

Memo No. ZP-1759/AD(GK)/2024/ 2467 Dated:- 23-01-2024

To

N. V. Residency LLP & Others.,  
Regd. Office: 993, Sector-6,  
Bahadurgarh-124507.

Subject: - Approval of Standard Design of SCOs in Commercial Pocket-C1 over area measuring 0.16067 acres (650.216 Sqm.), Pocket-C2 over area measuring 0.42341 acres (1713.461 Sqm.), Pocket-C3 over area measuring 0.13890 acres (562.10 Sqm.) forming part of Affordable Residential Plotted Colony measuring 18.075 acres (License No. 54 of 2023 dated 16.03.2023) falling in sector-21-B, Rohtak.

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 Pocket-C1	0.16067 acres (650.216 Sqm.)	DTCP-9961(i) to 9961(ix)	19.01.2024
Commercial Pocket-C2	0.42341 acres (1713.461 Sqm.)		
Commercial Pocket-C3	0.13890 acres (562.10 Sqm.)		

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.
- You shall transfer the land forming part of Community site as well as the land falling under 24 meter wide internal circulation road along with 12 meter wide service road to the department within 30 days of the approval of the Standard Design of SCOs.

DA/As above

  
(Ashish Sharma)


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

Endst. No. ZP-1759/AD(GK)/2024/ 2468-69 Dated 23-01-2024

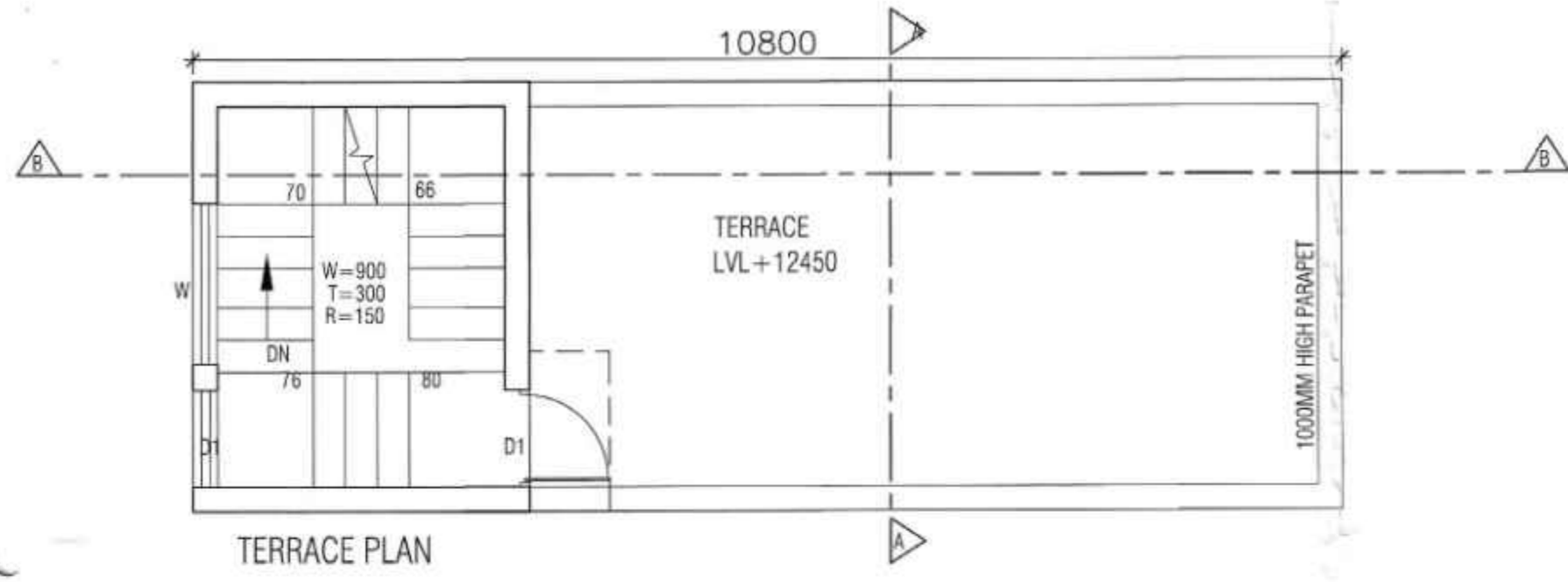
A copy along with a set of approved Standard Designs is forwarded to the following for information and further necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/Building Plan/OC in Commercial Plotted Site:-

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

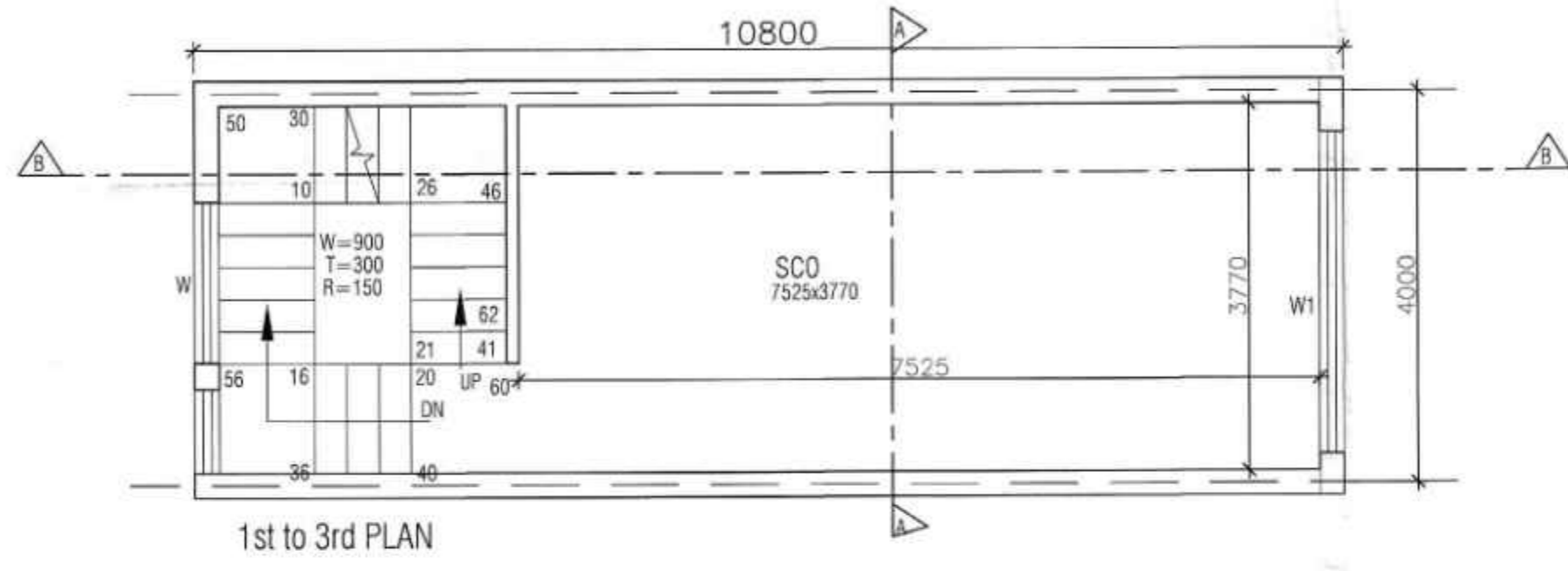
DA/As above

  
(Ashish Sharma)

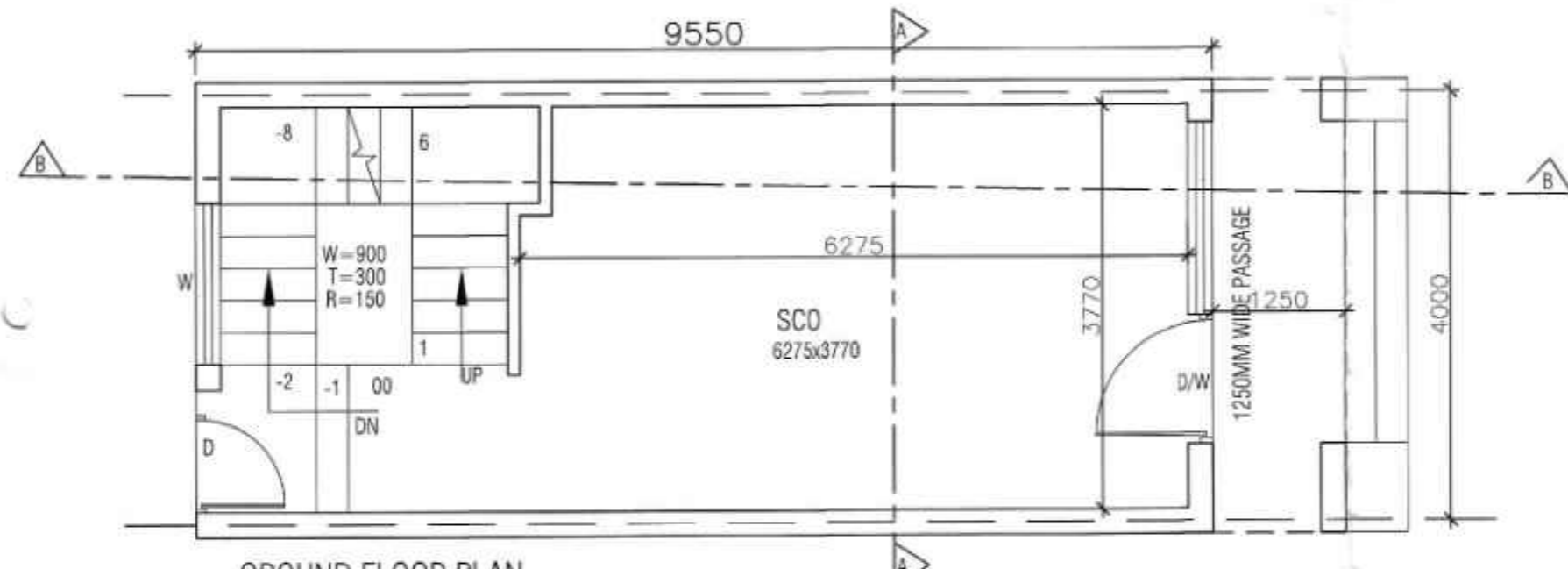
District Town Planner (HQ),  
For Director, Town and Country Planning,  
Haryana, Chandigarh.



