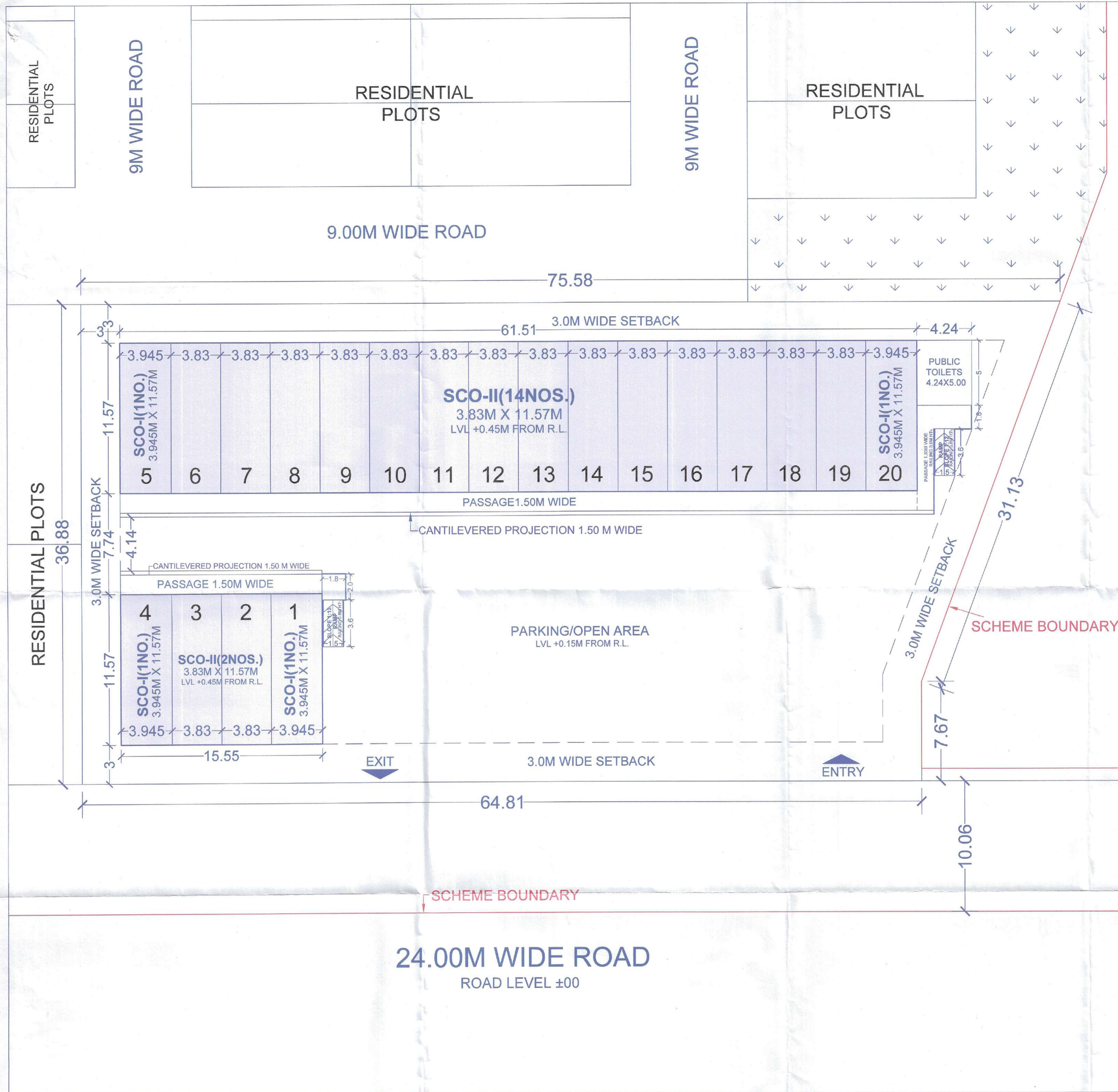


**TITLE:**  
**LAYOUT-CUM-DEMARCATIION PLAN OF COMMERCIAL SITE FOR SCO HAVING AREA 2547.33 SQMT(PART OF DDJAY AREA MEASURING 15.8125 ACRES BEARING LICENCE NO.157 OF 2023 DATED 09.08.2023) IN THE REVENUE ESTATE OF VILL. KHERI SADH, SECTOR-27A, TEHSIL SAMPLA, DISTT. ROHTAK BEING DEVELOPED BY M/S SPICE ONE BUILDERS PVT LTD.**



**AREA CHART**

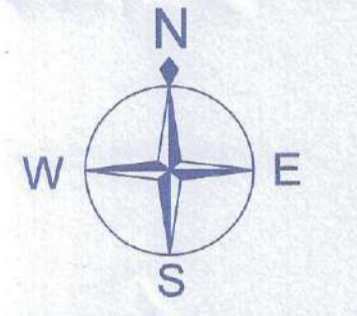
S.NO.	PARTICULARS	AREA (SQMT)	%
1	TOTAL AREA OF THE SCHEME	2547.33	-
2	PERMISSIBLE GROUND COVERAGE@35% OF SITE AREA	891.57	35.00%
3	PERMISSIBLE F.A.R.@150% OF SITE AREA	3820.995	150.00%
4	PROPOSED GROUND COVERAGE	891.52	35.00%
5	PROPOSED F.A.R.	3070.28	120.53%

**DETAIL OF SCO & PUBLIC TOILETS**

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. (IN SQMT)	SINGLE UNIT MUMTY & STAIRCASE (NON-F.A.R. IN SQMT)	TOTAL MUMTY & STAIRCASE (NON-F.A.R. IN SQMT)
1	SCO-I	1, 4, 5, 20	3.945 X 11.57	45.64	4	182.56	4	631.08	37.26	149.04
2	SCO-II	2 TO 3, 6 TO 19	3.83 X 11.57	44.31	16	708.96	4	2439.20	36.89	590.24
3		TOTAL		891.52	20	891.52	-	3070.28	-	739.28
4	PUBLIC TOILETS(NON F.A.R.)	4.24 X 5.00		21.20	1	21.20	1	-	-	-

**PARKING/OPEN AREA = TOTAL SITE AREA - GROUND COVERAGE**  
 = 2547.33 - 891.52  
 = 1655.81 SQMT (65.00%)

**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.



SCALE - N.T.S.

For SPICE ONE BUILDERS PVT. LTD.  
 Director/Authorise Signatory



SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT



ADDRESS : SCO 7677 1st FLOOR, SECTOR-4C, MADHYA MARG, CHANDIGARH-160009  
 CONTACT : +91-98130-00375, +91-172-4786520  
 EMAIL : divinearchitects1@gmail.com

DRG. NO:- DTP 10156 (1) DATED:- 26-3-24

(GURPREET KHEPAR) AD (HQ) (NEHA YADAV) ATP (HQ) (S.K. SEHRAWAT) DTP (HQ) (SANJAY KUMAR) STP (E & V) (AMIT KHATRI, IAS) DTP (HR.)

**ARCHITECTURAL CONTROL SHEET /STANDARD DESIGN OF COMMERCIAL SITE FOR SCO HAVING AREA 2547.33 SQMT(PART OF DDJAY AREA MEASURING 15.8125 ACRES BEARING LICENCE NO.157 OF 2023 DATED 09.08.2023) IN THE REVENUE ESTATE OF VILL. KHERI SADH, SECTOR-27A, TEHSIL SAMPLA, DISTT. ROHTAK BEING DEVELOPED BY M/S SPICE ONE BUILDERS PVT LTD.**

SCO-(1, 4, 5 & 20) - 4NOS.  
 PLOT SIZE = 3.945 X 11.57 = 45.64 SQMT  
 DETAIL OF COVERED AREA & F.A.R.-  
 1.) GROUND FLOOR= 3.945 X 11.57 = 45.64 SQMT.....(i)  
 2.) FIRST FLOOR = 3.945 X 11.57 = 45.64 SQMT.....(ii)  
 3.) SECOND FLOOR = 3.945 X 11.57 = 45.64 SQMT.....(iii)  
 4.) THIRD FLOOR = 3.945 X 11.57 = 45.64 SQMT.....(iv)  
 5.) MUMTY = 3.945 X 3.16 = 12.47 SQMT.....(v)  
 TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)  
 = 45.64 + 45.64 + 45.64 + 45.64 + 12.47  
 = 195.03 SQMT.....(vi)  
 SO, TOTAL COVERED AREA OF SCO-(1, 4, 5 & 20) = 195.03 X 4 = 780.12 SQMT.....(vii)  
 DEDUCTION OF NON F.A.R. AREA = 12.47 SQMT  
 1. MUMTY = 3.945 X 3.16  
 2. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.94 = 5.35 SQMT  
 (b) SECOND FLOOR = 3.60 X 2.70 = 9.72 SQMT  
 (c) THIRD FLOOR = 3.60 X 2.70 = 9.72 SQMT  
 TOTAL AREA(1 + 2) = 37.26 SQMT.....(viii)  
 F.A.R. ACHIEVED = (vi) - (viii) = 195.03 - 37.26 = 157.77 SQMT.....(ix)  
 SO, TOTAL F.A.R. ACHIEVED OF SCO-(1, 4, 5 & 20) = 157.77 X 4 = 631.08 SQMT.....(x)

**CONTENTS:**  
 GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, RIGHT SIDE ELEVATION, SECTION-AB & SECTION-XY.

**JOINERY SCHEDULE :**

DOORS / WINDOWS:		R.S.D. (ROLLING SHUTTER DOOR):	
TYPE	SIZE	TYPE	SIZE
D	0.90 X 2.15	R.S.D.1	2.585 X 2.75
DW	1.20 X 2.75 + 1.385 X 2.75	R.S.D.2	0.90 X 2.75
DW1	1.20 X 2.75 + 2.40 X 2.75		
W	3.60 X 2.75		

