

Memo No. ZP-1702/JD(NK)/2023/ 18976 Dated:- 14/06/23

To

✓ Emperium Developers Pvt. Ltd.,
4, Tolstoy Marg,
New Delhi-110001.

Subject: - Approval of Standard Design of SCOs in two nos. Commercial Sites namely C1 over an area measuring 942.827 Sqmt. & C2 over an area measuring 730.429 Sqmt. forming part of Affordable Residential Plotted Colony (DDJAY) over an area measuring 10.51 acres falling in License No. 114 of 2022 dated 05.08.2022 in revenue estate of village-Nizampur, in sector-19A & 40, Panipat being developed by Emperium Developers Pvt. Ltd.

Reference: - Please refer to subject cited matter.

Please find enclosed a set of the approved Standard Design of SCOs of aforesaid Commercial sites as per following details:-

Description	Area (in sqmt.)	Drawing No.	Dated
Commercial Site-C1	942.827 Sqmt	DGTCP-9320(i) to 9320(ii)	12.06.2023
Commercial Site-C2	730.429 Sqmt	DGTCP-9321(i) to 9321(ii)	12.06.2023

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



(Divya Dogra)

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

Endst. No. ZP-1702/JD(NK)/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/Colony:-

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

DA/As above



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

Memo No. ZP-1702/JD(NK)/2023/ 28835

Dated:- 31/08/23

To

Emperium Developers Pvt. Ltd.,
4, Tolstoy Marg,
New Delhi-110001.

Subject: - Approval of Standard Design of SCOs in Commercial Site-3 over an area measuring 482.116 Sqmt. forming part of Affordable Residential Plotted Colony (DDJAY) over an area measuring 16.41625 acres (License No. 114 of 2022 dated 05.08.2022 & 216 of 2022 dated 29.12.2022) in revenue estate of village-Nizampur & Simla Mulana, in sector-19A & 40, Panipat.

Reference: - Please refer to subject cited matter.

Please find enclosed a set of the approved Standard Design of SCOs of aforesaid Commercial Site as per following details:-

Description	Area (in sqmt.)	Drawing No.	Dated
Commercial Site-3	482.116 Sqmt.	DGTCP-9545(i) to 9545(iii)	29.08.2023

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



(Divya Dogra)

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

Endst. No. ZP-1702/JD(NK)/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/Colony:-

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

DA/As above



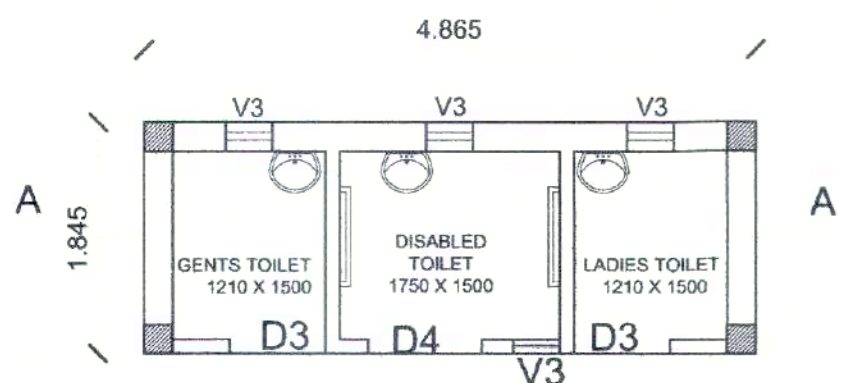
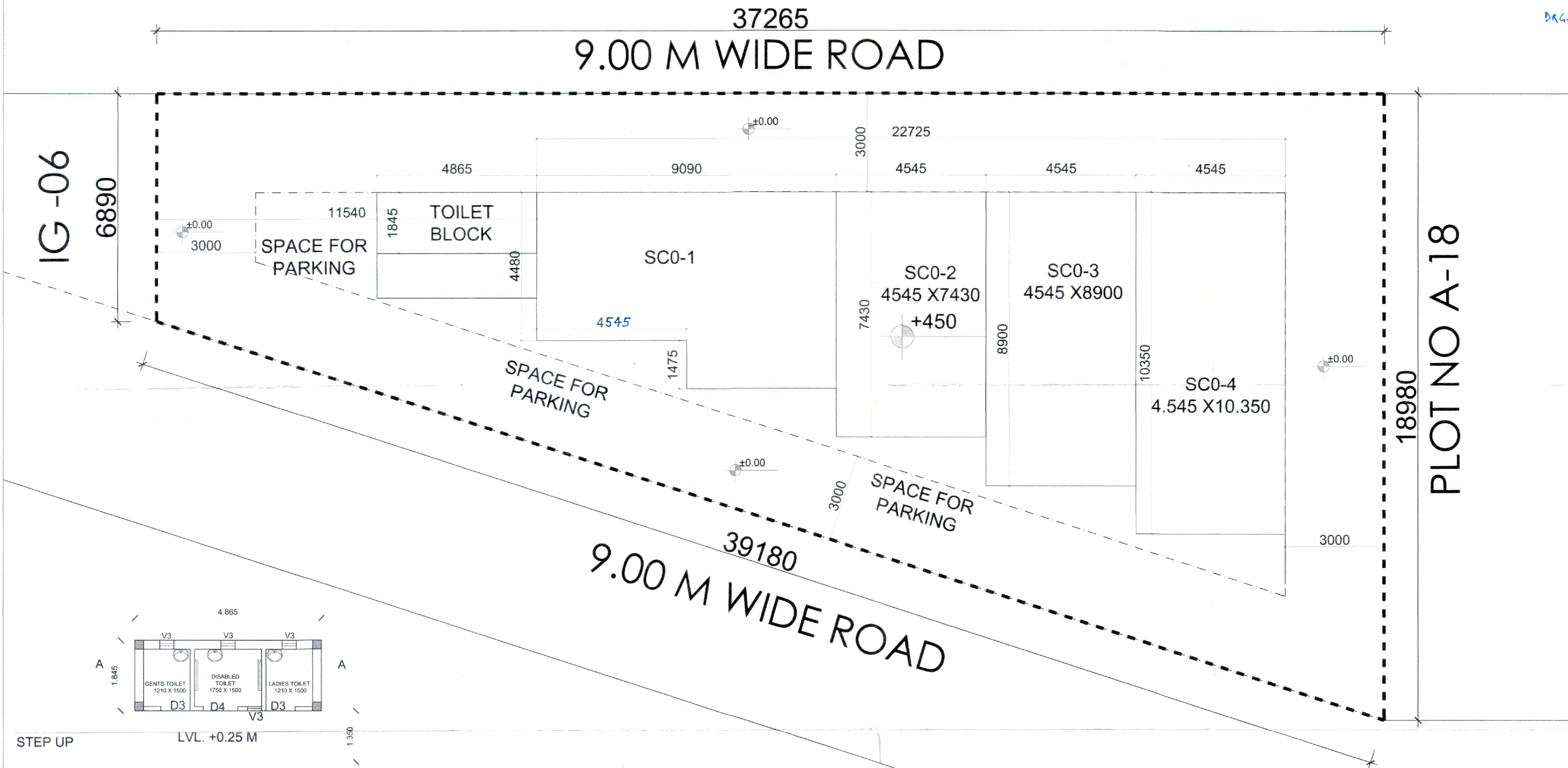
(Divya Dogra)
District Town Planner (HQ),
For Director General, Town and Country Planning,
Haryana, Chandigarh.

AREA STATEMENT

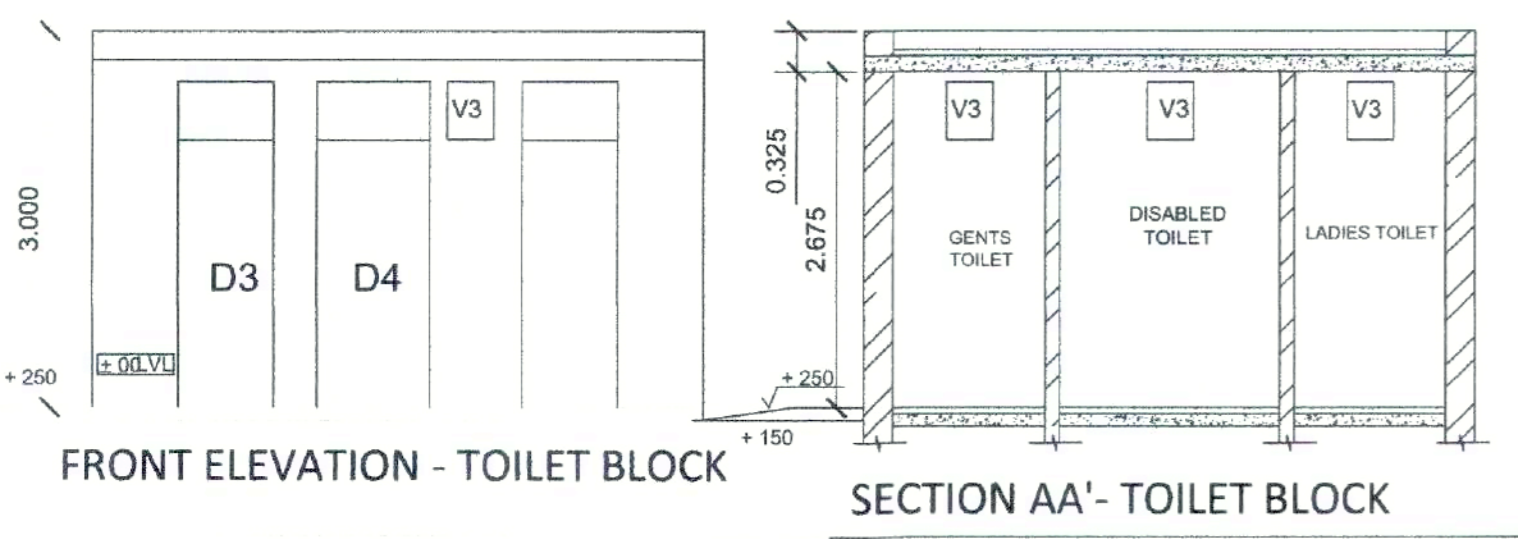
		ACRES	482.116	SQM	PERCENTAGE
TOTAL AREA OF SITE COMMERCIAL C3	0.1191				
PERMISSIBLE GROUND COVERAGE	0.0417	ACRES	168.741	SQM	35%
PROPOSED GROUND COVERAGE	0.0417	ACRES	168.688	SQM	34.99%
PERMISSIBLE FAR			723.174	SQM	1.50%
PROPOSED FAR			663.021	SQM	137.53%
TOTAL BUILT AREA ALL SCO			889.106	SQM	

(NARINDER KUMAR) JD (HQ) (YAJAN CHAUDHARY) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (SANJAY KUMAR) STP (HQ) (P. D. SINGH) CP (HR.) (T.L. SATYAPRAKASH, IAS) DGTCP (HR.)

DWG. NO:- DGTCP (9545(1)) DT 29.05.23



STEP UP LVL. +0.25 M
GROUND FLOOR PLAN- TOILET BLOCK



SITE PLAN

ARCHITECTS: DESIGN PARK ARCHITECTS K-3, JANGPURA EXTENSION, NEW DELHI - 110014

OWNERS SIGNATURE: [Signature] ARCHITECT'S SIGNATURE: [Signature]

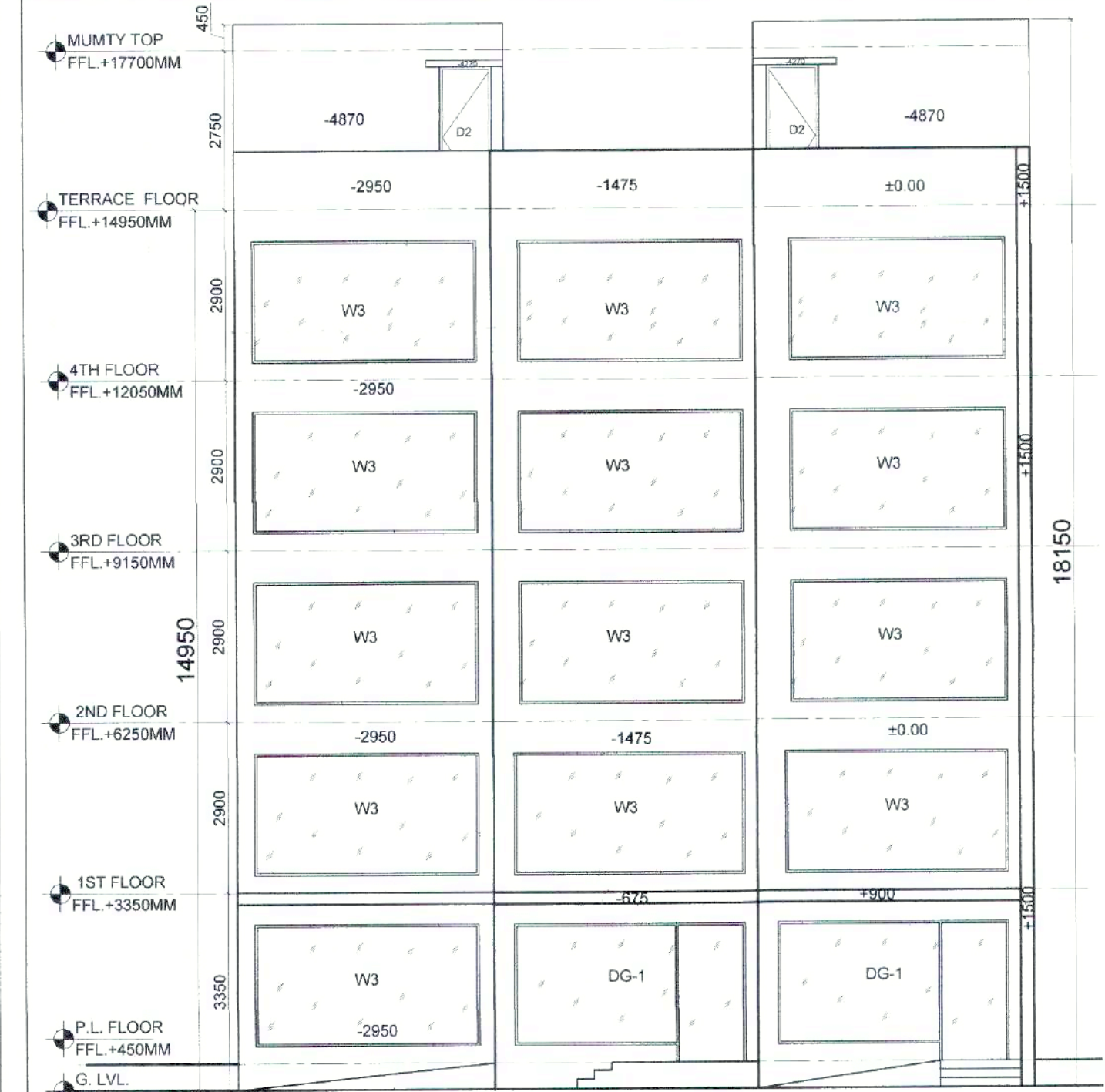
CLIENT: EMPERIUM DEVELOPERS PVT. LTD.

PROJECT: STD DESIGN FOR S.C.O IN COMMERCIAL C3 SITE AREA MEASURING 482.116 SQM FALLING IN ADDITIONAL LICENCE FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDJAY OVER AN AREA MEASURING 5.98625 ACRES IN ADDITIONAL LICENCE NO 114 OF 2022 FOR AN AREA MEASURING 10.51 ACRES THEREBY TOTAL AREA MEASURING 16.41625 ACRES, IN SECTOR 19A&40 VILLAGE HIZAMPUR PANIPAT, BEING DEVELOPED BY EMPERIUM DEVELOPERS PVT. LTD.