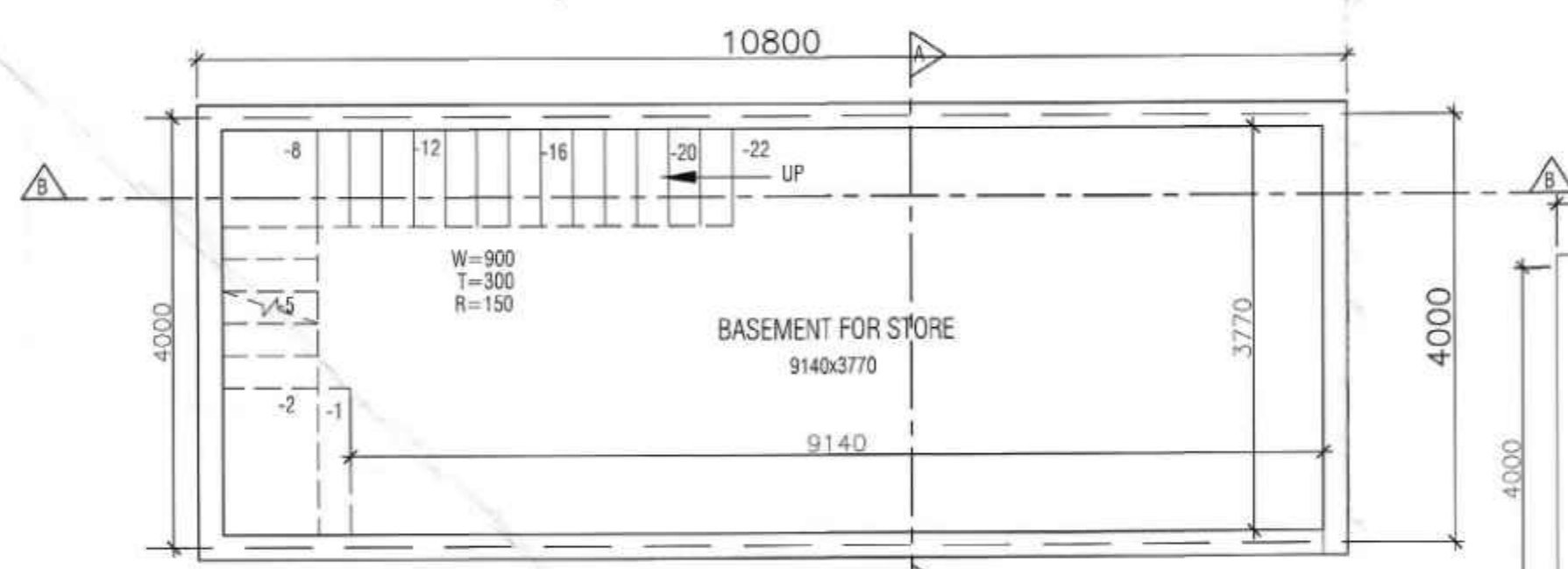
TERRACE PLAN



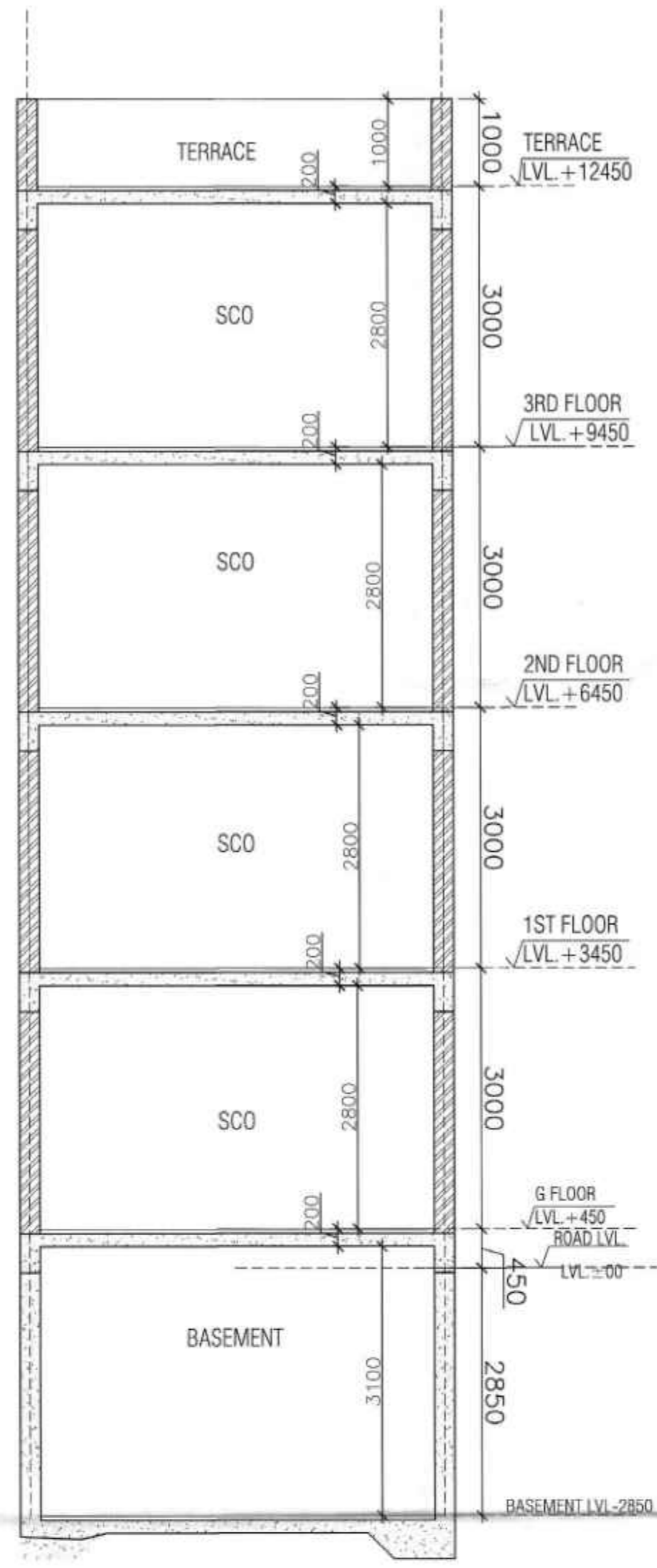
1st to 3rd PLAN



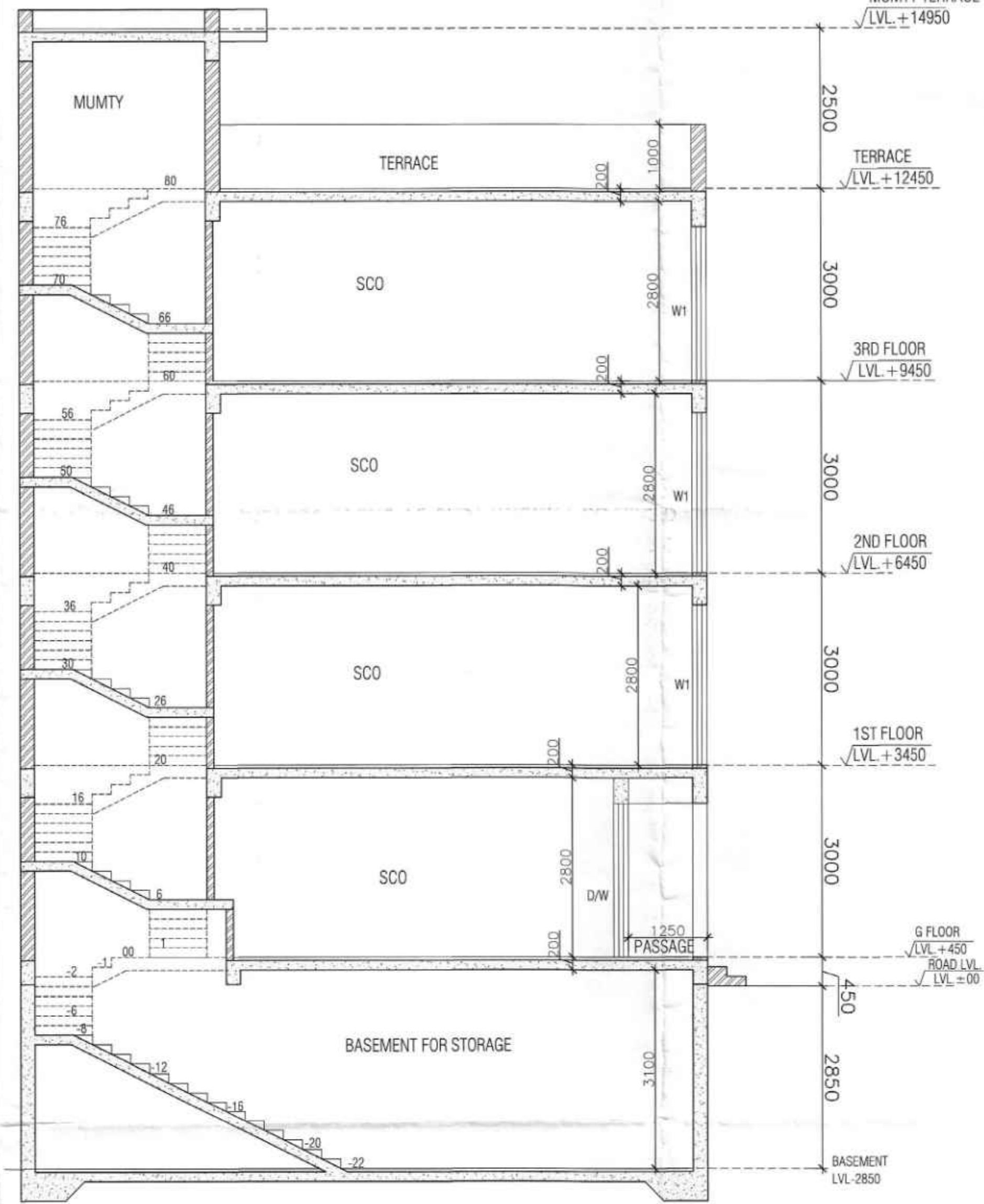
GROUND FLOOR PLAN



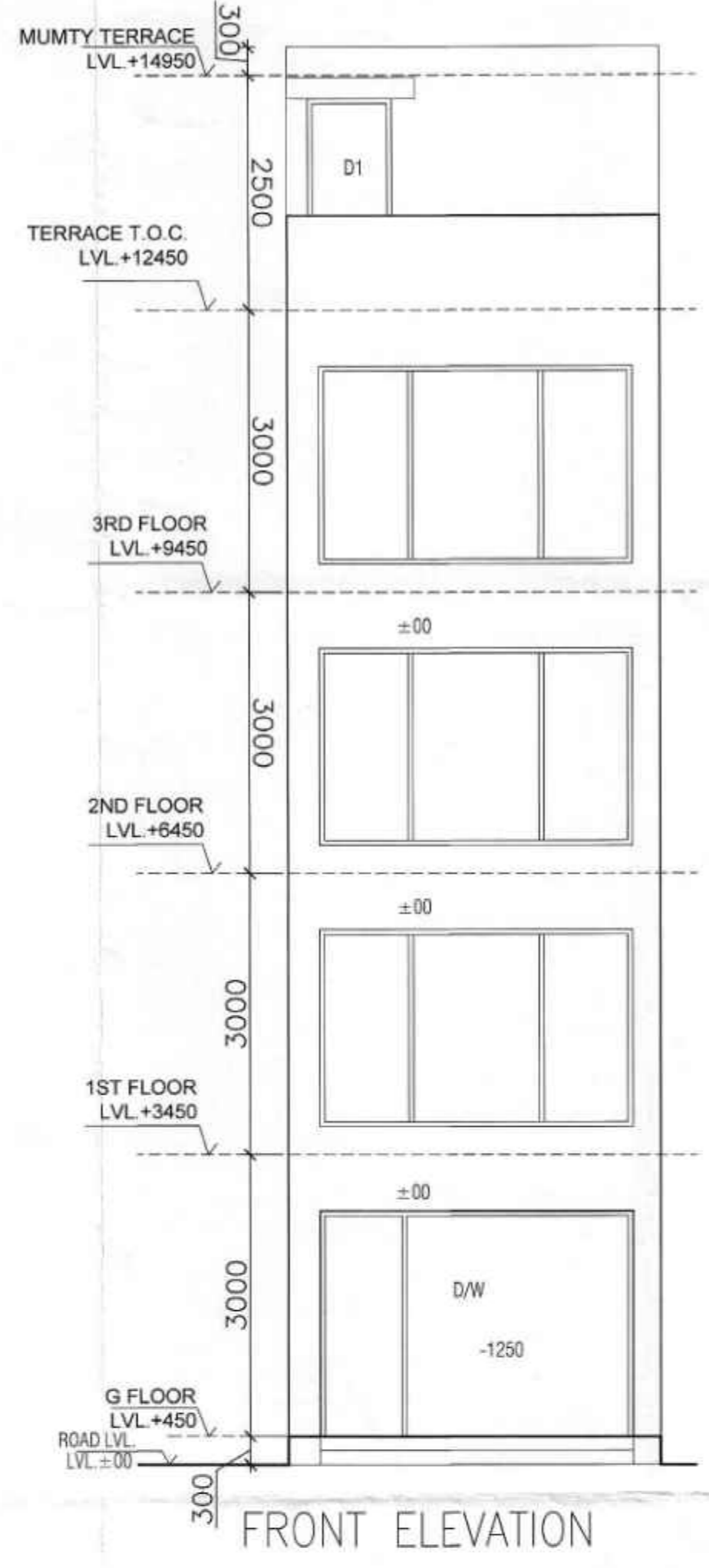
BASEMENT FLOOR PLAN



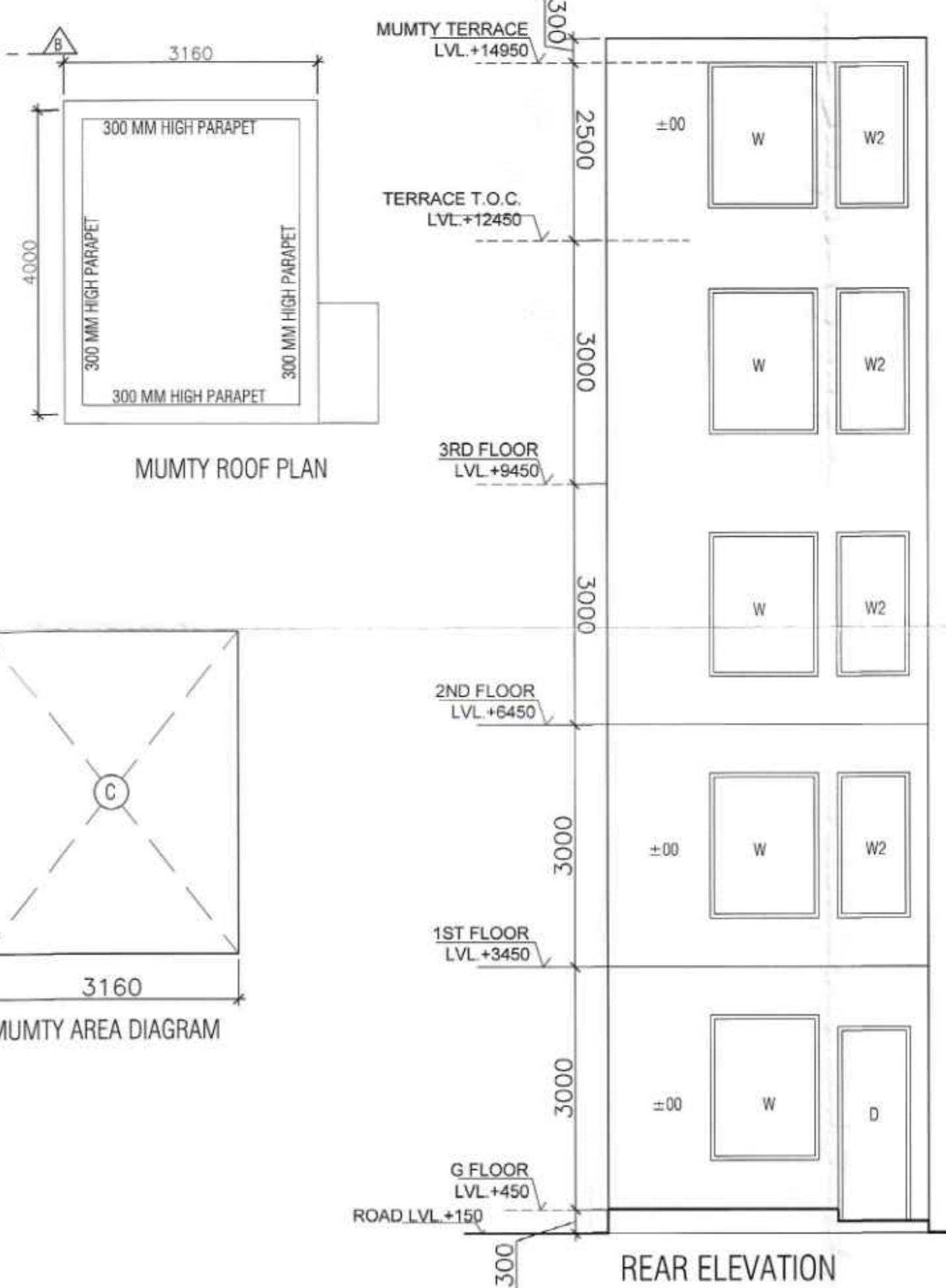
SECTION A-A



SECTION B-B

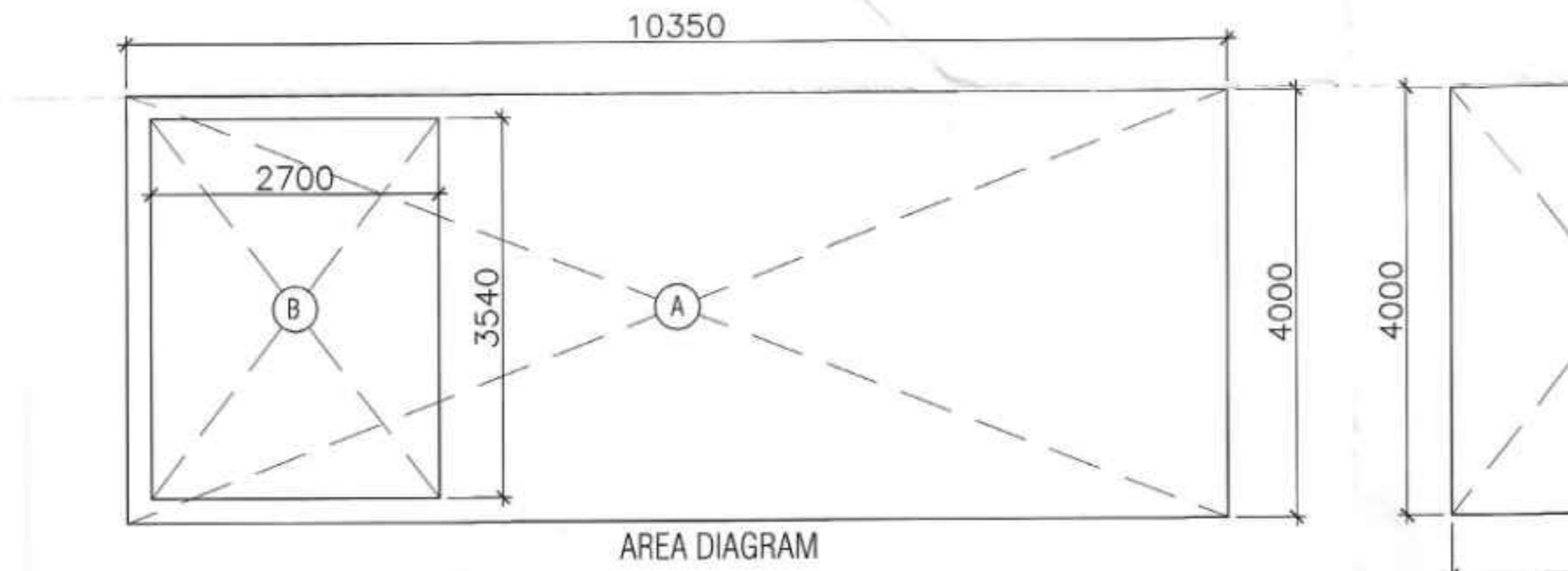


FRONT ELEVATION

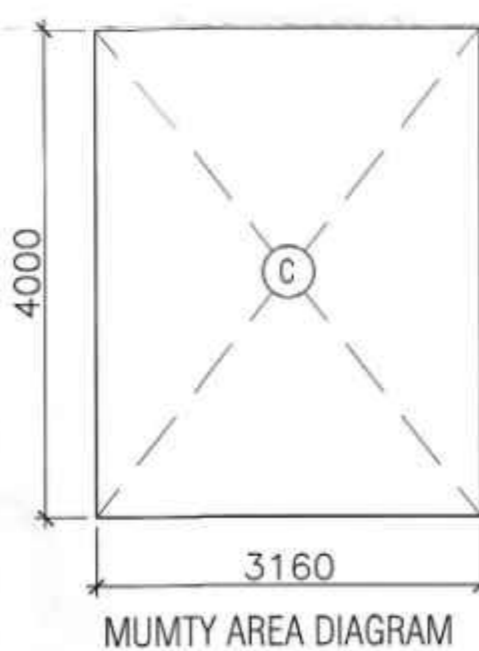


MUMTY ROOF PLAN

REAR ELEVATION



AREA DIAGRAM



MUMTY AREA DIAGRAM

SCO-4-6,10-20 AREA CALCULATIONS				
GROUND FLOOR AREA(FAR) -A	10.800	X	4.000	43.200 SQ.M.
STAIRWELL AREA-1	3.540	X	2.700	9.558 SQ.M.
FIRST FLOOR AREA(FAR)-B=GROUND FLOOR AREA-STAIRWELL	43.200	-	9.558	33.642 SQ.M.
TYPICAL FLOOR AREA(FAR) 2ND TO 3RD-C= SAME AS FIRST FLOOR	33.642	X	2.000	67.284 SQ.M.
TOTAL F.A.R=(A+B+C)				144.126 SQ.M.
BASEMENT FLOOR AREA	10.800	X	4.000	43.200 SQ.M.
