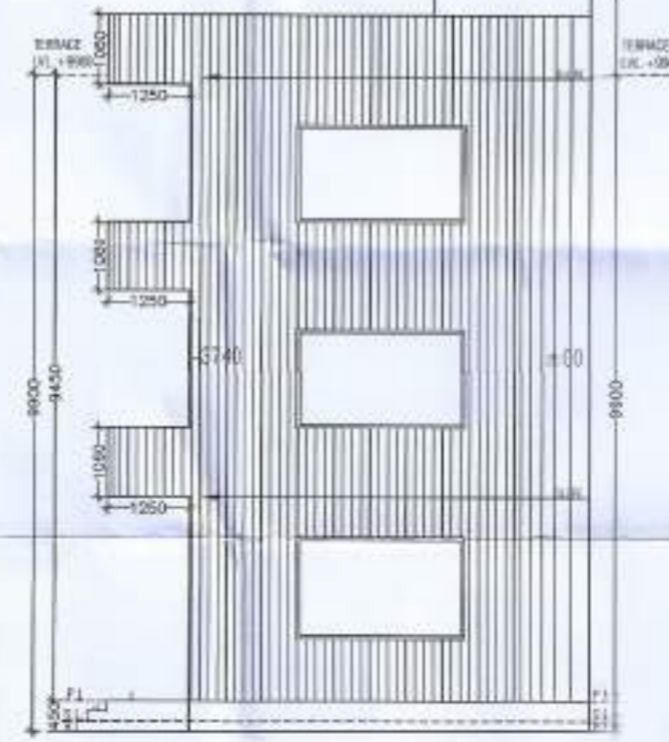
BASEMENT PLAN



GROUND FLOOR PLAN



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



ARCHITECT'S SIGN.

IMT Developers Pvt. Ltd  
 Authorized Signatory

OWNER SIGN.

DRG. NO:- DGTCP 9805 (VII) Dt 15/11/23

Handwritten signatures and names of project team members: (NANDESH KUMAR), (YALAN CHAUDHARY), (DIPANK), (SANJAY KUMAR), (SANGHVI), (S.L. DATTA), (BHAASKAR), (DGP/PH)

