

Memo No. ZP-1630/AD(GK)/2024/ 2540

Dated:- 23/01/2024

To

Sh. Balbir Singh S/o Surat Singh & Others,
In Collaboration with Signature Infratech Pvt. Ltd.,
Flat No. 224, HEWO Apartment, Sector-56 Gurugram.

Subject: - Approval of Standard Design of SCOs in Commercial Site over an area measuring 0.317 acres (1281.551 Sqm.) forming part of Affordable Residential Plotted Colony measuring 7.925 acres (License No. 86 of 2022 dated 06.07.2022) falling in sector-11, 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	0.317 acres (1281.551 Sqm.)	DTCP-9960(i) to 9960(vii)	19.01.2024

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, Town and Country Planning,
Haryana, Chandigarh.

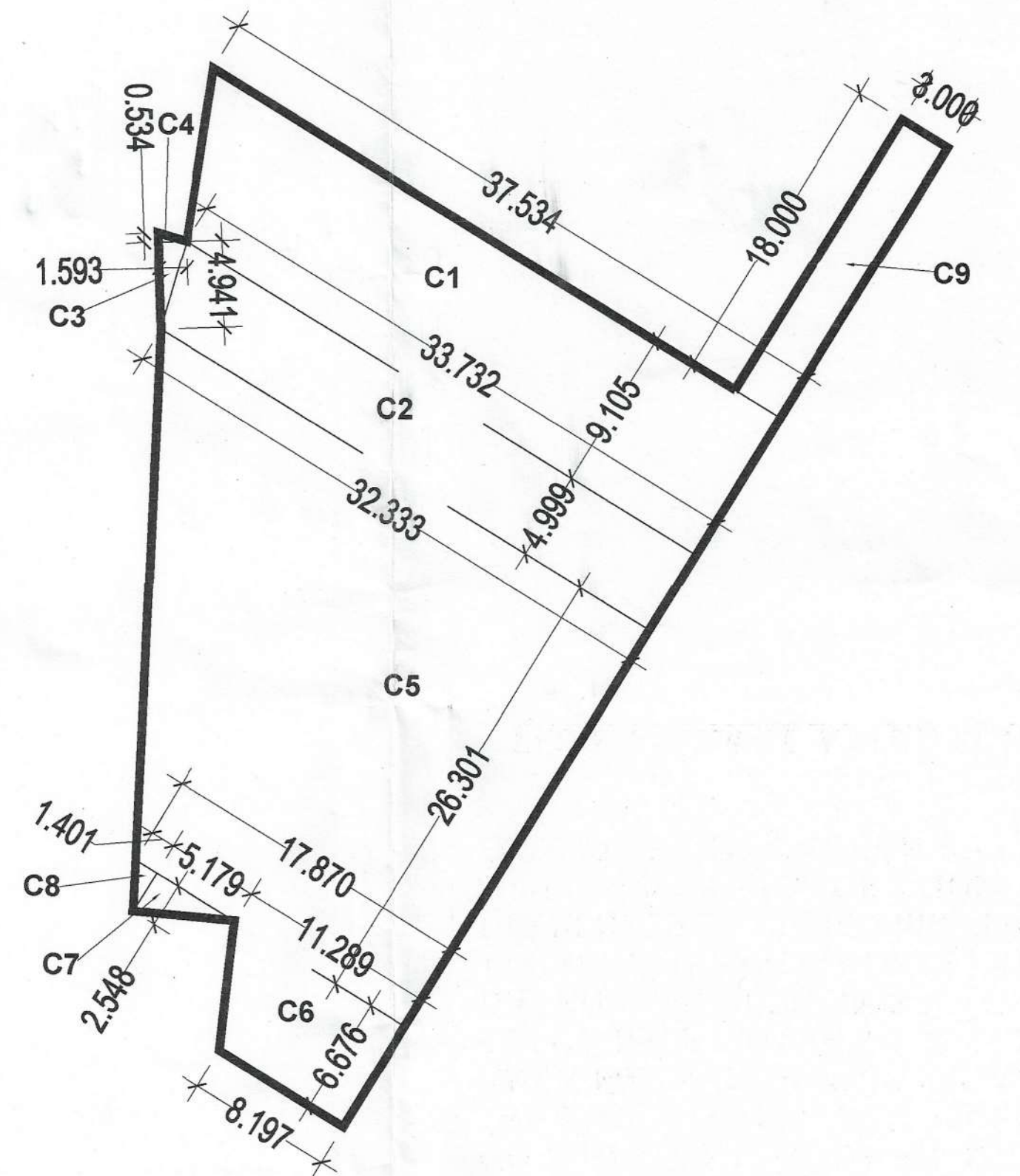
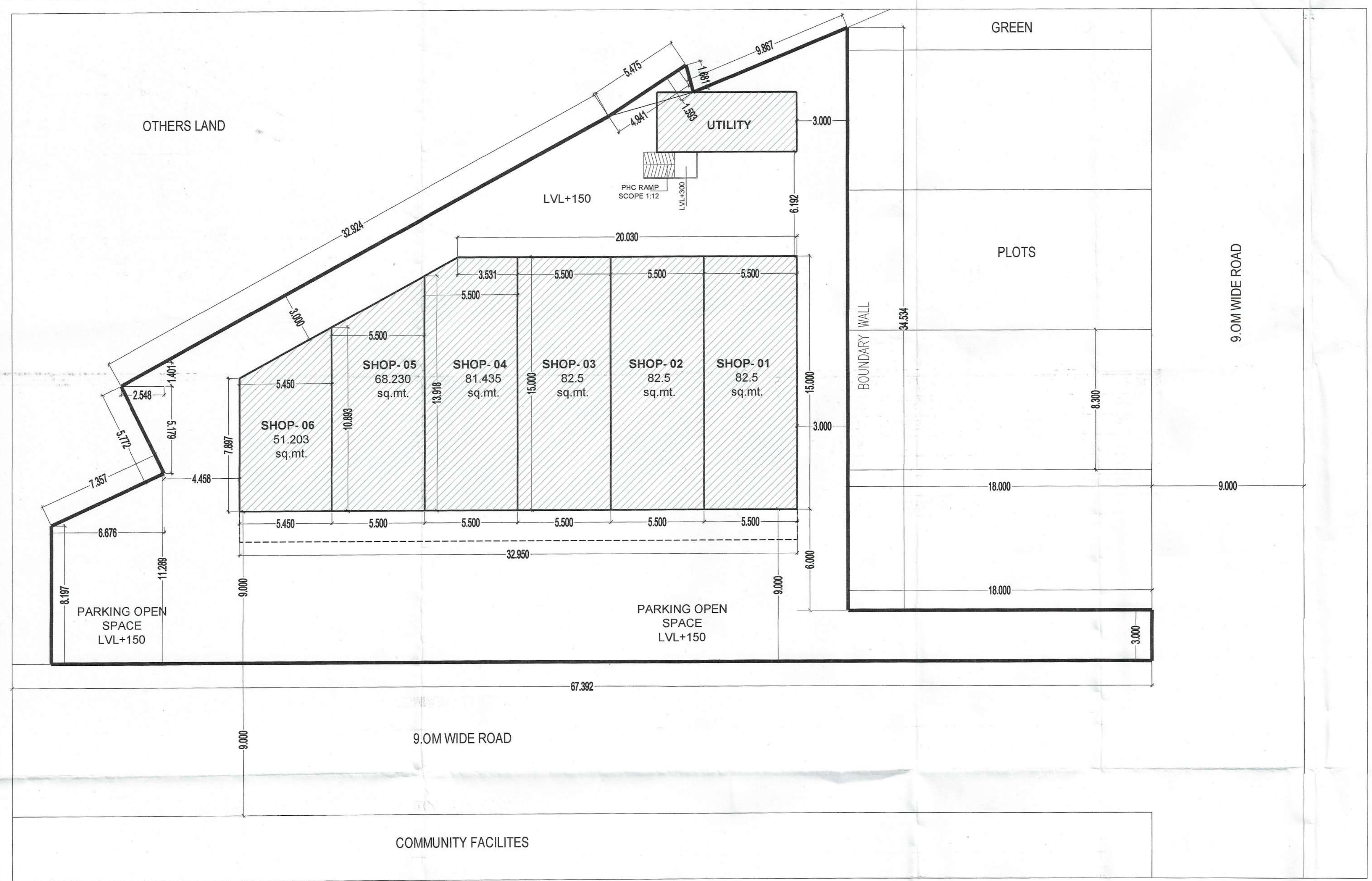
Endst. No. ZP-1630/AD(GK)/2024/_____Dated_____