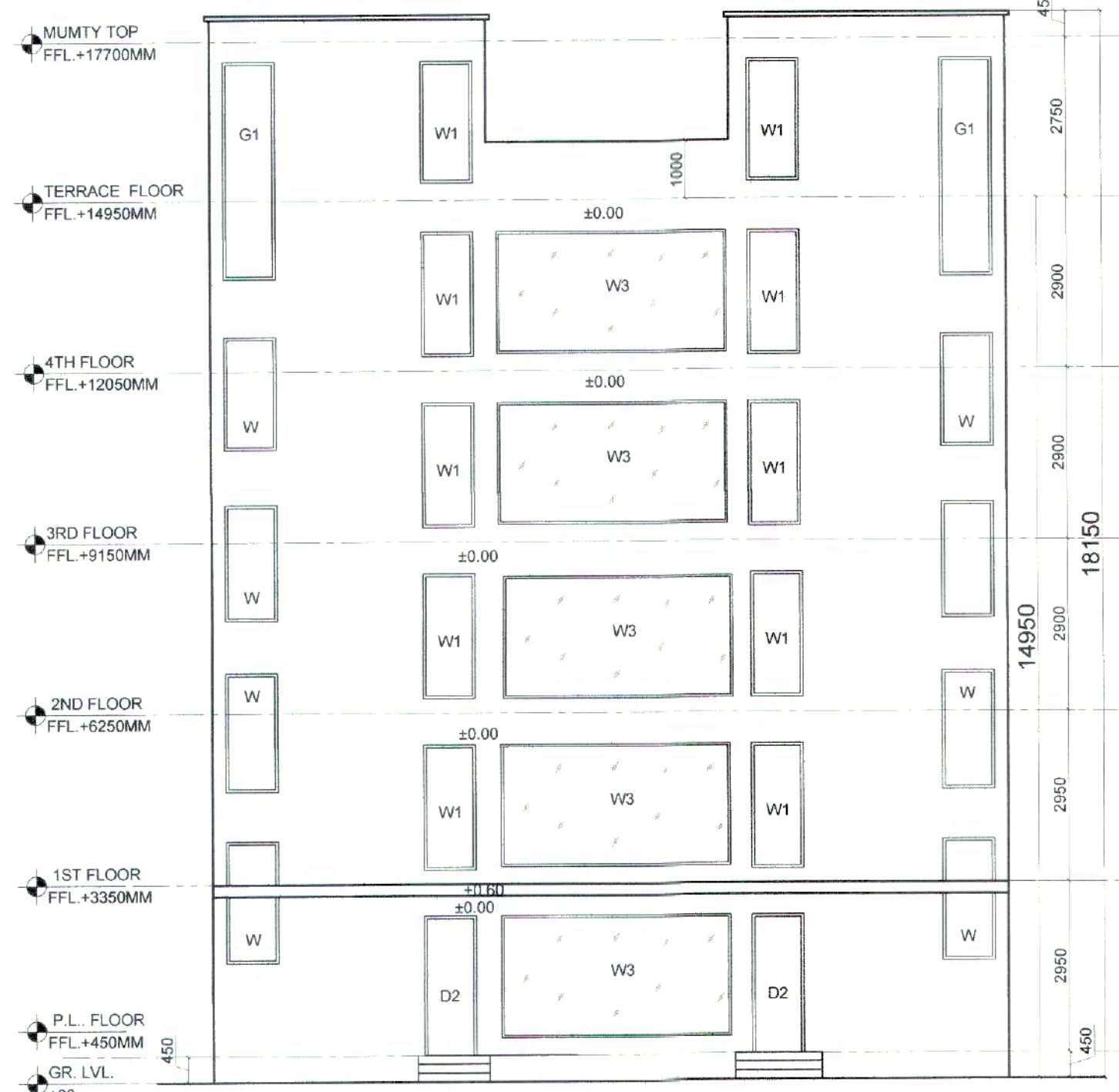
DRAWING TITLE: SITE PLAN SCO NO 1 TO 4 SHEET NO. 1 OF 3

SCALE 1:100 DATE 28.05.2023

GROUND COVERAGE						
ITEM	NO.S	LENGTH (MTR.)	WIDTH (MTR.)	AREA (SQ.MT.) = NO.X LENGTH X WIDTH	Remarks A=AREA L=LENGTH W=WIDTH	REMARKS
A	1	4.545	4.480	20.362	A = L X B	SCO NO 1
B	1	4.545	5.955	27.065	A = L X B	
C	1	4.545	7.430	33.769	A = L X B	
D	1	4.545	8.900	40.451	A = L X B	
E	1	4.545	10.350	47.041	A = L X B	
TOTAL GROUND COVERAGE				168.688		



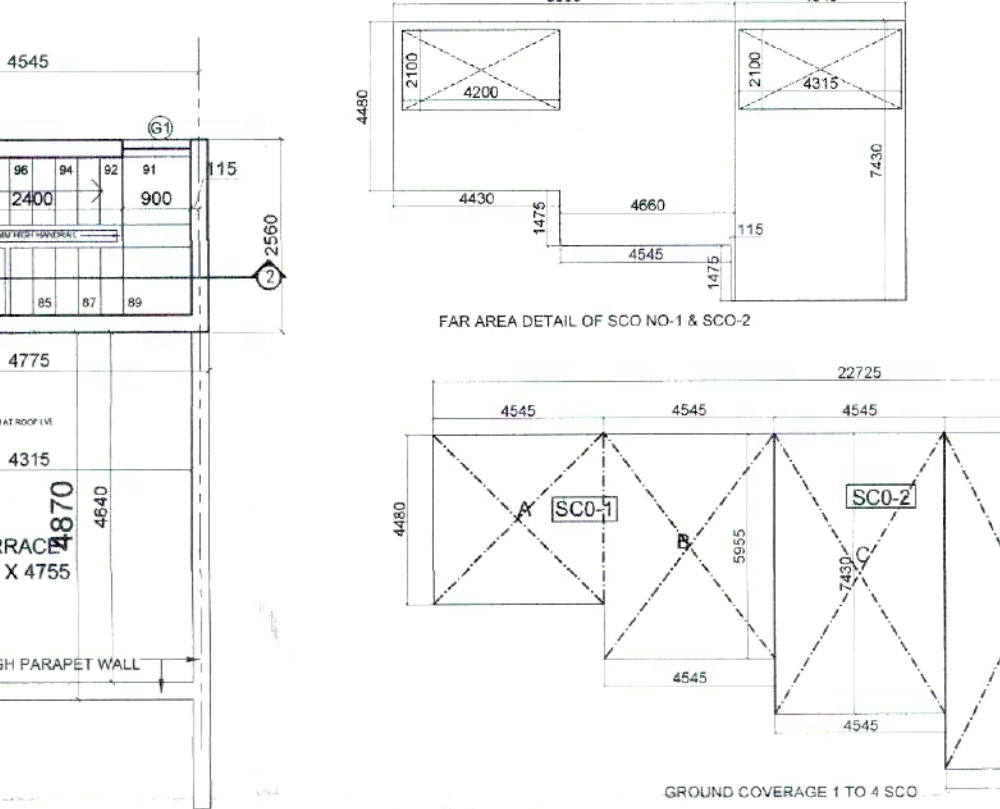
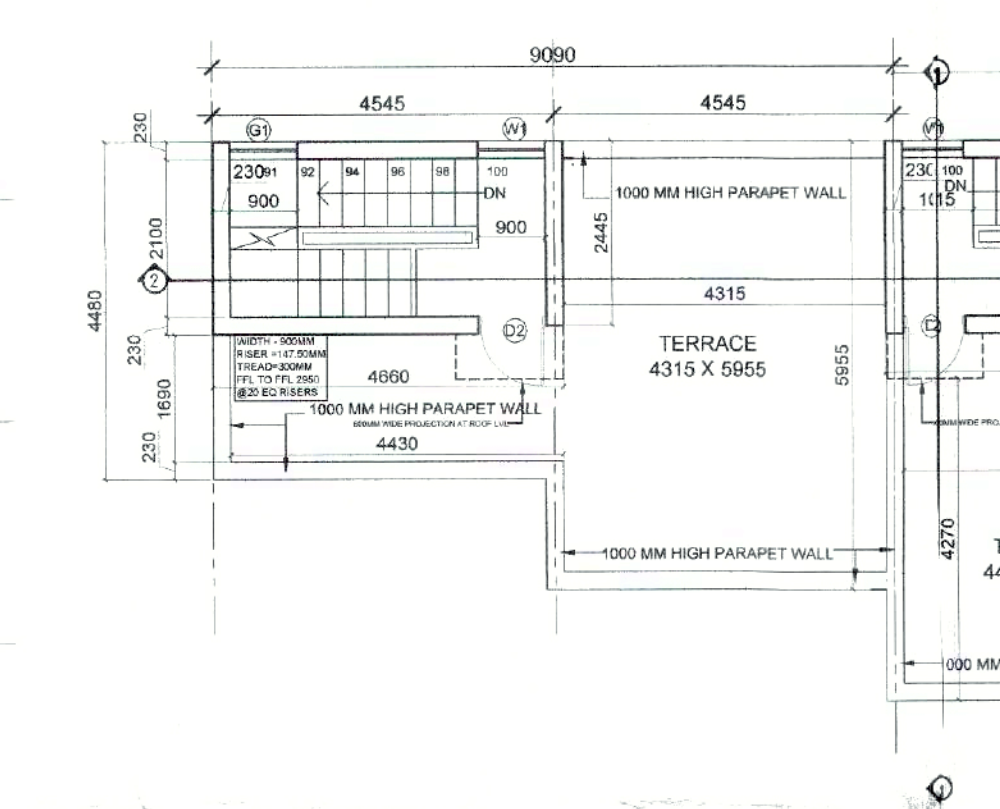
FRONT ELEVATION



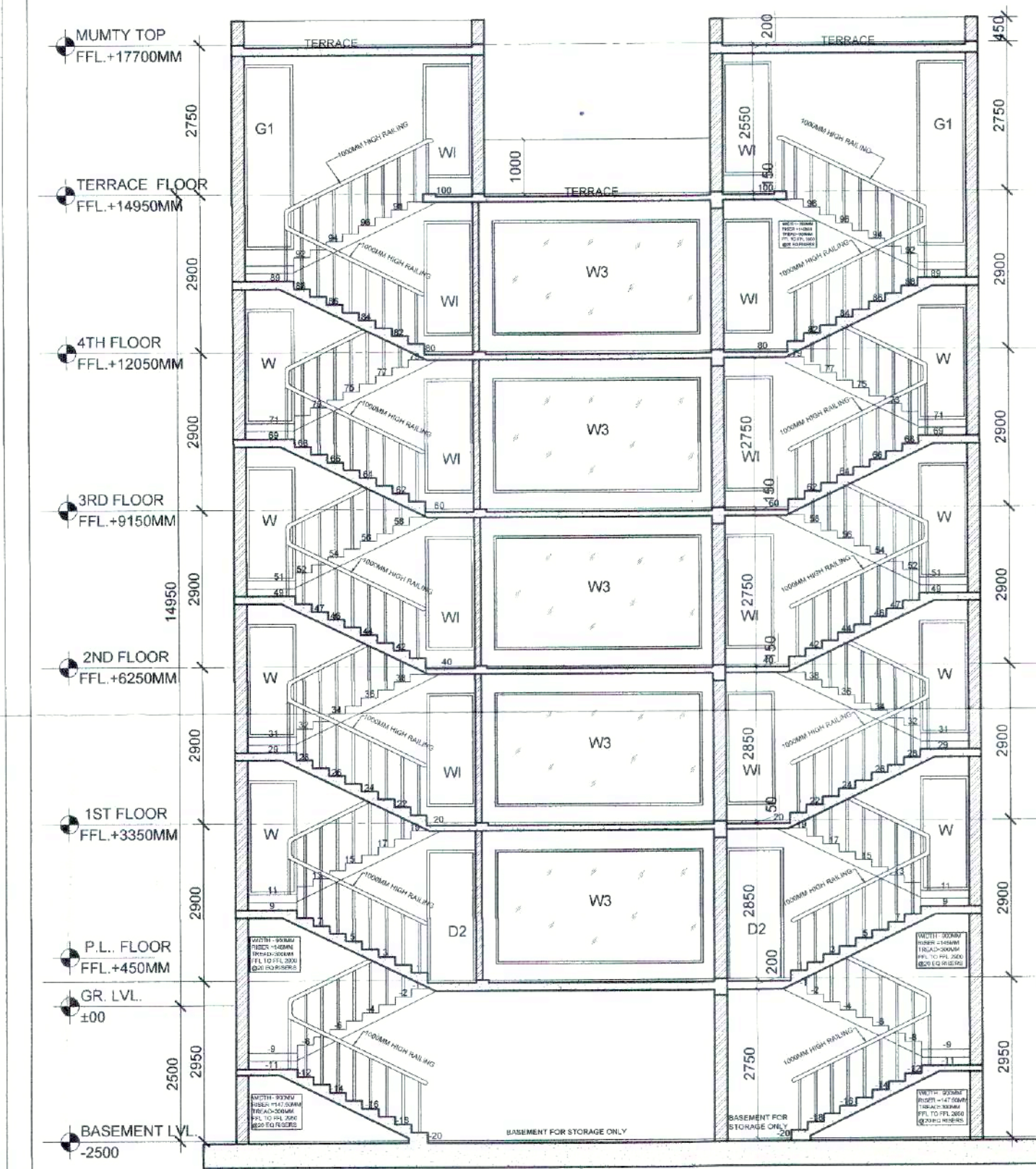
REAR ELEVATION

AREA CALCULATION FAR & NON FAR SCO NO-1			
AREA DETAIL OF SINGLE SCO NO 1			
SCO-1 BASEMENT AREA	NON FAR SINGLE SCO	4.660 X 1.475 =	6.874 SQM
		0.115 X 1.475 =	0.170 SQM
TOTAL BASEMENT SCO-1			7.044 SQM
AREA DETAIL OF SCO NO-1			
GROUND FLOOR AREA		9.090 X 4.48 =	40.723 SQM
		4.660 X 1.475 =	6.874 SQM
		0.115 X 1.475 =	0.170 SQM
TOTAL FAR AREA AT GROUND FLOOR			47.767 SQM
FIRST FLOOR AREA			
		9.090 X 4.48 =	40.723 SQM
		4.660 X 1.475 =	6.874 SQM
		0.115 X 1.475 =	0.170 SQM
TOTAL FAR AREA AT FIRST FLOOR			47.767 SQM
DEDUCTION AREA			
STAIRCASE DEDUCTION AREA		4.200 X 2.10 =	8.820 SQM
TOTAL FIRST FLOOR FAR AREA			38.946 SQM
SECOND FLOOR AREA			
		9.090 X 4.48 =	40.723 SQM
		4.660 X 1.475 =	6.874 SQM
		0.115 X 1.475 =	0.170 SQM
TOTAL FAR AREA AT FIRST FLOOR			47.767 SQM
DEDUCTION AREA			
STAIRCASE DEDUCTION AREA		4.200 X 2.10 =	8.820 SQM
TOTAL SECOND FLOOR FAR AREA			38.946 SQM
THIRD FLOOR AREA			
		9.090 X 4.48 =	40.723 SQM
		4.660 X 1.475 =	6.874 SQM
		0.115 X 1.475 =	0.170 SQM
TOTAL FAR AREA AT FIRST FLOOR			47.767 SQM
DEDUCTION AREA			
STAIRCASE DEDUCTION AREA		4.200 X 2.10 =	8.820 SQM
TOTAL THIRD FLOOR FAR AREA			38.946 SQM
FOURTH FLOOR AREA			
		9.090 X 4.48 =	40.723 SQM
		4.660 X 1.475 =	6.874 SQM
		0.115 X 1.475 =	0.170 SQM
TOTAL FAR AREA AT FIRST FLOOR			47.767 SQM
DEDUCTION AREA			
STAIRCASE DEDUCTION AREA		4.200 X 2.10 =	8.820 SQM
TOTAL FOURTH FLOOR FAR AREA			38.946 SQM
TOTAL FAR AREA ALL FLOOR(A)			
TOTAL FAR AREA SCO NO-1			164.605 SQM
STAIRCASE MUMTY AREA SCO NO-1		4.66 X 2.445 =	11.394 SQM
TOTAL NON FAR AREA SCO NO-1 (B) Basement +Mumty			59.180 SQM
TOTAL BUILTUP AREA SCO NO-1(A+B)			223.785 SQM

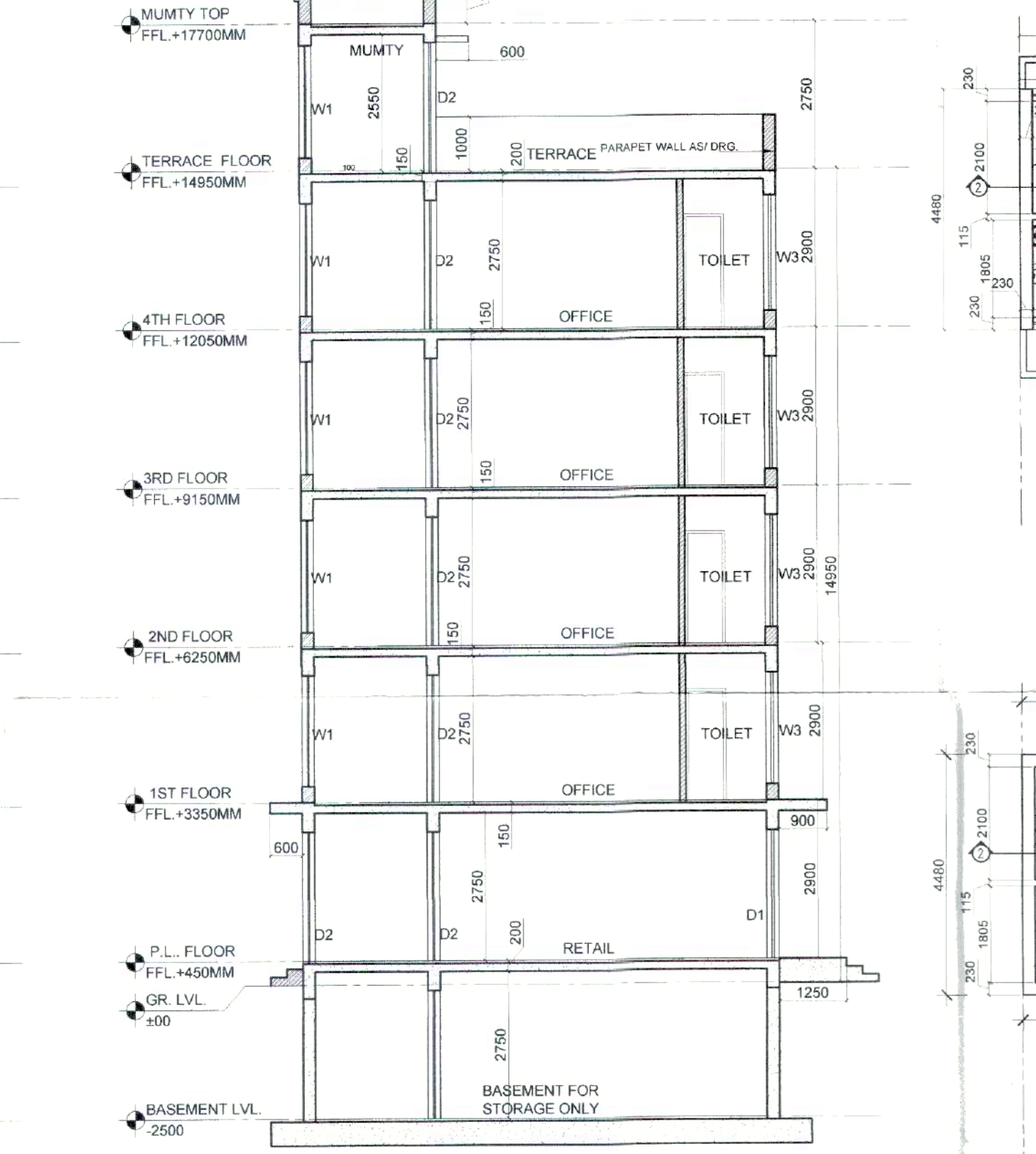
GROUND COVERAGE						
ITEM	NO.8	LENGTH (MTR.)	WIDTH (MTR.)	AREA (SQ.MT.) = NO. X LENGTH X WIDTH	Remarks A=AREA L=LENGTH W=WIDTH	REMARKS
A	1	4.545	4.480	20.362	A = L X B	SCO NO 1
B	1	4.545	5.955	27.065	A = L X B	
C	1	4.545	7.430	33.769	A = L X B	
D	1	4.545	8.900	40.451	A = L X B	
E	1	4.545	10.350	47.041	A = L X B	
TOTAL GROUND COVERAGE				168.688		