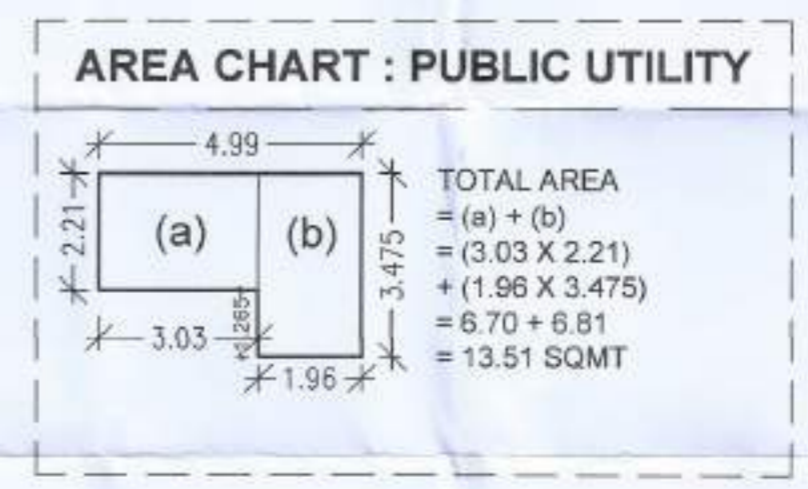
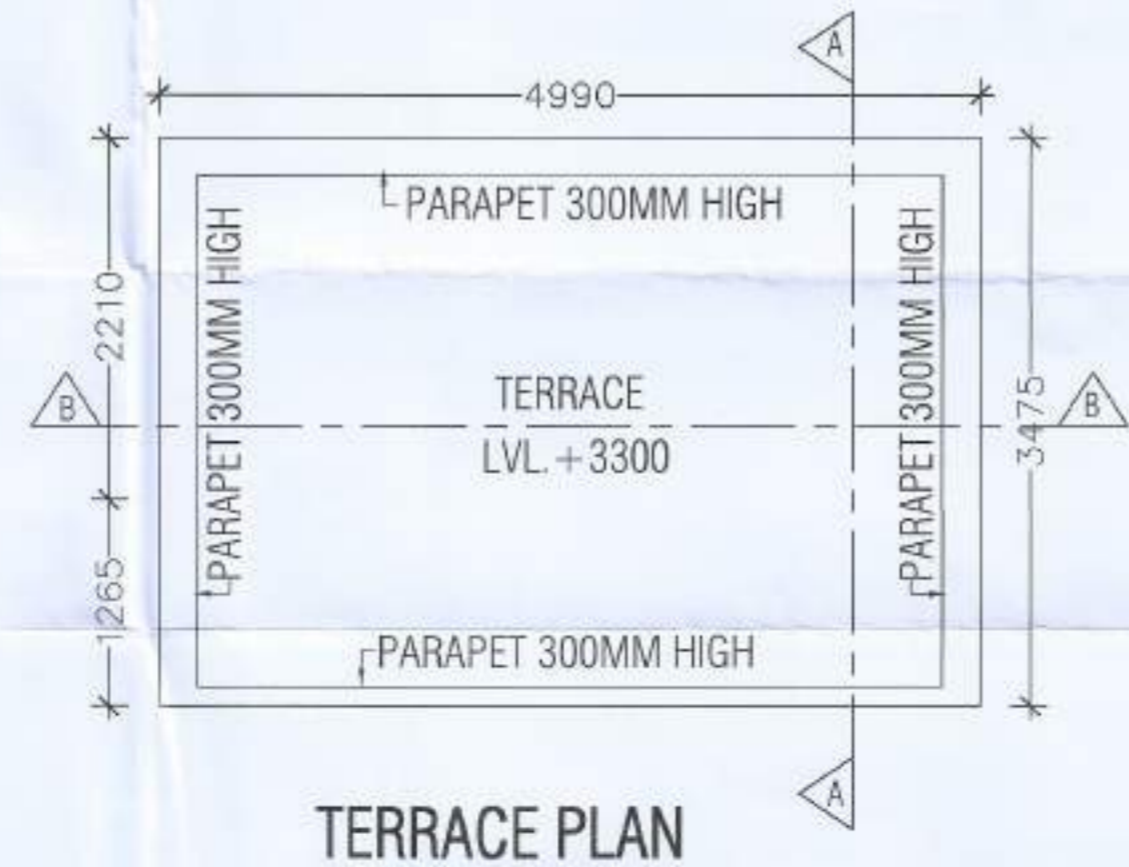