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:-

1. Senior Town Planner, Rohtak.
2. District Town Planner, Jhajjar.

DA/As above


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



COMMERCIAL AREA DIAGRAM

COMMERCIAL AREA DETAILS				
S.N.O.	NO.	PREFIX	LENGTH	BREATH
C1	1	(37.534+33.732)/2	9.105	324.438
C2	1	(33.732+32.333)/2	4.999	165.129
C3	1	0.5	1.593	0.534
C4	1	0.5	1.593	4.941
C5	3	(32.333+17.870)/2	26.301	660.195
C6	1	(11.289+8.197)/2	6.676	65.044
C7	1	0.5	5.179	2.548
C8	1	0.5	1.401	2.548
C9	1	1	18.000	3.000
COMMERCIAL AREA (in SQ.MT.)			1,281.551	
			(in Acres)	

NOTES:-
LIGHT AND VENTILATION SHALL BE PROVIDED MECHANICALLY.
BOUNDARY WALL & GATE AS STANDER DESIGN

PROJECT:-
STD.BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.317 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 7.925 ACRES (LICENCE NO. -86 OF 2022 DATED-06-07-2022) IN SECTOR- 11, TEHSIL & DISTT. JHAJJAR. BEING DEVELOPED BY -SH.BALBIR SINGH & OTHERS IN COLLABORATION WITH SIGNATURE INFRATECH PVT.LTD.

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE , INTERIORS , PLANNING
Unit No 303,Ninex Time Center,
Suncity Sector -54, Golf Course Road, Gurgaon
O :- 0124-4284293 M:- 9-9899159486
Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-
ARCHITECT SIGNATURE:-
For Signature Infratech Private Limited
Ar. VIKAS AHLAWAT
CAZ01355529
Director

DRAWING TITLE:
SITE PLAN & AREA CALCULATION

DATE:- OCT-2023
SCALE:- 1:90(A1)

NORTH
SHEET NO.
01

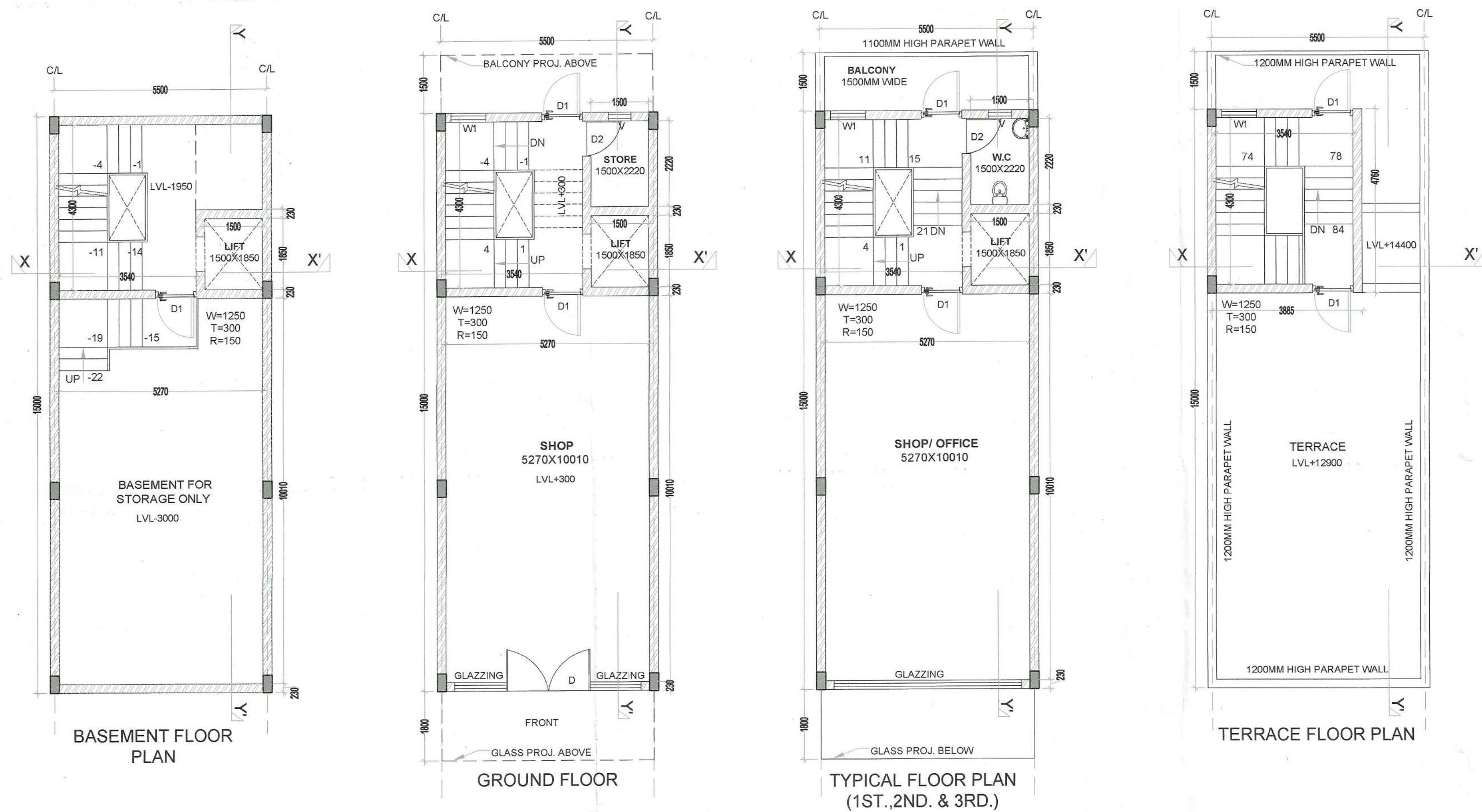
AREA DETAIL			
DESCRIPTION	FACTOR	ACRES	SQ.MT.
SITE AREA		0.317	1,281.551
PERMISSIBLE G.C.	35.00%	0.1108	448.543
PERMISSIBLE F.A.R.	1.50		1922.326
PROPOSED G.C.	34.986%		448.368
PROPOSED F.A.R.	1.155		1479.969
TOTAL NO. OF SHOPS			6
UTILITY AREA (8.260X3.539)			29.232

SHOP NO.	TOTAL GROUND COVERAGE	
1	5.5X15	82.500
2	5.5X15	82.500
3	5.5X15	82.500
4	(5.5X13.918)+(5.5+3.531)/2X1.082	81.435
5	(10.893+13.918)/2X5.500	68.230
6	(7.897+10.893)/2X5.450	51.203
TOTAL PROPOSED GROUND COVERAGE		448.368

SHOP NO.	GROUND COVERAGE	FLOOR F.A.R.				TOTAL F.A.R.	NON F.A.R.			TOTAL BUILTUP AREA
		GROUND	1ST	2nd	3rd		STAIR CASE	MUMTY	BASEMENT	
1	82.500	82.500	64.998	64.998	64.998	277.494	44.184	17.945	82.500	422.123
2	82.500	82.500	64.503	64.503	64.503	276.009	45.666	18.493	82.500	422.668
3	82.500	82.500	64.503	64.503	64.503	276.009	45.666	18.493	82.500	422.668
4	81.435	81.435	62.549	62.549	62.549	269.082	47.580	18.804	81.435	416.901
5	68.230	68.230	52.036	52.036	52.036	224.338	61.422	19.599	68.230	373.589
6	51.203	51.203	35.278	35.278	35.278	157.037	60.923	19.514	51.203	288.677
GRAND TOTAL	448.368					1479.969				2346.626

DRG.No:- DTQ 9960(C) dt 19-10-24

(GURPREET KHEPAR) AD (HQ)
(YAJAN CHAUDHARY) ATP (HQ)
(ASHISH SHARMA) DTP (HQ)
(SANJAY SUMAR) STP (E&V)
(P. P. SINGH) CTP (HR.)
(AMIT KHATRI, IAS) DTCP (HR.)