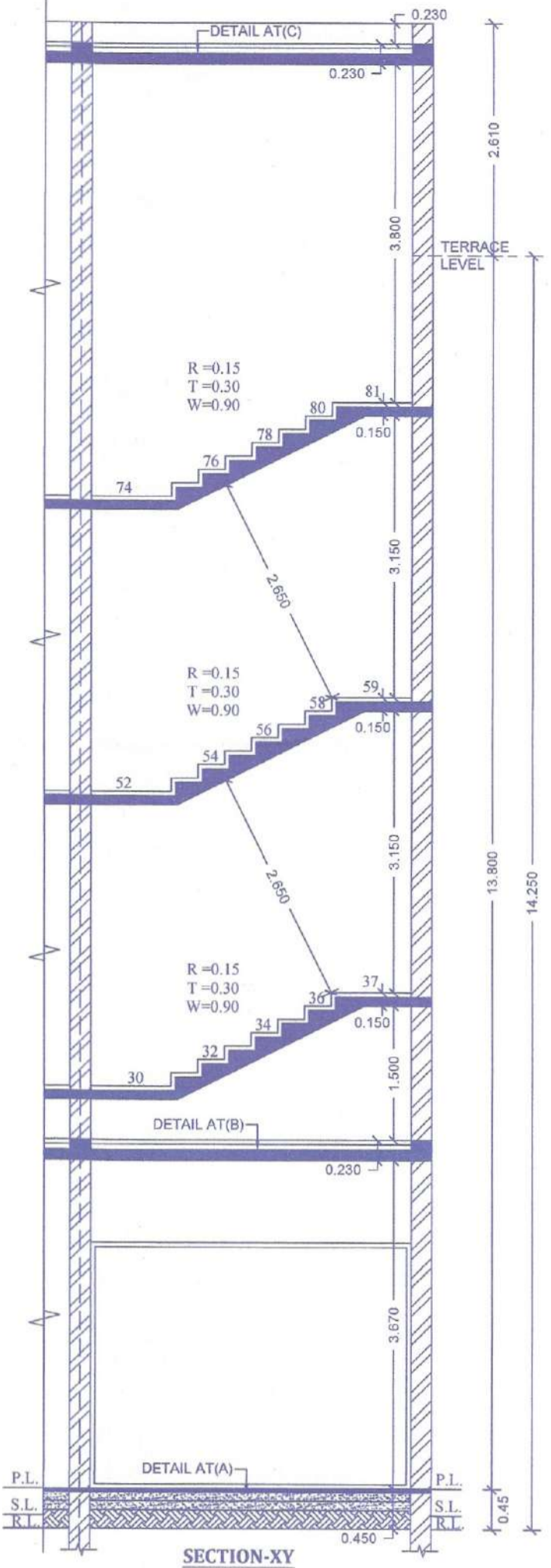
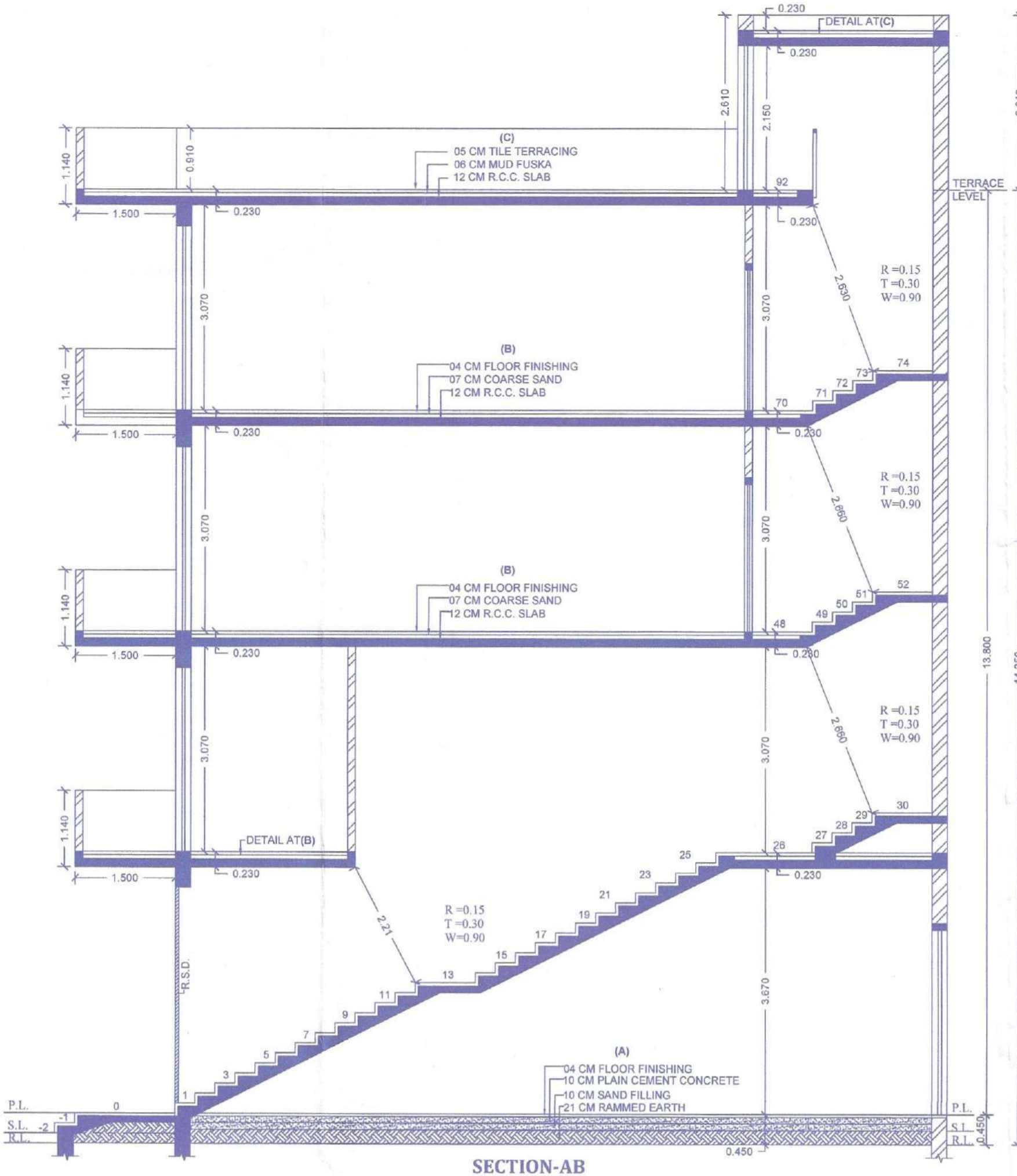
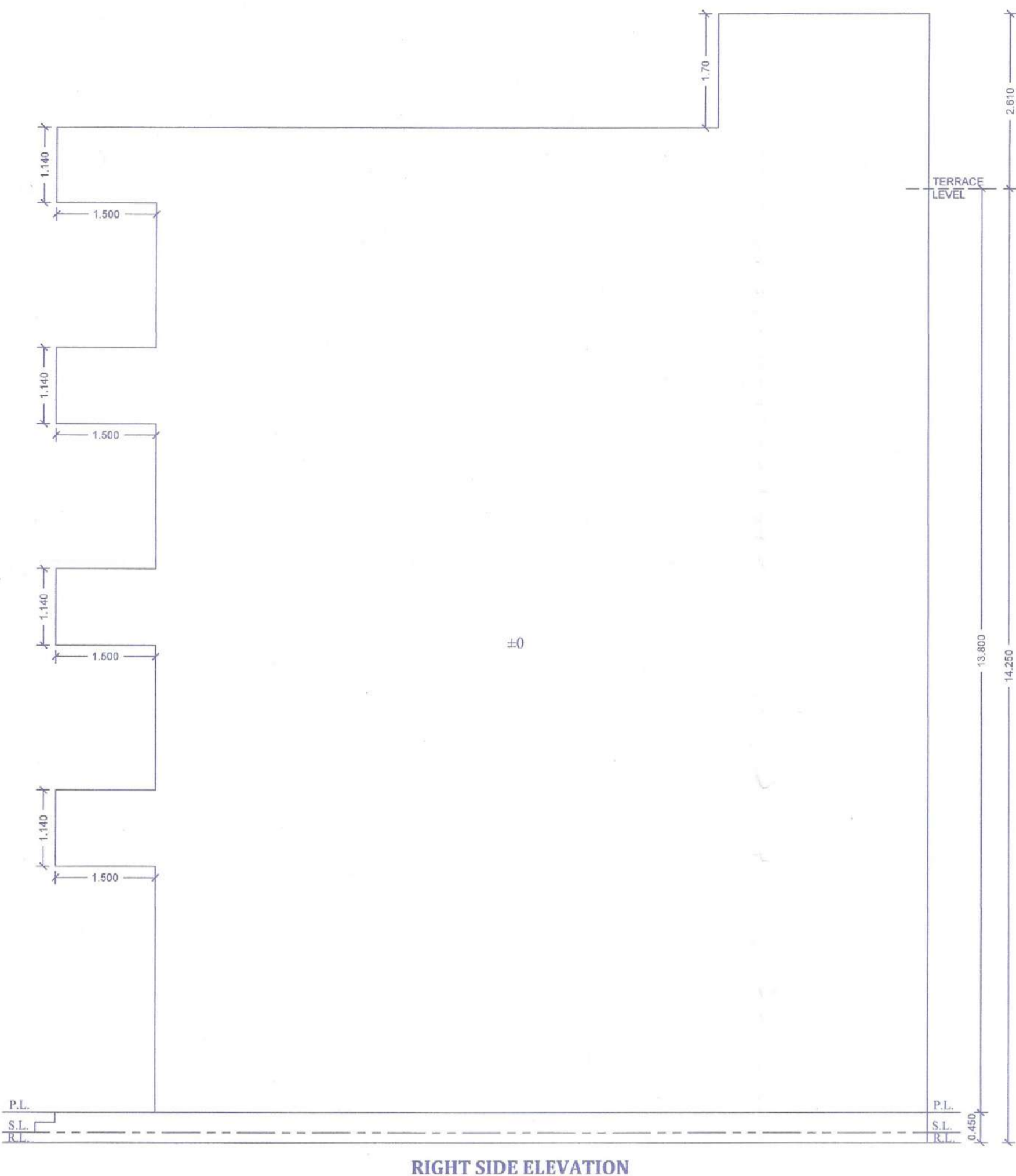
- NOTES:-**
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  4. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STRUCTURE DRAWING.
  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.
  10. SCO- SHOP CUM OFFICE.
  11. THE PARKING AREA SHALL NOT BE SOLD IN ANY MANNER.

For SPICE ONE BUILDERS PVT. LTD.  
 Director/Authorise Signatory  
 SIGNATURE OF APPLICANT