MUMTY COVERED AREA (D)	3.160	X	4.000	12.640 SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR ( 2ND TO 3RD )+MUMTY COVERED AREA				228.640 SQ.M.

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D/W	3000 X 2400	±00	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
W	1500X1800	+600	+2400
W1	3000 X 2250	+150	+2400

SCALE: 1:100 SHEET NO: 4

PROJECT:- PROPOSED RETAIL IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR -21E, ROHTAK FOR M/S NV RESIDENCY LLP.

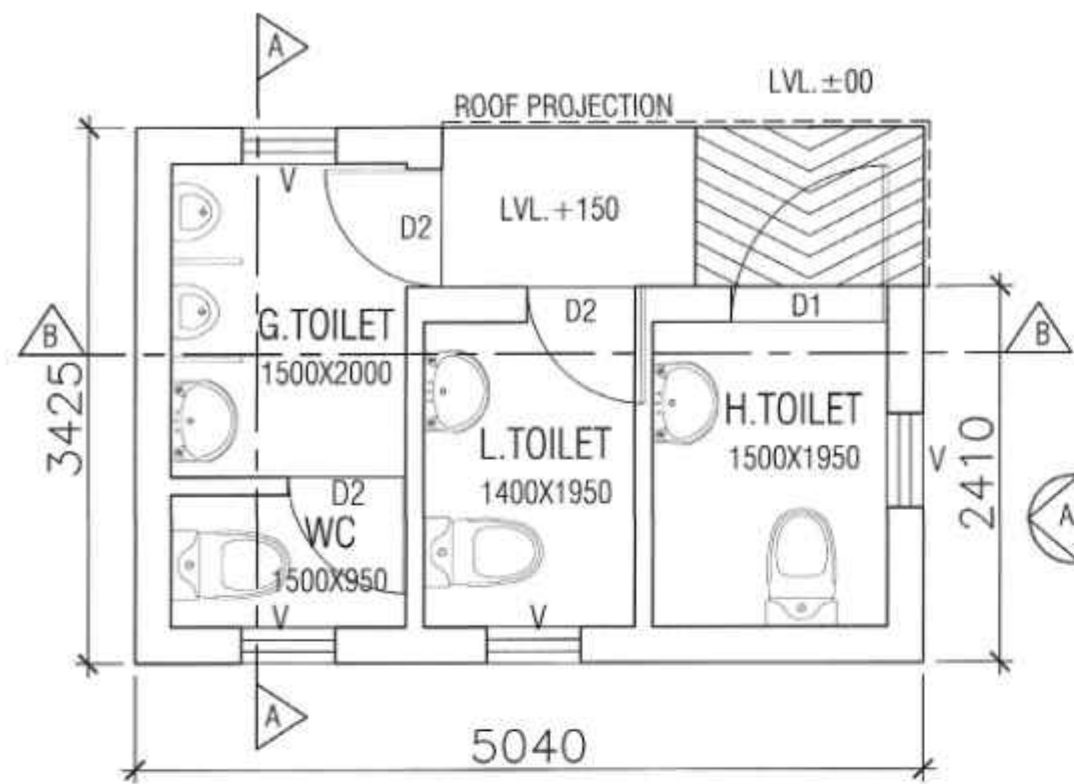
DRAWING TITLE :- TYPICAL RETAILS(4 & 5, & 10 TO 19) PLAN, ELEVATION & SECTION

DAULAT & PUNEET ARCHITECTS LLP ARCHITECT CA/2001/23034

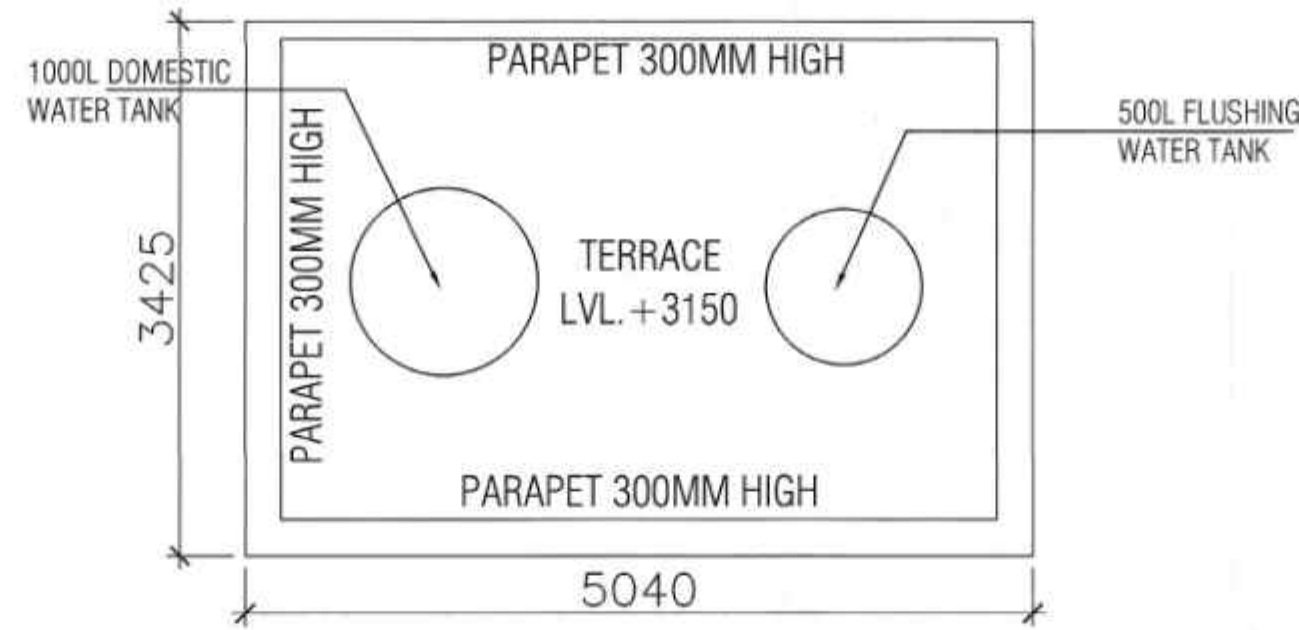
DAULAT & PUNEET ARCHITECTS LLP. 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016, E-MAIL: info@daparchitects.com, Phone: +91-124-4839474

DRG. NO:- DTP 9961 (V) DATE:- 19-01-24

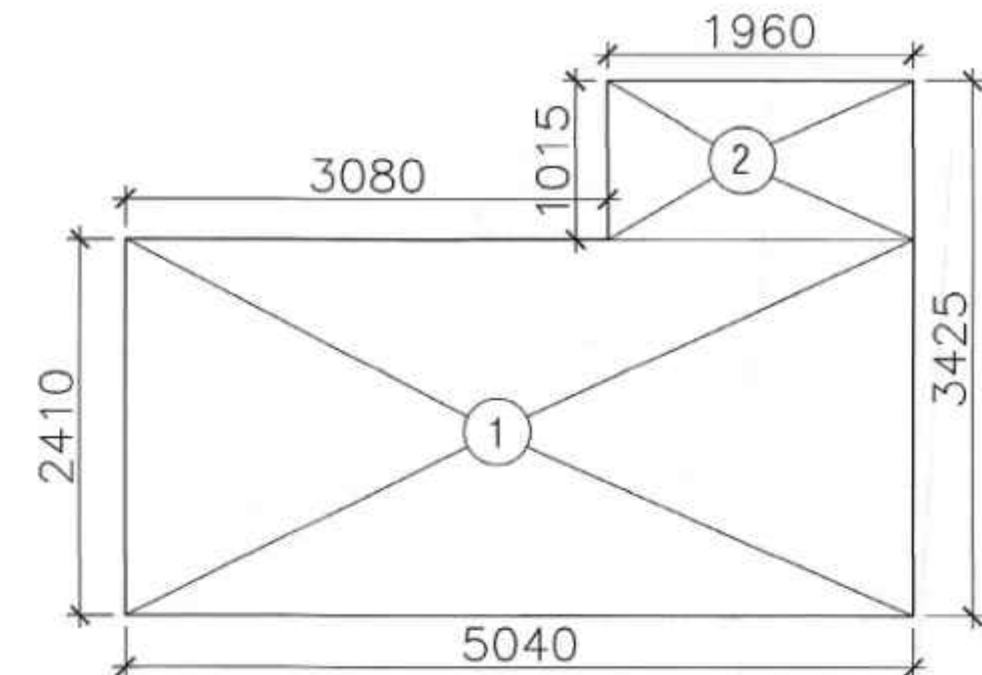
(GURPREET SINGH) (YAJAN CHAUDHARY) (ASHISH SHARMA) (SANJAY KUMAR) (RUP SHINGH) (AMIT KHATRI, IAS)