GROUND COVERAGE					
ADDITION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1	5.500	15.000	AREA (SQM)
TOTAL AREA					82.500

BASEMENT AREA					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1	5.500	15.000	AREA
TOTAL BASEMENT AREA					82.500

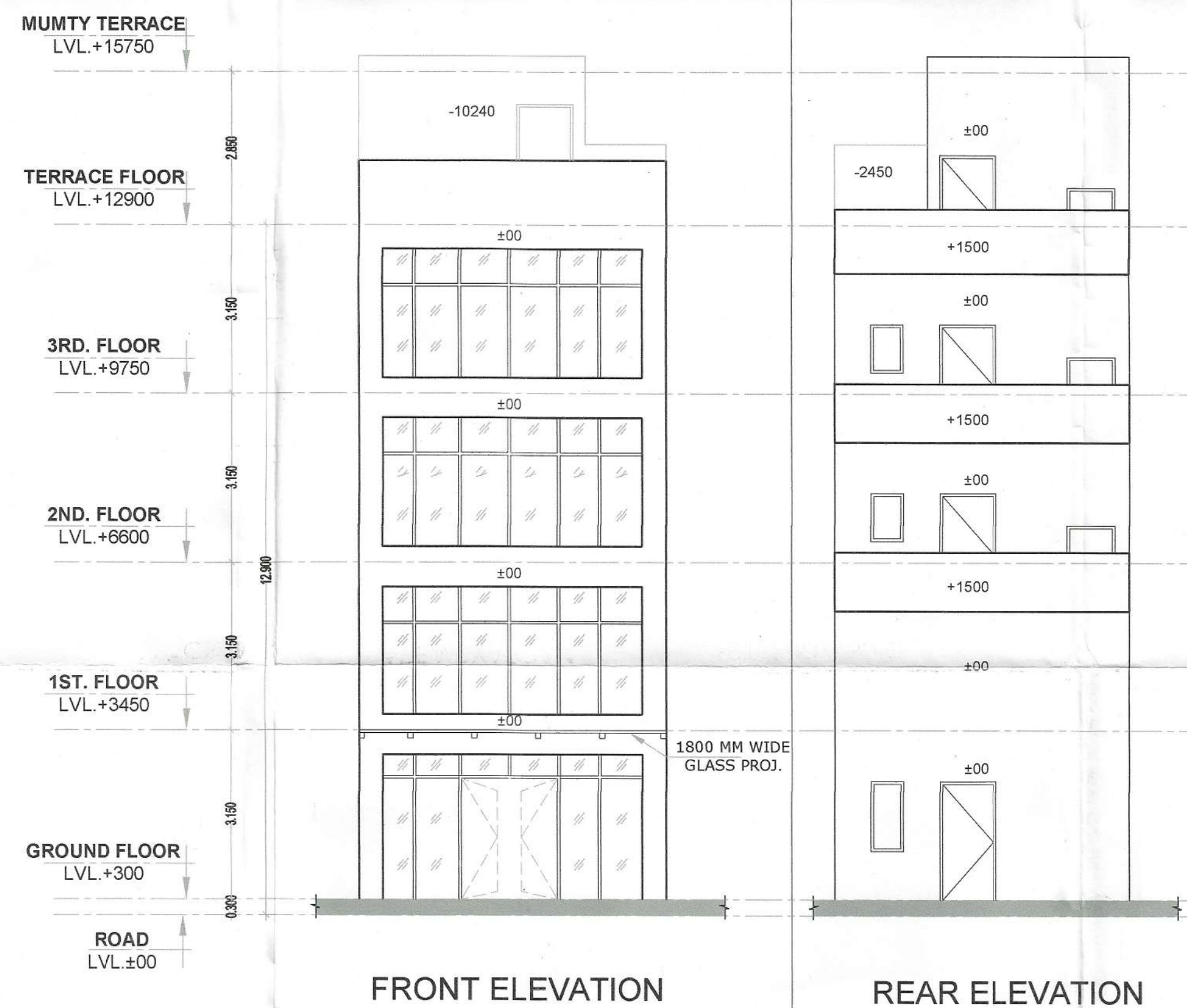
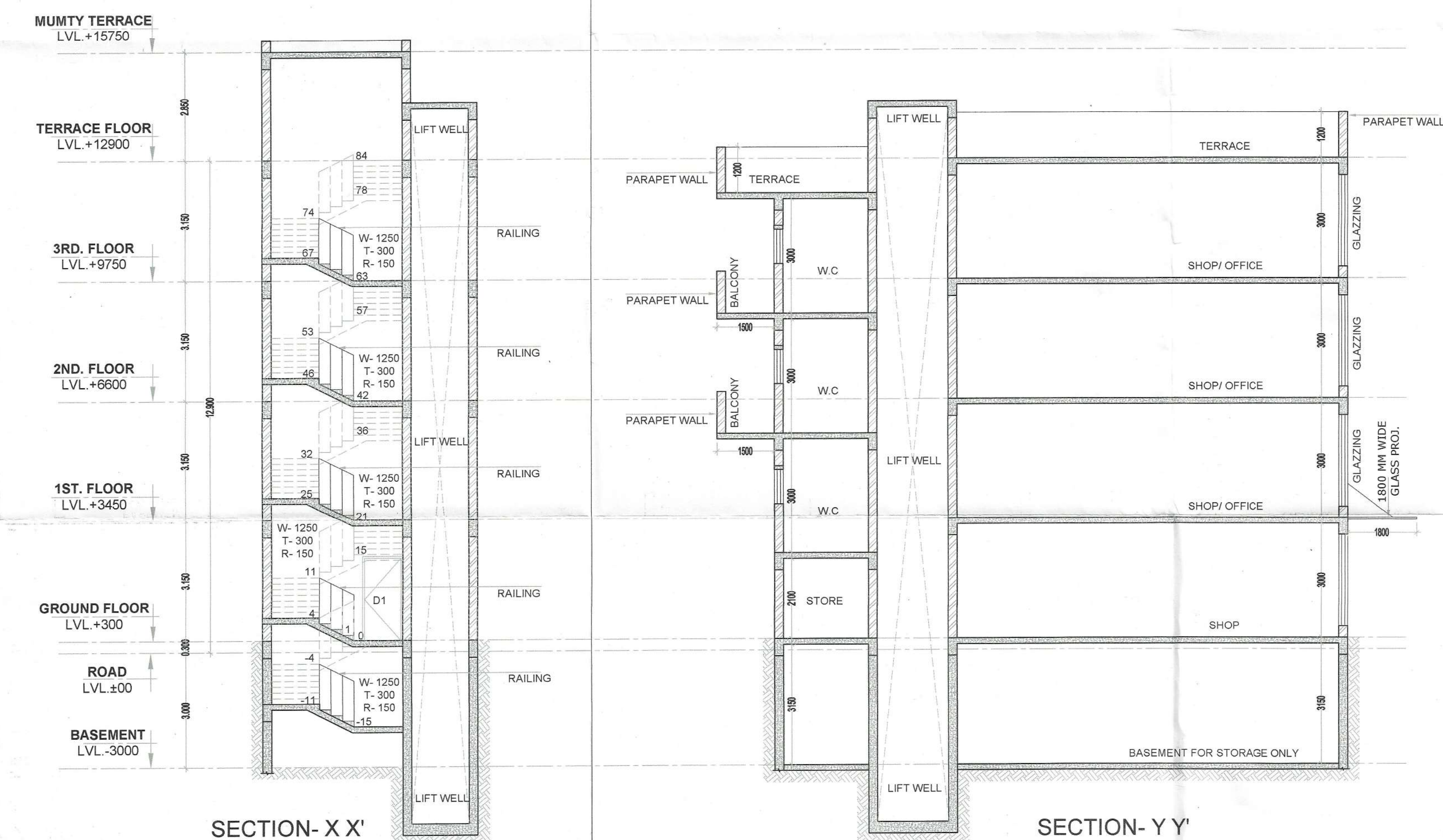
GROUND FLOOR FAR.					
ADDITION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1	5.500	15.000	AREA (SQM)
TOTAL AREA					82.500