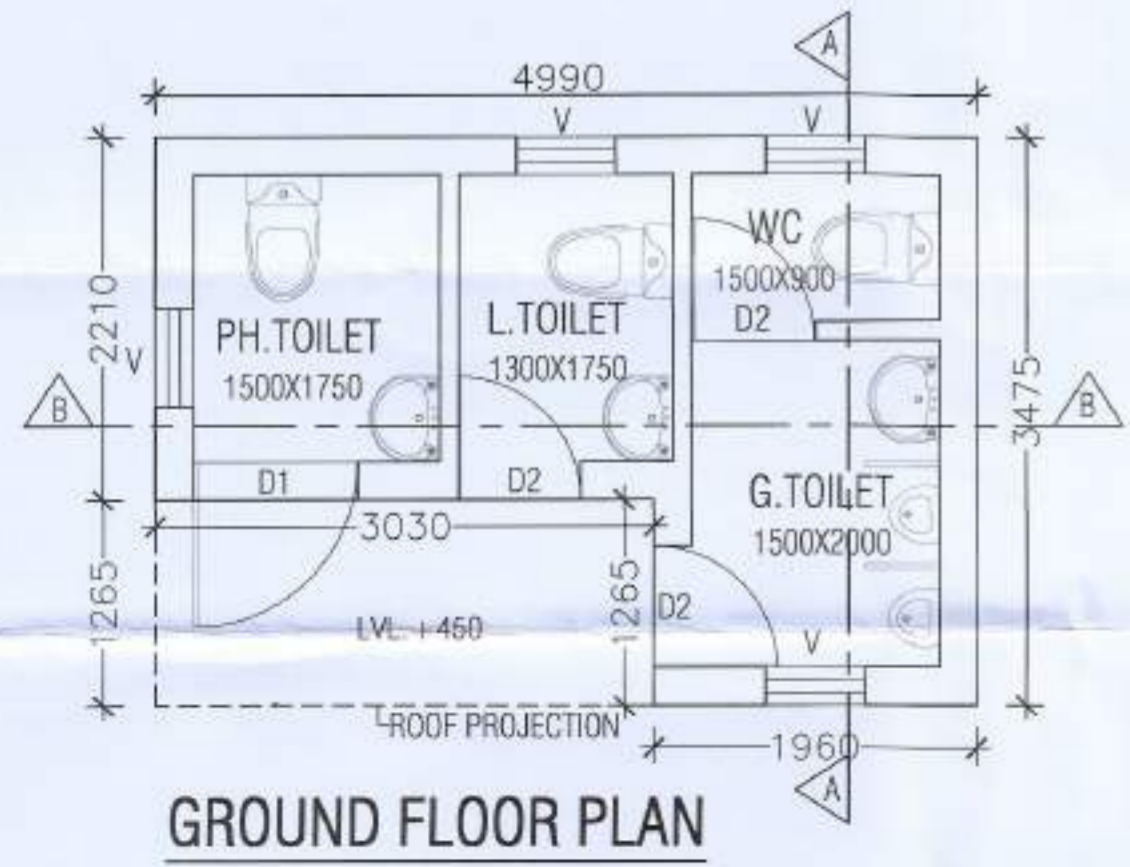