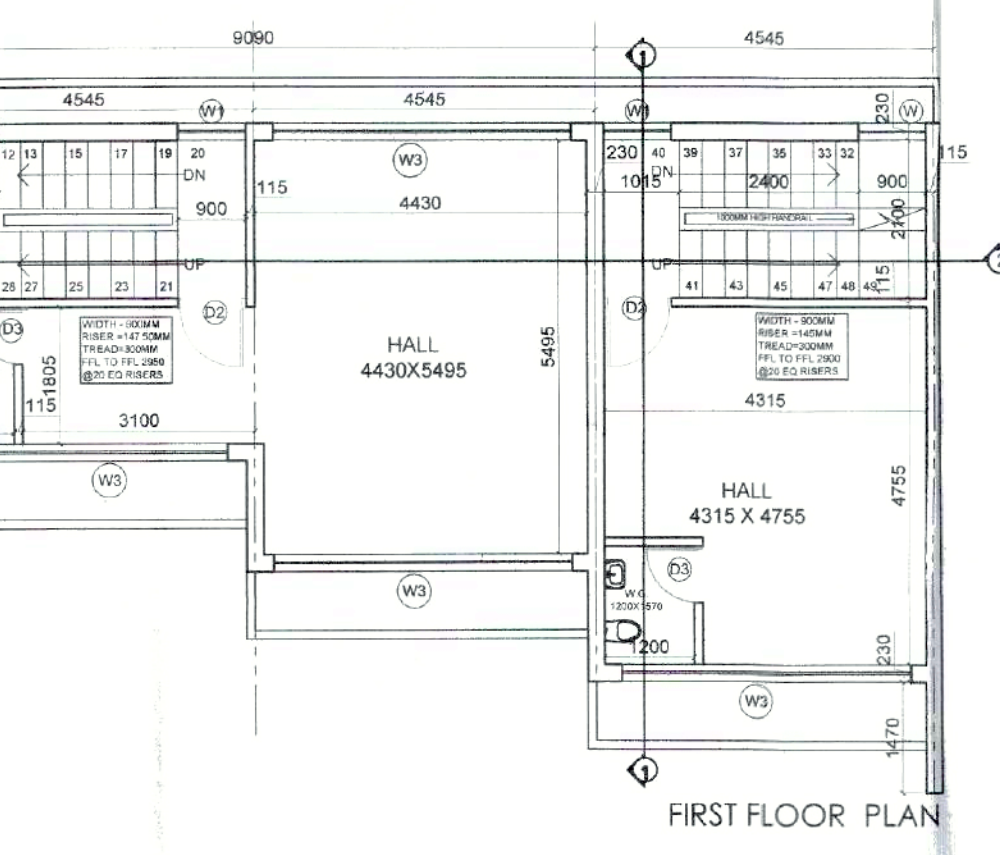
TERRACE PLAN



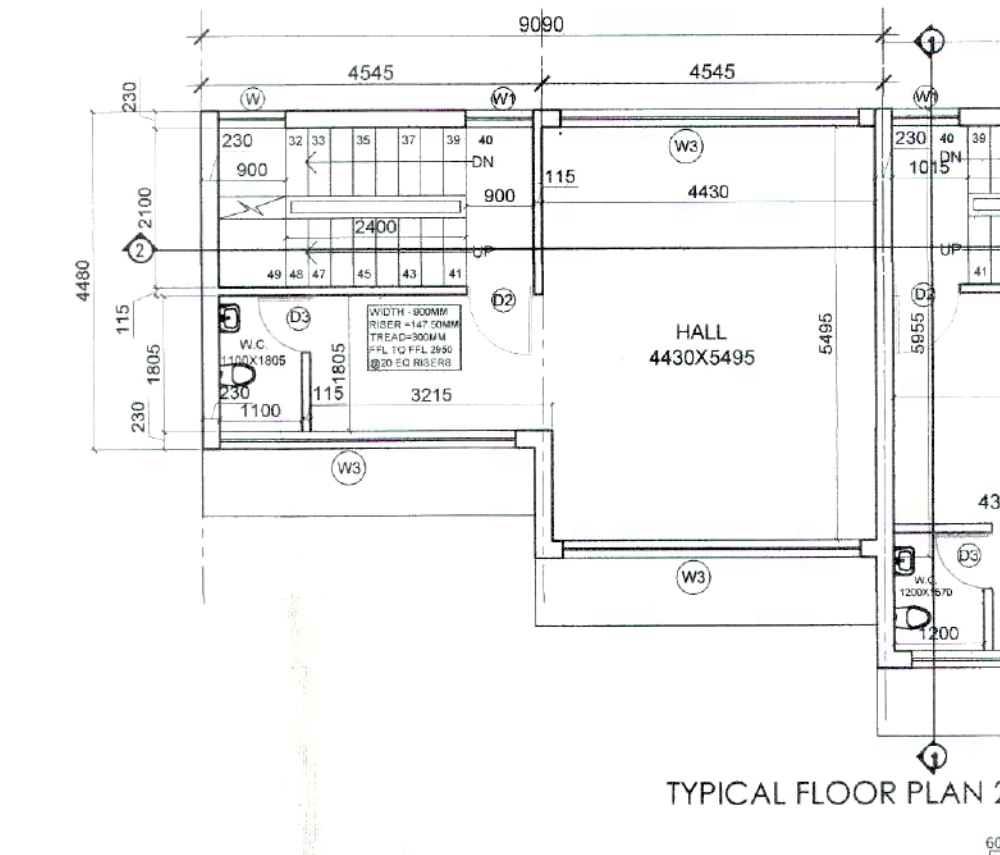
SECTION 2-2



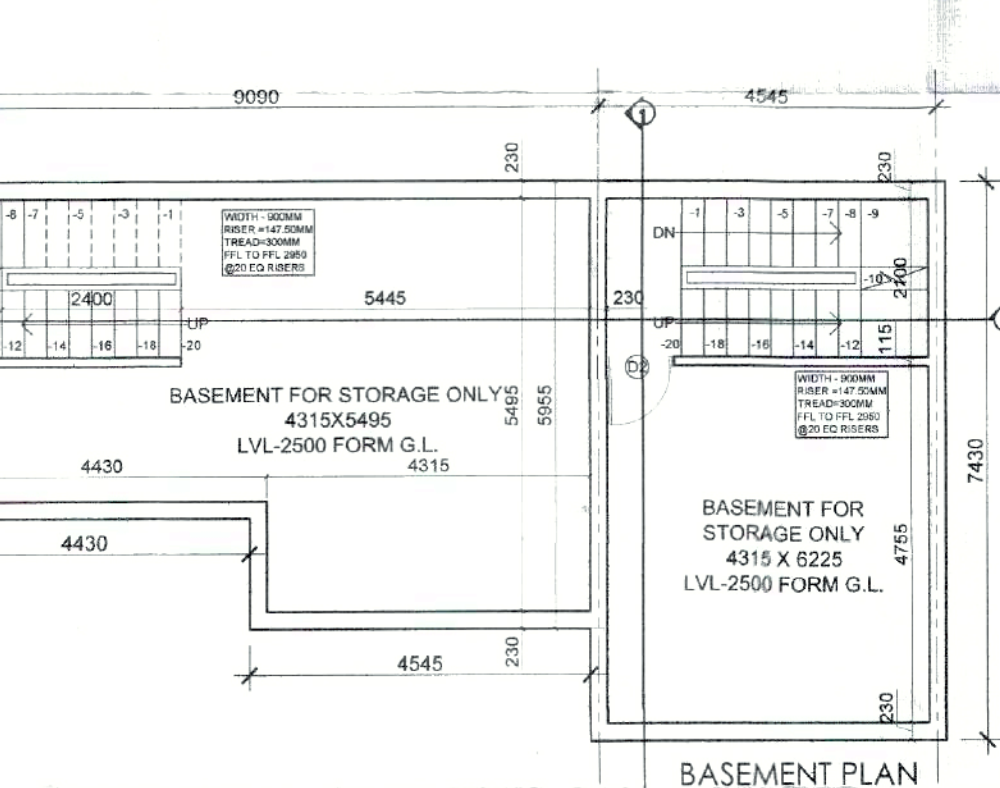
SECTION 1-1



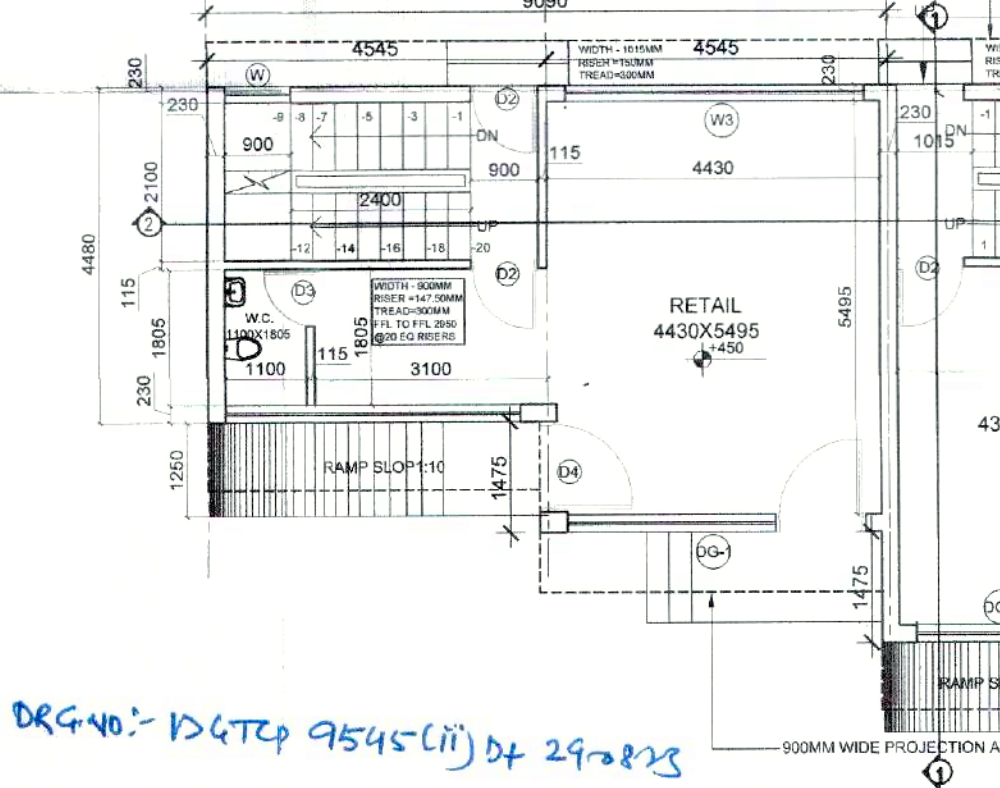
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2 ND TO 4TH PLAN



BASEMENT PLAN



GROUND FLOOR PLAN

DOOR WINDOW SCHEDULE					
SR. NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL
1	DG-1	3970	2400	00	2400
2	D2	900	2400	00	2400
3	D3	750	2400	00	2400
4	D4	1200	2400	00	2400
5	W	900	1200	300	2400
6	W1	900	2100	300	2400
7	W3	3970	2100	300	2400

DESIGN PARK ARCHITECTS
K-3, JANGPURA EXTENSION, NEW DELHI - 110014

OWNER'S SIGNATURE: [Signature]
ARCHITECT'S SIGNATURE: [Signature]

CLIENT: EMPIRIUM DEVELOPERS PVT. LTD.

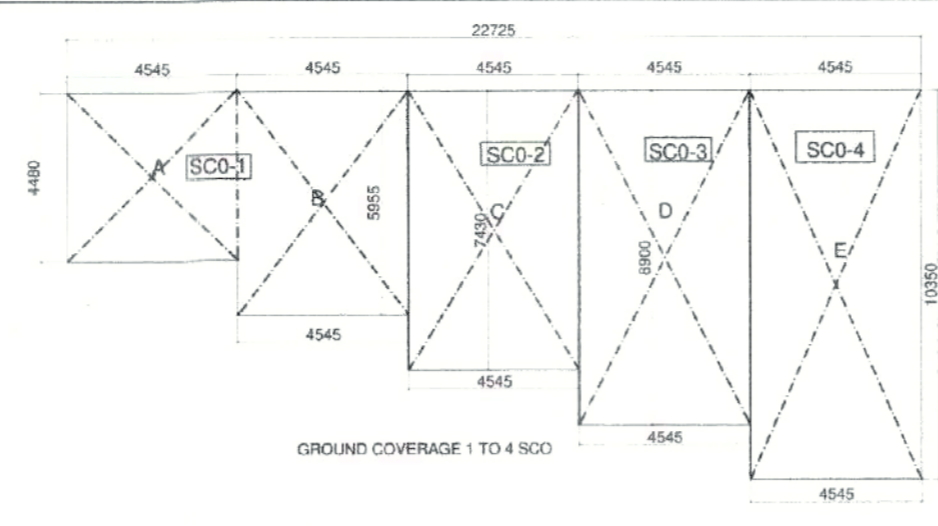
PROJECT: STD DESIGN FOR S.C.O IN COMMERCIAL C3 SITE AREA MEASURING 492.116 SQM FALLING IN ADDITIONAL LICENCE FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER GOJAY OVER AN AREA MEASURING 5.9925 ACRES IN ADDITIONAL LICENCE NO 114 OF 2022 FOR AN AREA MEASURING 10.51 ACRES THEREBY TOTAL AREA MEASURING 15.4925 ACRES. IN SECTOR 18A&B VILLAGE NIZAMPUR PANIPAT, BEING DEVELOPED BY EMPIRIUM DEVELOPERS PVT. LTD.

DRAWING TITLE: TYPICAL SCO FLOOR PLAN 1 AND 2
SHEET NO. 2 OF 3

SCALE 1:100
DATE 28.05.2023

(NARINDER KUMAR) JD (HQ) (YAJAN CHAUDHARY) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (SANJAY KUMAR) STP (HQ) (P. SINGH) CTP (HR.) (T.L. SATYAPRAKASH, IAS) DGTP (HR.)