TYPICAL, 1ST, 2ND & 3RD FLOOR FL. F.A.R.					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
GROUND COVERAGE					82.500
SUBTRACTION					
1	1	1	3.540	4.300	15.232
2	1	1	1.500	1.850	2.775
TOTAL SUBTRACTION					17.997
TOTAL TYP. FLOOR F.A.R. (SQ.MT.)					64.503

MUMTY AREA (NON F.A.R.)					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
B	1	1	3.885	4.760	AREA
TOTAL MUMTY AREA					18.493

TOTAL F.A.R.					
GROUND FLOOR F.A.R.					82.500
1ST FLOOR F.A.R.					64.503
2ND FLOOR F.A.R.					64.503
3RD FLOOR F.A.R.					64.503
TOTAL F.A.R. (SQ.MT.)					276.009

TOTAL BUILT UP					
TOTAL F.A.R.					276.009
BASEMENT AREA					82.500
MUMTY AREA (NON F.A.R.)					18.493
STAIR CASE AREA (3.425X4.300)					45.666
TOTAL BUILT UP (SQ.MT.)					422.668



	LENGTH	HEIGHT	CILL	LINTEL
D	2150	2400	—	2400
D1	1050	2200	—	2200
D2	900	2200	—	2200
V	600	1300	900	2200
W1	900	2200	900	2200

NOTES:-

ALL DIMENSION IN MM.

PROJECT:-

STD. BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.317 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 7.925 ACRES (LICENCE NO. -86 OF 2022 DATED-06-07-2022) IN SECTOR- 11, TEHSIL & DISTT. JHAJJAR. BEING DEVELOPED BY -SH.BALBIR SINGH & OTHERS IN COLLABORATION WITH SIGNATURE INFRATECH PVT.LTD.

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE, INTERIORS, PLANNING

Unit No 303 Ninex Time Center
Suncity, Sector -54, Golf Course Road Gurgaon
O :- 0124-4284293 M:- 09899159486
Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-

ARCHITECT SIGNATURE:-

For Signature Infratech Private Limited

Ar. VIKAS AHLAWAT
CA/2013/59929

DRAWING TITLE:

SHOP NO.- 02 & 03

PLAN, ELEVATION, SECTION & AREA CALCULATION

DATE:- OCT-2023

SCALE:- 1:90(A1)

NORTH

SHEET NO.

02

(GURPREET KHEPAR)
AD (HQ)

(YAJAN CHAUDHARY)
ATP (HQ)

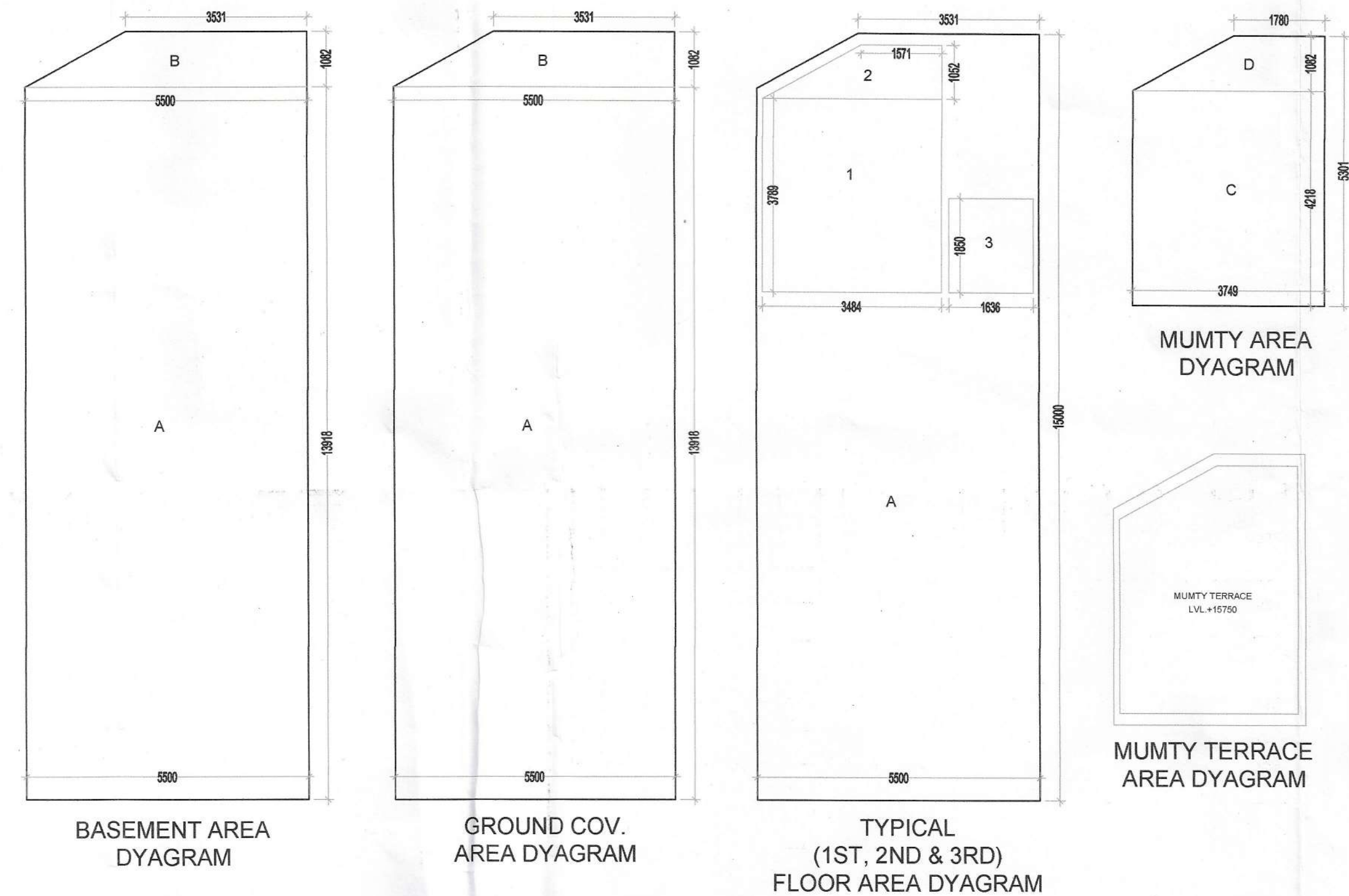
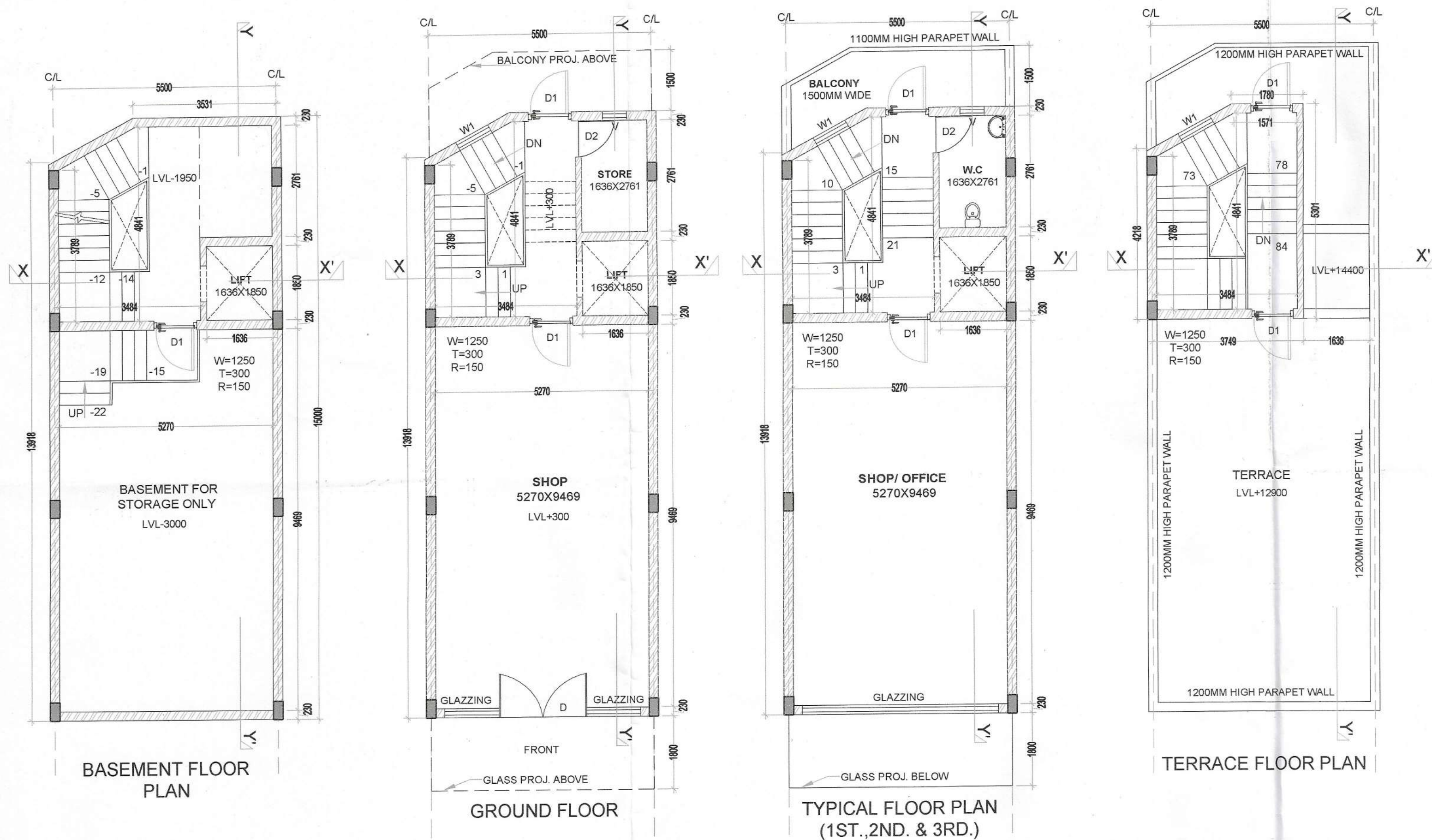
(ASHISH SHARMA)
DTP (HQ)