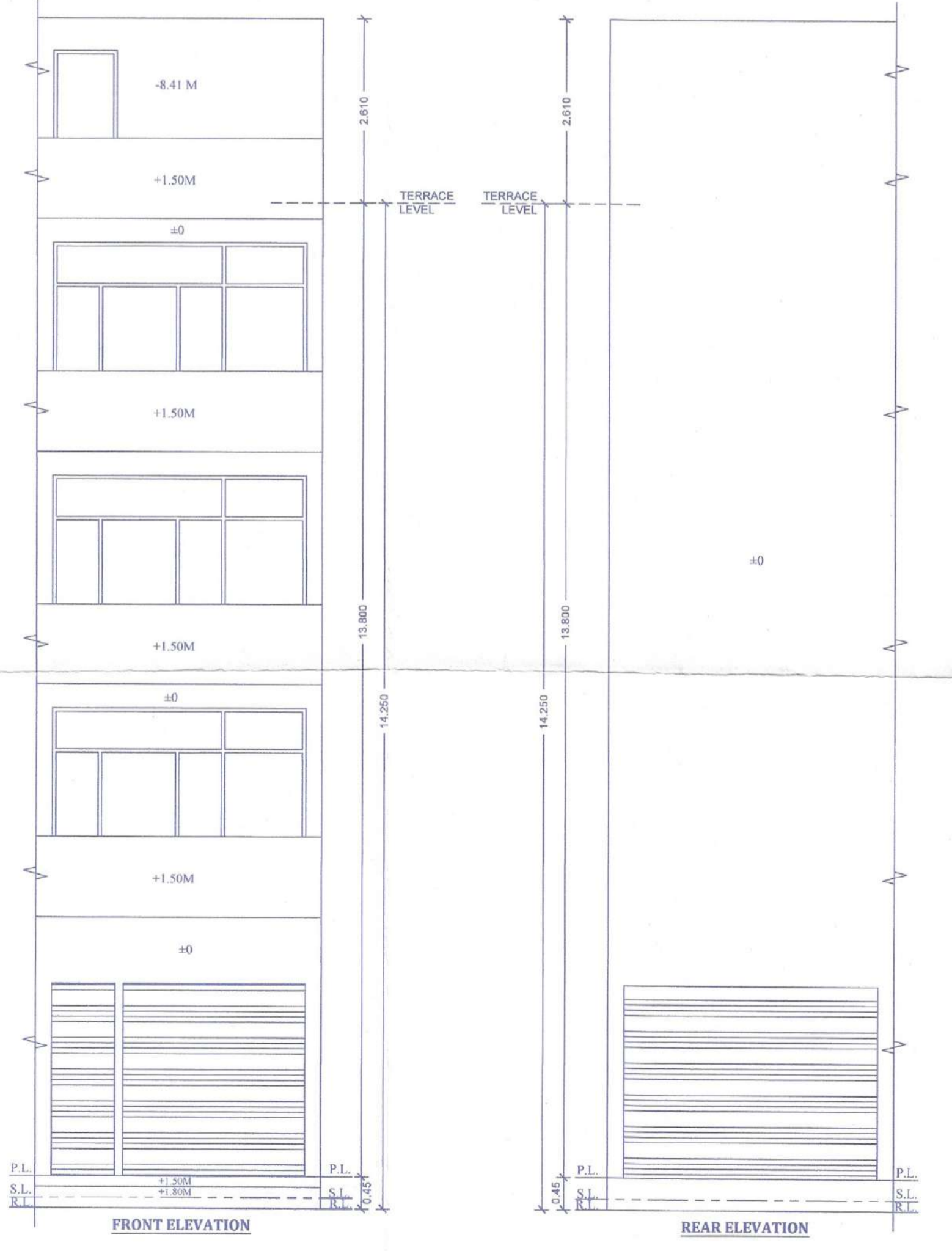
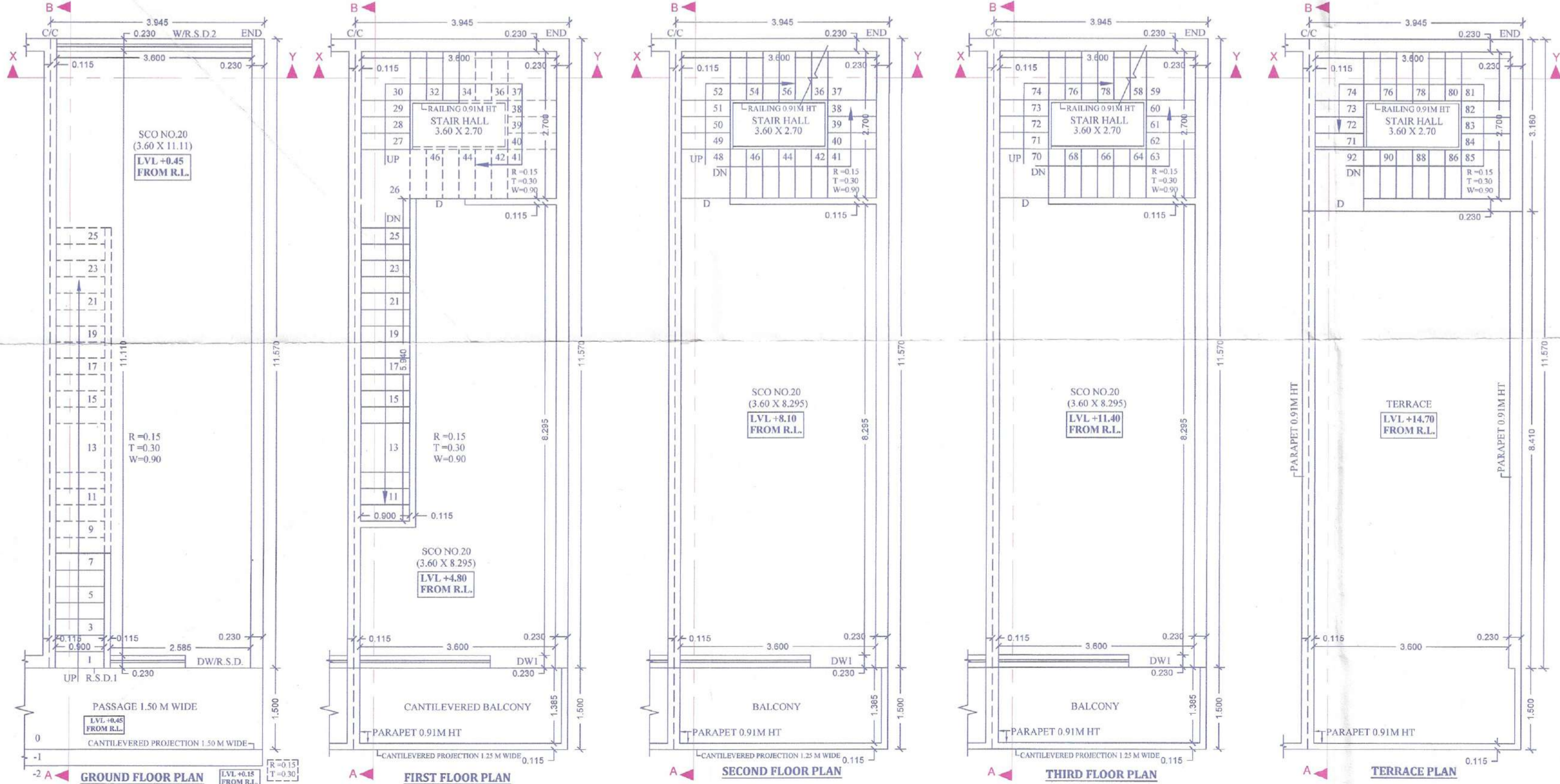


DRG. NO.: DTP 10156 (ii) DATED: 26/03-24

(SANJAY KUMAR) STP (E & V)  
 (P. SINGH) CTP (HR.)  
 (AMIT KHATRI, IAS) DTCP (HR.)  
 (GURPREET KHEPAR) AD (HQ)  
 (NEHA YADAV) ATP (HQ)  
 (S.K. SEHRAWAT) DTP (HQ)



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



ARCHITECTURAL CONTROL SHEET /STANDARD DESIGN OF COMMERCIAL SITE FOR SCO HAVING AREA 2547.33 SQMT(PART OF DDJAY AREA MEASURING 15.8125 ACRES BEARING LICENCE NO.157 OF 2023 DATED 09.08.2023) IN THE REVENUE ESTATE OF VILL. KHERI SADH, SECTOR-27A, TEHSIL SAMPLA, DISTT. ROHTAK BEING DEVELOPED BY M/S SPICE ONE BUILDERS PVT LTD.

SCO-II(2 TO 3 & 6 TO 19) - 16NOS.  
 PLOT SIZE = 3.83 X 11.57 = 44.31 SQMT  
 DETAIL OF COVERED AREA & F.A.R.-  
 1.) GROUND FLOOR = 3.83 X 11.57 = 44.31 SQMT.....(i)  
 2.) FIRST FLOOR = 3.83 X 11.57 = 44.31 SQMT.....(ii)  
 3.) SECOND FLOOR = 3.83 X 11.57 = 44.31 SQMT.....(iii)  
 4.) THIRD FLOOR = 3.83 X 11.57 = 44.31 SQMT.....(iv)  
 5.) MUMTY = 3.83 X 3.16 = 12.10 SQMT.....(v)  
 TOTAL COVERED AREA = (i) + (ii) + (iii) + (iv) + (v)  
 = 44.31 + 44.31 + 44.31 + 44.31 + 12.10  
 = 189.34 SQMT.....(vi)  
 SO, TOTAL COVERED AREA OF SCO-II(2 TO 3 & 6 TO 19) = 189.34 X 16 = 3029.44 SQMT....(vii)  
 DEDUCTION OF NON F.A.R. AREA  
 1. MUMTY = 3.83X 3.16 = 12.10 SQMT  
 2. STAIRCASE:  
 (a) FIRST FLOOR = 0.90 X 5.94 = 5.35 SQMT  
 (b) SECOND FLOOR = 3.60 X 2.70 = 9.72 SQMT  
 (c) THIRD FLOOR = 3.60 X 2.70 = 9.72 SQMT  
 TOTAL AREA(i + 2) = 36.89 SQMT.....(viii)  
 F.A.R. ACHIEVED = (vi) - (viii) = 189.34 - 36.89 = 152.45 SQMT.....(ix)  
 SO, TOTAL F.A.R. ACHIEVED OF SCO-II(2 TO 3 & 6 TO 19) = 152.45 X 16 = 2439.20 SQMT....(x)