GROUND FLOOR PLAN

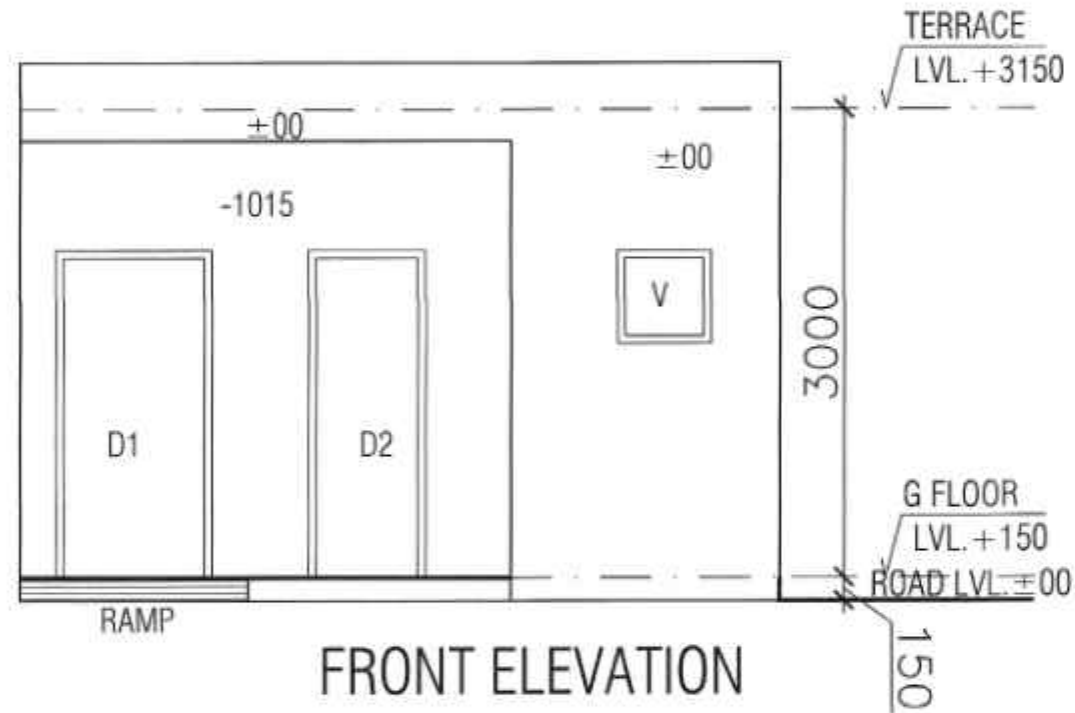


TERRACE PLAN

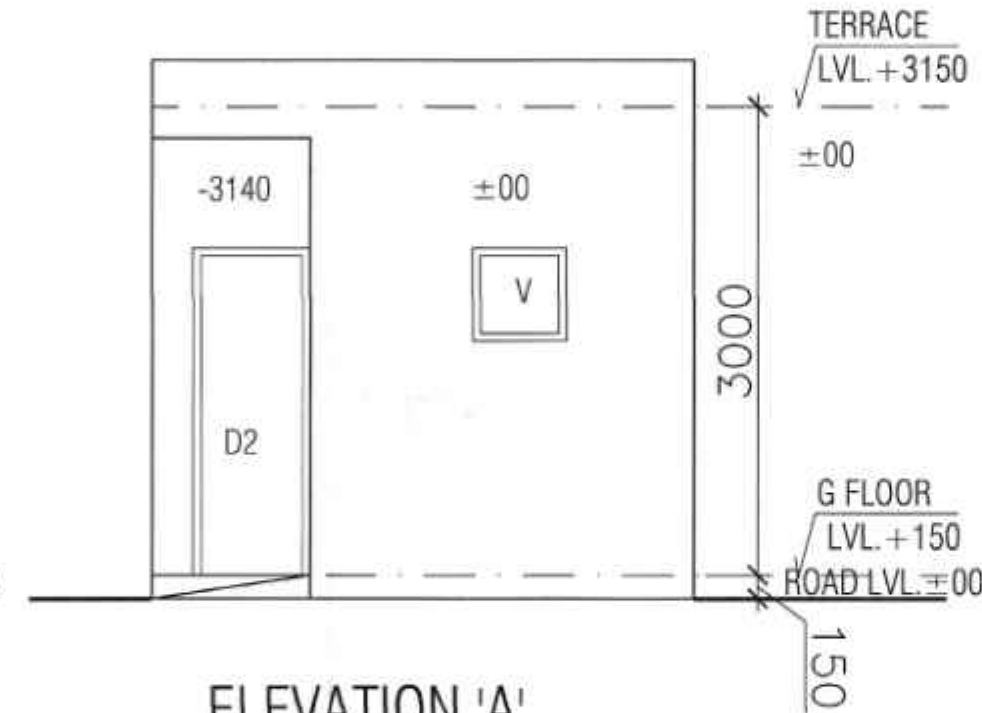


AREA DIAGRAM

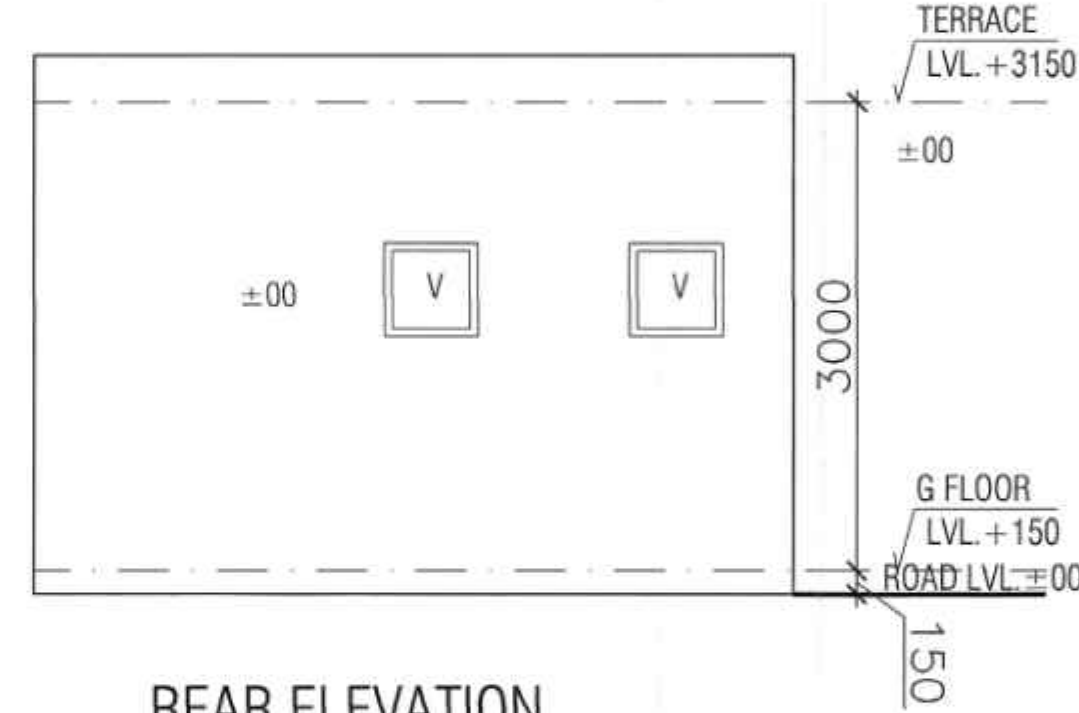
1	TOILET(1)	5.090	X	2.41	12.146	SQ.M.
2	TOILET(2)	1.960	X	1.015	1.989	SQ.M.
3	TOTAL COVERED AREA				14.136	SQ.M.



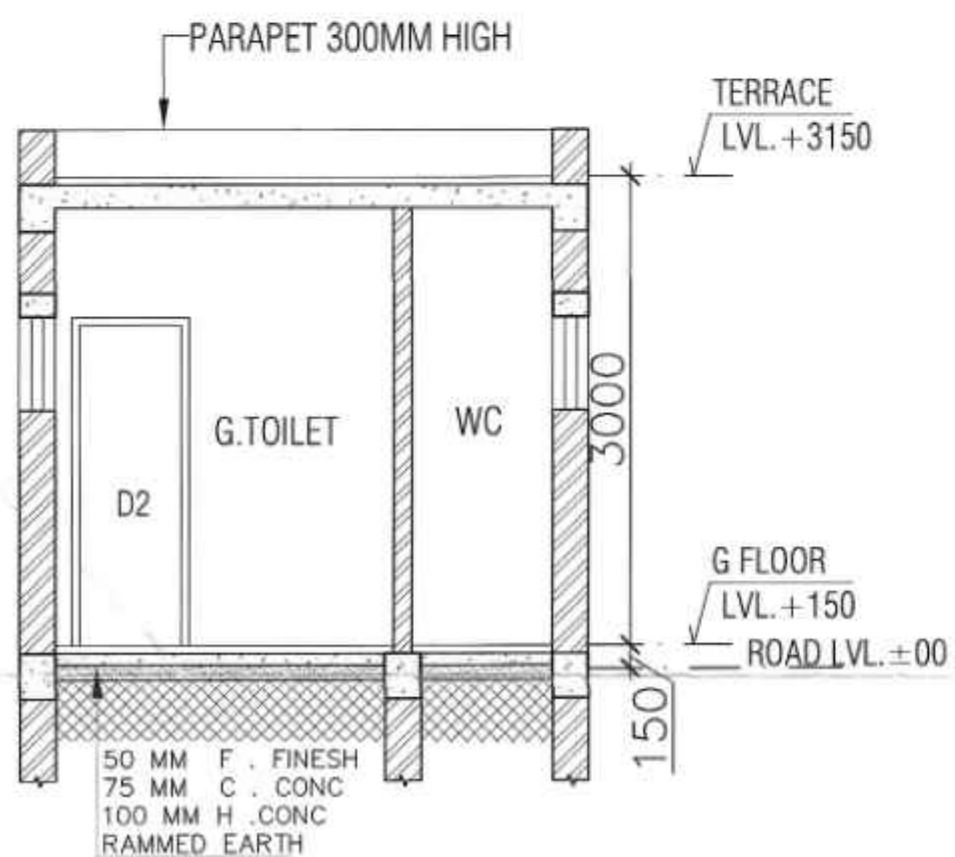
FRONT ELEVATION



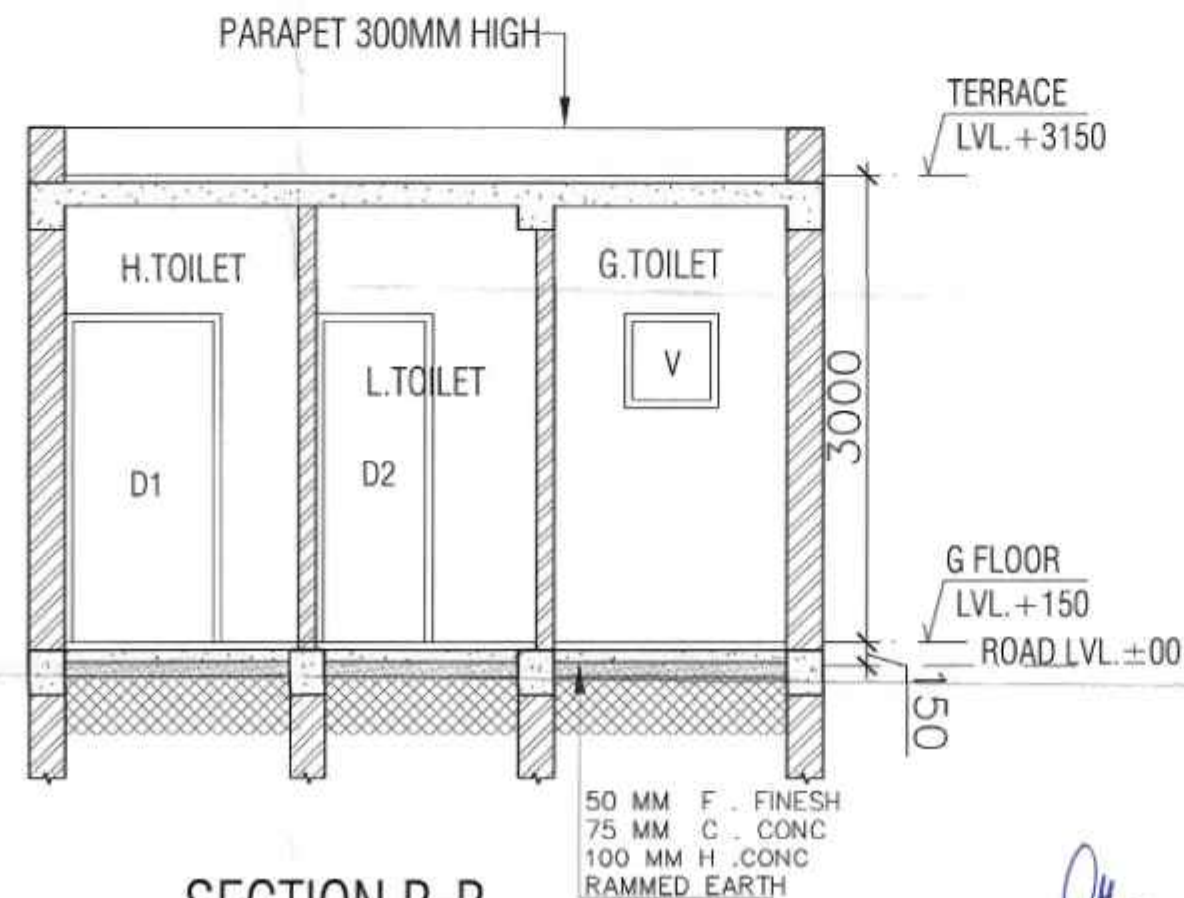
ELEVATION 'A'



REAR ELEVATION



SECTION A-A



SECTION B-B

DOORS-WINDOWS SCHEDULE

TYPE	SIZE	C. LVL	L. LVL
D1	1000 X 2100	±00	+2100
D2	750 X 2100	±00	+2100
V	600 X 600	+1500	+2100

SCALE: 1:50  
SHEET NO. 7

PROJECT:-  
PROPOSED TOILET BLOCK IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR - 21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE :-  
COMMERCIAL AREA TOILET BLOCK



ARCHITECT'S SIGN.

OWNER SIGN.