(SANJAY KUMAR)
STP (HQ)

(P.P. SINGH)
CTP (HR.)

(AMIT KHATRI, IAS)
DTCP (HR.)

DRG. NO. :- DTCP 9960 (11) Dt 19-01-24



	LENGTH	HEIGHT	CILL	LINTEL
D	2150	2400	--	2400
D1	1050	2200	--	2200
D2	900	2200	--	2200
V	600	1300	900	2200
W1	900	2200	900	2200

GROUND COVERAGE					
ADDITION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1		5.500	13.918
B	1	1		(5.500+3.531)/2	1.082
TOTAL AREA					81.435

BASEMENT AREA					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1		5.500	13.918
B	1	1		(5.500+3.531)/2	1.082
TOTAL BASEMENT AREA					81.435

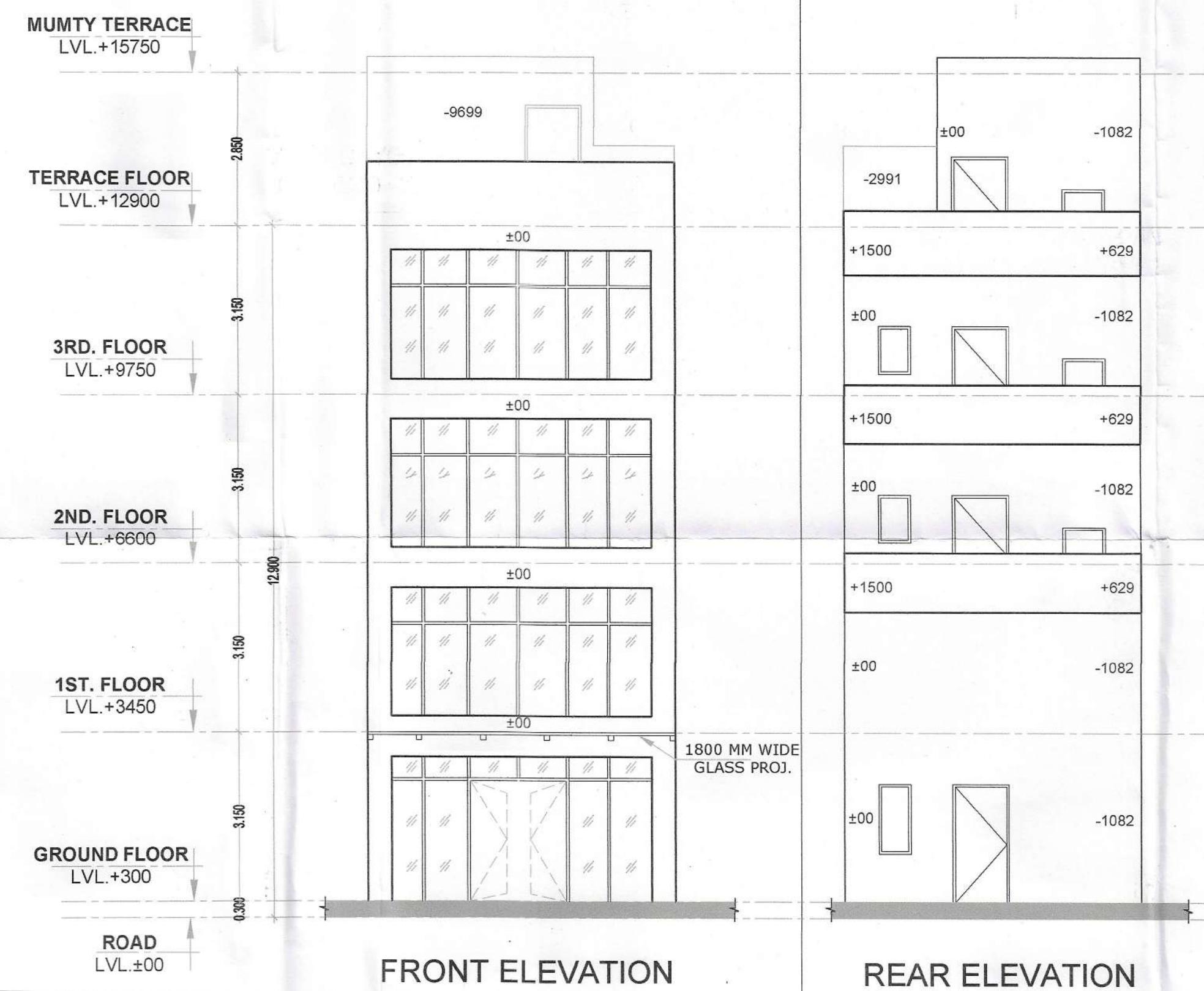
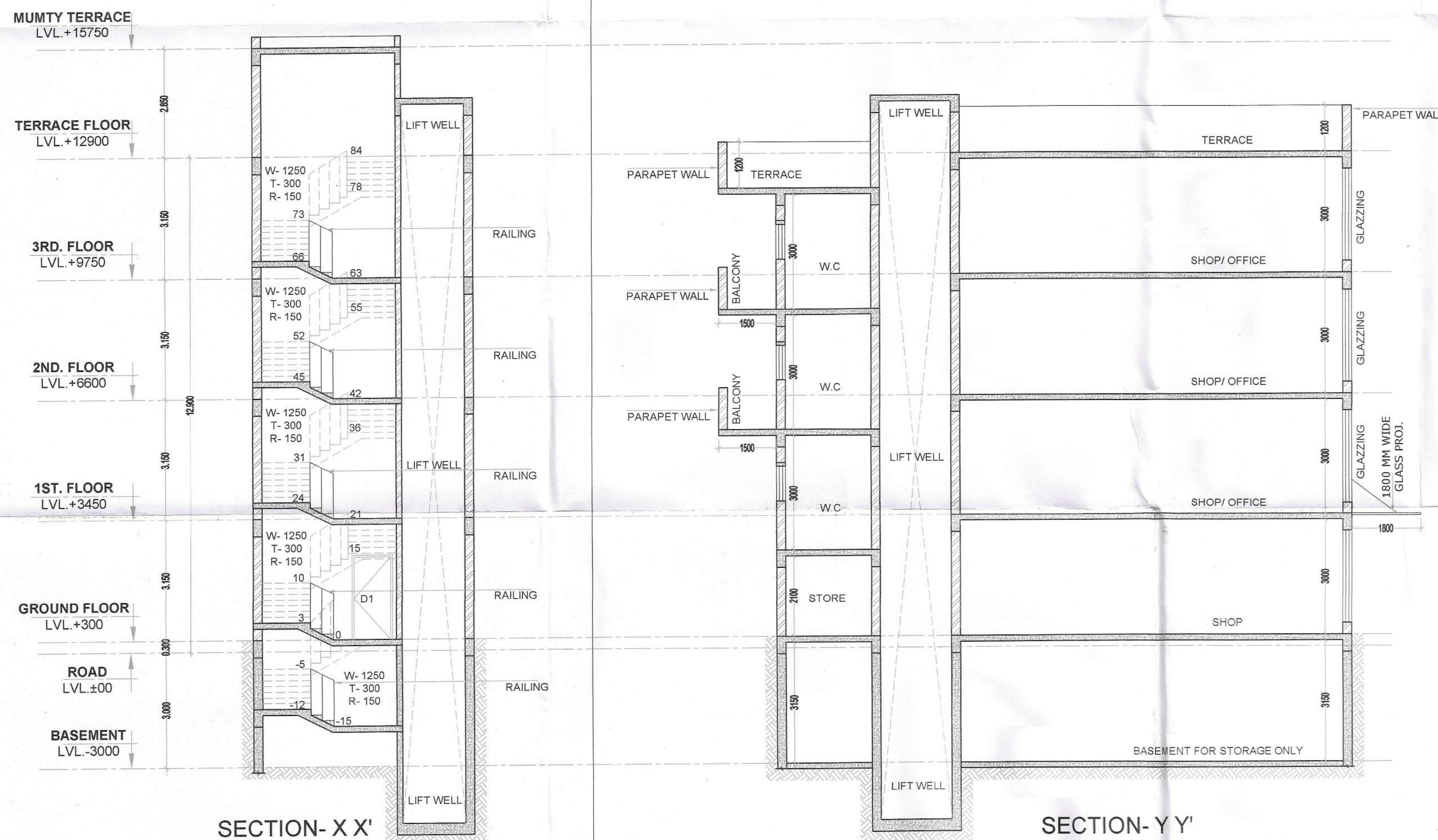
GROUND FLOOR FAR.					
ADDITION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1		5.500	13.918
B	1	1		(5.500+3.531)/2	1.082
TOTAL AREA					81.435