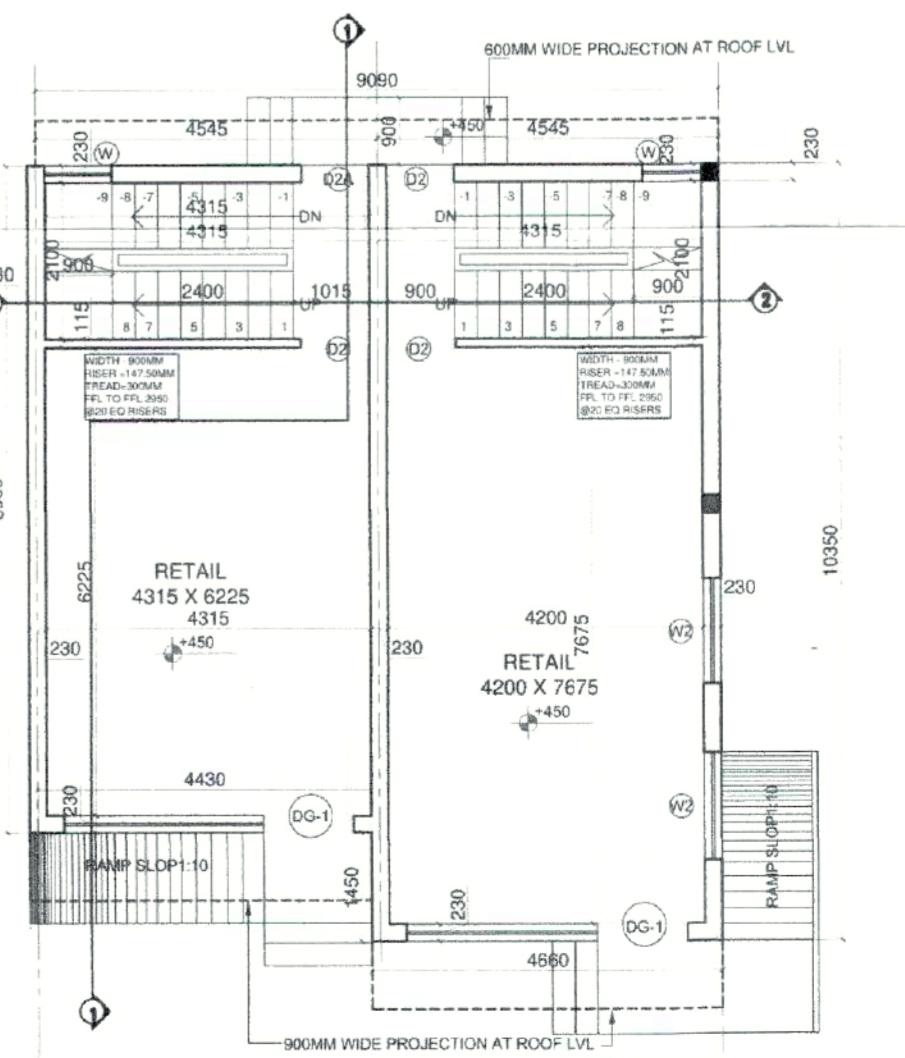
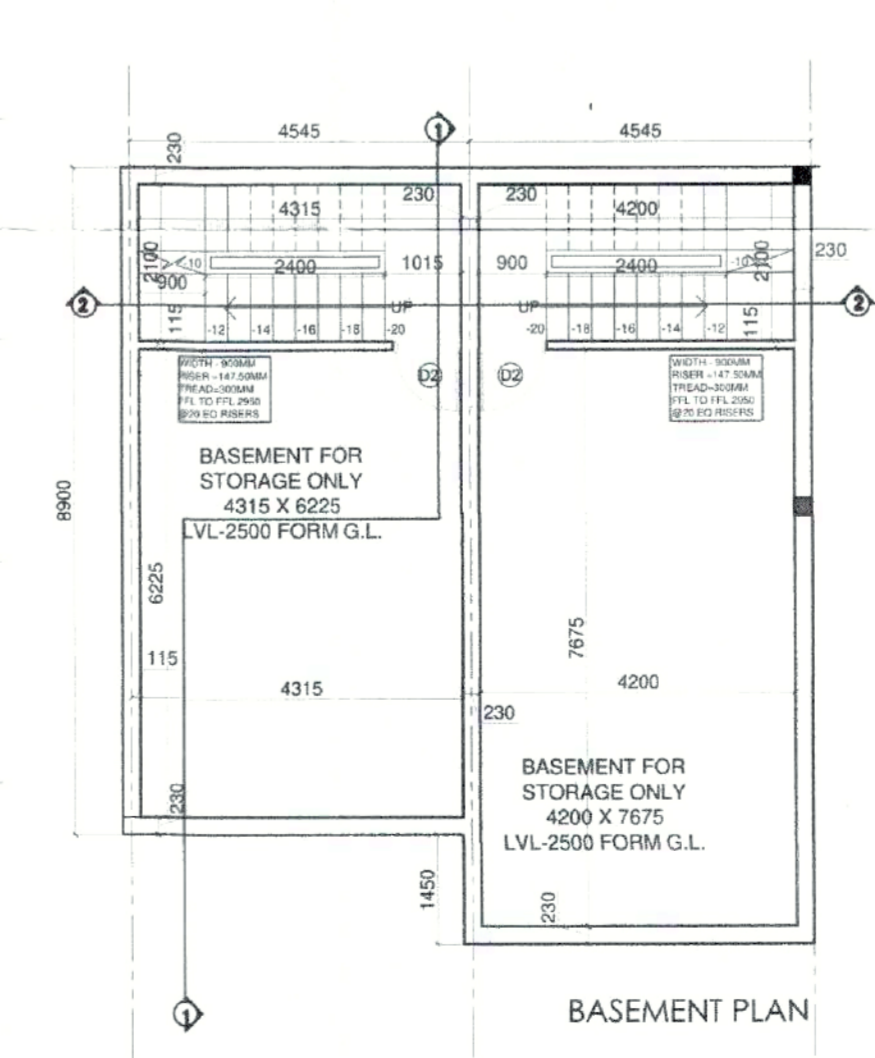
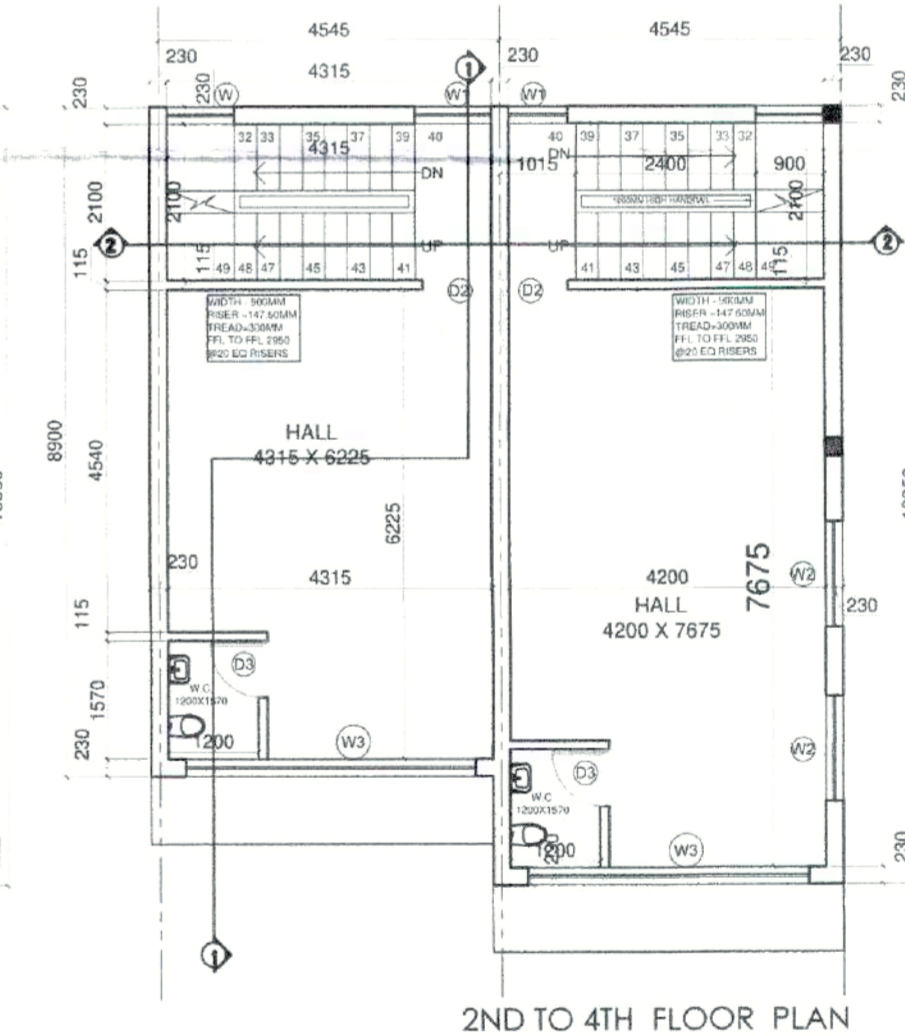
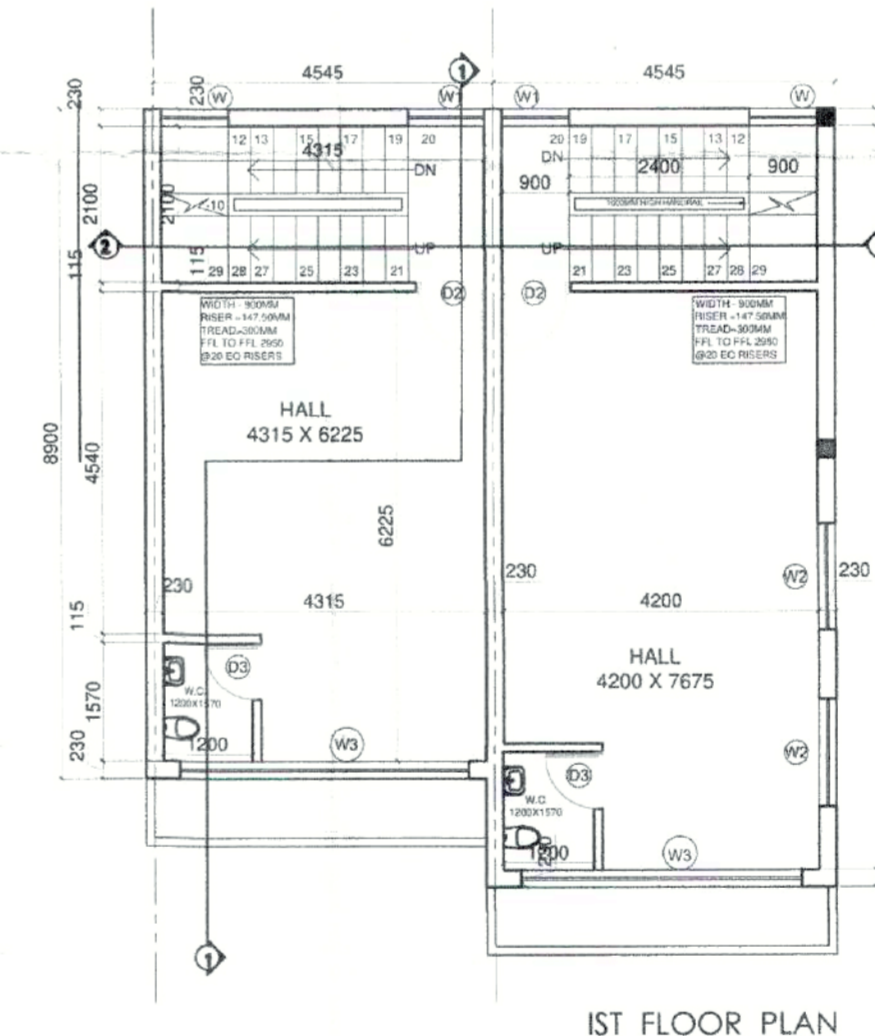
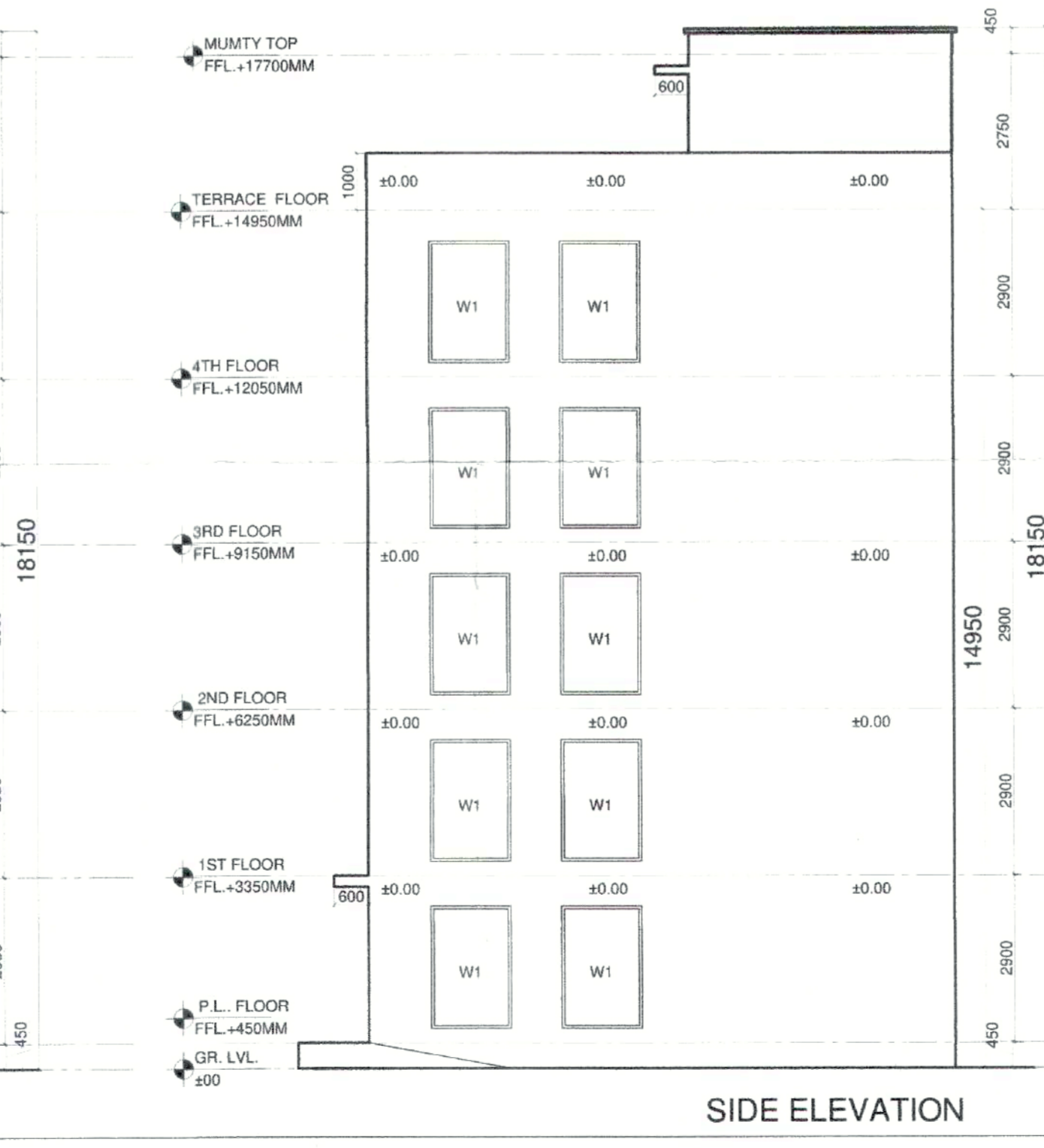
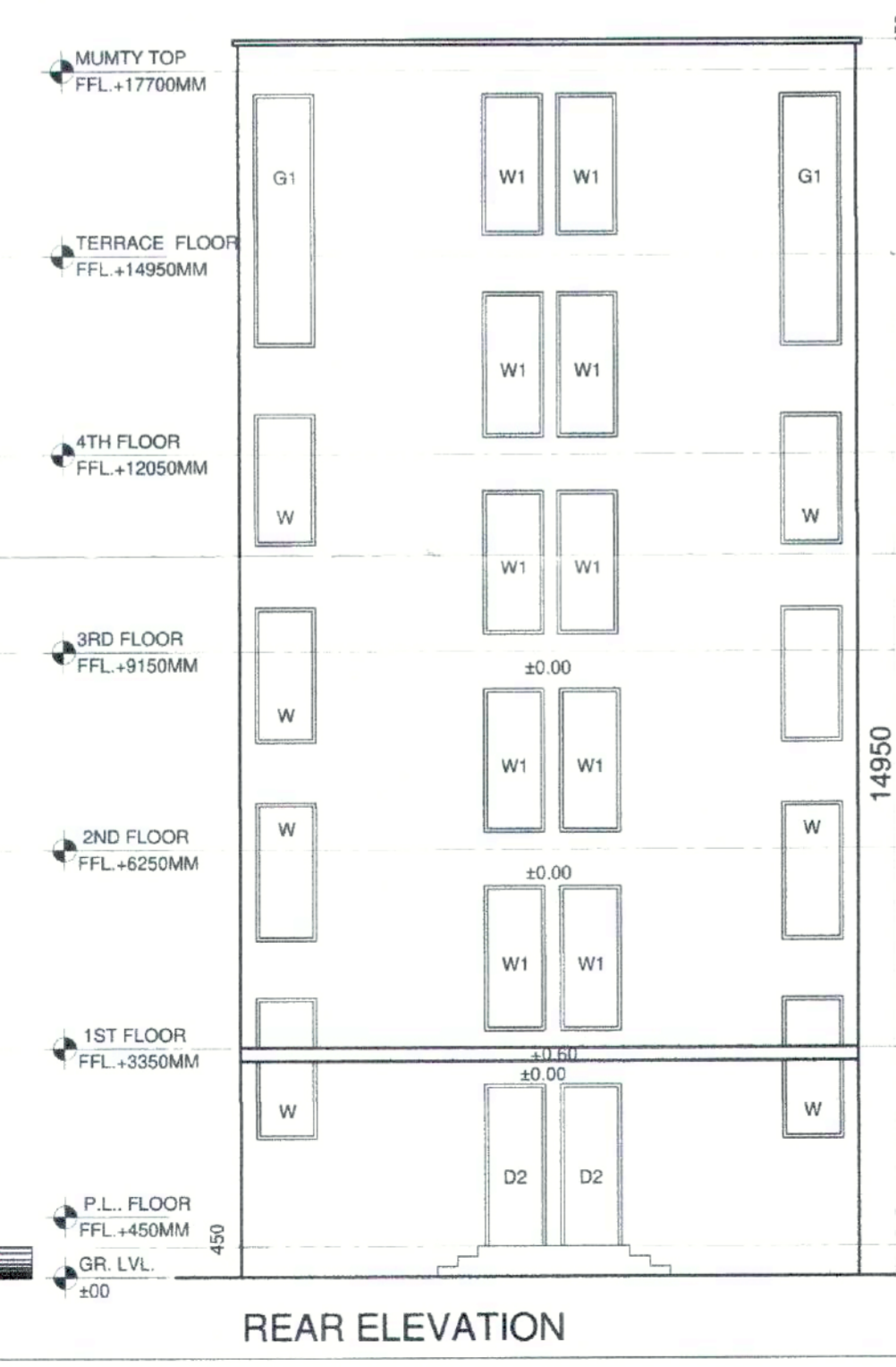
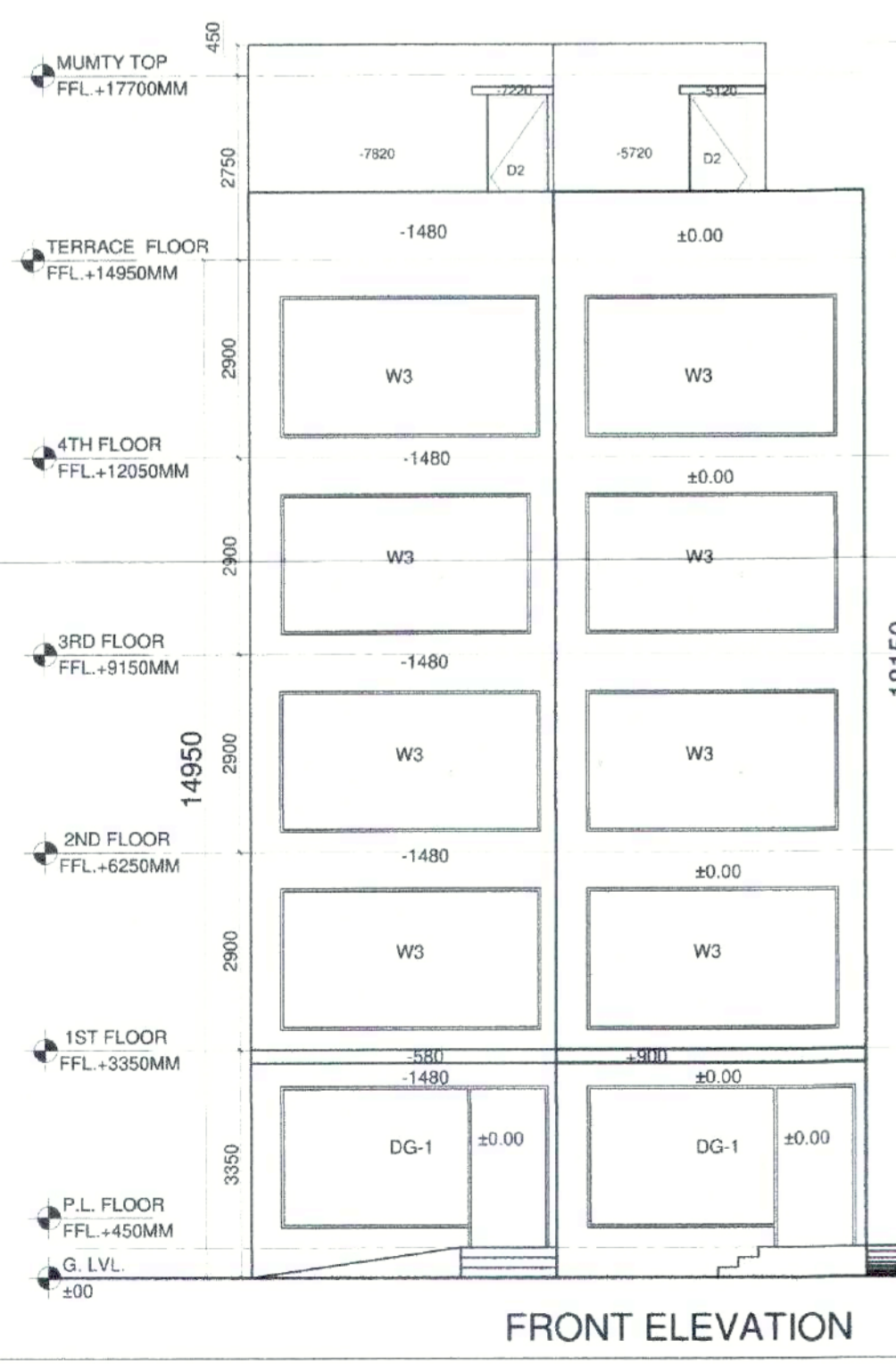
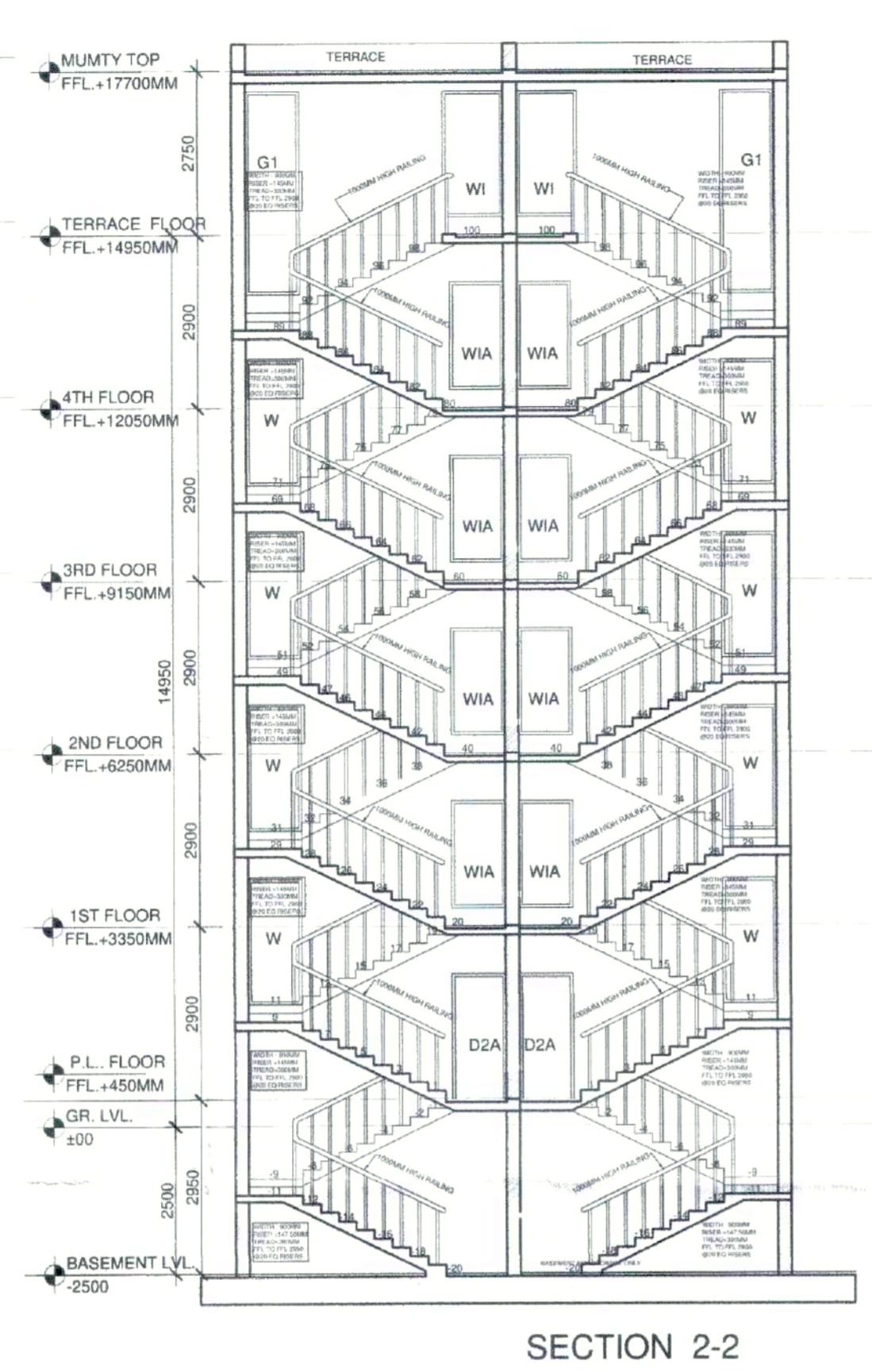
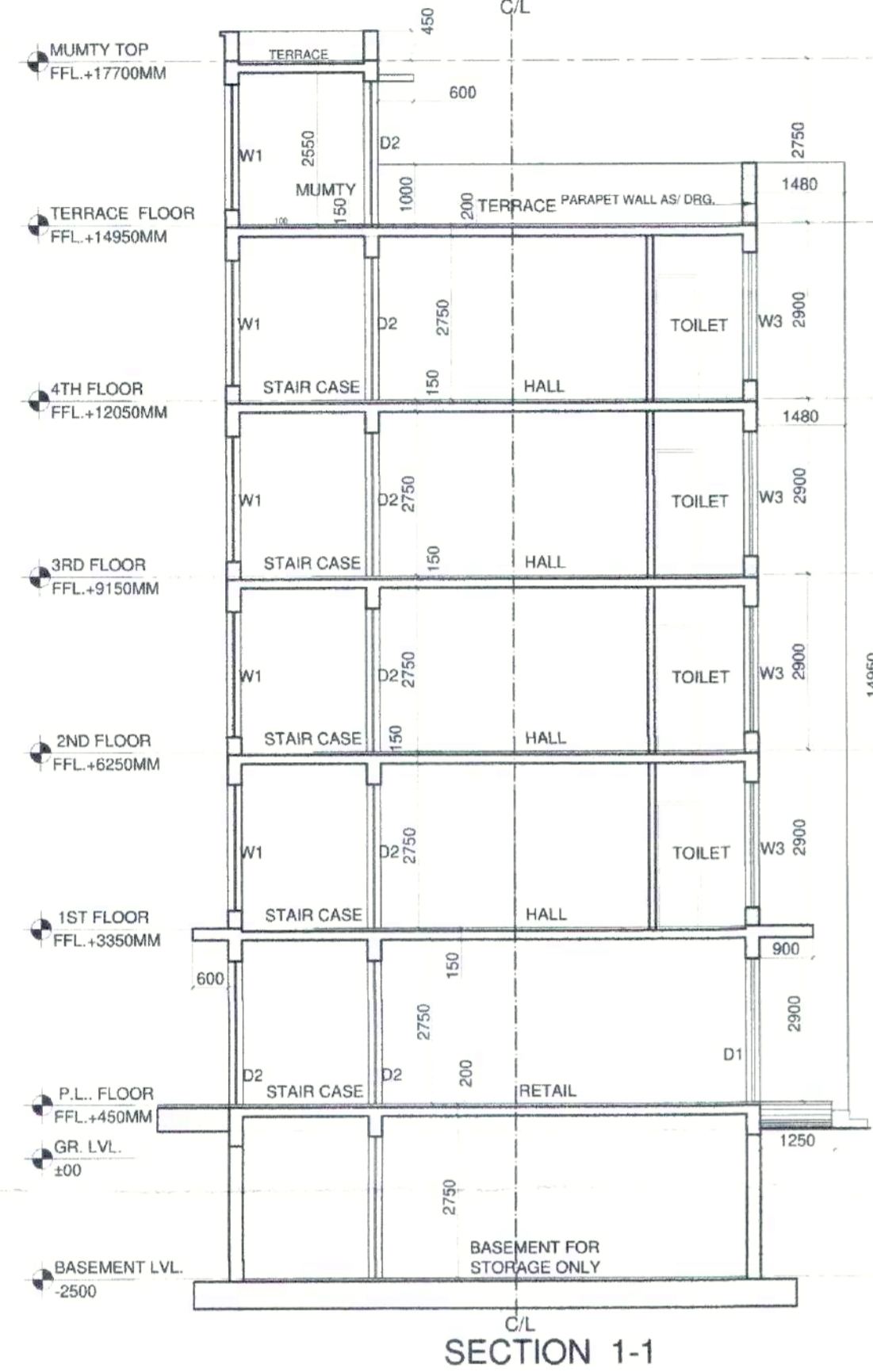
GROUND COVERAGE					
ITEM	NO.S	LENGTH (MTR.)	WIDTH (MTR.)	AREA (SQ.MT.) = NO. X LENGTH X WIDTH	REMARKS
A	1	4.545	4.480	20.362	A = L X B
B	1	4.545	5.955	27.065	A = L X B
C	1	4.545	7.430	33.769	A = L X B
D	1	4.545	8.900	40.451	A = L X B
E	1	4.545	10.350	47.041	A = L X B
TOTAL GROUND COVERAGE				168.688	