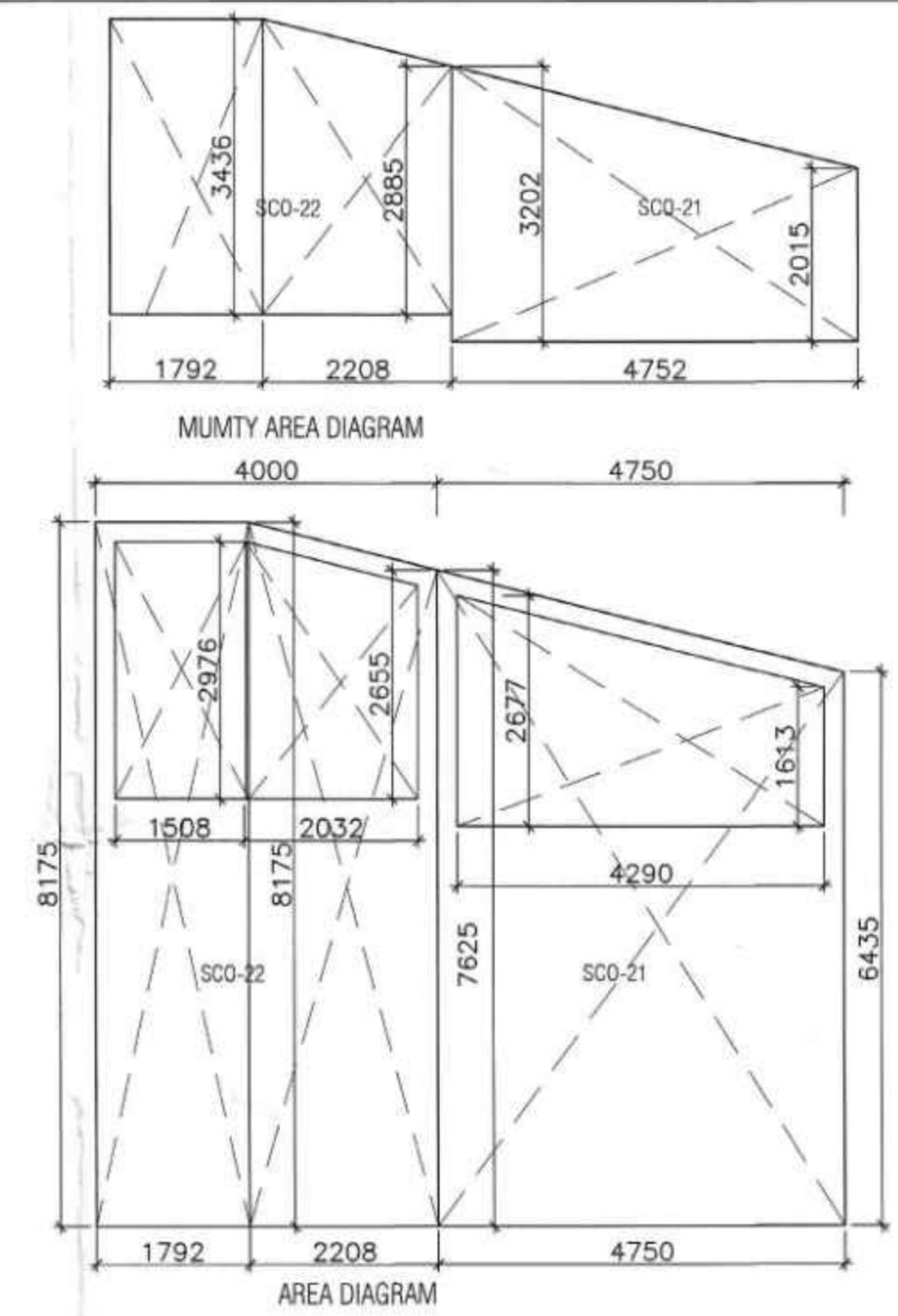
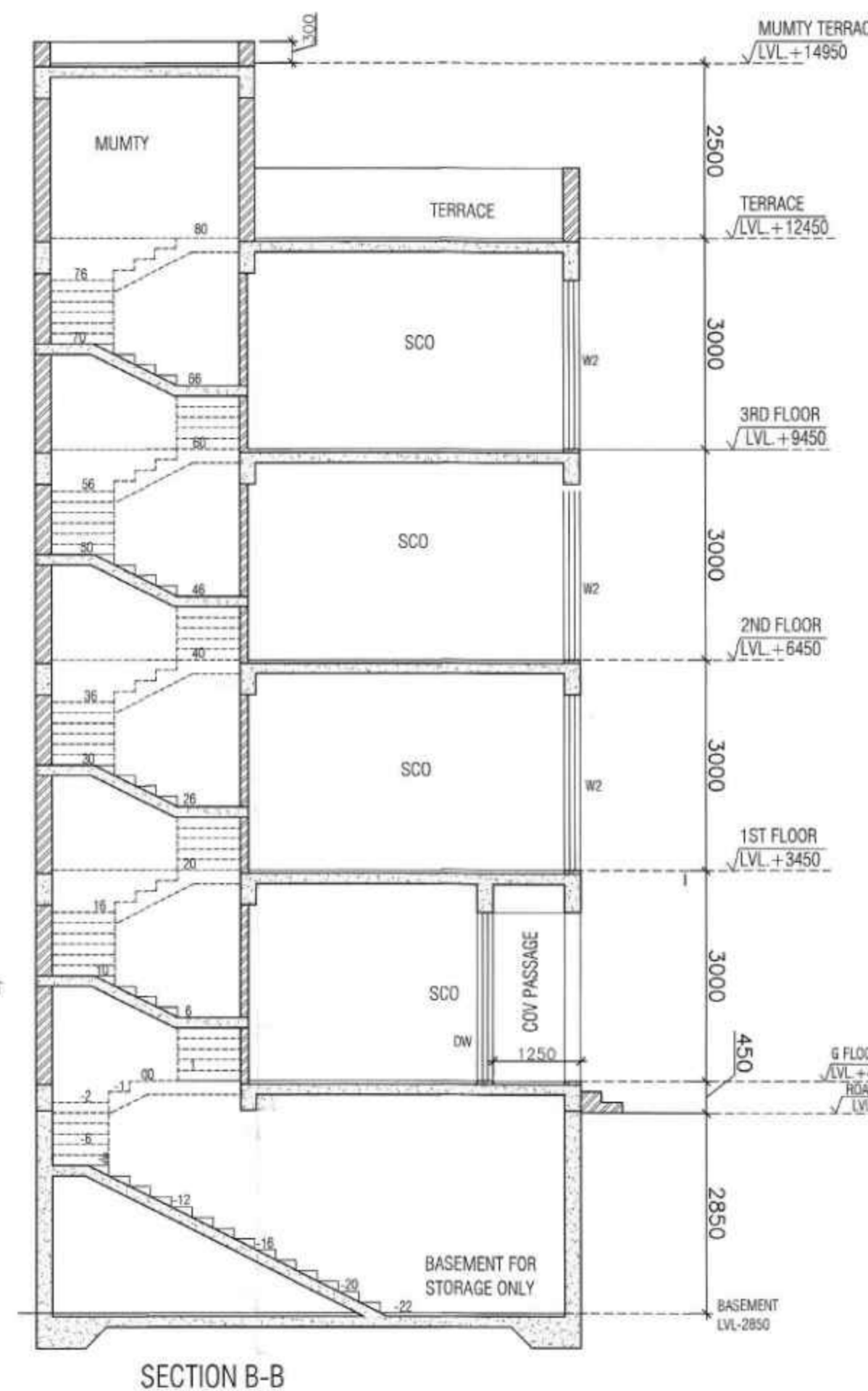
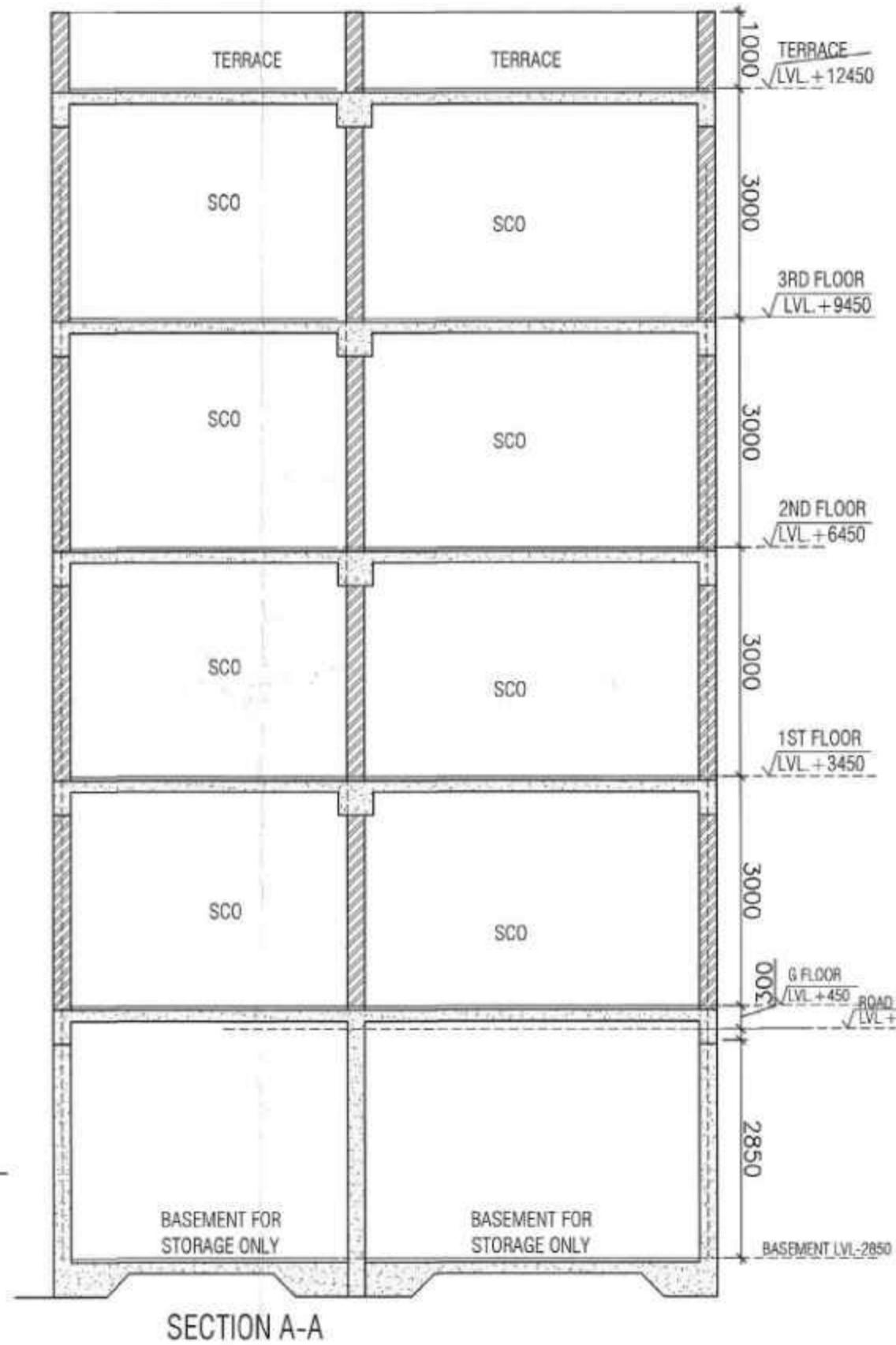
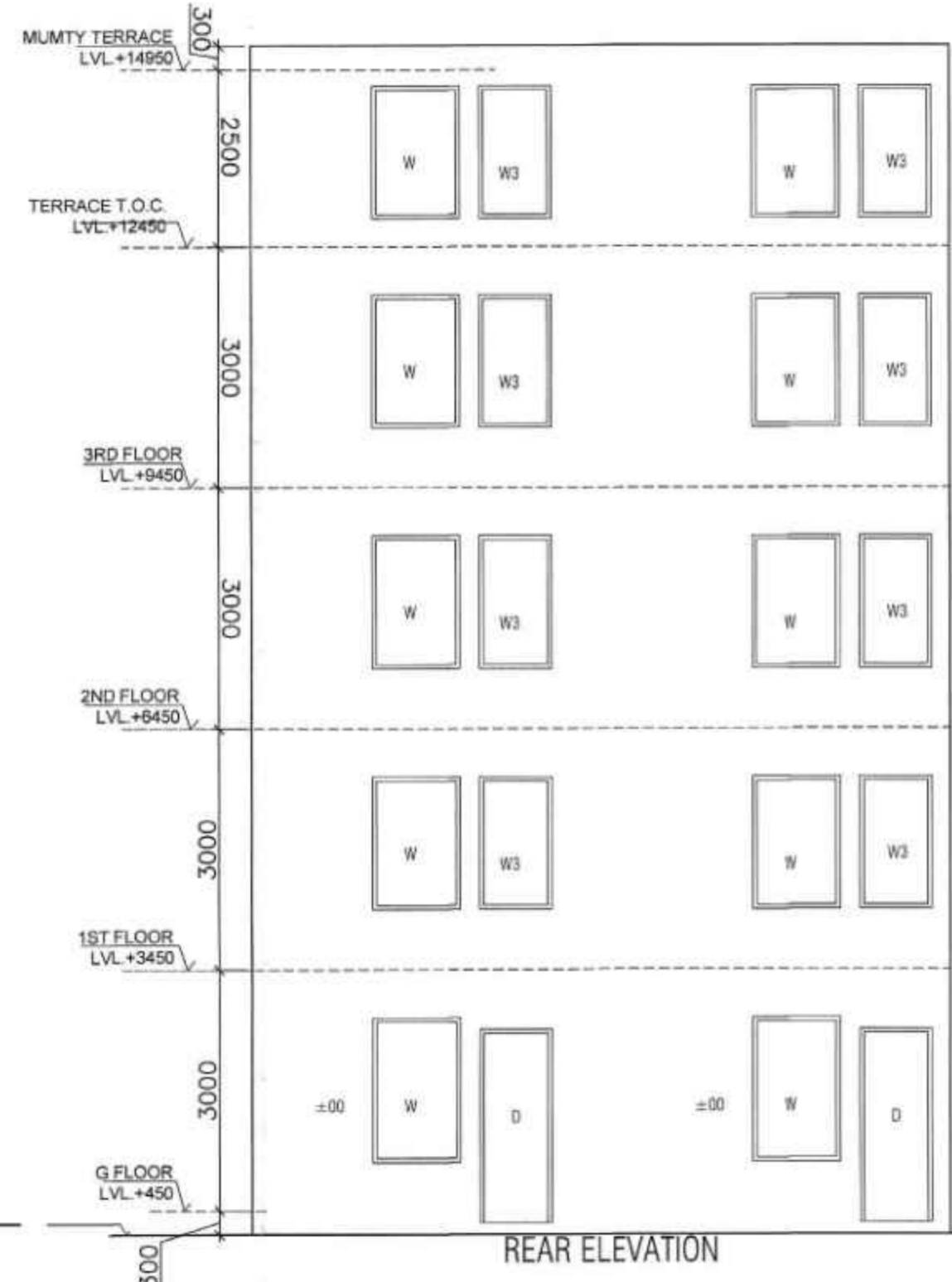
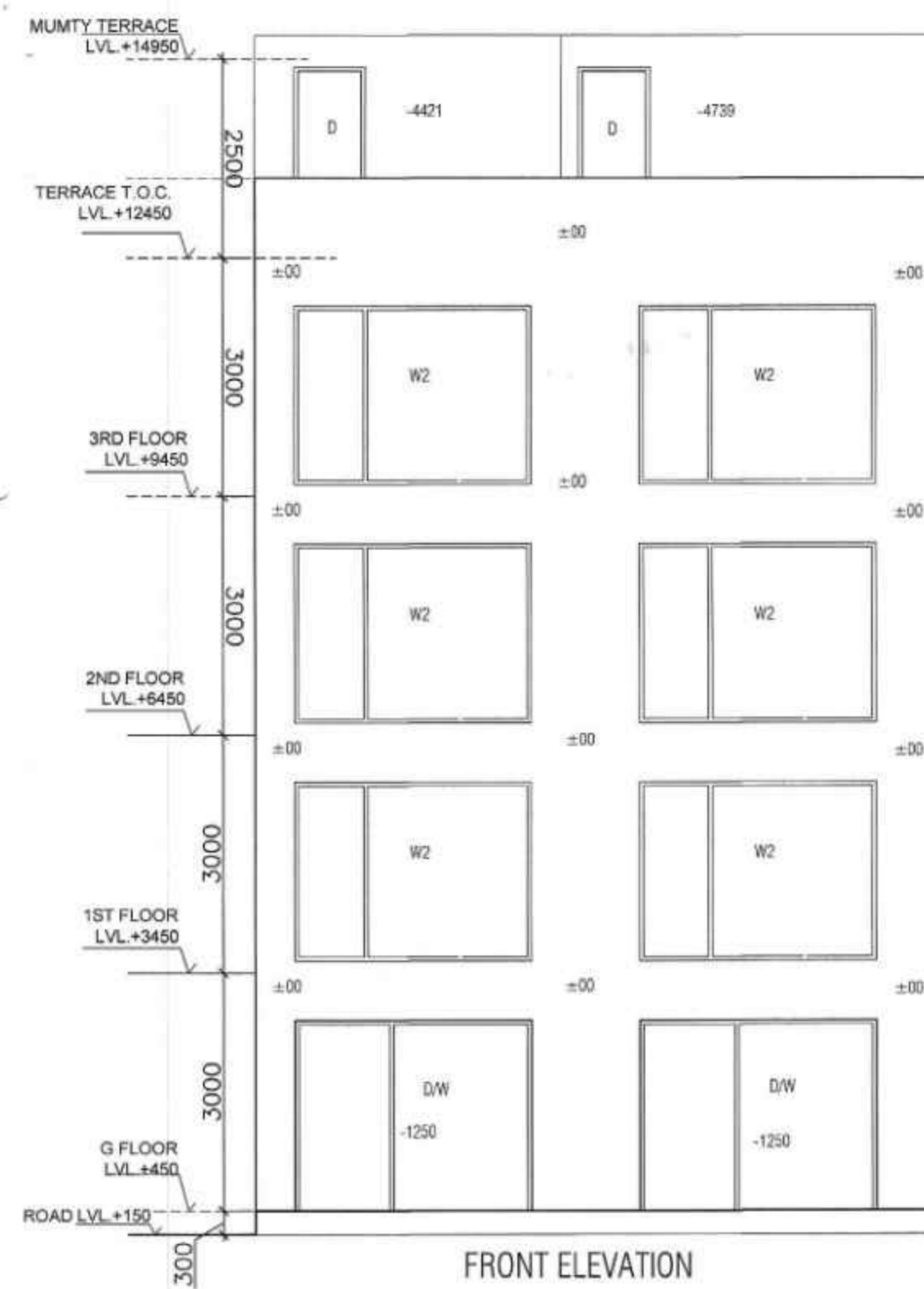


ARCHITECT:  
**DAULAT & PUNEET ARCHITECTS LLP.**  
408, Fourth Floor, Sun City Trade Tower,  
Sector - 21, Gurugram - 122016,  
E-MAIL: info@dnparchitects.com, Phone: +91-124-4829474  
Architecture Interior Planning Vastu

DRG. NO. :- DGTCP - ..... DATED.....