TYPICAL, 1ST, 2ND & 3RD FLOOR F.A.R.					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
GROUND COVERAGE					81.435
SUBTRACTION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
1	1	1		3.484	3.789
2	1	1		(1.571+3.484)/2	1.052
3	1	1		1.636	1.850
TOTAL SUBTRACTION					18.886
TOTAL TYP. FLOOR F.A.R. (SQ.MT.)					62.549

MUMTY AREA (NON F.A.R.)					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
C	1	1		3.749	4.218
D	1	1		(1.780+3.749)/2	1.082
TOTAL MUMTY AREA					18.804

TOTAL F.A.R.					
GROUND FLOOR F.A.R.					81.435
1ST FLOOR F.A.R.					62.549
2ND FLOOR F.A.R.					62.549
3RD FLOOR F.A.R.					62.549
TOTAL F.A.R. (SQ.MT.)					269.082

TOTAL BUILT UP					
TOTAL F.A.R.					269.082
BASEMENT AREA					81.435
MUMTY AREA (NON F.A.R.)					18.804
STAIR CASE AREA					47.580
TOTAL BUILT UP (SQ.MT)					416.901



NOTES:-
ALL DIMENSION IN MM.

PROJECT:-
STD. BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.317 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 7.925 ACRES (LICENCE NO. -86 OF 2022 DATED-06-07-2022) IN SECTOR- 11, TEHSIL & DISTT. JHAJJAR. BEING DEVELOPED BY -SH.BALBIR SINGH & OTHERS IN COLLABORATION WITH SIGNATURE INFRA TECH PVT.LTD.

VIKAS AHLAWAT ARCHITECTS
ARCHITECTURE, INTERIORS, PLANNING
Unit No 303 Nines Time Center
Suncity, Sector -54, Golf Course Road Gurgaon
O :- 0124-4284293 M:- 0-9899158486
Mail :- ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-
For Signature Infratech Private Limited
Director