(NARINDER KUMAR) JD (HQ) (YAJAN CHAUDHARY) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (SANJAY KUMAR) STP (HQ) (P. P. SINGH) CTP (HR.) (T.L. SATYAPRAKASH, IAS) DGTCP (HR.)

AREA CALCULATION FAR & NON FAR SCO NO-3			
AREA DETAIL OF SINGLE SCO NO 3	SCO-3 BASEMENT AREA (NON FAR SINGLE SCO)	8.900 X 4.545 =	40.4505 SQM
	DEDUCTION AREA	0.115 X 1.480 =	0.1702 SQM
	TOTAL BASEMENT SCO-3		40.2803 SQM
AREA DETAIL OF SCO NO 3	GROUND FLOOR AREA	8.900 X 4.545 =	40.4505 SQM
	DEDUCTION AREA	0.115 X 1.480 =	0.1702 SQM
	TOTAL FAR AREA AT GROUND FLOOR		40.2803 SQM
FIRST FLOOR AREA	8.900 X 4.545 =	40.4505 SQM	
DEDUCTION AREA	0.115 X 1.480 =	0.1702 SQM	
TOTAL FAR AREA AT FIRST FLOOR		40.2803 SQM	
STAIRCASE DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL FIRST FLOOR FAR AREA		31.5592 SQM	
SECOND FLOOR AREA	8.900 X 4.545 =	40.4505 SQM	
DEDUCTION AREA	0.115 X 1.480 =	0.1702 SQM	
TOTAL FAR AREA AT 2ND FLOOR		40.2803 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
STAIRCASE DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL SECOND FLOOR FAR AREA		31.5592 SQM	
THIRD FLOOR AREA	8.900 X 4.545 =	40.4505 SQM	
DEDUCTION AREA	0.115 X 1.480 =	0.1702 SQM	
TOTAL FAR AREA AT 3RD FLOOR		40.2803 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
STAIRCASE DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL THIRD FLOOR FAR AREA		31.5592 SQM	
FOURTH FLOOR AREA	8.900 X 4.545 =	40.4505 SQM	
DEDUCTION AREA	0.115 X 1.480 =	0.1702 SQM	
TOTAL FAR AREA AT 4TH FLOOR		40.2803 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
STAIRCASE DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL FOURTH FLOOR FAR AREA		31.5592 SQM	
TOTAL FAR AREA ALL FLOOR (A)		166.8575 SQM	
STAIRCASE MUMTY AREA SCO NO-3	4.545 X 2.560 =	11.6352 SQM	
TOTAL NON FAR AREA SCO NO-3 (B) Basement + Mumty		52.256 SQM	
TOTAL BUILTUP AREA SCO NO-3(A+B)		219.113 SQM	

AREA CALCULATION FAR & NON FAR SCO NO-4			
AREA DETAIL OF SINGLE SCO NO 4	SCO-4 BASEMENT AREA (NON FAR AREA)	10.350 X 4.545 =	47.0408 SQM
	TOTAL BASEMENT SCO-4		47.0408 SQM
AREA DETAIL OF SCO NO 4	GROUND FLOOR AREA	10.350 X 4.545 =	47.0408 SQM
	TOTAL FAR AREA AT GROUND FLOOR		47.0408 SQM
FIRST FLOOR AREA	10.350 X 4.545 =	47.0408 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL FIRST FLOOR FAR AREA		37.9793 SQM	
SECOND FLOOR AREA	10.350 X 4.545 =	47.0408 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL SECOND FLOOR FAR AREA		37.9793 SQM	
THIRD FLOOR AREA	10.350 X 4.545 =	47.0408 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL THIRD FLOOR FAR AREA		37.9793 SQM	
FOURTH FLOOR AREA	10.350 X 4.545 =	47.0408 SQM	
DEDUCTION AREA	4.315 X 2.10 =	9.0615 SQM	
TOTAL FOURTH FLOOR FAR AREA		37.9793 SQM	
TOTAL FAR AREA ALL FLOOR (A)		158.9578 SQM	
STAIRCASE MUMTY AREA SCO NO-4	4.545 X 2.560 =	11.6352 SQM	
TOTAL NON FAR AREA SCO NO-4 (B) Basement + Mumty		58.676 SQM	
TOTAL BUILTUP AREA SCO NO-4(A+B)		217.634 SQM	



DRG NO: -D4TP 9545 (H) DATED: 29-08-23

DOOR WINDOW SCHEDULE					
		OPENING SIZES			
SR. NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL
1	DG1	3970	2400	00	2400
2	D2	900	2400	00	2400
3	D3	900	2100	00	2100
3	D3	750	2400	00	2400
5	W	900	1200	300	2400
6	W1	900	2100	300	2400
7	W2	1420	2100	300	2400
8	W3	3970	2100	300	2400
8	V1	600	900	1500	2400

DESIGN PARK
ARCHITECTS
K-3, JANGPURA EXTENSION, NEW DELHI - 110014

OWNERS SIGNATURE: *[Signature]* ARCHITECT'S SIGNATURE: *[Signature]*
DATE: 28/05/2023