DRG. NO. :- DTCP 9961 (ix) DATED:- 19-01-24

(GURPREET SINGH) AD(HQ)  
(YAJAN CHAUDHARY) ATP (HQ)  
(ASHISH SHARMA) DTP(HQ)  
(SANJAY KUMAR) STP (E&V)HQ  
(R.B. SINGH) CTP(HR)  
(AMIT KHATRI, IAS) DG,TCP(HR)

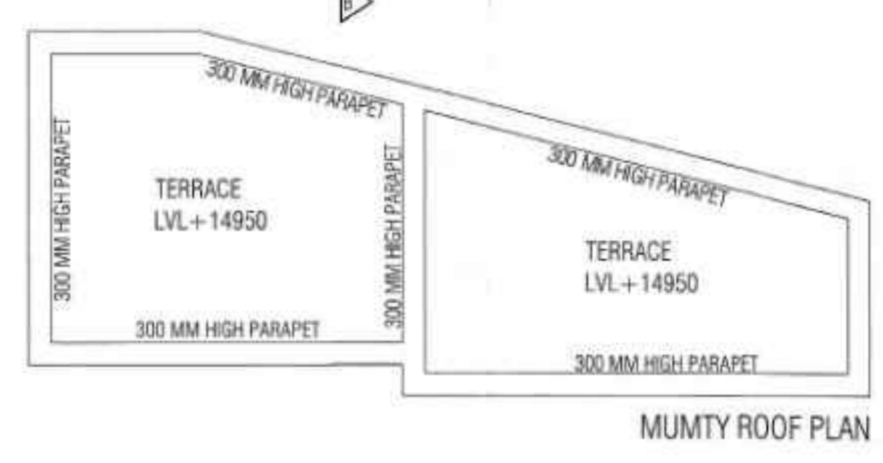
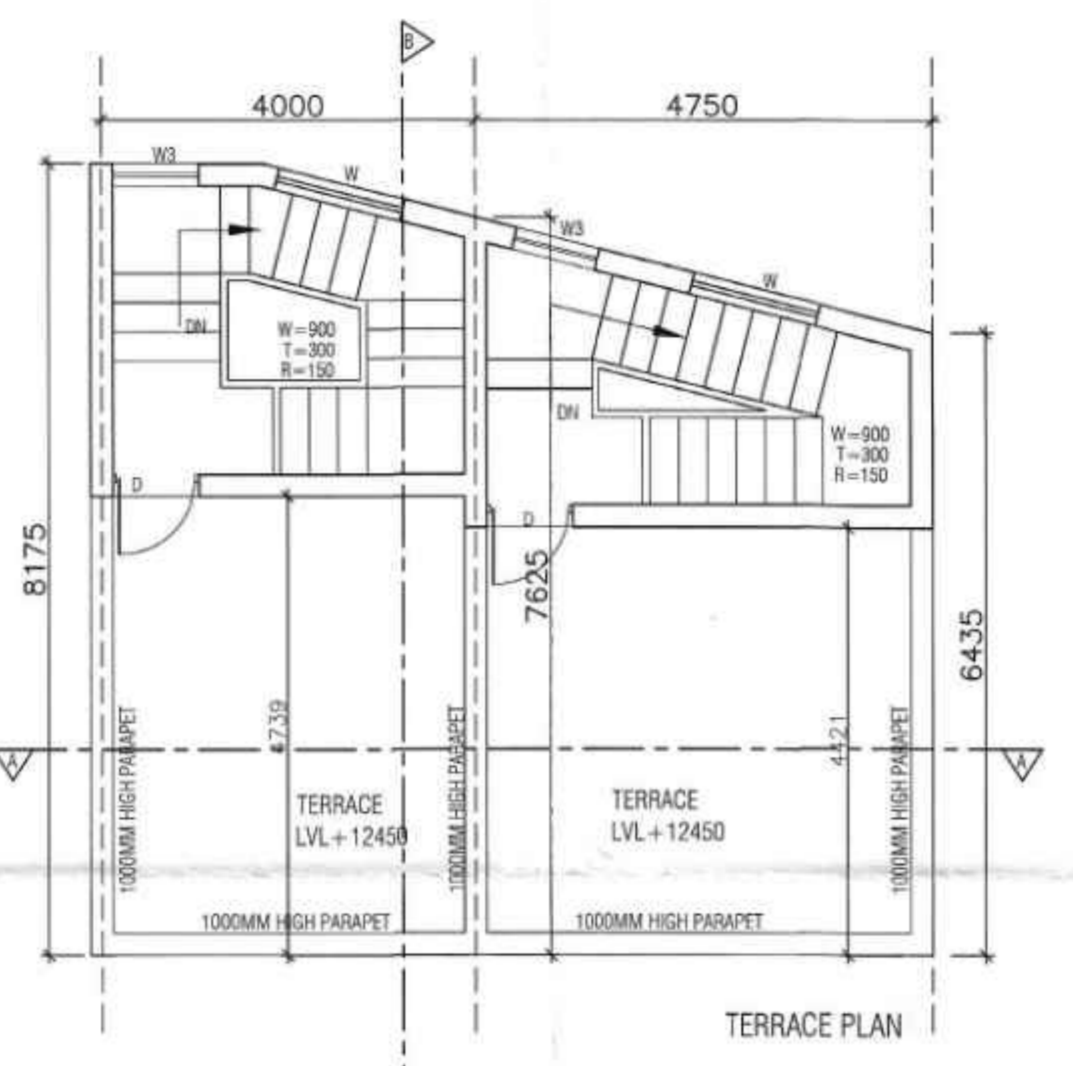
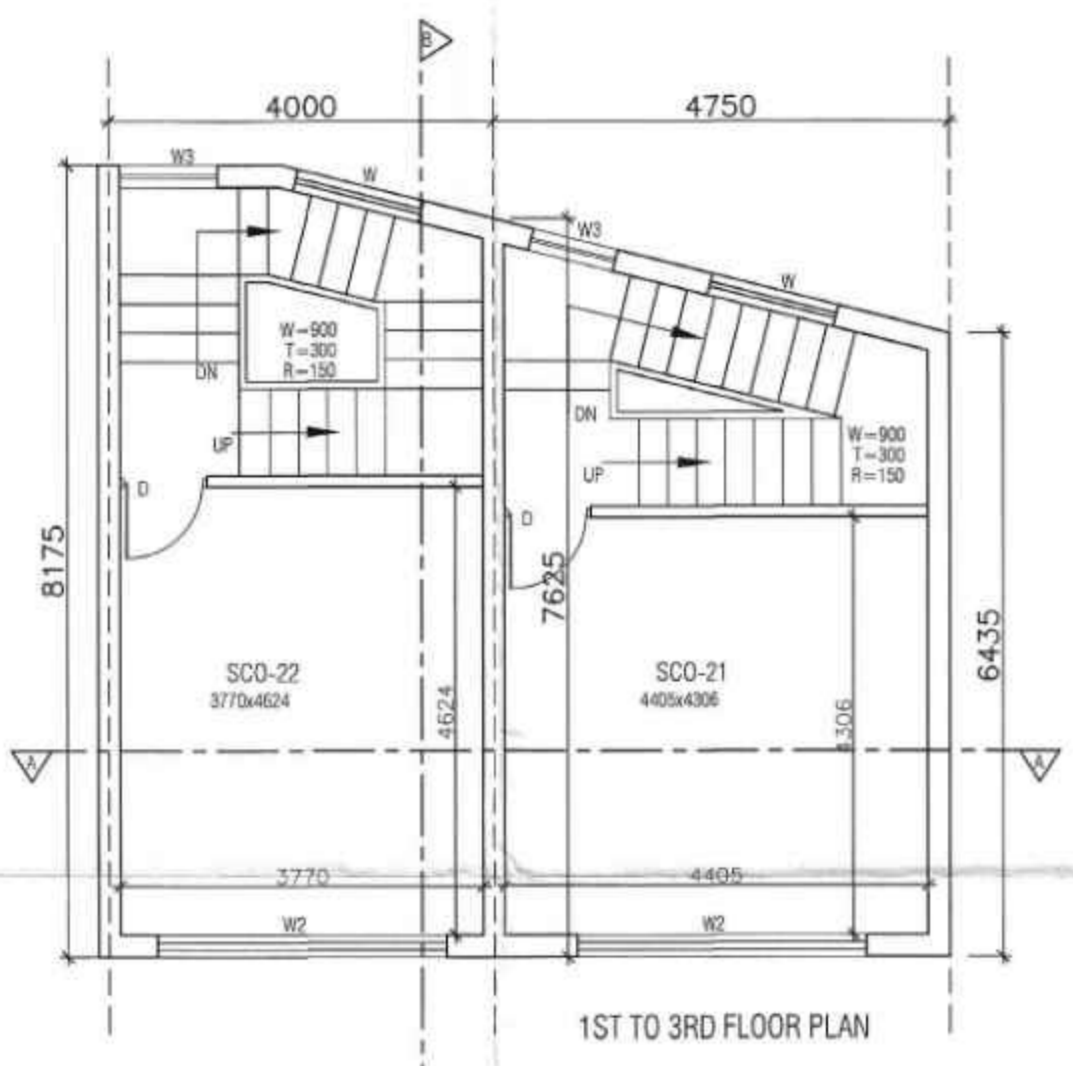
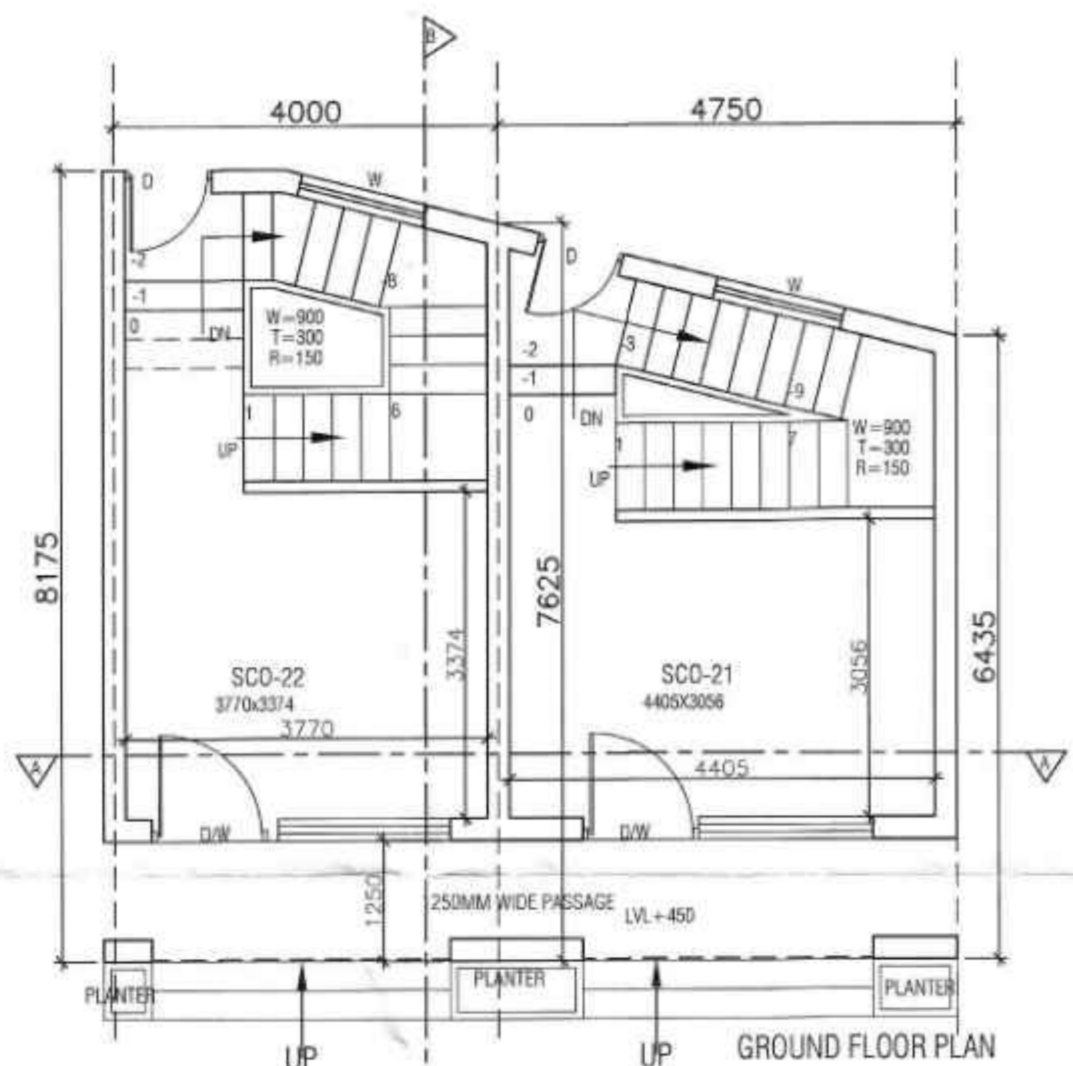
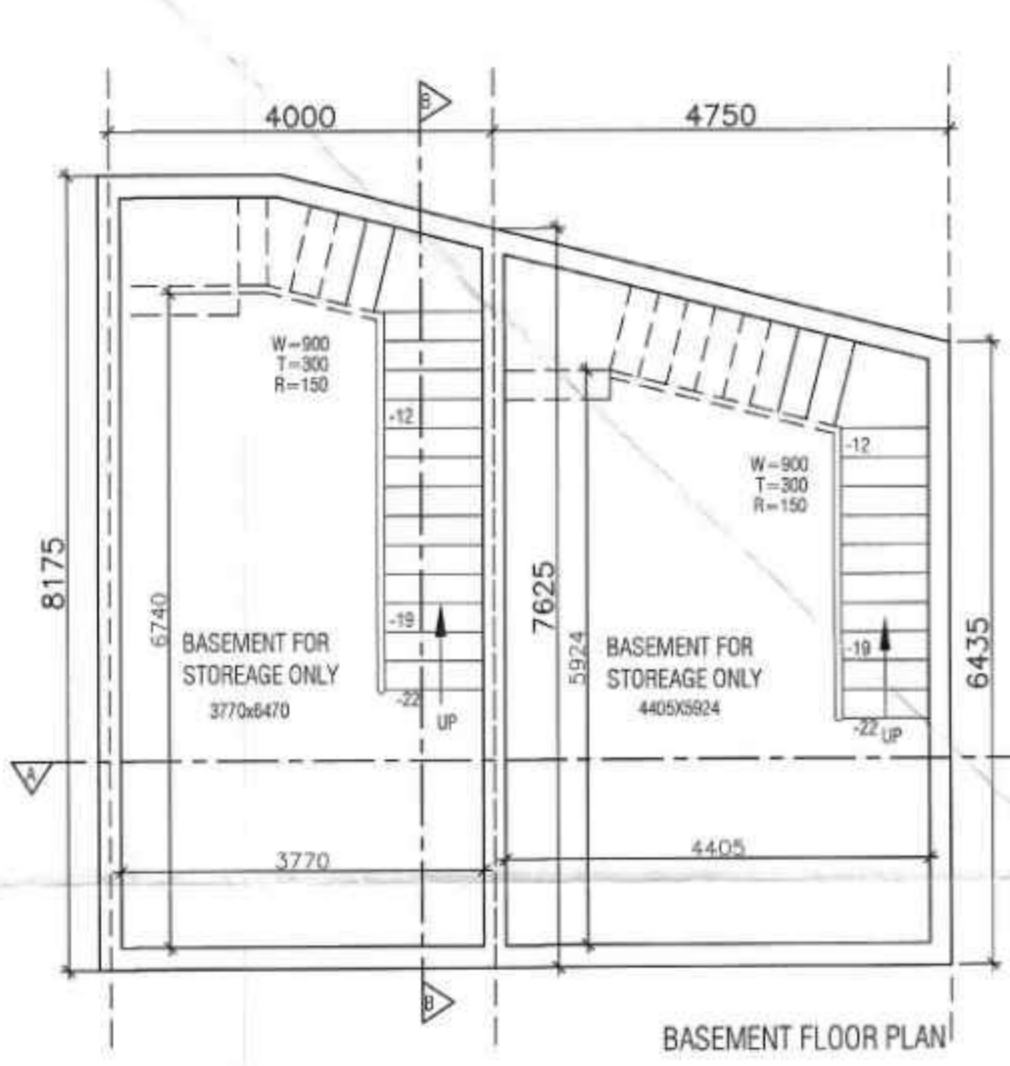