ARCHITECT SIGNATURE:-
Ar. VIKAS AHLAWAT
CA/2013/59929

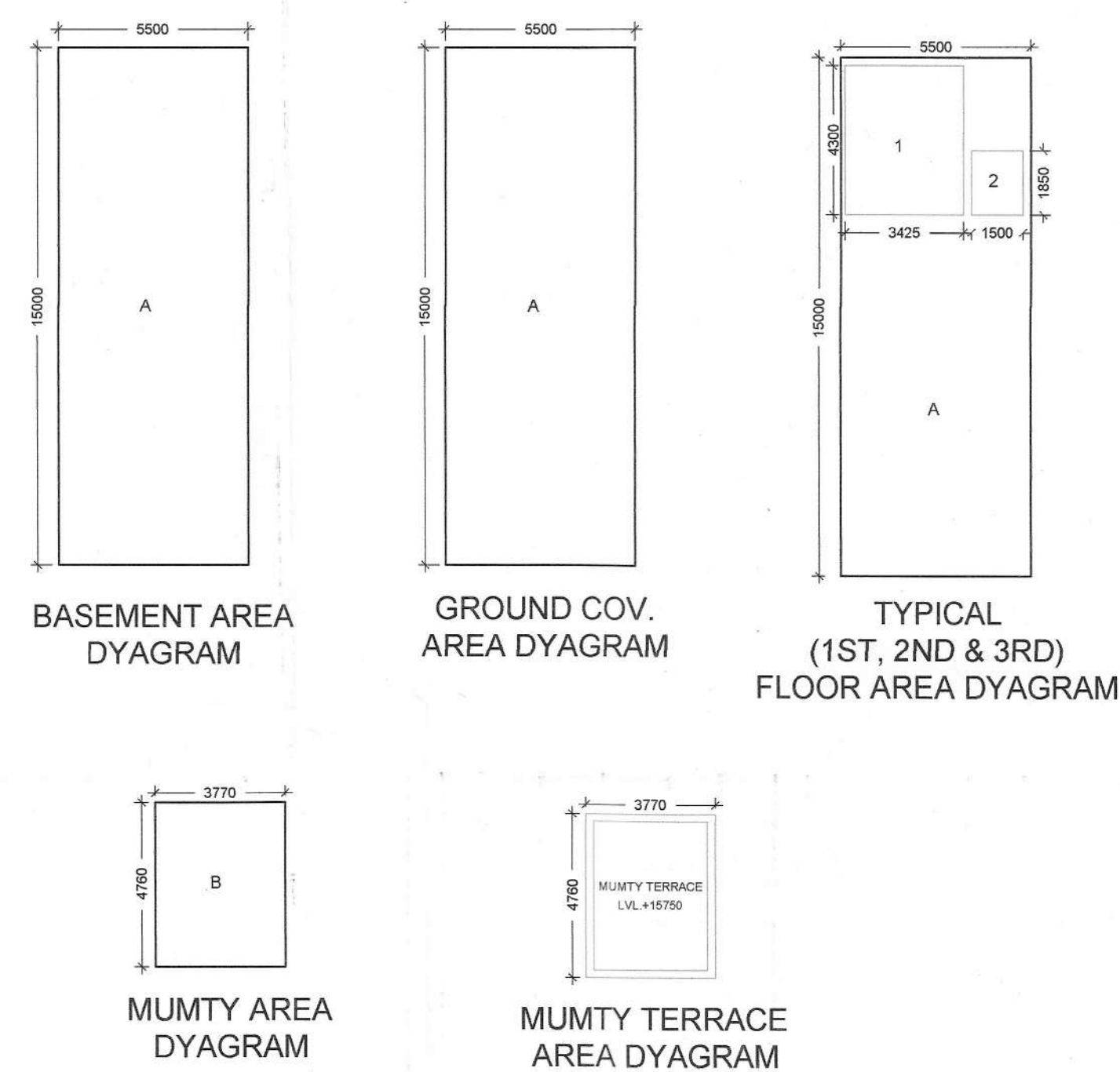
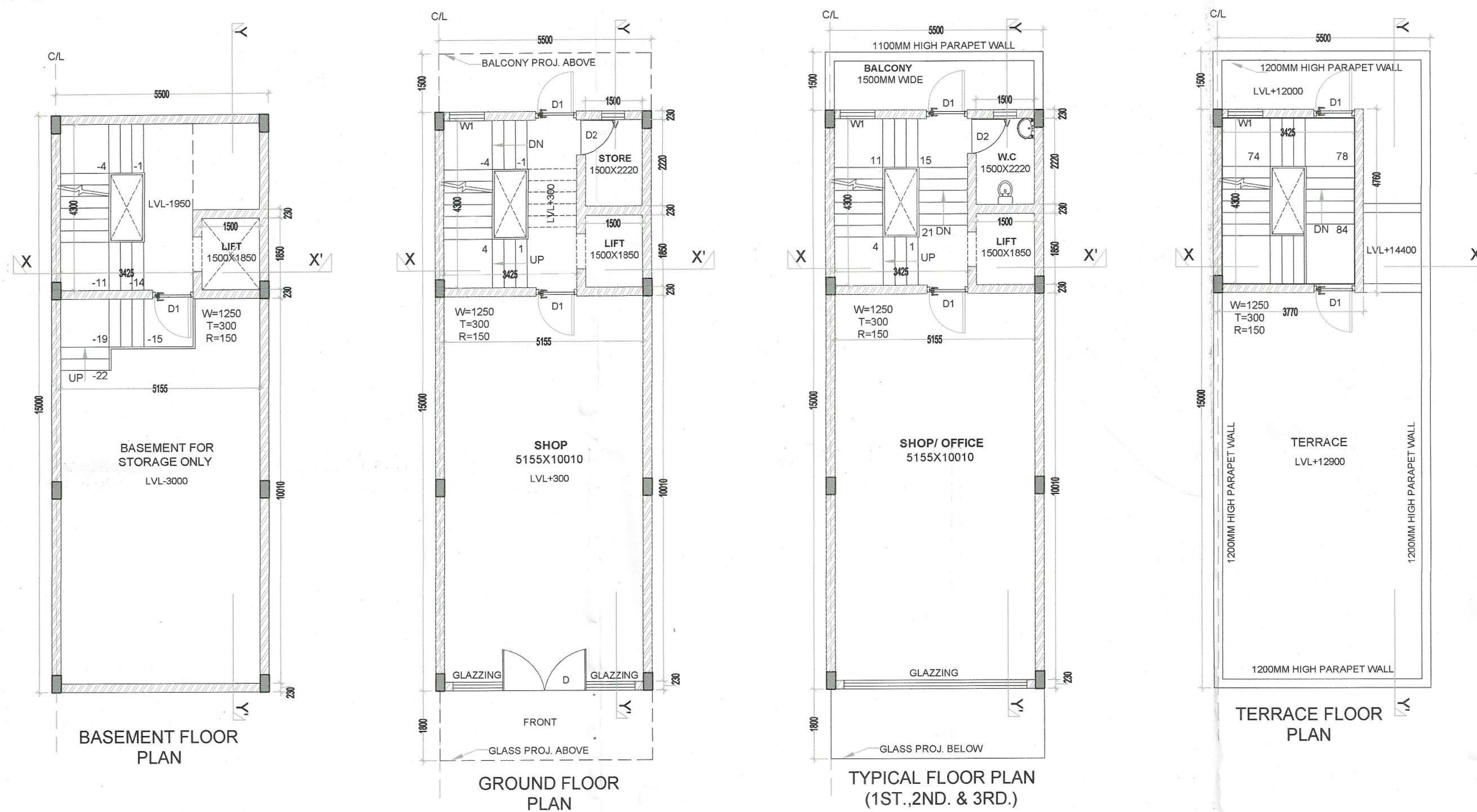
DRAWING TITLE:
SHOP NO.- 04
PLAN, ELEVATION, SECTION & AREA CALCULATION

DATE:- OCT-2023
SCALE:- 1:30(A1)