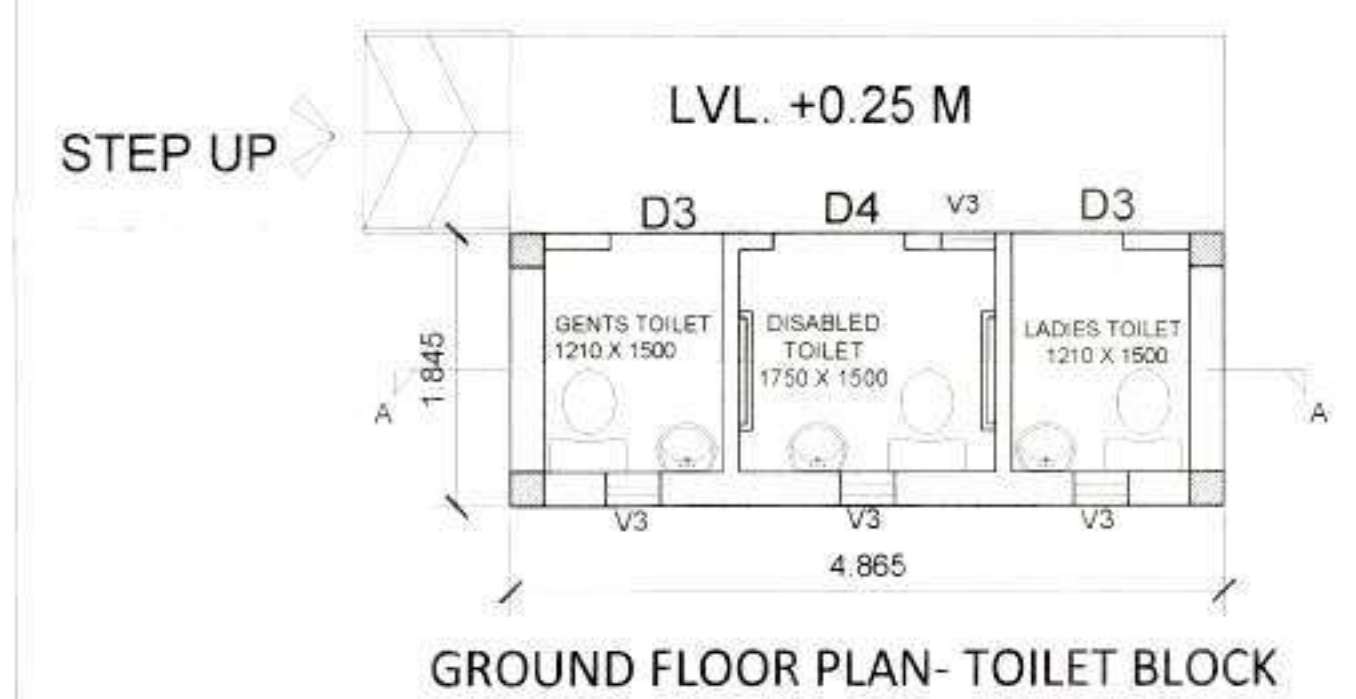
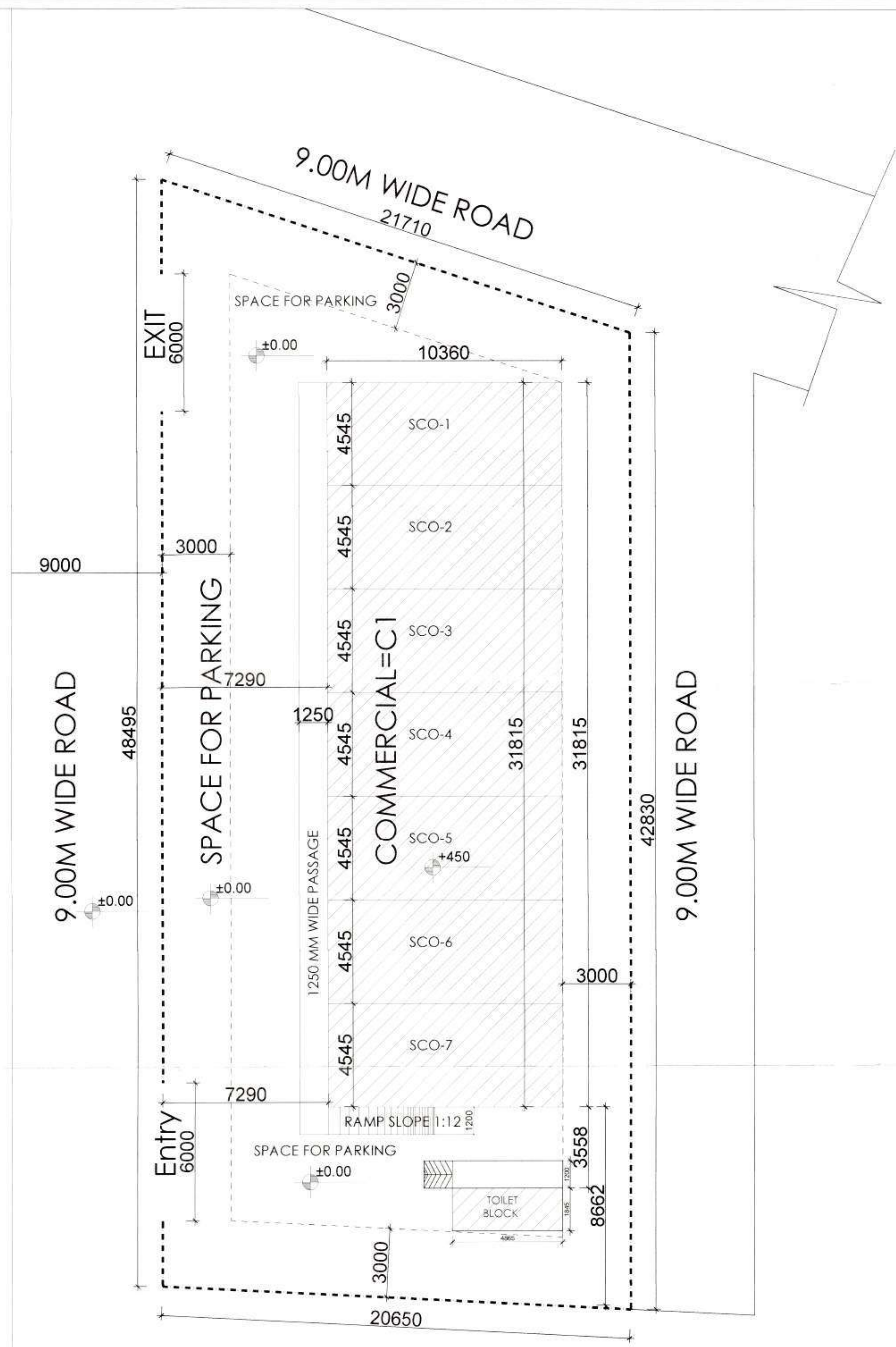
CLIENT: **EMPERIOR DEVELOPERS PVT. LTD.**

PROJECT: **STD DESIGN FOR S.C.O IN COMMERCIAL C3 SITE AREA MEASURING 482.116 SQM FALLING IN ADDITIONAL LICENCE FOR SETTING UP OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DDAAY OVER AN AREA MEASURING 3.90625 ACRES IN ADDITIONAL LICENCE NO 114 OF 2022 FOR AN AREA MEASURING 10.51 ACRES THEREBY TOTAL AREA MEASURING 16.41625 ACRES IN SECTOR 19A&40 VILLAGE NIZAMPUR PAMPAT, BEING DEVELOPED BY EMPERIOR DEVELOPERS PVT. LTD.**

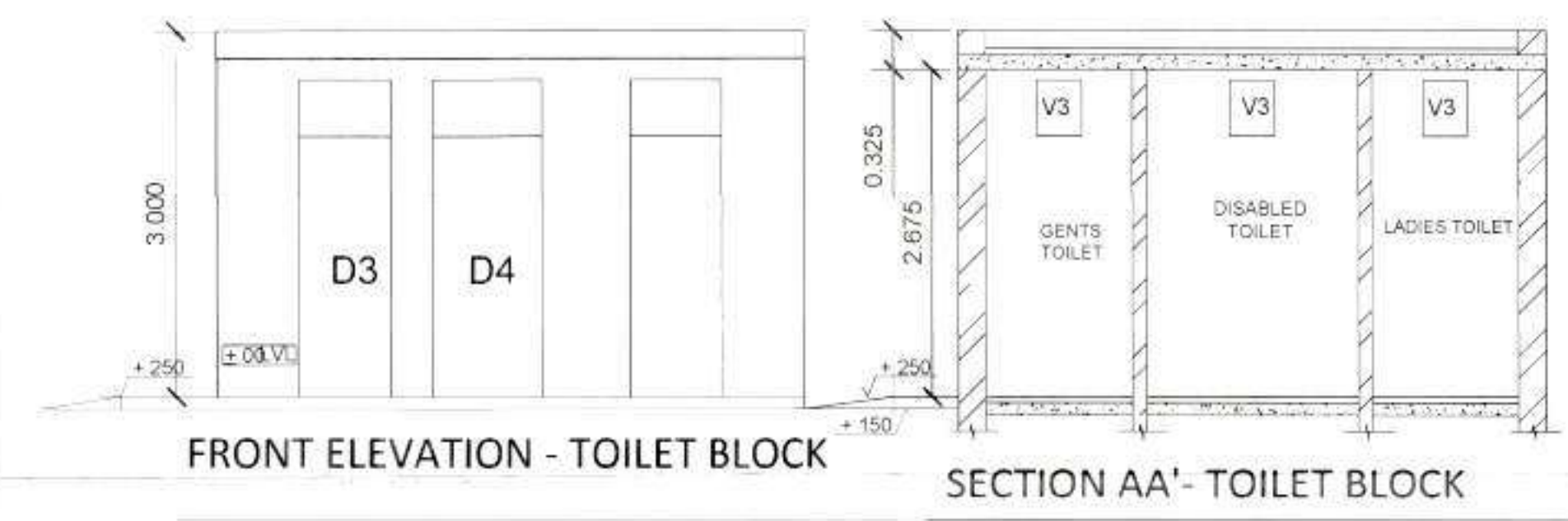
DRAWING TITLE: **TYPICAL SCO FLOOR PLAN 3 AND 4** SHEET NO. **3 OF 3**
SCALE: 1:100
DATE: 28.05.2023

(NARINDER KUMAR) ID (HQ) (YAJAN CHAUDHARY) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (SUNITA SETHI) STP (HQ) (P. P. SINGH) CTP (HR.) (T.L. SATYAPRAKASH, IAS) DGTPC (HR.)

Reg No. DCTCP 9320-IT Dated 12-06-2023



GROUND FLOOR PLAN- TOILET BLOCK



FRONT ELEVATION - TOILET BLOCK

SECTION AA'- TOILET BLOCK

AREA STATEMENT					
TOTAL AREA OF SITE COMMERCIAL C2	0.2330	ACRES	942.827	SQM	PERCENTAGE
PERMISSIBLE GROUND COVERAGE	0.0815	ACRES	329.989	SQM	35%
PROPOSED GROUND COVERAGE	0.0814	ACRES	329.602	SQM	34.96%
PERMISSIBLE FAR			1414.241	SQM	1.50%
PROPOSED FAR			1396.232	SQM	148.09%

DOOR WINDOW SCHEDULE					
		OPENING SIZES			
SR. NO.	TAG	WIDTH	HEIGHT	CILL	LINTEL
1	D1	1800	2400	00	2400
2	D2	900	2400	00	2400
3	D3	750	2400	00	2400
4	D4	1200	2400	00	2400
5	W	900	1200	300	2400
6	W1	900	2100	300	2400
7	W2A	1257	2100	300	2400
8	W2	1143	2100	300	2400
9	W3A	4200	2100	300	2400
10	W3	4315	2100	300	2400

SUBMISSION DRAWING
 ARCHITECTS
DESIGN PARK
 ARCHITECTS
 K-3, JANGPURA EXTENSION, NEW DELHI - 110014

OWNER'S SIGNATURE: _____ ARCHITECTS SIGNATURE: _____
 (Signature of Shiv Kumar)

CLIENT:
EMPERIUM DEVELOPERS PVT. LTD.

PROJECT:
 STD DESIGN FOR S.C.O IN COMMERCIAL C1 SITE AREA MEASURING 942.827 SQM FALLING IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY, IN SECTOR 19A&40 VILLAGE NIZAMPUR PANIPAT OVER AN AREA OF 10.51 ACRES BEING DEVELOPED BY EMPERIUM DEVELOPERS PVT. LTD.

DRAWING TITLE:
 SITE PLAN & TOILET DETAIL
 1 TO 7

SHEET NO:
 2 OF 2

NOTE
 1. ALL DIMENSIONS ARE IN MM
 2. PARKING AREA CANNOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.

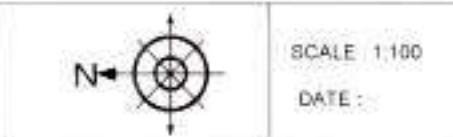
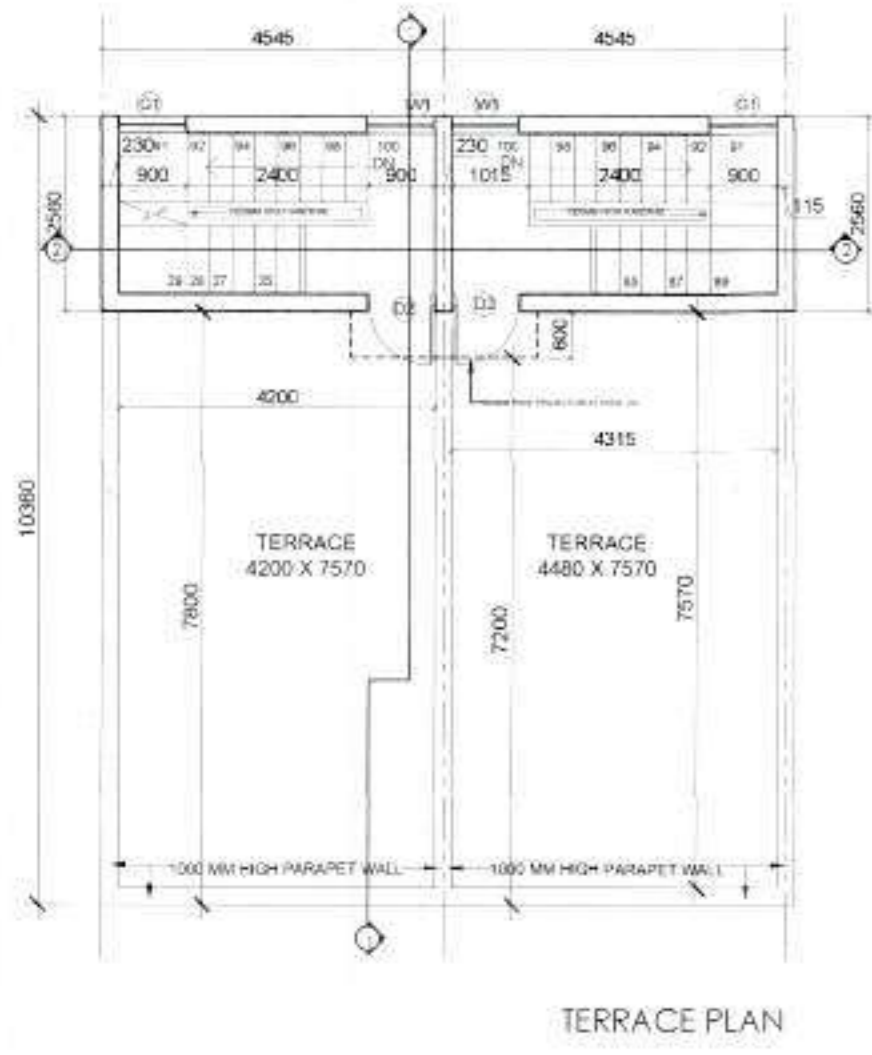
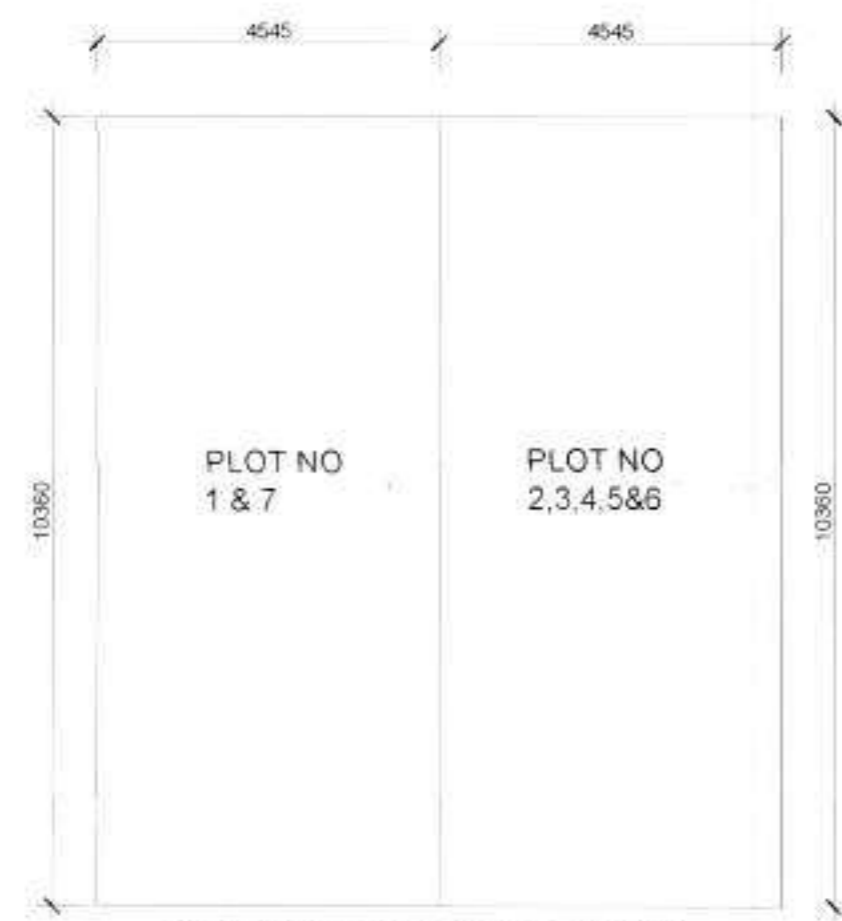