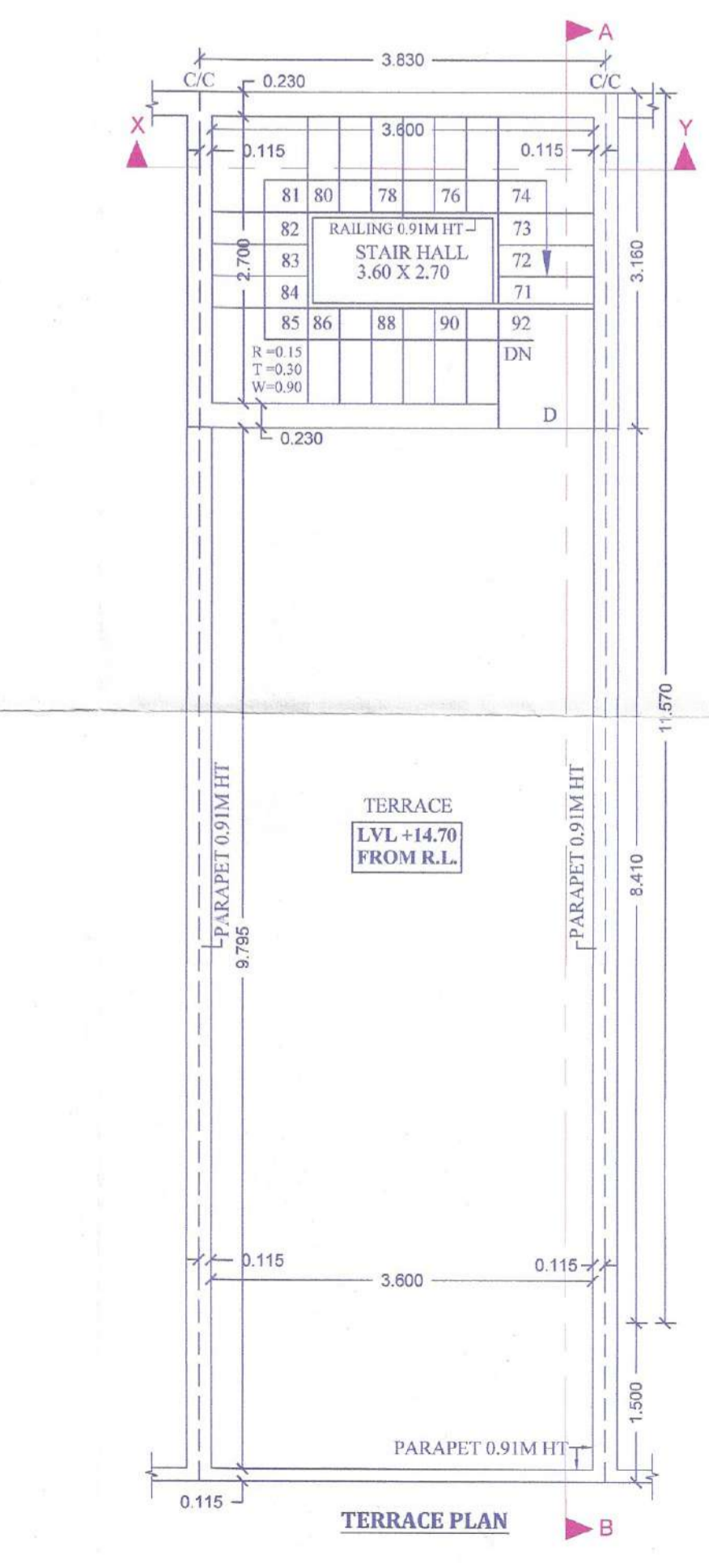
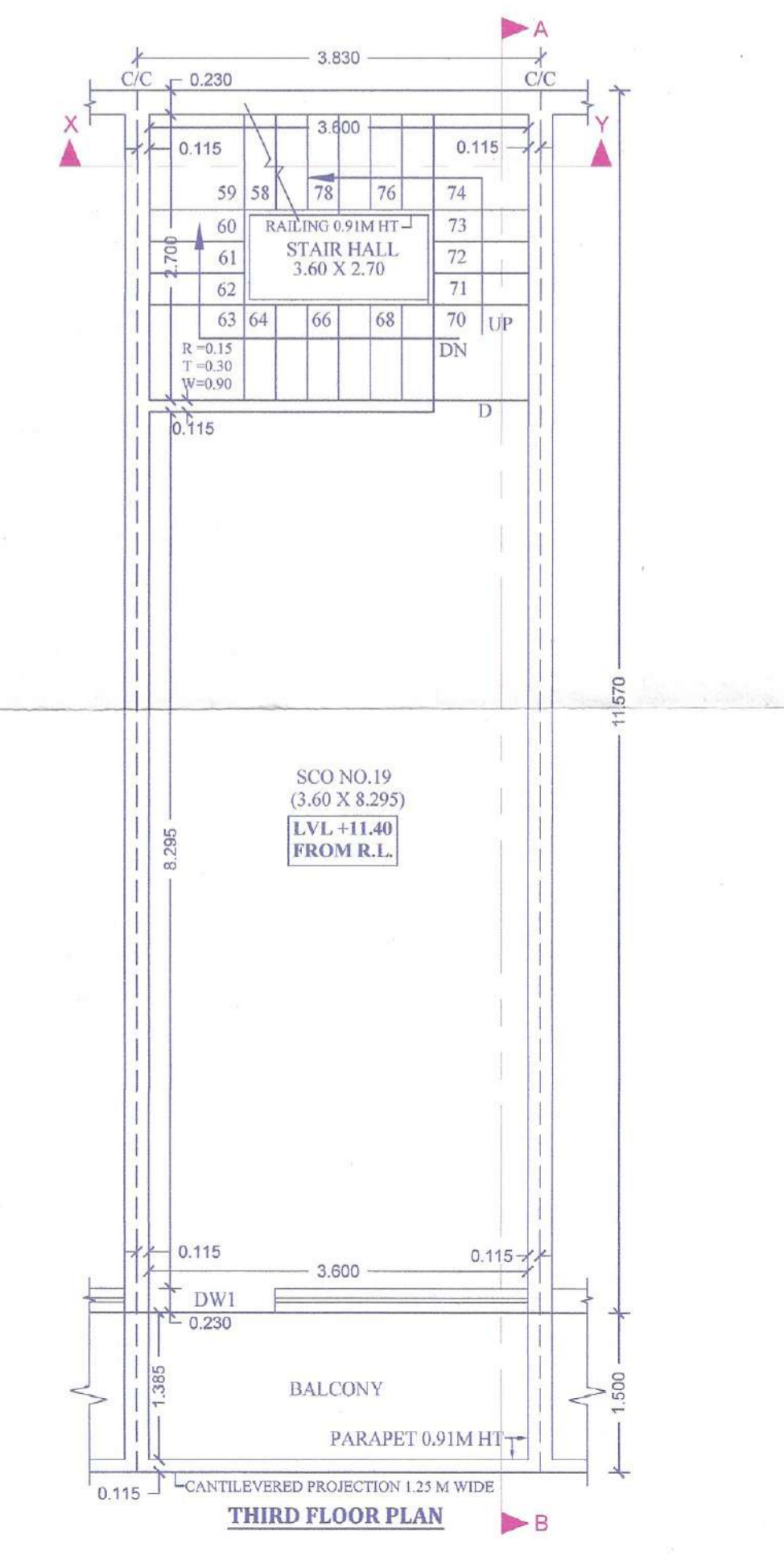
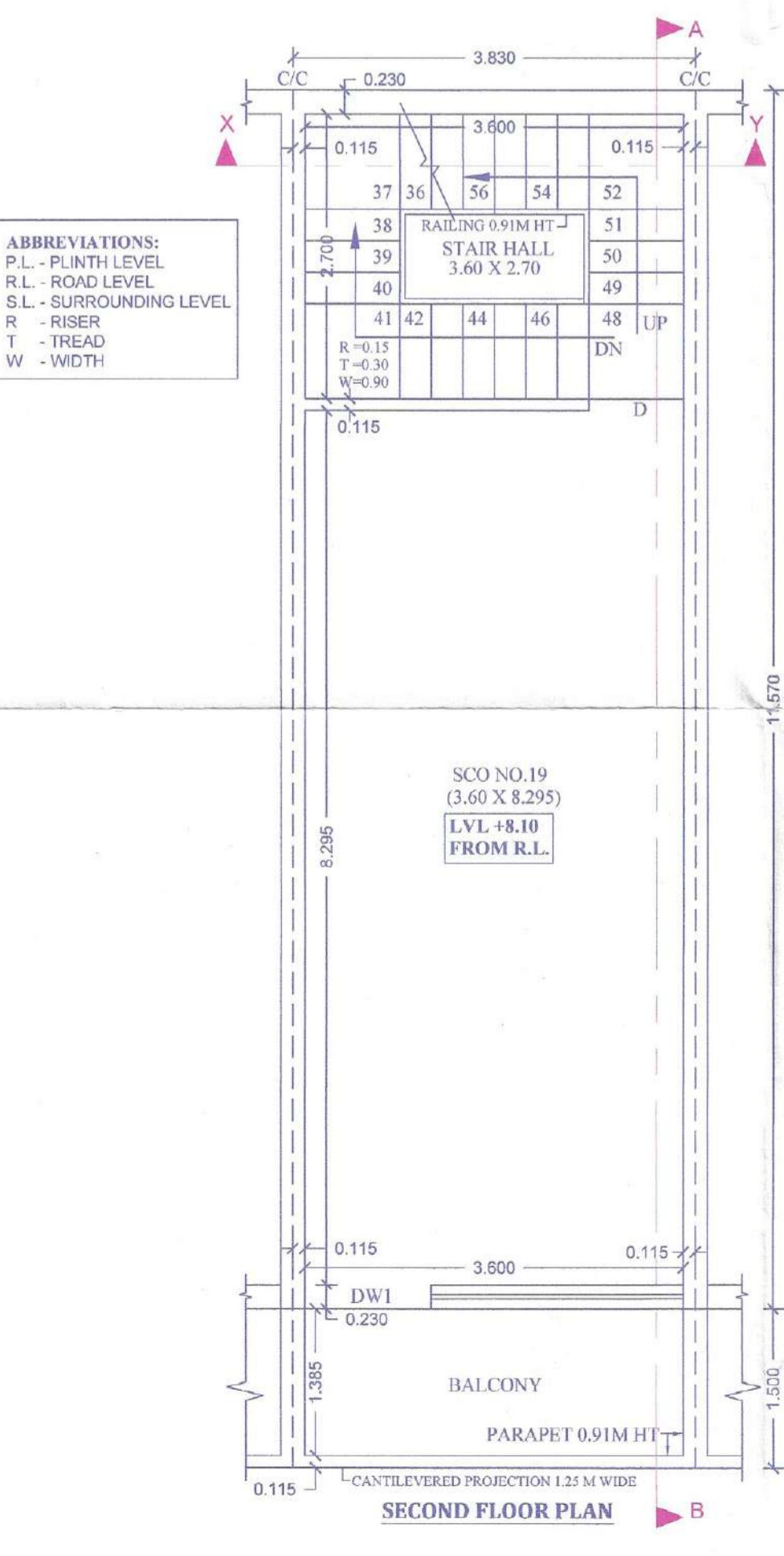
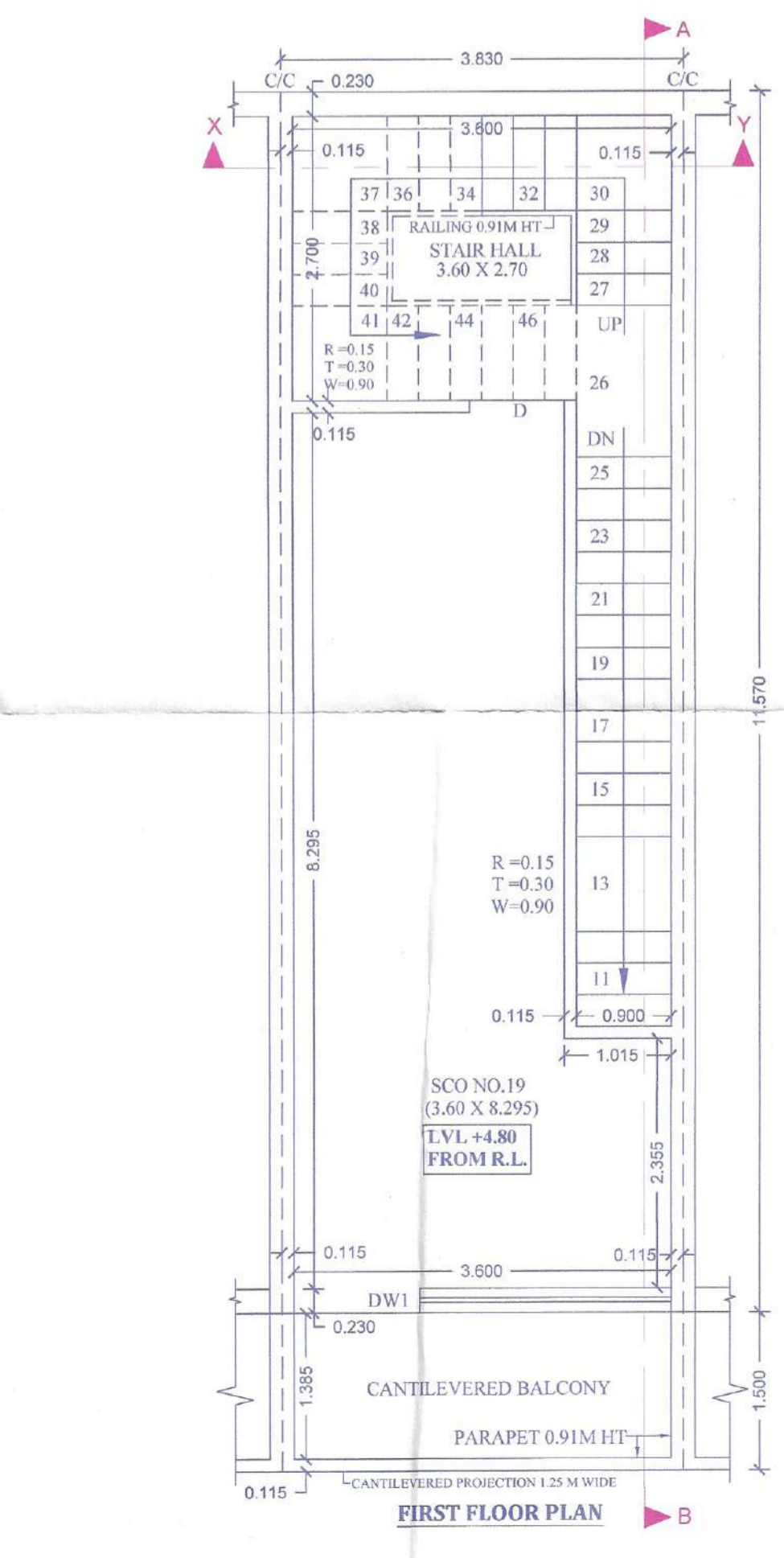
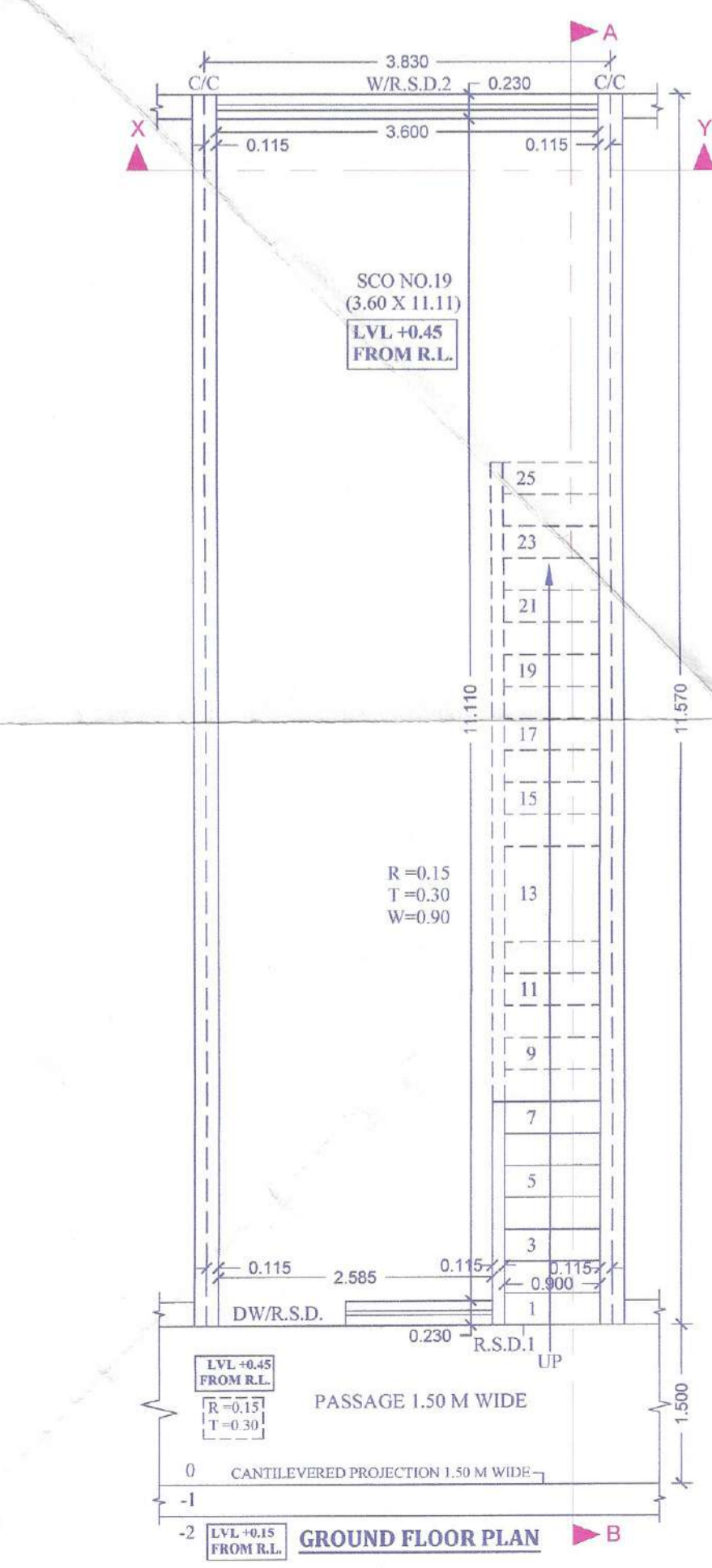
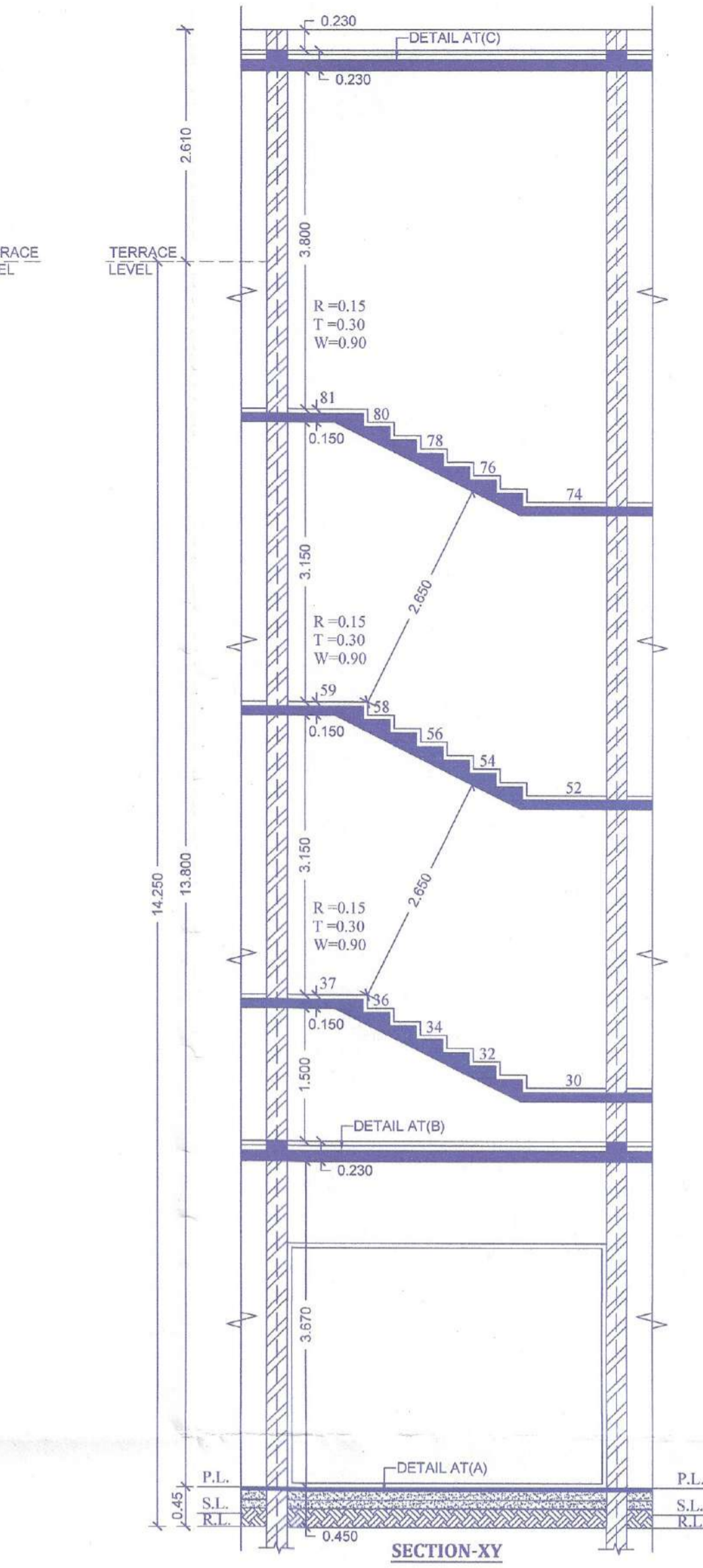