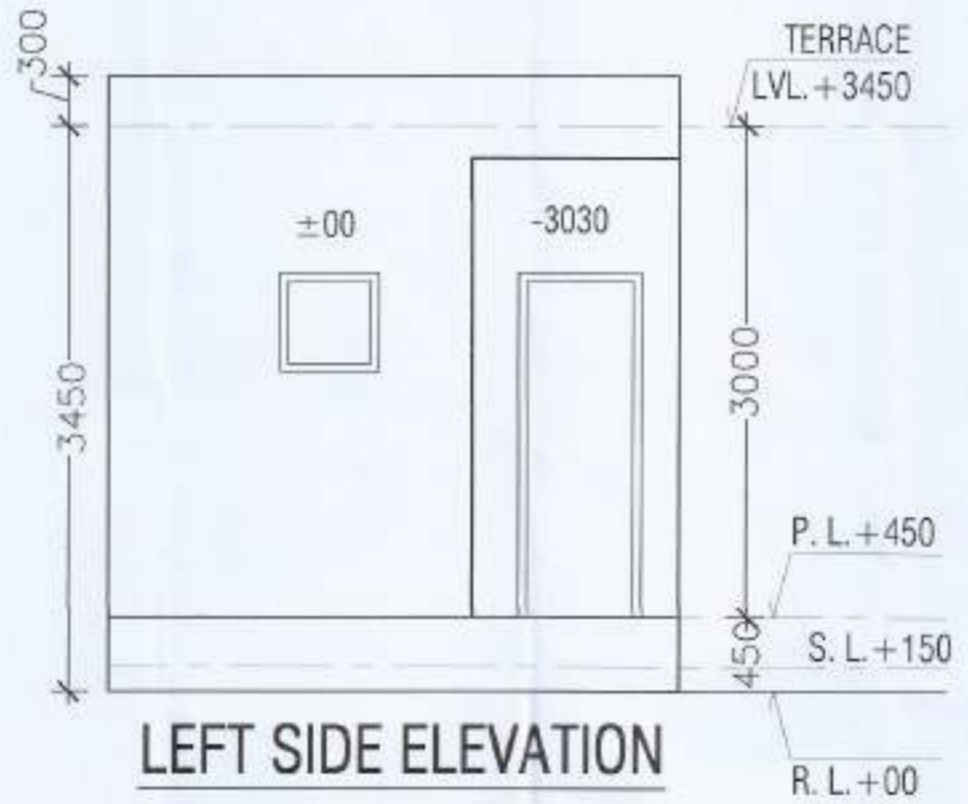
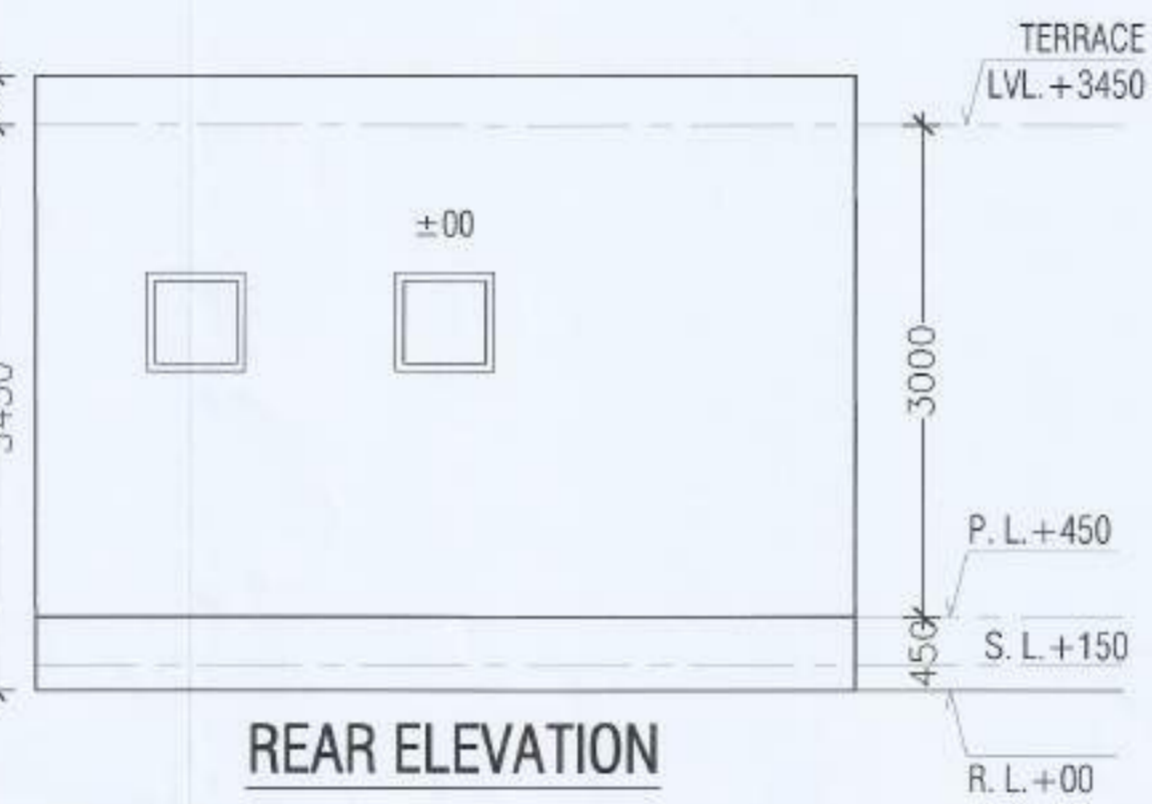