**SCO-21 AREA CALCULATIONS**

GROUND FLOOR AREA(FAR) - A	(7.625+6.435)x1/2	X	4.750	33.393	SQ.M.
STAIRWELL AREA-1	(1.615+2.675)x1/2	X	4.290	9.202	SQ.M.
FIRST FLOOR AREA(FAR)-B=GROUND FLOOR AREA-STAIRWELL				33.393	-
TYPICAL FLOOR AREA(FAR) 2ND TO 3RD-C=SAME AS FIRST FLOOR				24.190	X 2.000
TOTAL F.A.R=(A+B+C)					105.964
BASEMENT FLOOR AREA	(7.625+6.435)x1/2	X	4.750	33.393	SQ.M.
MUMTY COVERED AREA (D)	(2.015+3.200)x1/2	X	4.750	12.386	SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR (2ND TO 3RD)+MUMTY COVERED AREA					179.351

**SCO-22 AREA CALCULATIONS**

GROUND FLOOR AREA(FAR)	8.175	X	1.790	14.633	SQ.M.
	(8.175+7.625)x1/2	X	2.210	17.459	SQ.M.
TOTAL-A				32.092	SQ.M.
STAIRWELL AREA	1.510	X	2.975	4.492	SQ.M.
	(2.655+2.975)x1/2	X	2.030	5.714	SQ.M.
TOTAL-1				10.206	SQ.M.
FIRST FLOOR AREA(FAR)-B=GROUND FLOOR AREA-STAIRWELL				32.092	-
TYPICAL FLOOR AREA(FAR) 2ND TO 3RD-C=SAME AS FIRST FLOOR				21.886	X 2.000
TOTAL F.A.R=(A+B+C)					97.750
BASEMENT FLOOR AREA	(8.175+7.625)x1/2	X	2.210	17.459	SQ.M.
TOTAL					32.092
MUMTY COVERED AREA (D)	1.790	X	3.435	6.984	SQ.M.
	(2.885+3.435)x1/2	X	2.210	6.984	SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR (2ND TO 3RD)+MUMTY COVERED AREA					176.401



**DOORS-WINDOWS SCHEDULE**

TYPE	SIZE	C. LVL	L. LVL
D/W	3900 X 2400	±00	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
W	2050X1650	+750	+2400
W1	2050X1500	+600	+2100
W2	3900X2250	+150	+2400
W3	900X1650	+750	+2400

SCALE: 1:75 SHEET NO: 6

PROJECT:- PROPOSED RETAIL IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOINA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR - 21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE:- TYPICAL RETAILS(21 & 22) PLAN, ELEVATION & SECTION