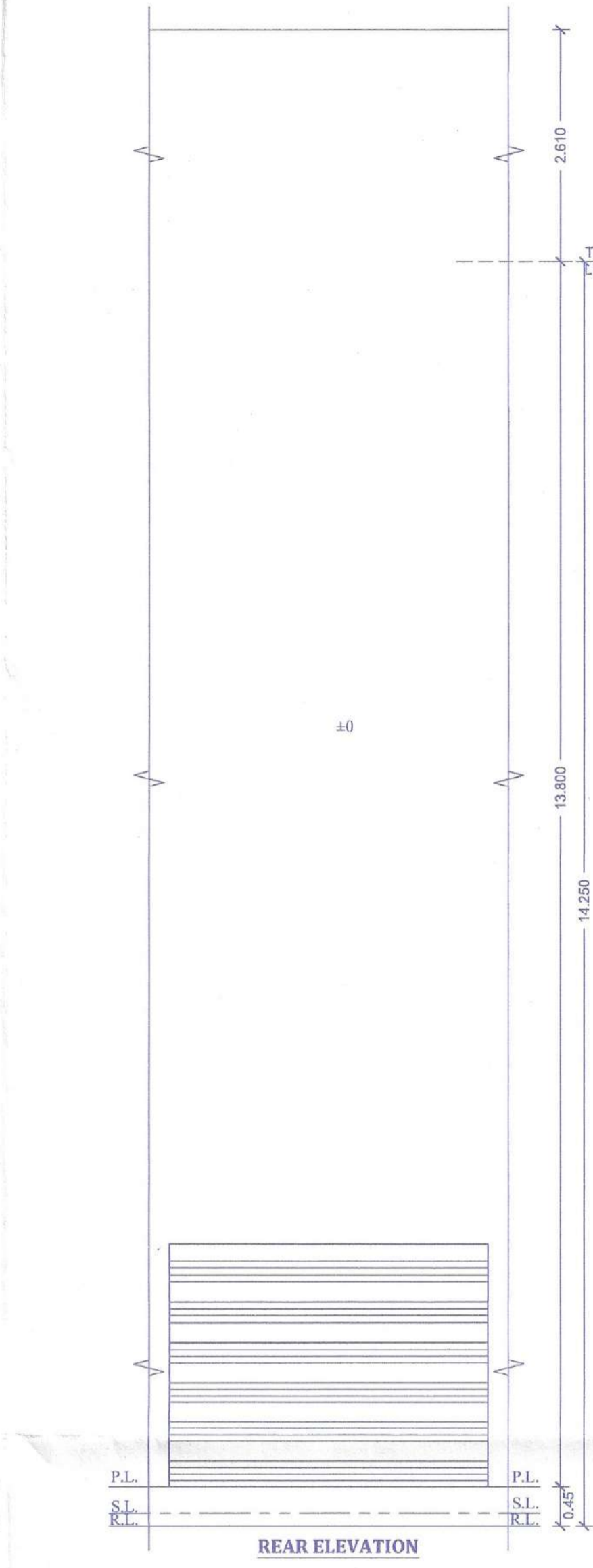
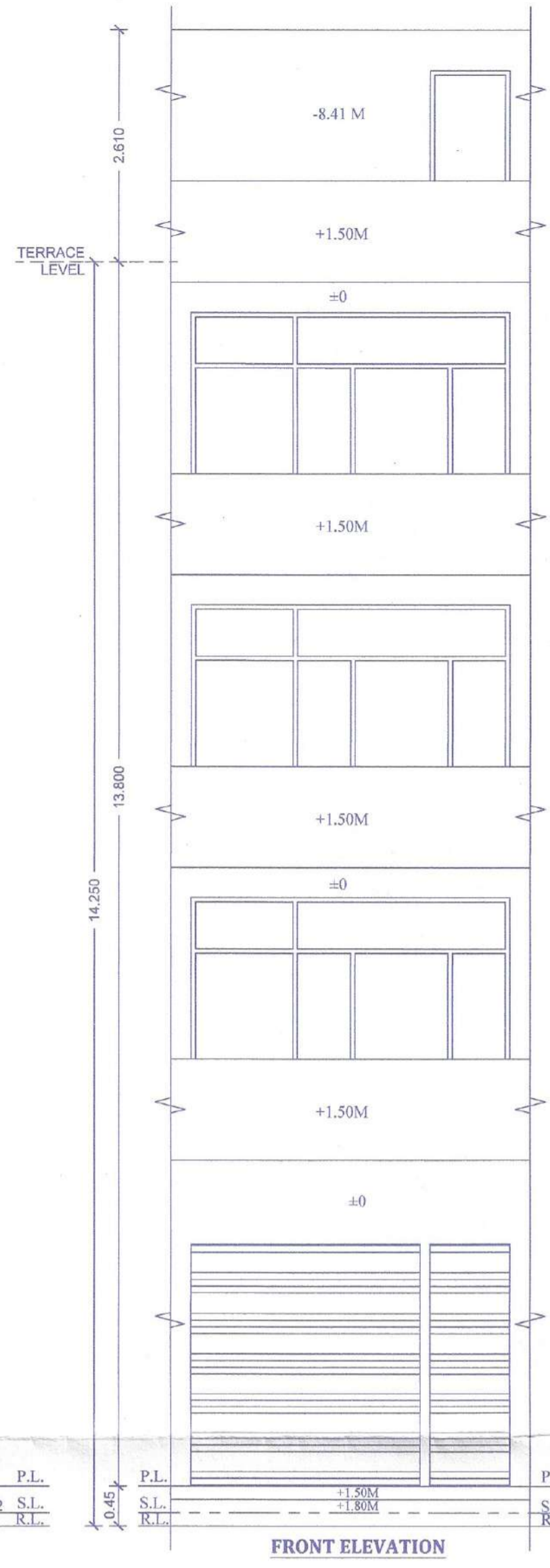
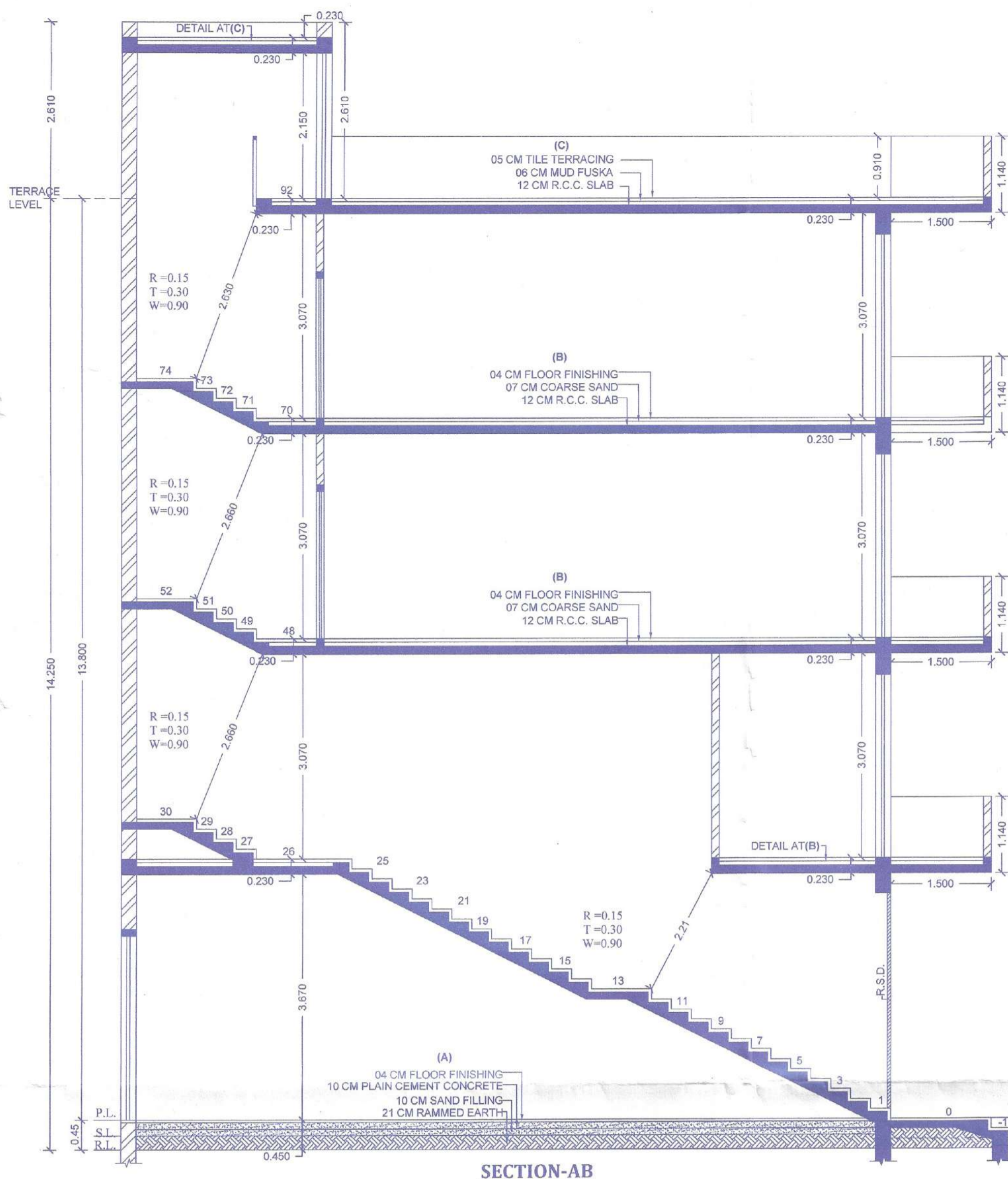
CONTENTS:  
 GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, SECTION-AB & SECTION-XY.