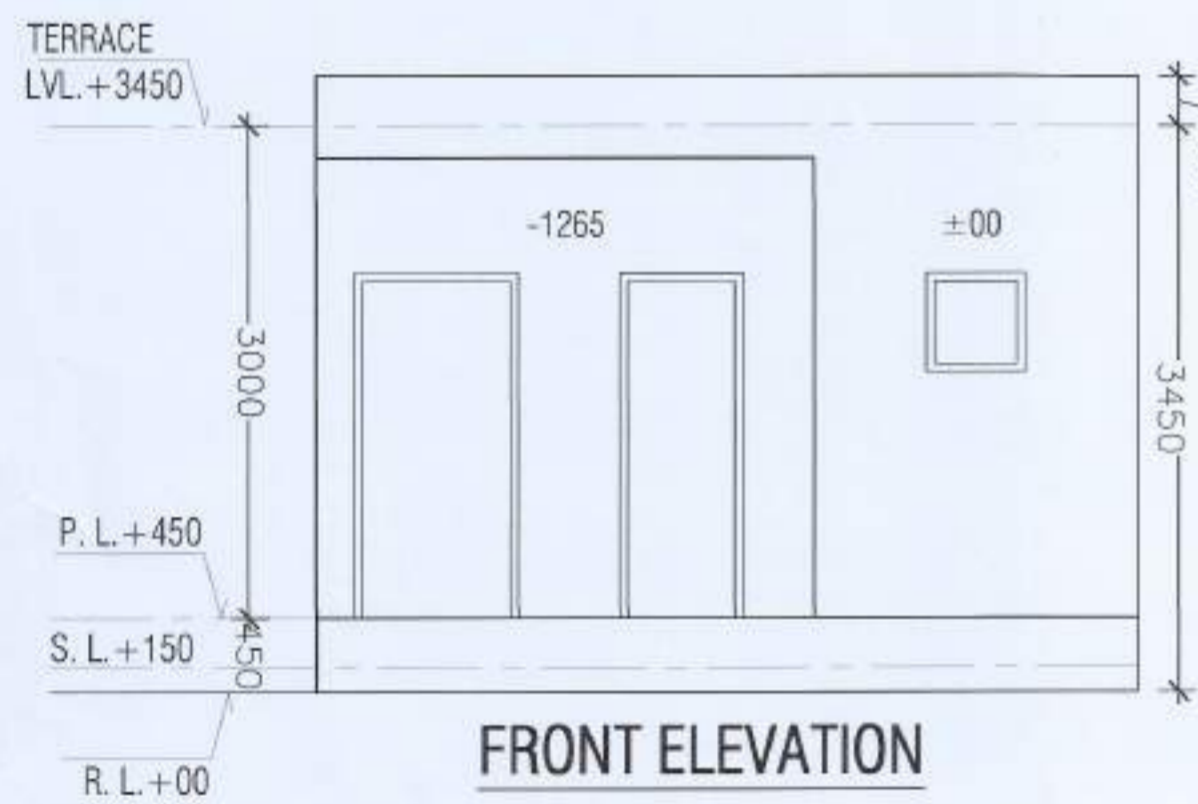