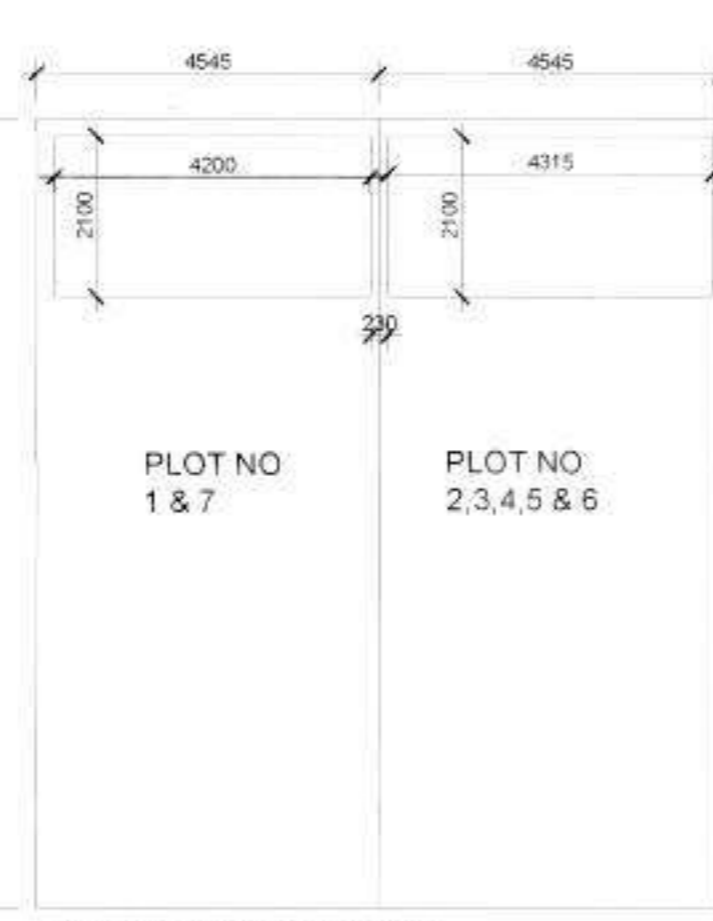
Fig No - 3079 9320-I dated 12-06-2023



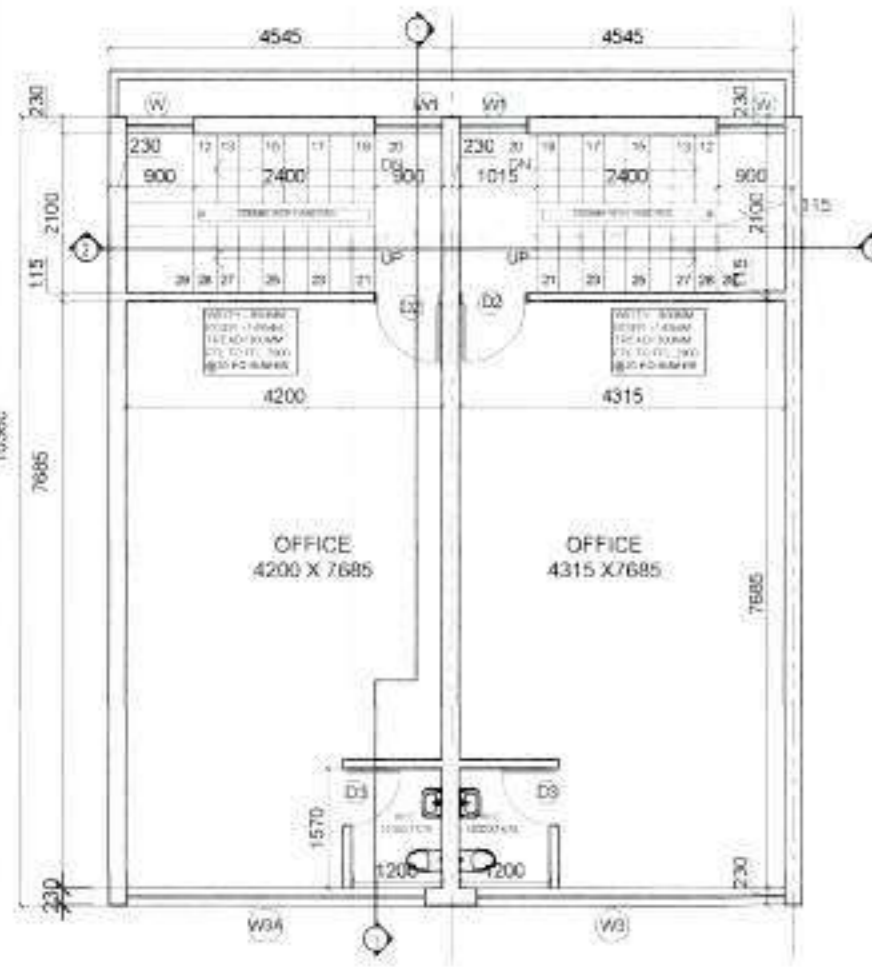
TERRACE PLAN



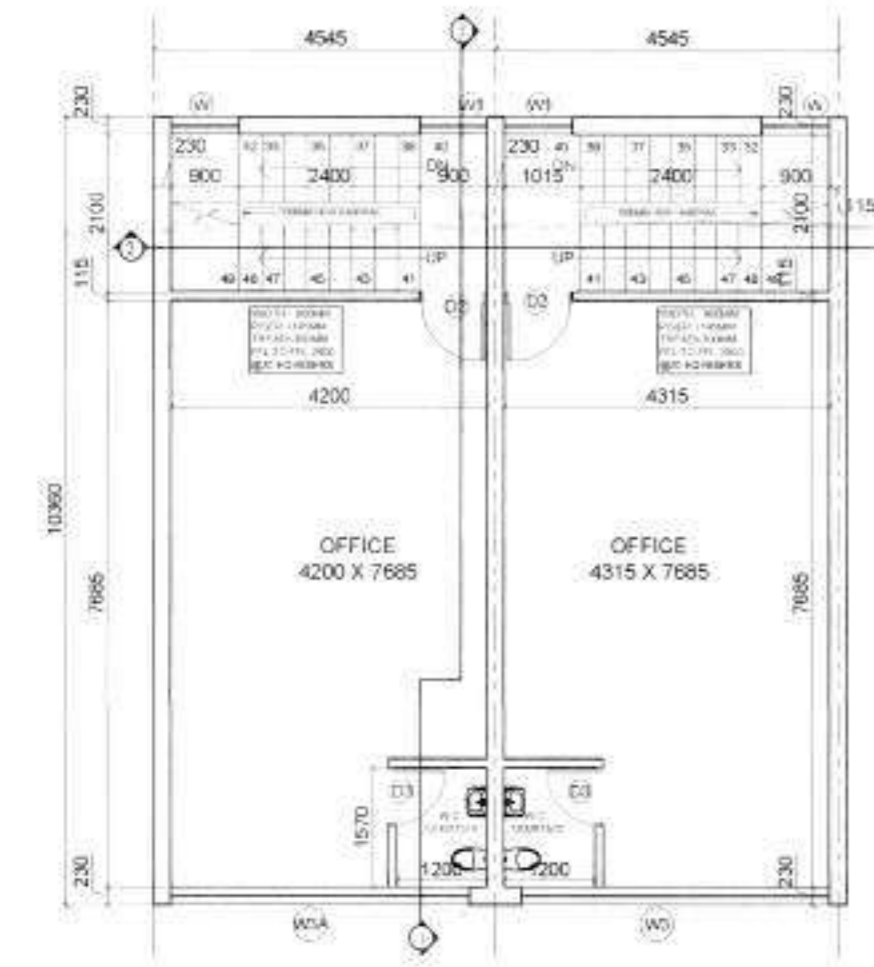
GROUND COVERAGE AREA DETAIL
CORNER PLOTS 4.545 X 10.360=47.086
47.086X2=94.172 SQM
CENTRE PLOTS=4.545X10.360=47.086
=47.086X5=235.43SQM
TOTAL GROUND COVERAGE=94.172+235.43=329.602 SQM



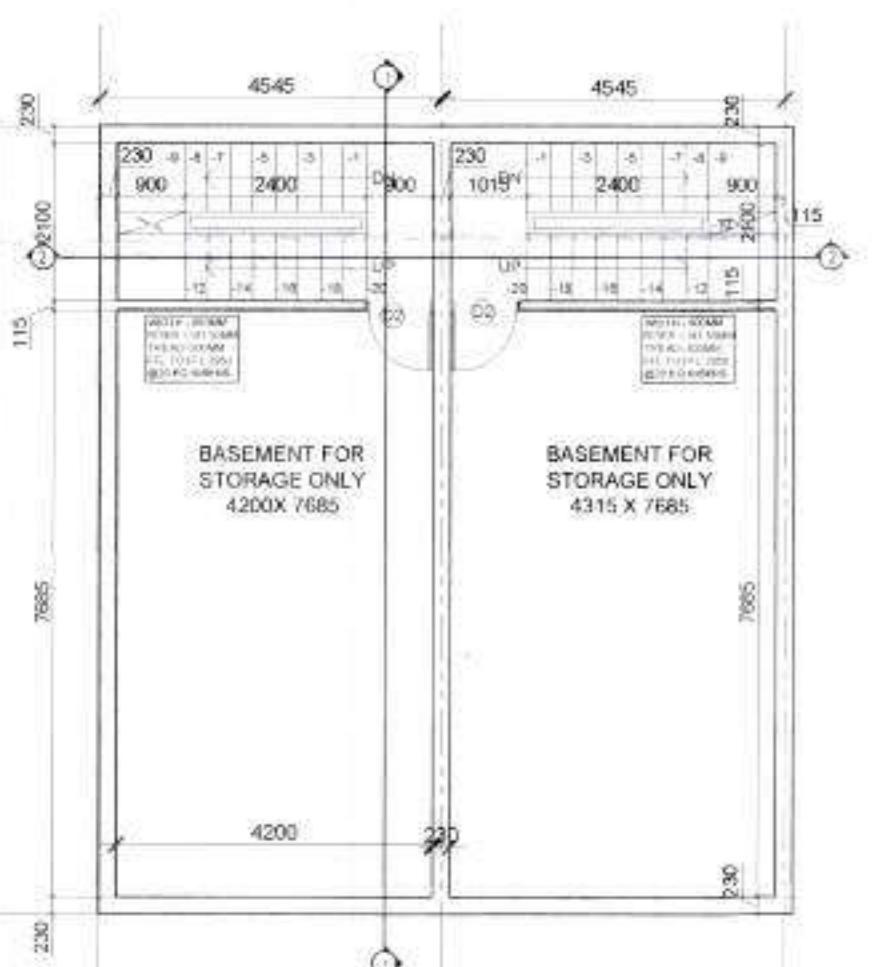
FAR AREA CALCULATION



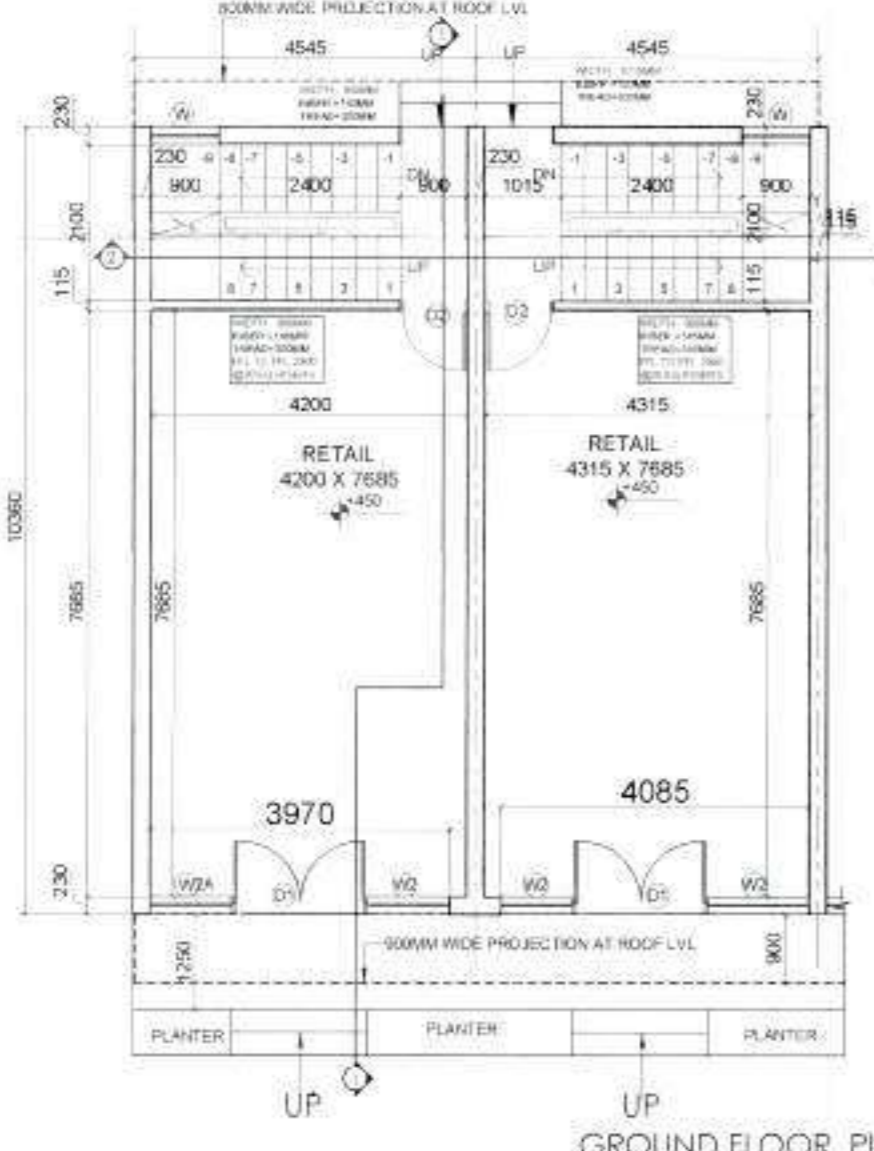
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2ND TO 4TH PLAN