JOINERY SCHEDULE :

DOORS / WINDOWS:		R.S.D.(ROLLING SHUTTER DOOR):	
TYPE	SIZE	TYPE	SIZE
D	0.90 X 2.15	R.S.D.	2.585 X 2.75
DW	1.20 X 2.75 + 1.385 X 2.75	R.S.D.1	0.90 X 2.75
DW1	1.20 X 2.75 + 2.40 X 2.75	R.S.D.2	3.60 X 2.75
W	3.60 X 2.75		

- NOTES:-
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  4. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
  5. ALL WALLS, BEAMS & SLABS WILL BE PROVIDED AS PER STRUCTURE DRAWING.
  6. THE CONST. OF THE BUILDING SHALL 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.
  10. SCO- SHOP CUM OFFICE.
  11. THE PARKING AREA SHALL NOT BE SOLD IN ANY MANNER.

For SPICE ONE BUILDERS PVT. LTD.  
 Director/Authorise Signatory  
 SIGNATURE OF APPLICANT  
  
 SIGNATURE OF ARCHITECT



DRG. NO. :- DTP 10158 (iii) DATED :- 26-03-24

(SANJAY KUMAR) STP (E & V)  
 (R. P. SINGH) CTP (HR.)  
 (AMIT KHATRI, IAS) DTP (HR.)  
 (GURPREET KHEPAR) AD (HQ)  
 (NEHA YADAV) ATP (HQ)  
 (S.K. SEHWAWAT) DTP (HQ)

ARCHITECTURAL CONTROL SHEET /STANDARD DESIGN OF COMMERCIAL SITE FOR SCO HAVING AREA 2547.33 SQMT(PART OF DDJAY AREA MEASURING 15.8125 ACRES BEARING LICENCE NO.157 OF 2023 DATED 09.08.2023) IN THE REVENUE ESTATE OF VILL. KHERI SADH, SECTOR-27A, TEHSIL SAMPLA, DISTT. ROHTAK BEING DEVELOPED BY M/S SPICE ONE BUILDERS PVT LTD.

TITLE : PUBLIC TOILETS(NON-F.A.R.)  
COVERED AREA DETAIL:  
PUBLIC TOILETS = 4.24 X 5.00 = 21.20 SQMT  
TOTAL = 21.20 SQMT

CONTENTS:  
GROUND FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, RIGHT SIDE ELEVATION, SECTION-AB & SECTION-XY.

- NOTES:-
- 1.ALL PIPES PASSING UNDER FLOORS.
  - 2.COMMON WALL SHALL BE SHARED.
  - 3.ALL DIMENSIONS ARE IN MKS. SYSTEM.
  - 4.THE ARRANGMENT 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.