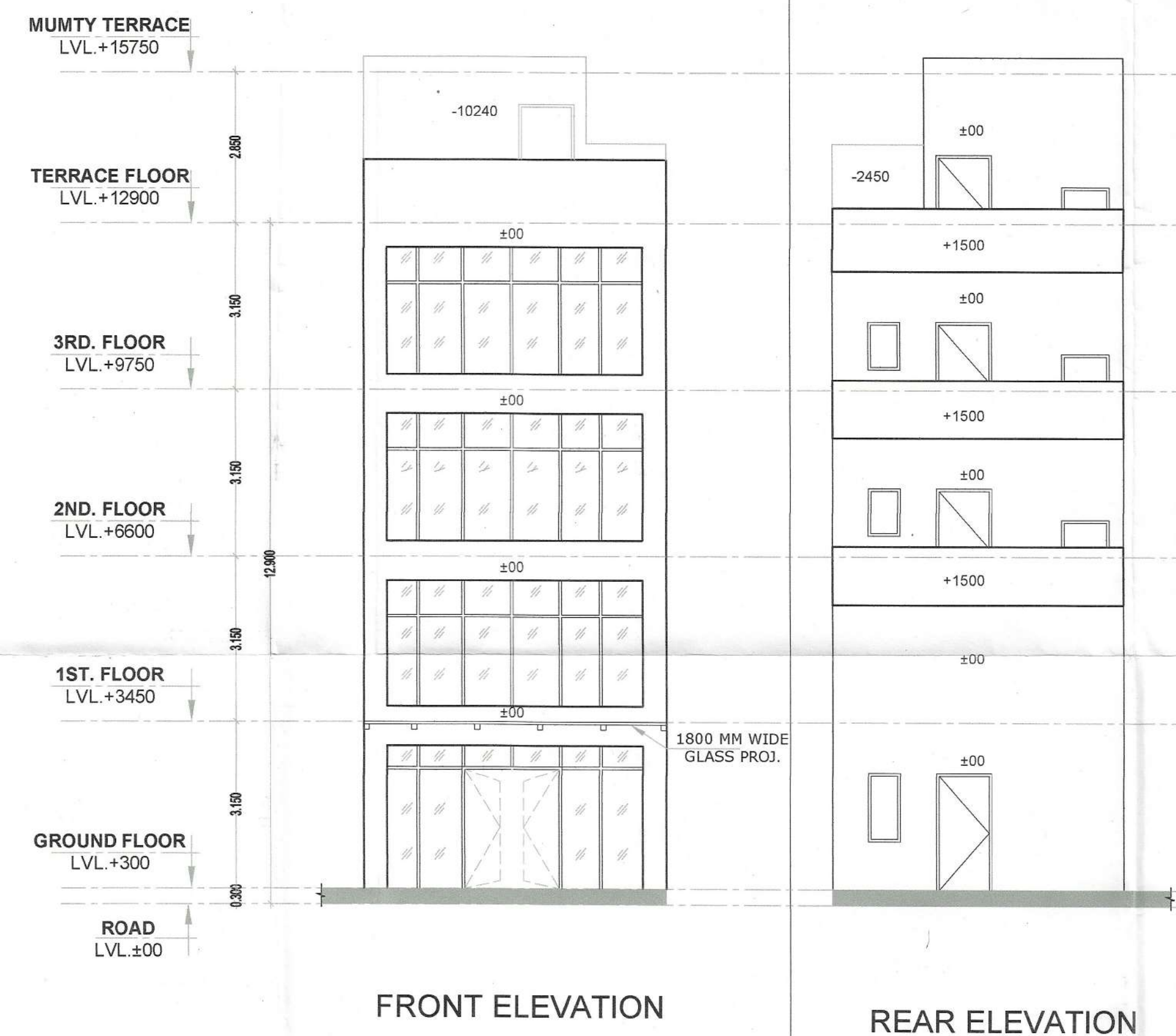
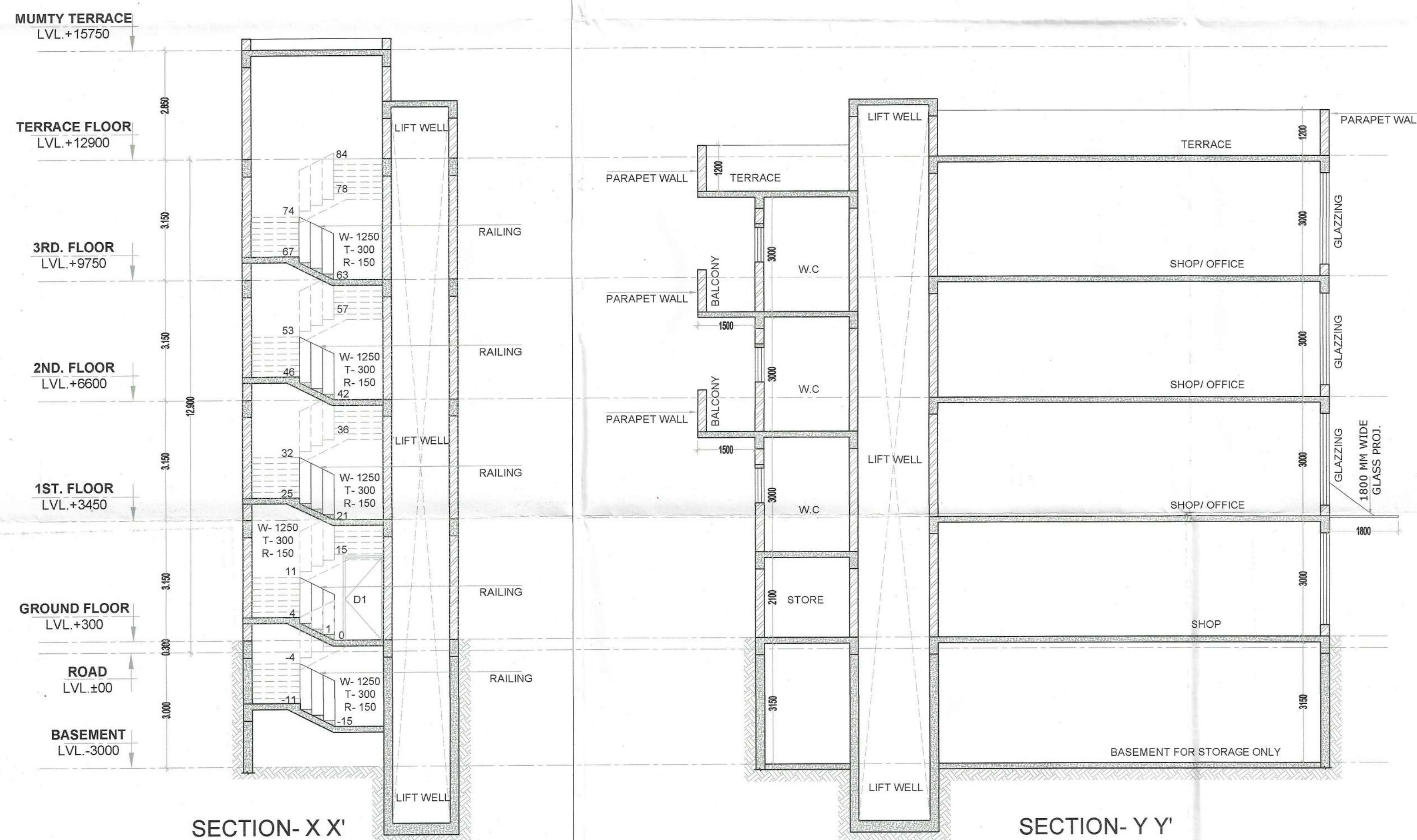
NORTH

SHEET NO. 03

(GURPREET KHEPAR) AD (HQ)
(YAJAN CHAUDHARY) ATP (HQ)
(ASHISH SHARMA) DTP (HQ)
(SANJAY KUMAR) STP (HQ)
(P.B. SINGH) CTP (HR.)
(AMIT KHATRI, IAS) DTCP (HR.)



GROUND COVERAGE					
ADDITION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1		5.500	15.000
TOTAL AREA					82.500
BASEMENT AREA					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1		5.500	15.000
TOTAL BASEMENT AREA					82.500
GROUND FLOOR FAR.					
ADDITION	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
A	1	1		5.500	15.000
TOTAL AREA					82.500
TYPICAL, 1ST, 2ND & 3RD FLOOR F.A.R.					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
GROUND COVERAGE					82.500
SUBTRACTION					
S.N.O.	NO.	PREFIX	WIDTH	LENGTH	AREA
1	1	1		3.425	4.300
2	1	1		1.500	1.850
TOTAL SUBTRACTION					17.503
TOTAL TYP. FLOOR F.A.R. (SQ.MT.)					64.998
MUMTY AREA (NON F.A.R.)					
ADDITIONS	S.N.O.	NO.	PREFIX	WIDTH	LENGTH
B	1	1		3.770	4.760
TOTAL MUMTY AREA					17.945
TOTAL F.A.R.					
GROUND FLOOR F.A.R.					82.500
1ST FLOOR F.A.R.					64.998
2ND FLOOR F.A.R.					64.998
3RD FLOOR F.A.R.					64.998
TOTAL F.A.R. (SQ.MT.)					277.494
TOTAL BUILT UP					
TOTAL F.A.R.					277.494
BASEMENT AREA					82.500
MUMTY AREA (NON F.A.R.)					17.945
STAIR CASE AREA (3.425X4.300)					44.184
TOTAL BUILT UP (SQ.MT)					422.123



	LENGTH	HEIGHT	CILL	LINTEL
D	2150	2400	--	2400
D1	1050	2200	--	2200
D2	900	2200	--	2200
V	600	1300	900	2200
W1	900	2200	900	2200

NOTES:-
ALL DIMENSION IN MM.

PROJECT:-
STD. BUILDING PLAN FOR COMMERCIAL SITE MAESURING 0.317 ACRES IN AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JANAWAS YOJNA -2016 OVER AN AREA MAESURING OF 7.925 ACRES (LICENCE NO. -86 OF 2022 DATED-06-07-2022) IN SECTOR- 11, TEHSIL & DISTT. JHAJJAR. BEING DEVELOPED BY -SH.BALBIR SINGH & OTHERS IN COLLABORATION WITH SIGNATURE INFRATECH PVT.LTD.

VIKAS AHLAWAT ARCHITECTS

ARCHITECTURE , INTERIORS , PLANNING
Unit No.303 Ninex Time Center,
Suncity, Sector-54, Golf Course Road, Gurgaon
O - 0124-4284293 M - 09896158486
Mail - ar.vikas.ahlawat@gmail.com

OWNERS SIGNATURE:-
ARCHITECT SIGNATURE:-
For Signature Infratech Private Limited
Ar. VIKAS AHLAWAT
CA/2013/59929
Director

DRAWING TITLE:
SHOP NO.- 01
PLAN, ELEVATION, SECTION & AREA CALCULATION

DATE:- OCT-2023
SCALE:- 1:90(A1)
NORTH
SHEET NO. 01

(GURPREET KHEPAR) AD (HQ)
(YAJAN CHAUDHARY) ATP (HQ)
(ASHISH SHARMA) DTP (HQ)
(SANJAY KUMAR) STP (HQ)
(P. P. SINGH) CTP (HR.)
(AMIT KHATRI, IAS) DTCP (HR.)