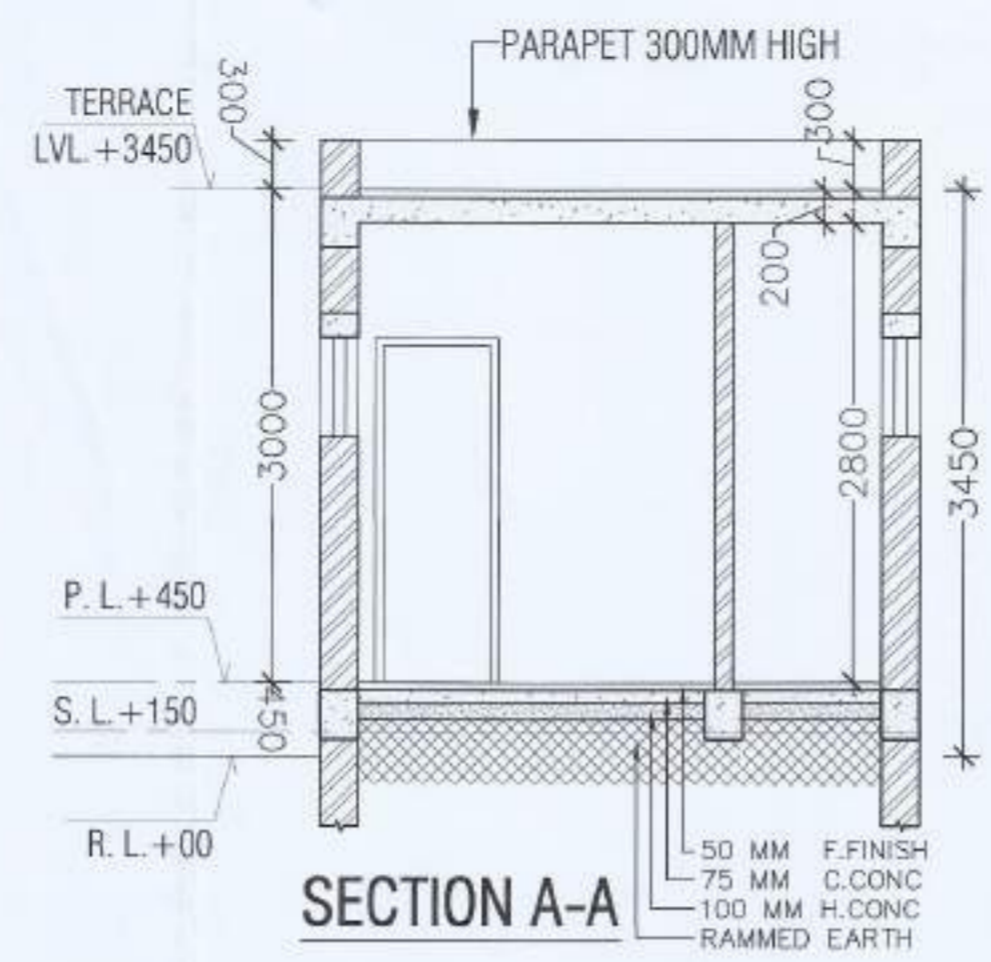
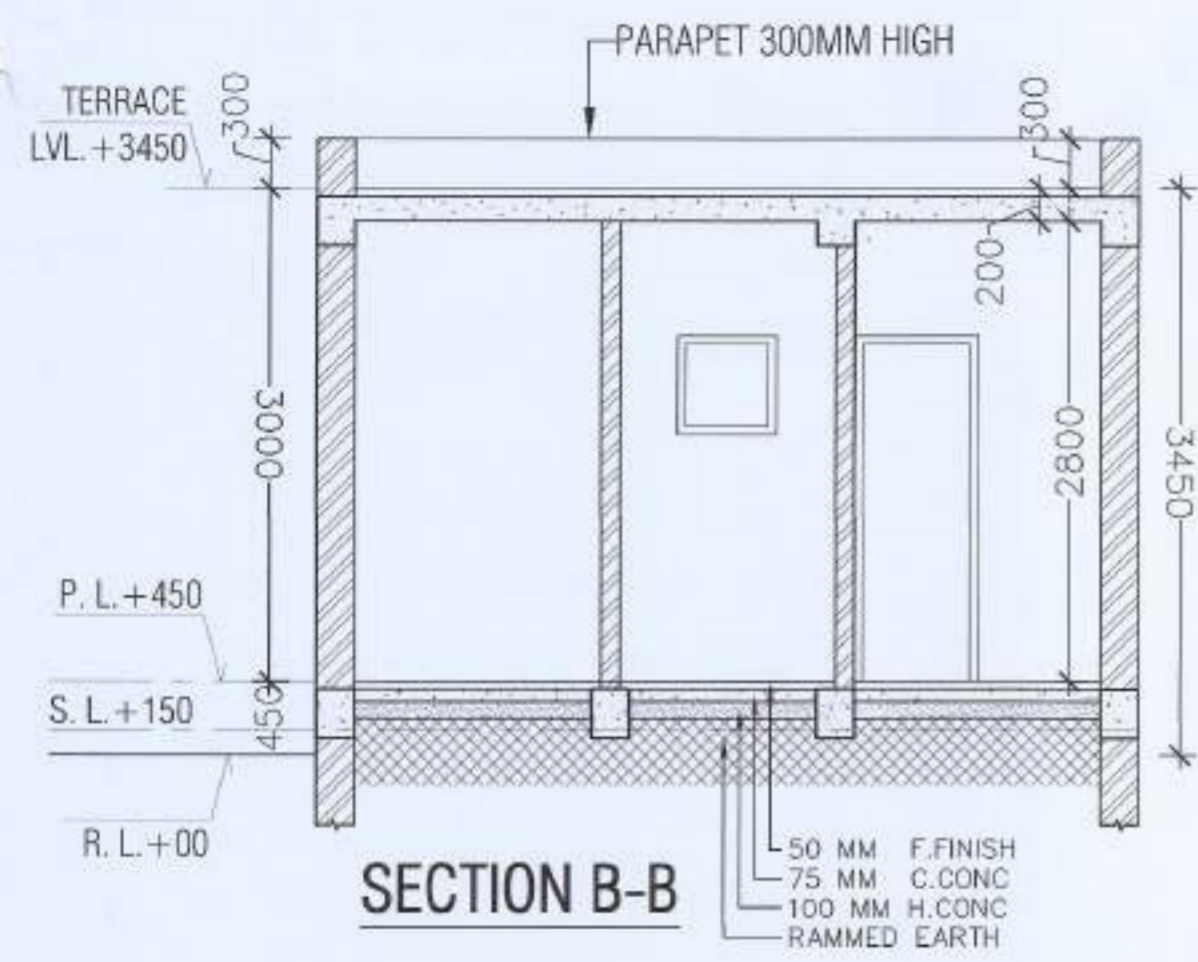