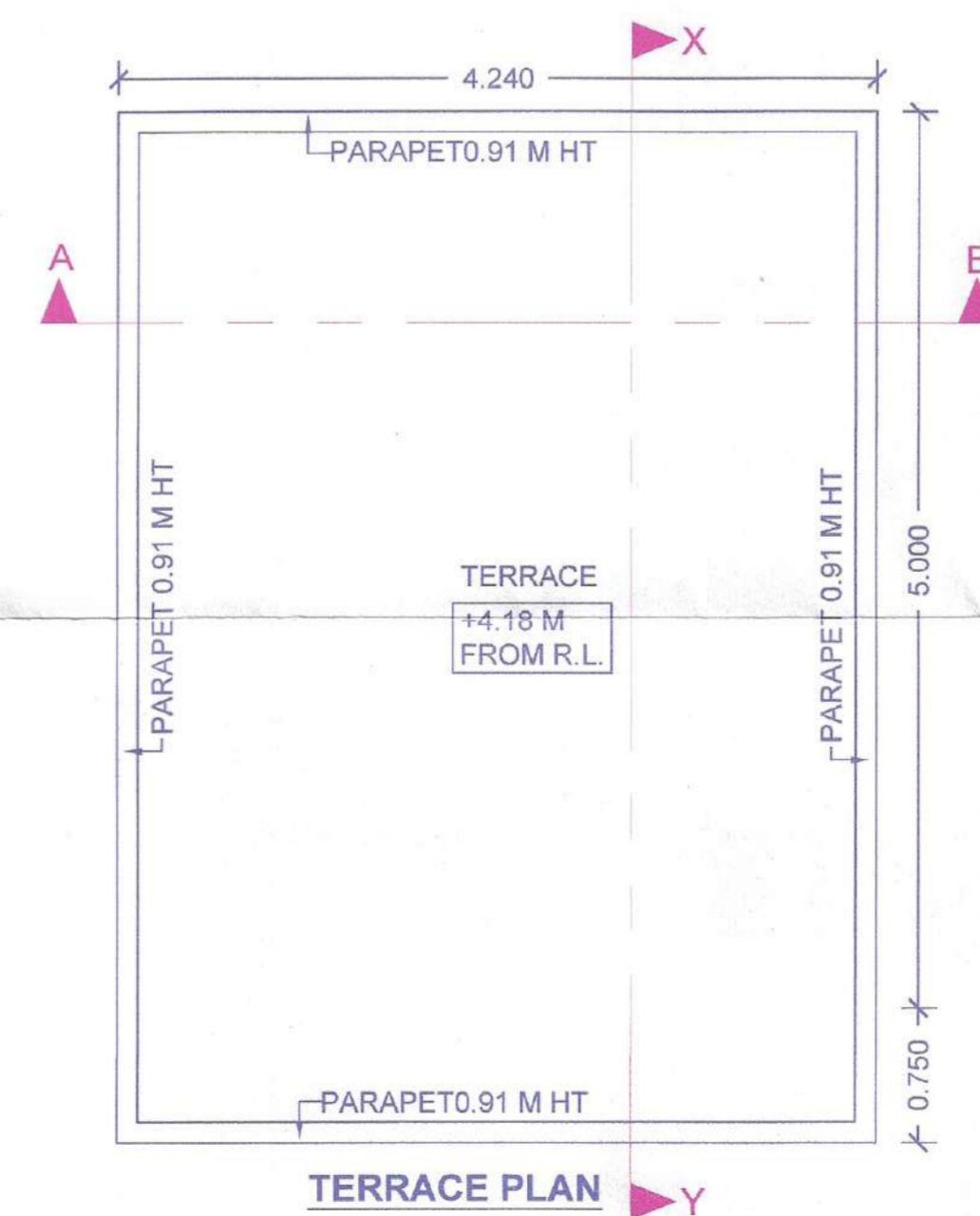
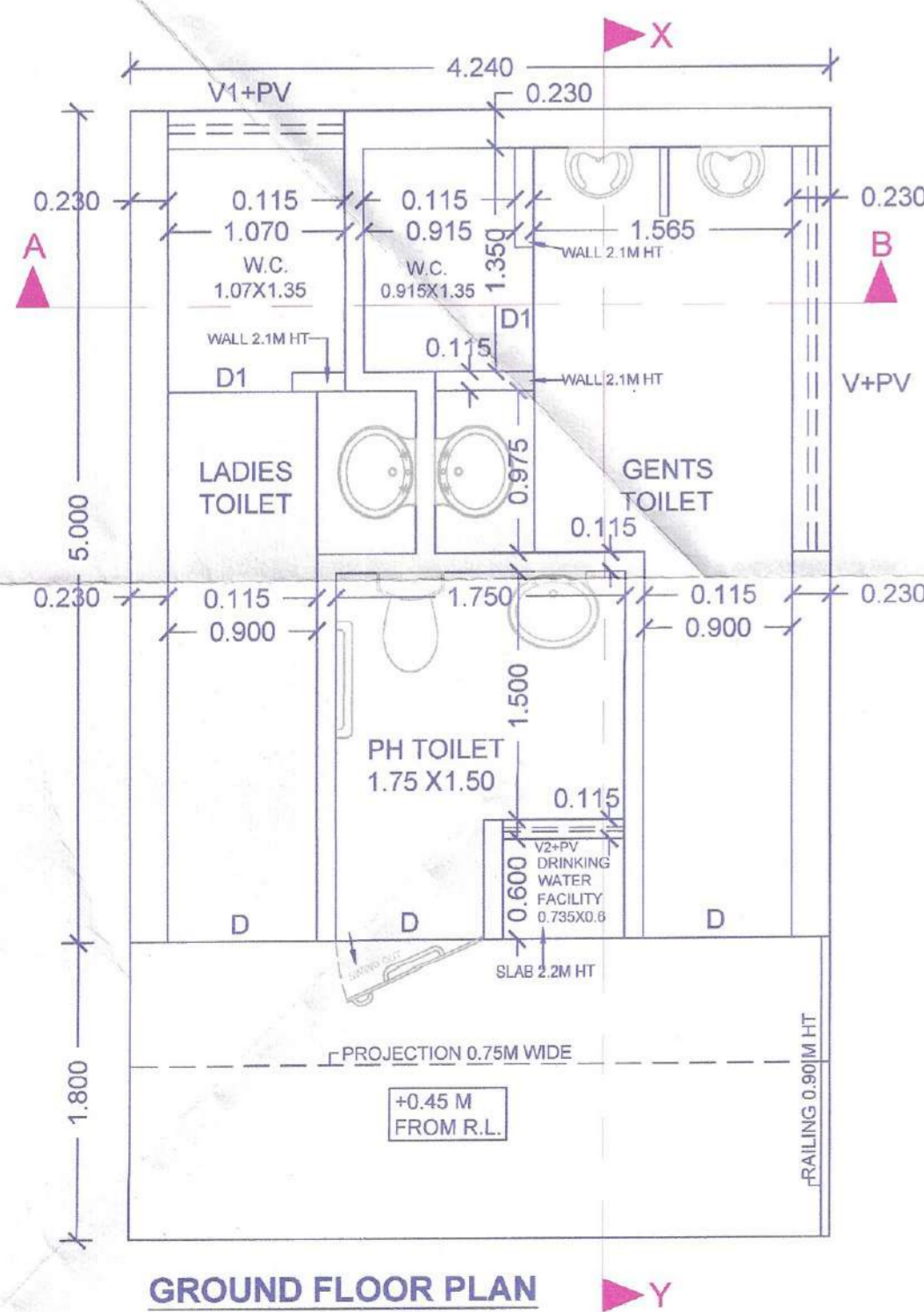
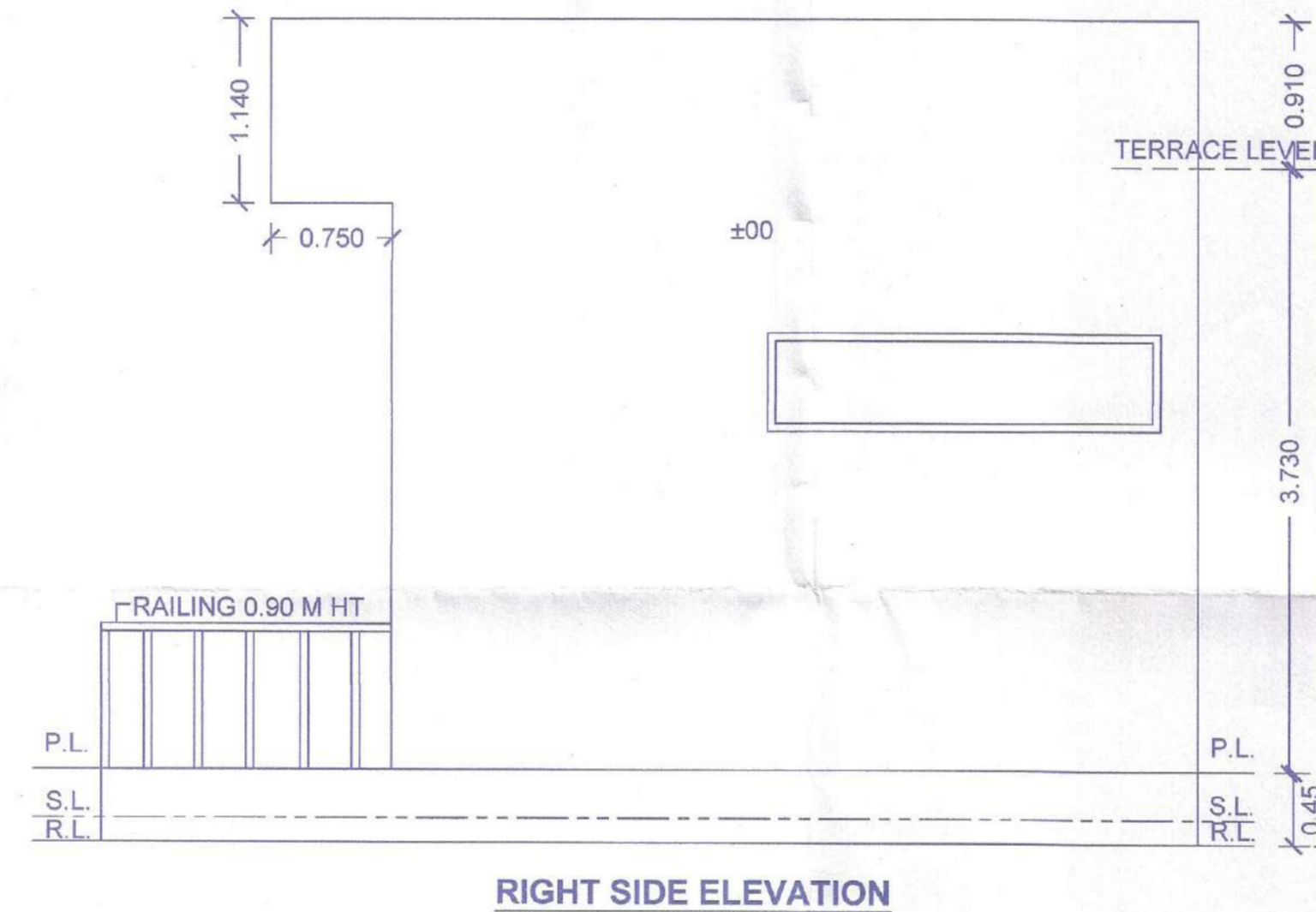
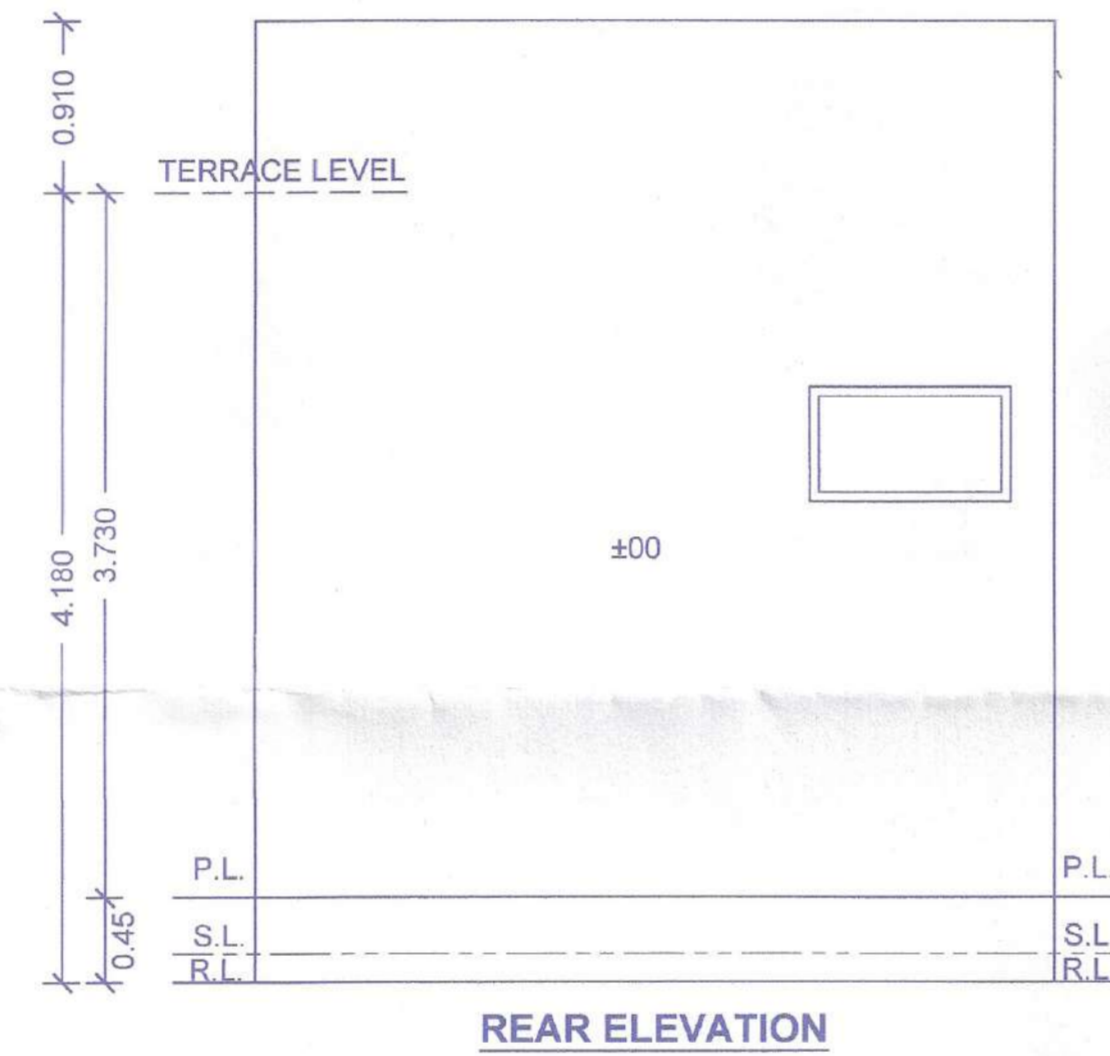
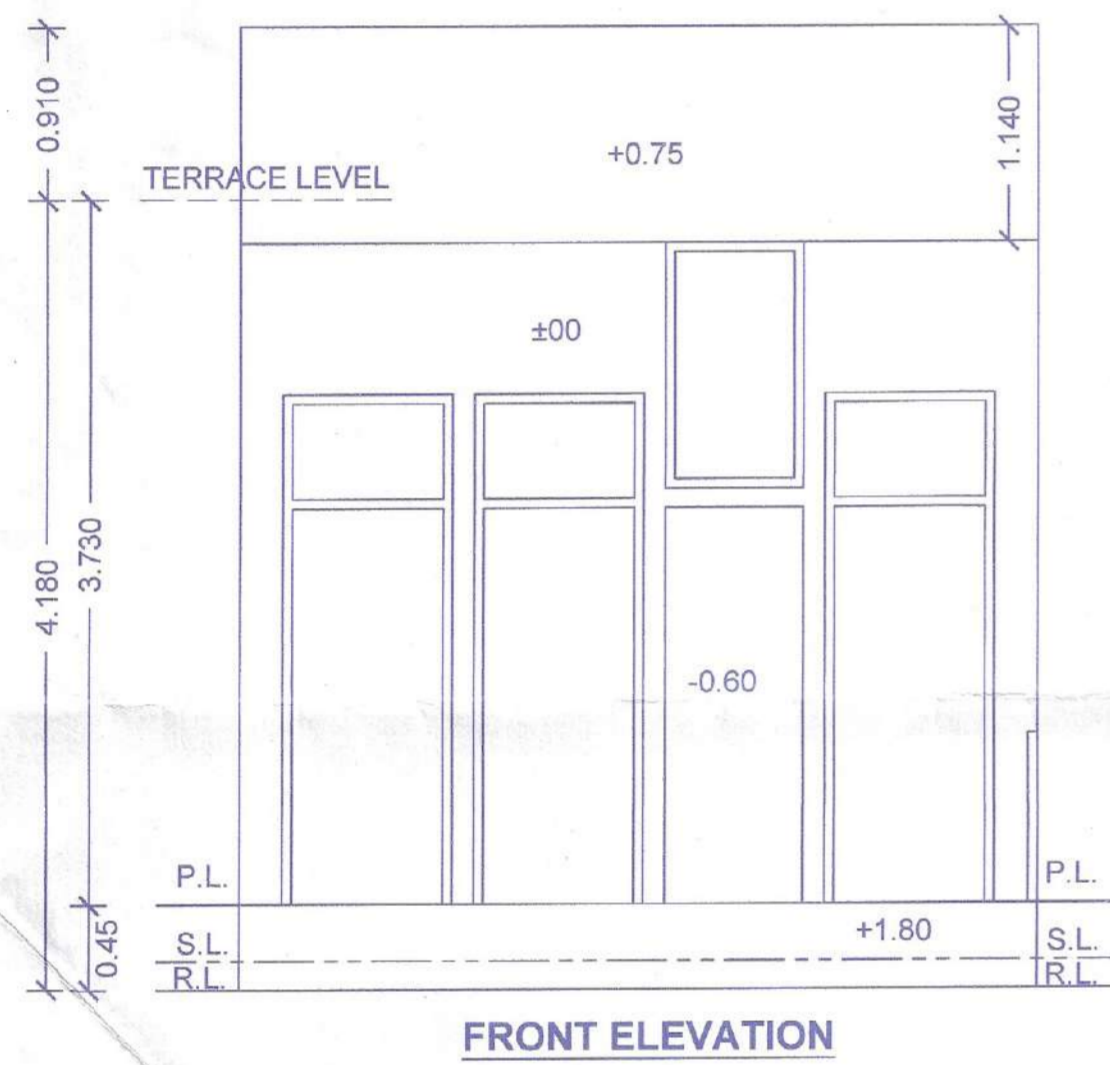
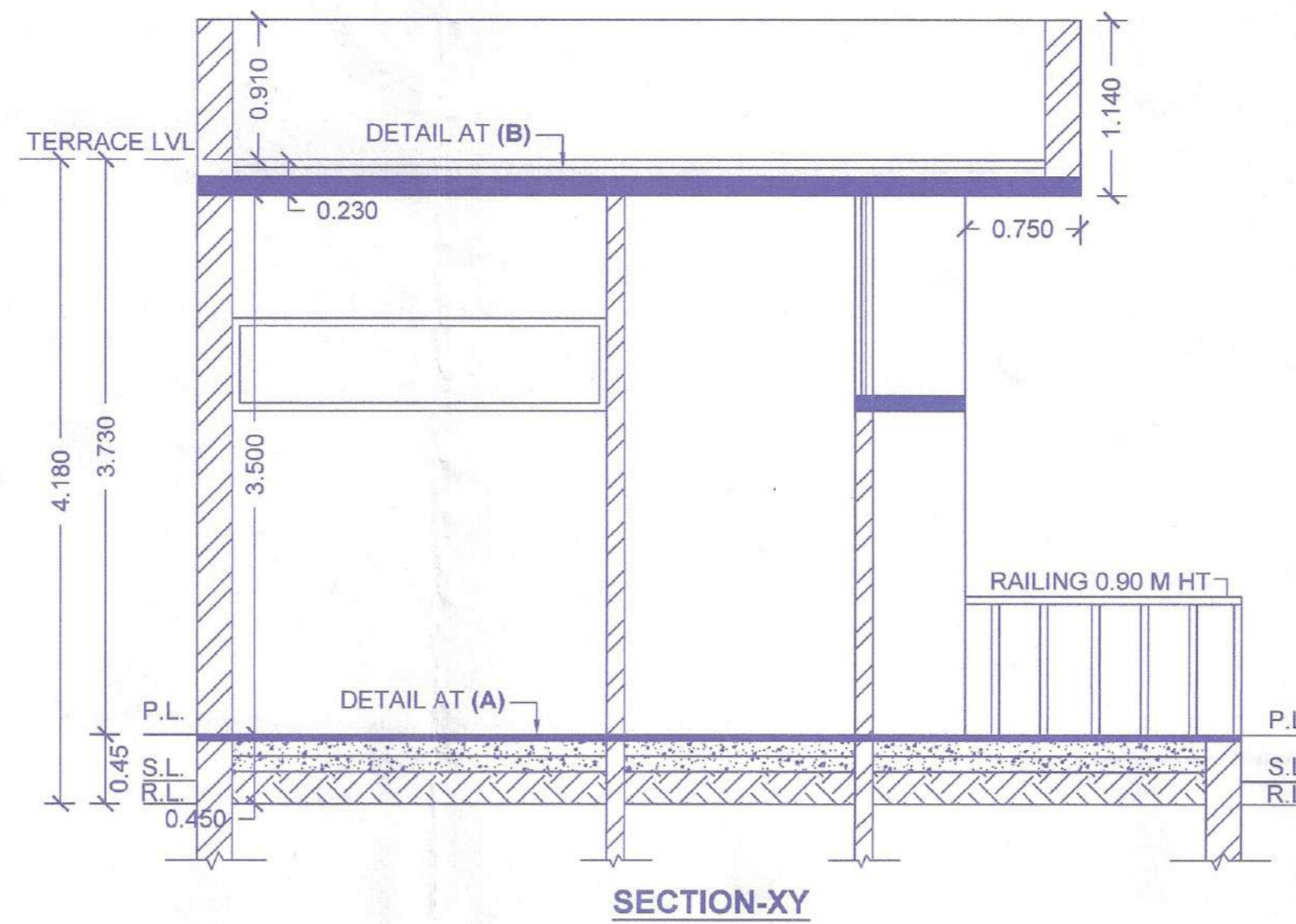
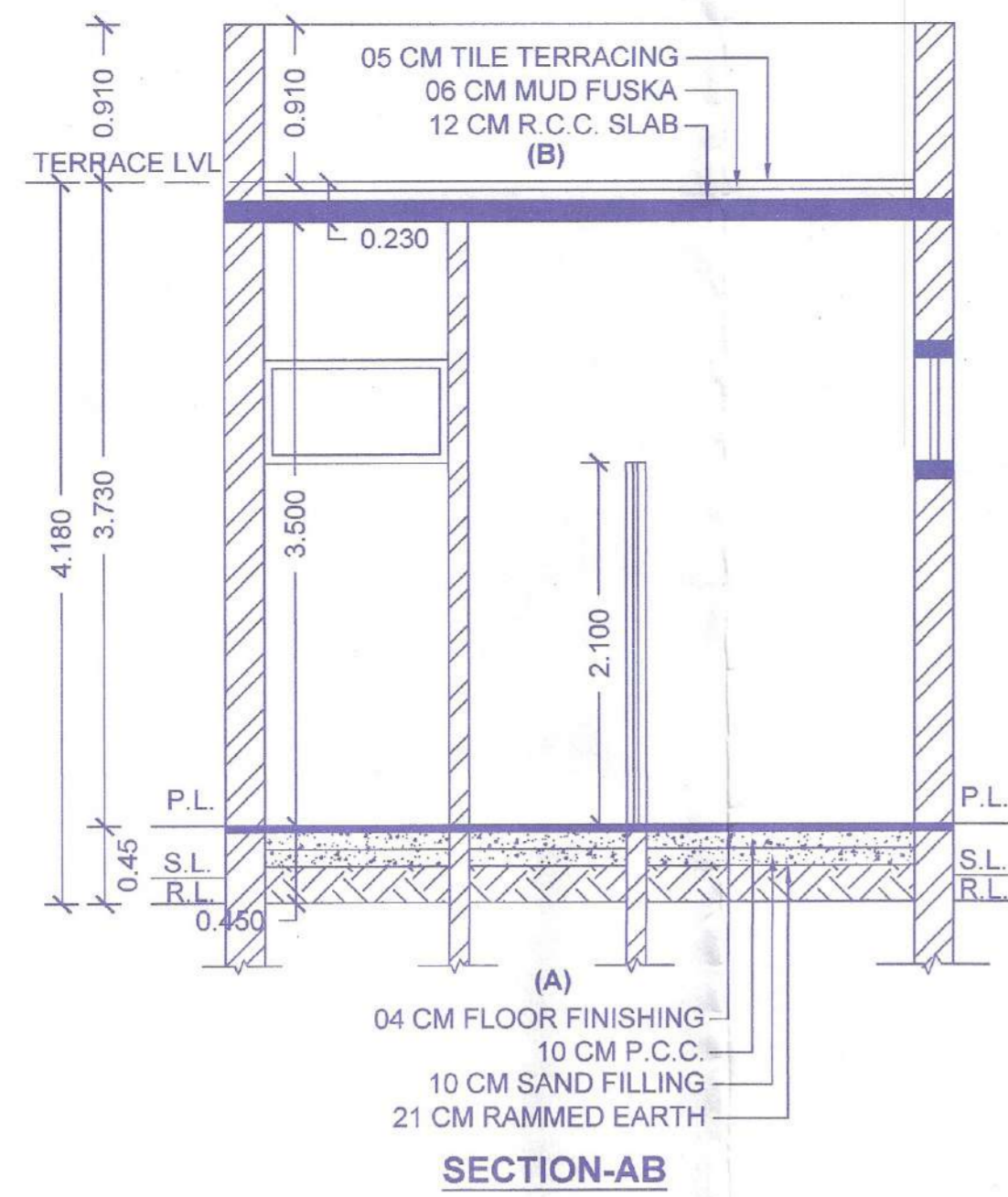
BUILDING PLAN SCALE - N.T.S.