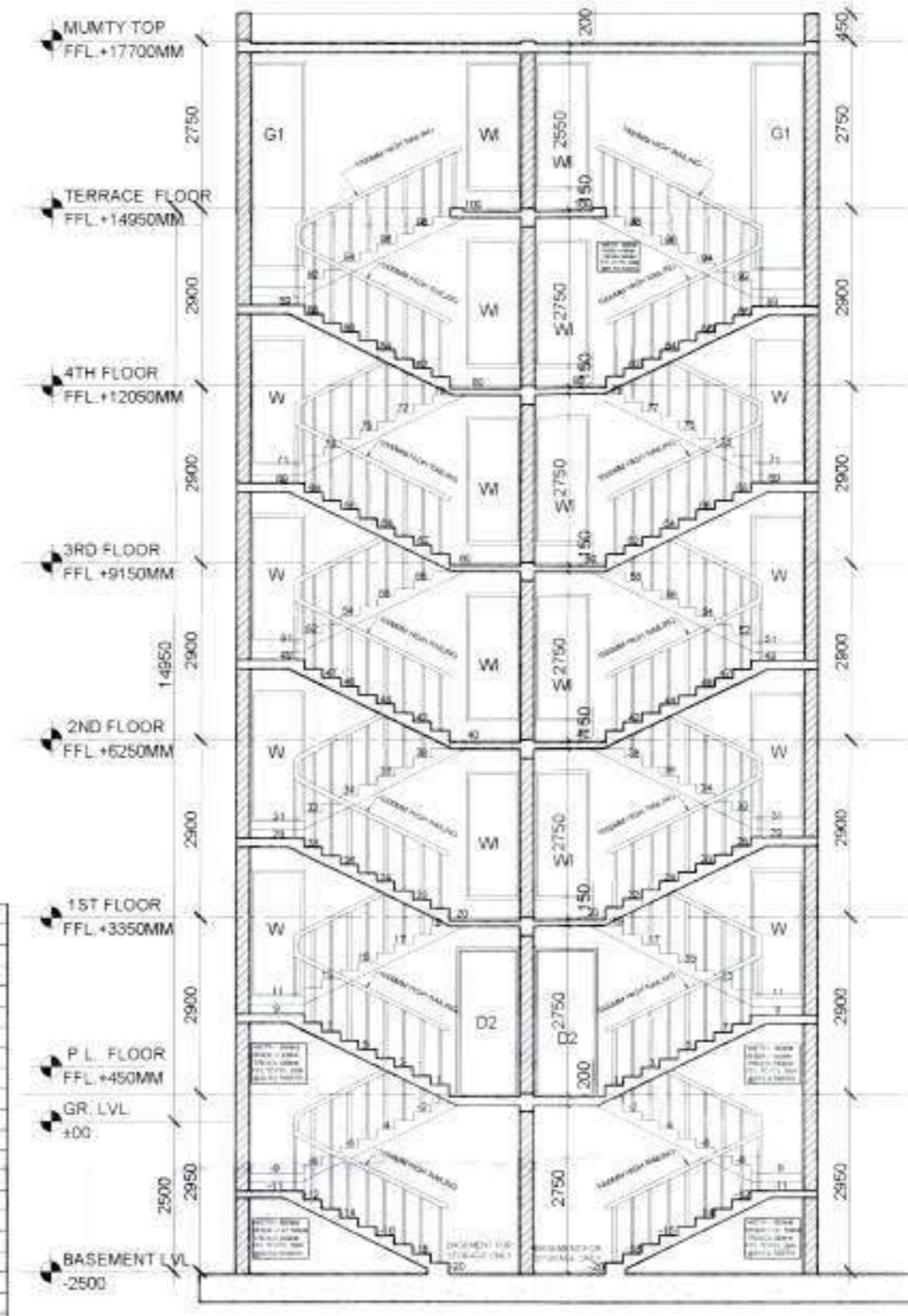


BASEMENT PLAN

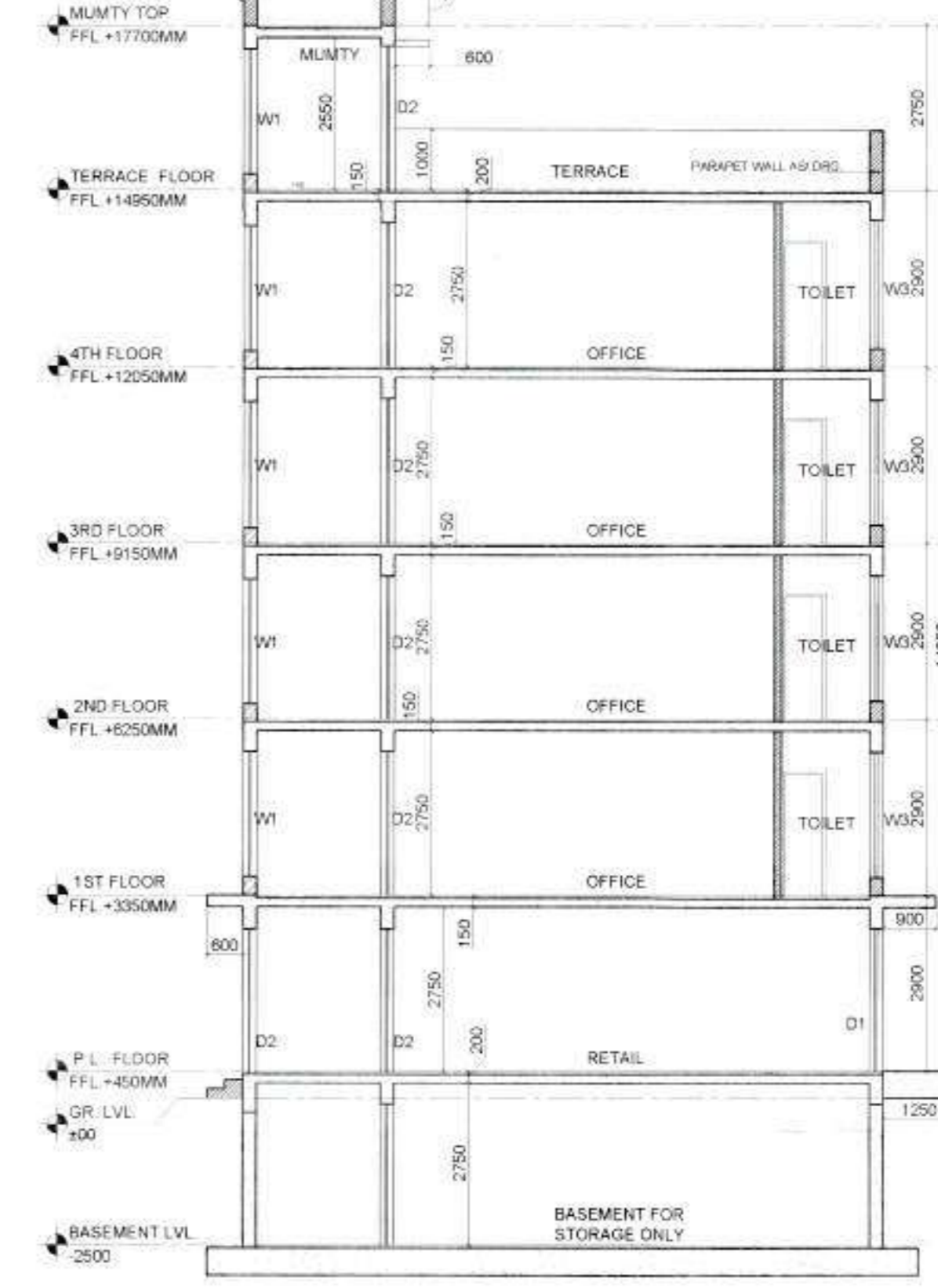


GROUND FLOOR PLAN

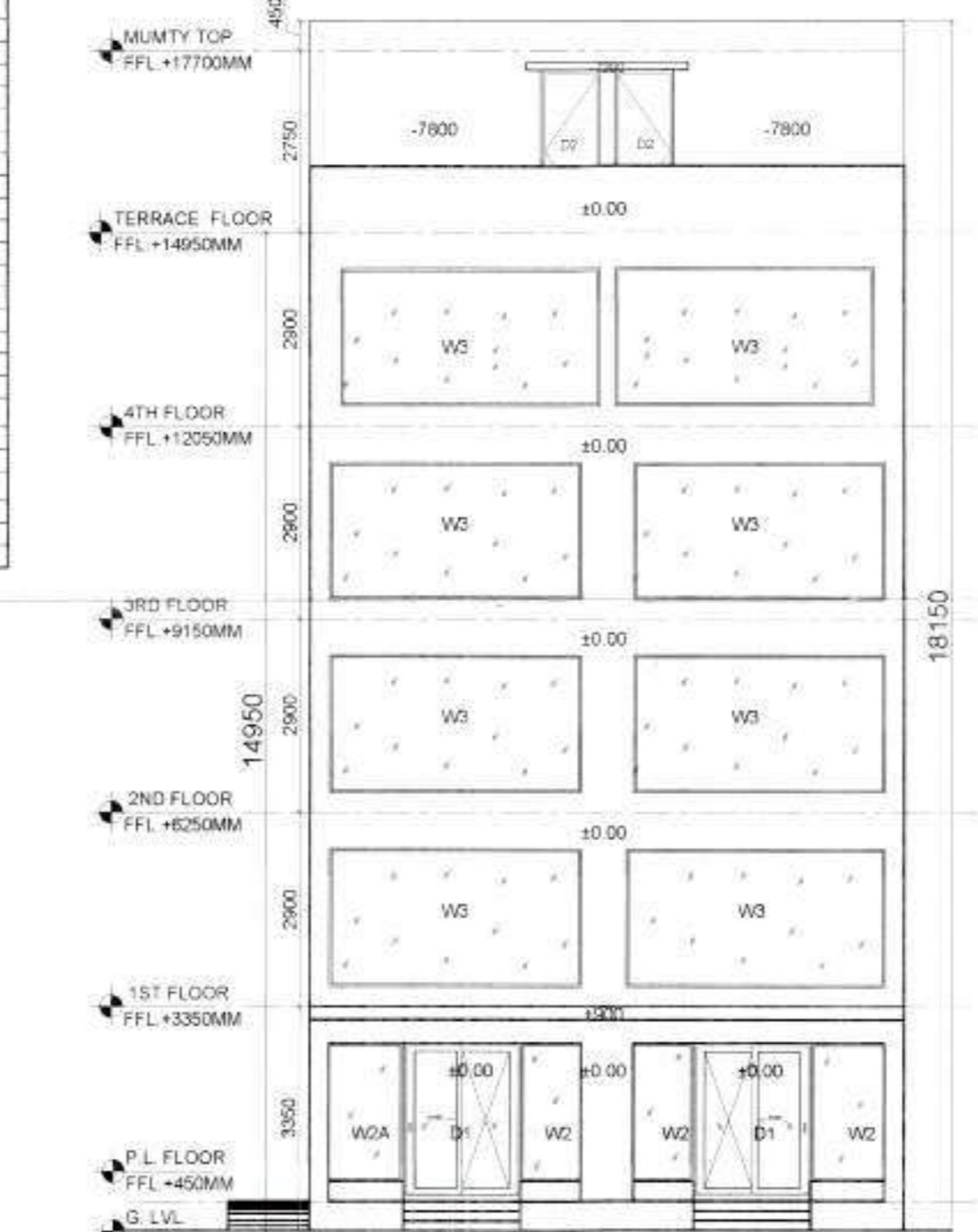
AREA CALCULATION FAR & NON FAR						
AREA DETAIL OF SINGLE SCO (1 & 7)						
CORNER BASEMENT AREA NON FAR SINGLE SCO	4.545	X	10.36	=	47.086	SQM
CORNER BASEMENT AREA NON FAR SCO NO 1 & 5	4.545	X	10.36	=	47.086	SQM
GROUND FLOOR AREA	4.545	X	10.36	=	47.086	SQM
FIRST FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.200	X	2.20	=	9.240	SQM
TOTAL FIRST FLOOR FAR AREA	4.545	X	10.36	=	38.266	SQM
SECOND FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.200	X	2.20	=	9.240	SQM
TOTAL SECOND FLOOR FAR AREA	4.545	X	10.36	=	38.266	SQM
THIRD FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.200	X	2.20	=	9.240	SQM
TOTAL THIRD FLOOR FAR AREA	4.545	X	10.36	=	38.266	SQM
FOURTH FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.200	X	2.20	=	9.240	SQM
TOTAL FOURTH FLOOR FAR AREA	4.545	X	10.36	=	38.266	SQM
TOTAL FAR AREA SINGLE SCO				=	200.151	SQM
AREA DETAIL OF SINGLE SCO (2,3,4)						
BASEMENT AREA NON FAR	4.545	X	10.36	=	47.086	SQM
BASEMENT AREA NON FAR SCO NO 2,3,4,5 & 6	4.545	X	10.36	=	47.086	SQM
GROUND FLOOR AREA	4.545	X	10.36	=	47.086	SQM
FIRST FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL FIRST FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
SECOND FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL SECOND FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
THIRD FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL THIRD FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
FOURTH FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL FOURTH FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
TOTAL FAR AREA SINGLE SCO				=	299.196	SQM
CORNER PLOTS TOTAL FAR 1 & 5 (2ND) = A						
MUMTY AREA CORNER SCO NON FAR AREA	4.545	X	10.36	=	47.086	SQM
ARBITRY AREA CORNER SCO NON FAR AREA 1&5	4.545	X	10.36	=	47.086	SQM
TOTAL NON FAR AREA BASEMENT + MUMTY + D				=	117.443	SQM
AREA DETAIL OF SINGLE SCO (2,3,4)						
BASEMENT AREA NON FAR	4.545	X	10.36	=	47.086	SQM
BASEMENT AREA NON FAR SCO NO 2,3,4,5 & 6	4.545	X	10.36	=	47.086	SQM
GROUND FLOOR AREA	4.545	X	10.36	=	47.086	SQM
FIRST FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL FIRST FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
SECOND FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL SECOND FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
THIRD FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL THIRD FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
FOURTH FLOOR AREA	4.545	X	10.36	=	47.086	SQM
STAIRCASE DEDUCTION AREA(A)	4.315	X	2.20	=	9.502	SQM
TOTAL FOURTH FLOOR FAR AREA	4.545	X	10.36	=	38.025	SQM
TOTAL FAR AREA SINGLE SCO				=	299.196	SQM
CORNER PLOTS TOTAL FAR 2,3,4,5,6 (INDS) = B						
MUMTY AREA SCO NON FAR AREA	4.71	X	12.56	=	59.196	SQM
MUMTY AREA SCO NON FAR AREA 2,3,4,5,6	4.71	X	12.56	=	59.196	SQM
TOTAL NON FAR AREA BASEMENT + MUMTY + E				=	295.719	SQM
TOTAL PROPOSED FAR ALL SIX NON FAR SCO						
A+B+C				=	1396.212	SQM
TOTAL PROPOSED NON FAR ALL FIVE SCO D+E+F				=	413.163	SQM
TOTAL BUILDUP AREA = C+E				=	1809.354	SQM



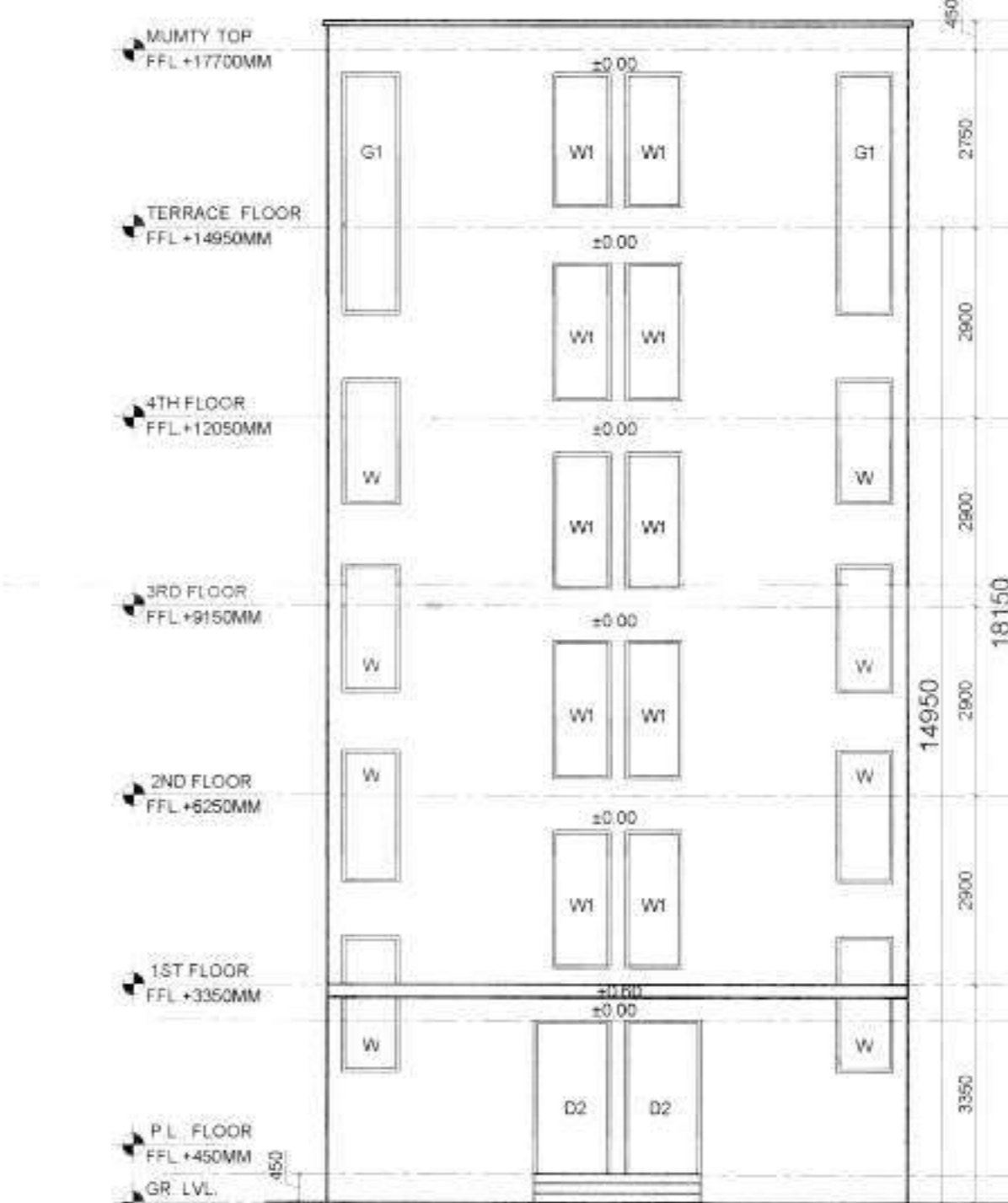
SECTION 2-2



SECTION 1-1



FRONT ELEVATION



REAR ELEVATION

NOTE
1. ALL DIMENSIONS ARE IN MM
2. PARKING AREA CANNOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.

DOOR WINDOW SCHEDULE					
SR. NO.	TAG	OPENING SIZES		CILL	LINTEL
		WIDTH	HEIGHT		
1	D1	1800	2400	00	2400
2	D2	900	2400	00	2400
3	D3	750	2400	00	2400
4	D4	1200	2400	00	2400
5	W	900	1200	300	2400
6	W1	900	2100	300	2400
7	W2A	1028	2100	300	2400
8	W2	1142	2100	300	2400
9	W3A	4200	2100	300	2400
10	W3	4315	2100	300	2400

SUBMISSION DRAWING

DESIGN PARK ARCHITECTS
K-3, JANGPURA EXTENSION, NEW DELHI - 110014

OWNER'S SIGNATURE: _____ ARCHITECT'S SIGNATURE: _____

CLIENT: **EMPERIUM DEVELOPERS PVT. LTD.**

PROJECT: STD DESIGN FOR S.C.O IN COMMERCIAL C1 SITE AREA MEASURING 942.827 SQM FALLING IN RESIDENTIAL PLOTTED COLONY UNDER DDJAY IN SECTOR 19A&40 VILLAGE NIZAMPUR PANIPAT OVER AN AREA OF 10 SH ACRES BEING DEVELOPED BY EMPERIUM DEVELOPERS PVT. LTD.

DRAWING TITLE: TYPICAL SCO FLOOR PLAN 1 TO 7 SHEET NO 1 OF 2

SCALE: 1:100
DATE: _____