PROJECT:-  
 ARCHITECTURAL CONTROL SHEET/ STANDARD DESIGN OF  
 COMMERCIAL SITE FOR SCO HAVING AREA MEASURING 1794.118  
 SQMT OR 0.443 ACRE (PART OF AFFORDABLE RESIDENTIAL  
 PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016  
 ON THE LAND MEASURING 11.156 ACRES BEARING LICENCE  
 NO.113 OF 2021 DATED 17.12.2021) IN THE REVENUE ESTATE OF  
 VILLAGE SANKHOL, SECTOR-29, TEHSIL BAHADURGARH, DISTT.  
 JHAJJAR, BEING DEVELOPED BY M/S IMT DEVELOPERS PVT. LTD.

TITLE: PUBLIC UTILITY (NON-SALEABLE AREA)  
 PLOT AREA = 13.51 SQMT

DOORS-WINDOWS SCHEDULE	
TYPE	SIZE
D1	1000 X 2100
D2	750 X 2100
V	600 X 600

**ABBREVIATIONS:**  
 P.L. - PLINTH LEVEL  
 R.L. - ROAD LEVEL  
 S.L. - SURROUNDING LEVEL  
 R - RISER  
 T - TREAD  
 W - WIDTH



- NOTES:-**
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MILLIMETERS.
  4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. MECHANICAL LIGHT AND VENTILATION SHALL BE PROVIDED IN THE BUILDING.



IMT Developers Pvt. Ltd.  
 Authorized Sign.  
 OWNER SIGN.

DRG. NO:- D4TCP 9805 (viii) Dt 15-11-2023

Handwritten signatures and names of various stakeholders at the bottom of the sheet.