For SPICE ONE BUILDERS PVT. LTD.  
Director/Authorise Signatory



SIGNATURE OF APPLICANT

SIGNATURE OF ARCHITECT



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

JOINERY SCHEDULE :

DOORS / WINDOWS:	
TYPE	SIZE
D	0.90X 2.70
D1	0.75 X 2.10
VENTILATORS:	
V+PV	2.44 X 0.60
V1+PV	1.07 X 0.60
V2+PV	0.735 X 1.30

DRG. NO:- DTP 10156 (iv) DATED:- 26-03-24

GURPREET KHEPAR AD (HQ) | NEHA YADAV ATP (HQ) | S.K. SEHRAWAT DTP (HQ) | SANJAY KUMAR STP (E & V) | P. SINGH ETP (HR.) | AMIT KHATRI, IAS DTCP (HR.)

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-1867/AD(GK)/2024/ 10841 Dated:- 27/03/24

To

One Height Developers Pvt. Ltd. & Spice One Builders Pvt. Ltd.,  
In collaboration with Spice One Builders Pvt. Ltd.,  
8-D, Hansa;ua. 15, Barakhamba Road,  
New Delhi-110001.

Subject: - Approval of Standard Design of SCOs in Commercial Site over an area measuring 0.629 acre (2547.33 Sqm.) forming part of Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 15.8125 acres (license no. 157 of 2023 dated 09.08.2023) falling in Sector-27-A, Rohtak.

Please refer to the matter cited above.


In this regard, please find enclosed copies of approved Standard Designs of SCOs in Commercial site bearing following details:-

Sr. No	Name of site	Drawing no.
1.	Standard Designs of SCOs in Commercial Site	Drg. No. D,TCP-10156(i) to 10156 (iv) dated 26.03.2024.

The above said Standard Design of SCOs is approved with the following condition:-

- 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


  
(S.K. Sehrawat)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

Endst. No. ZP-1867/AD(GK)/2024/\_\_\_\_\_ Dated\_\_\_\_\_

A copy along with sets of approved Standard Design of SCOs is forwarded to the following for information and further necessary action please:-

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

DA/As above

  
(S.K. Sehrawat)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.