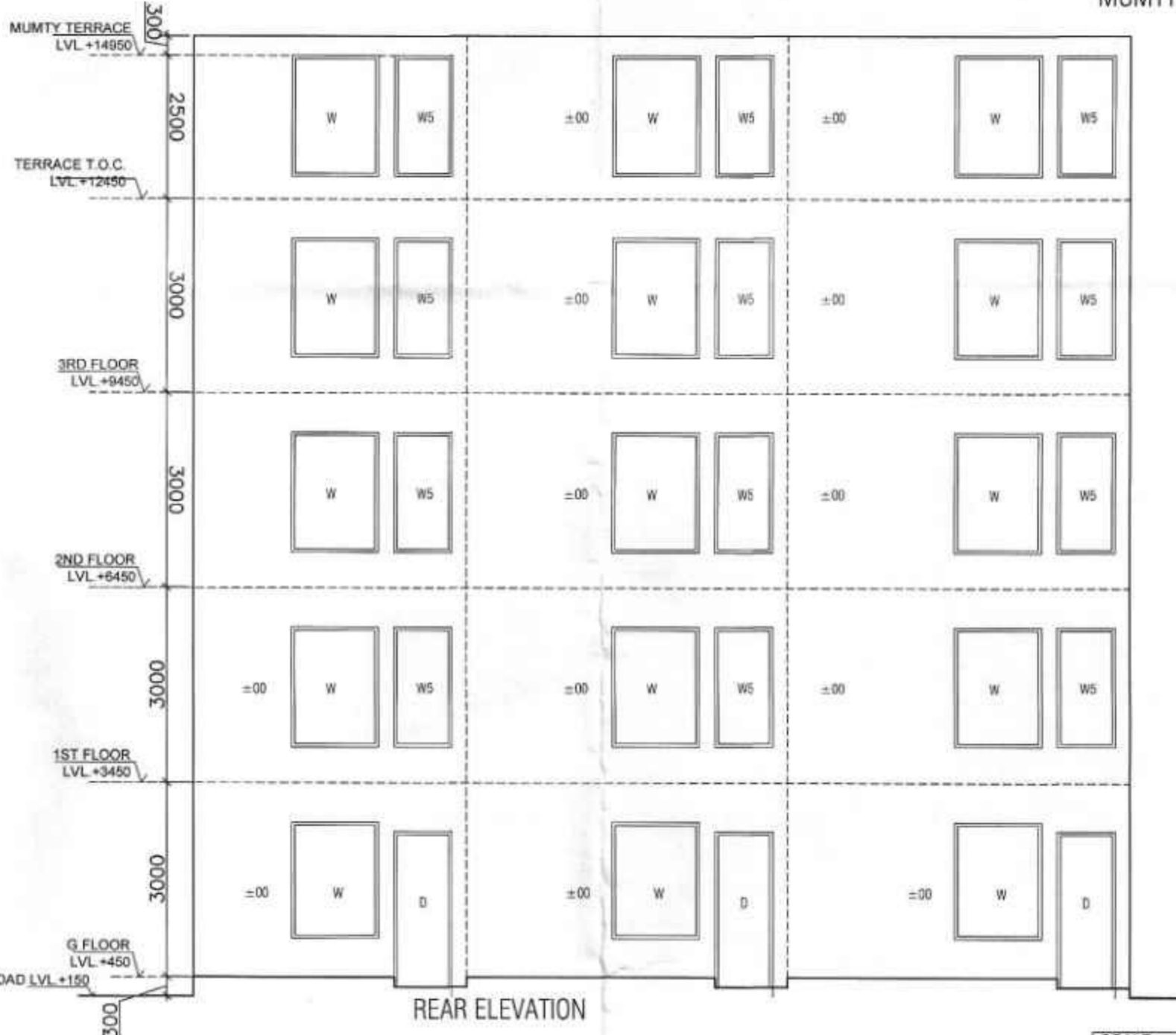
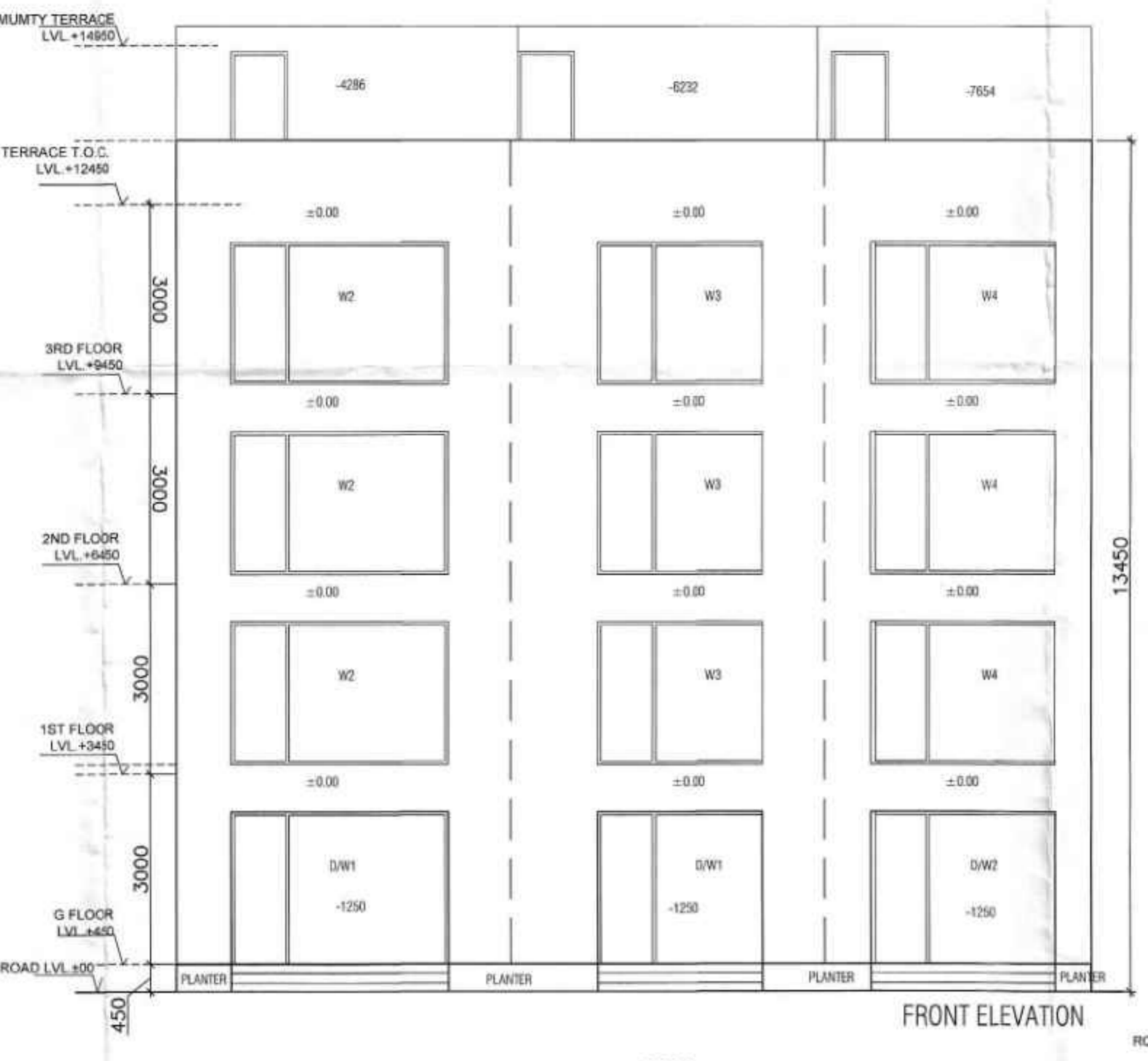
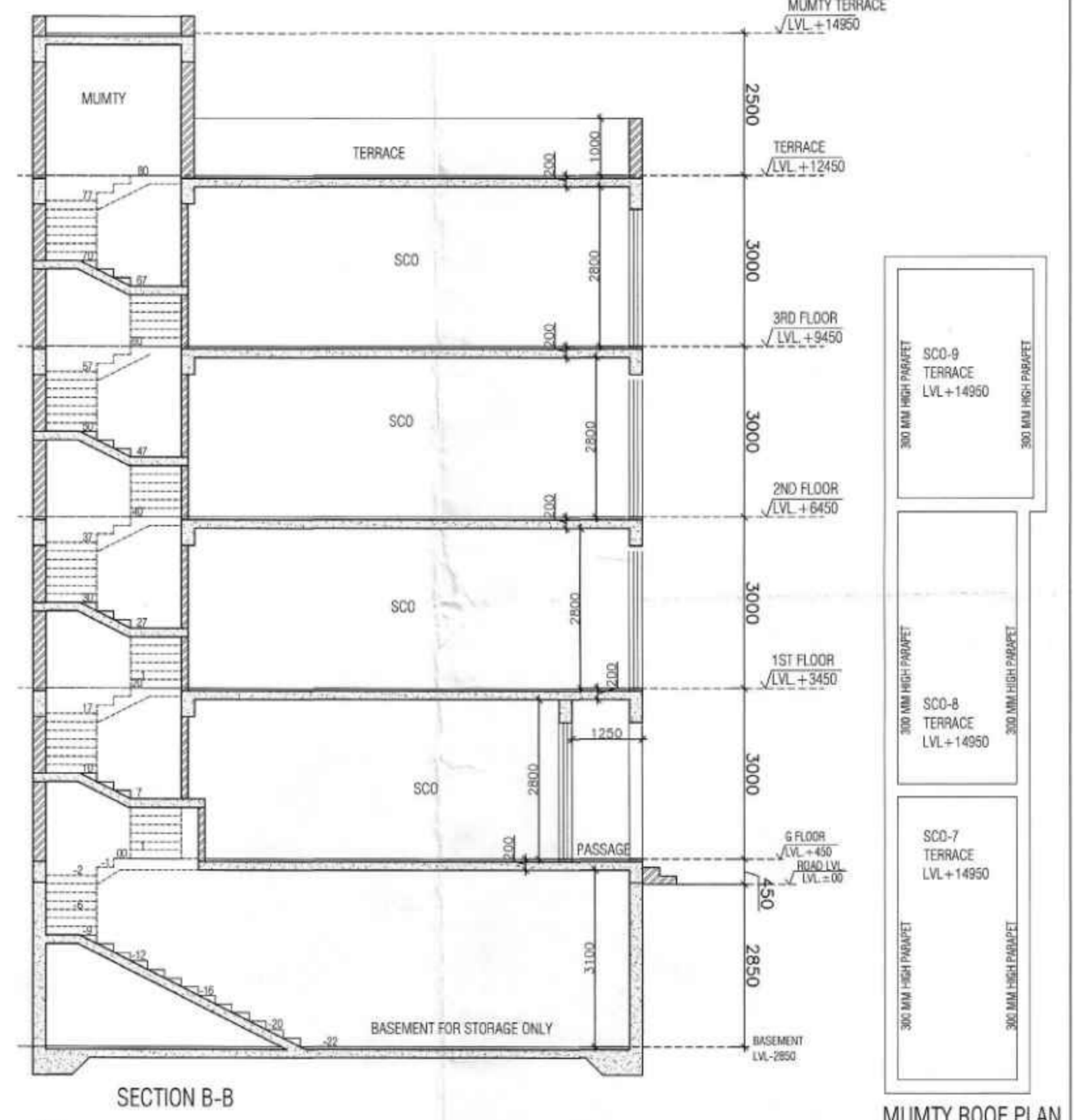
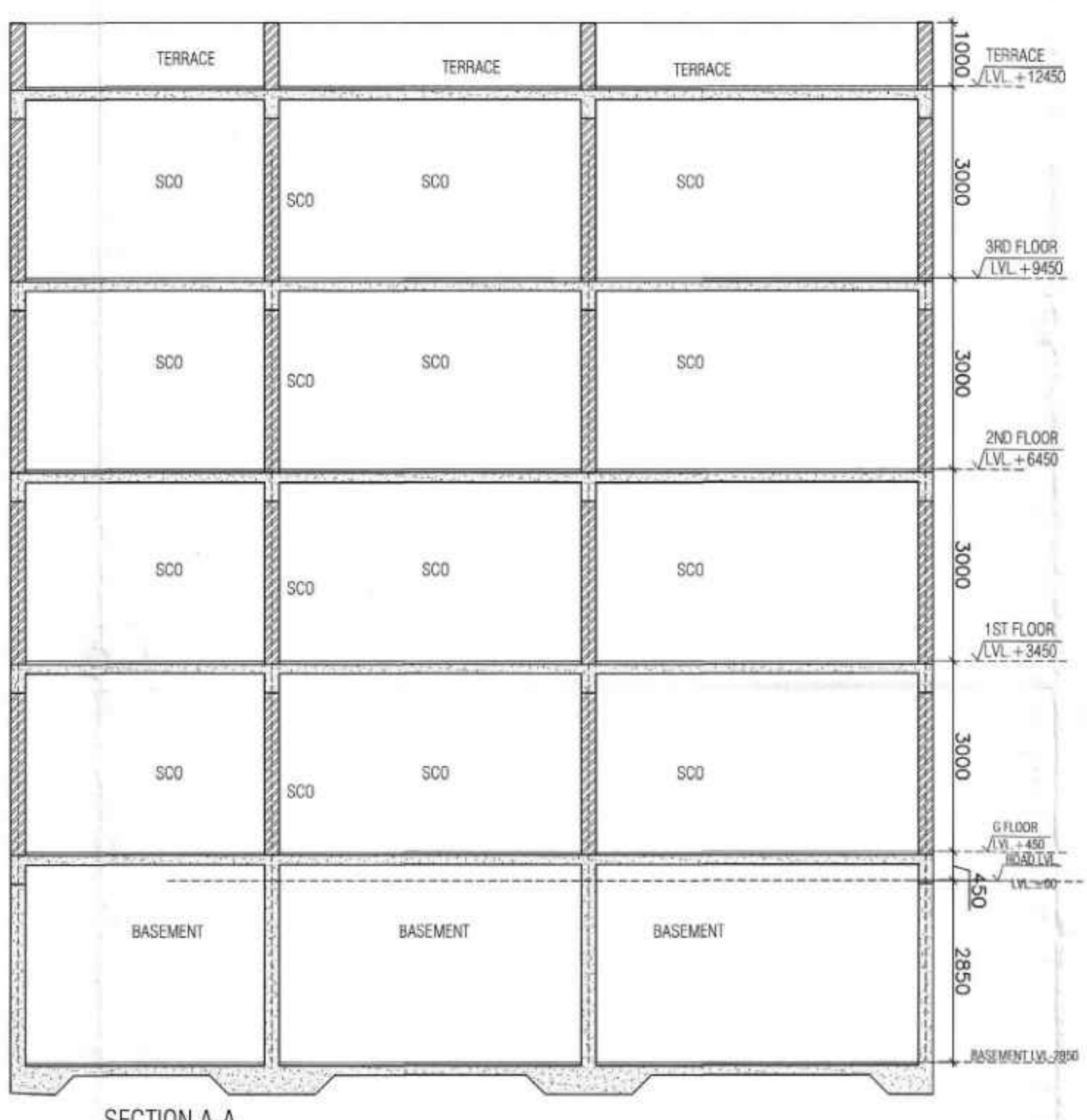
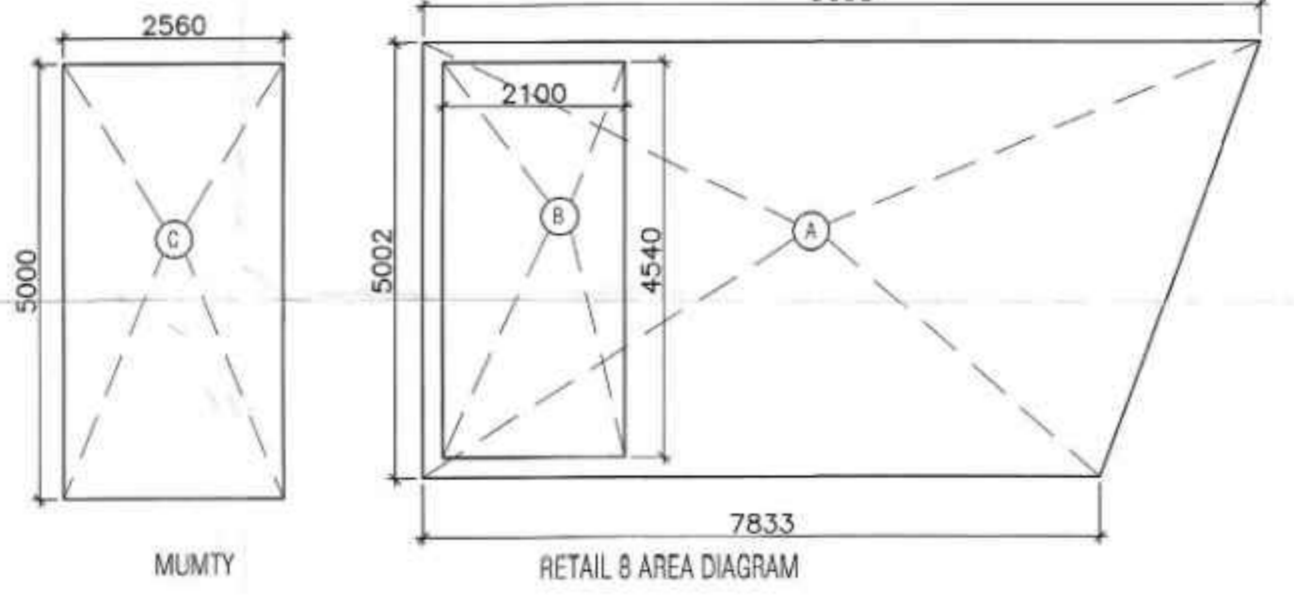
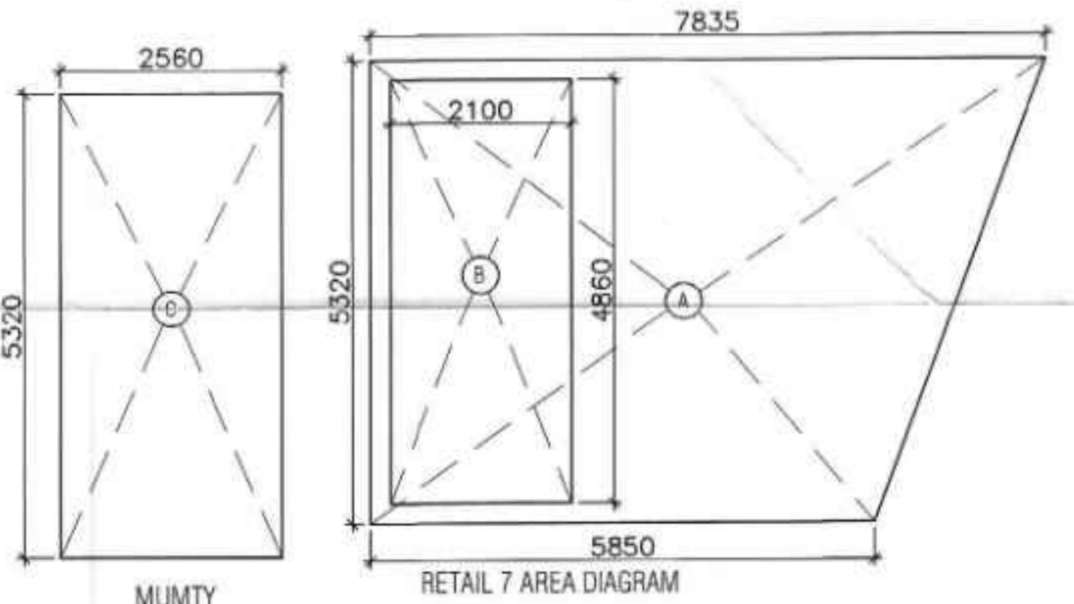
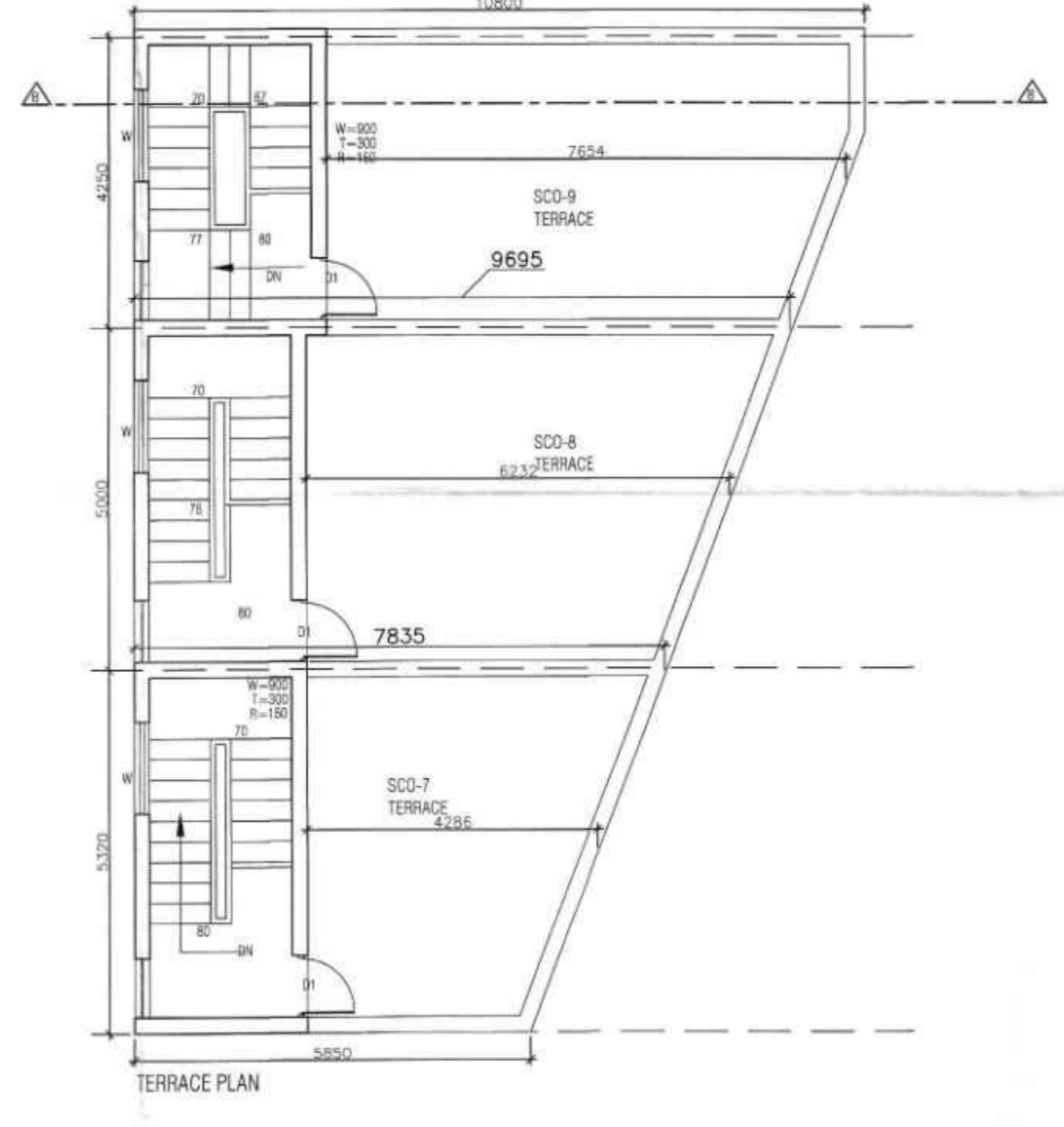
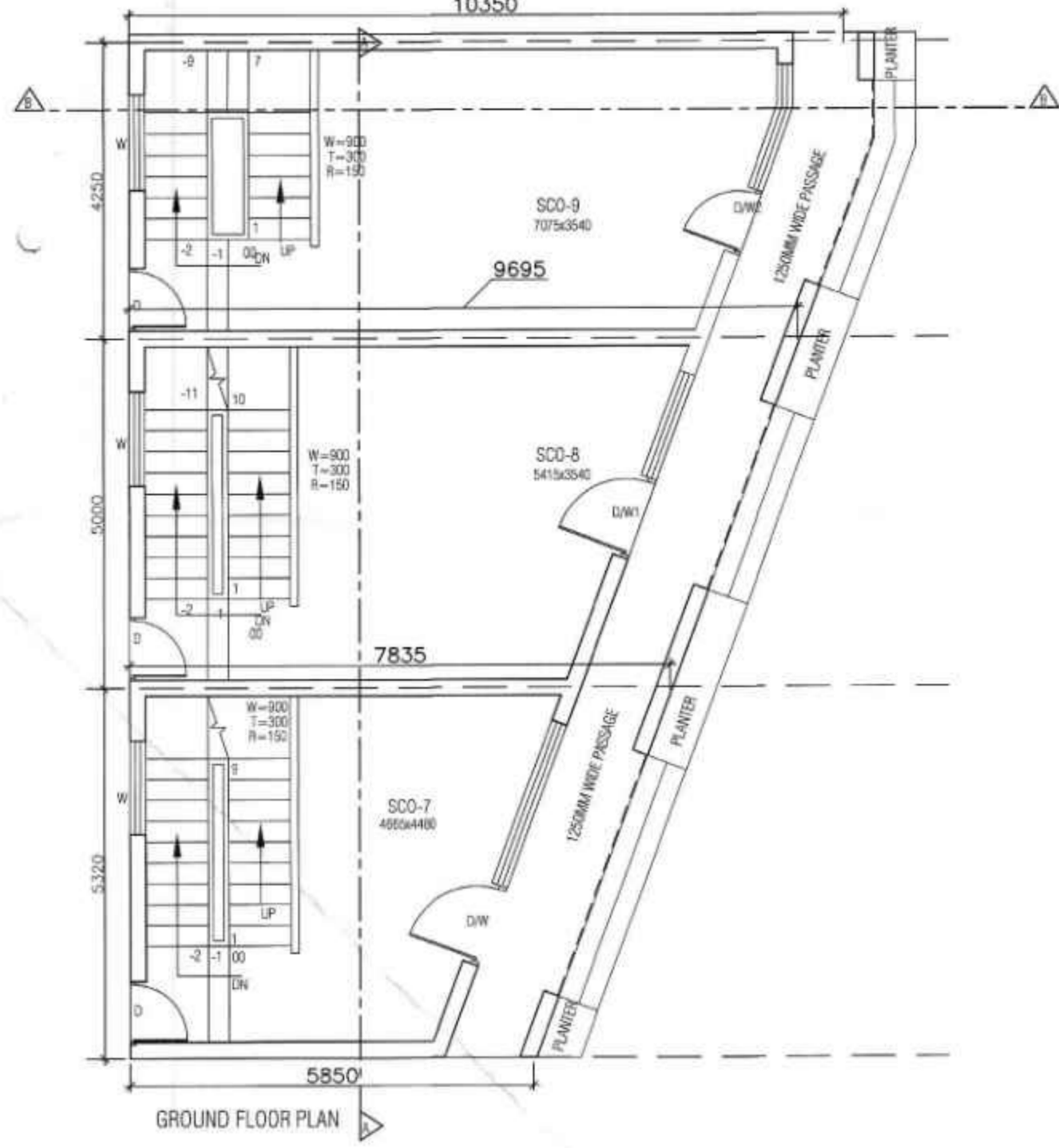
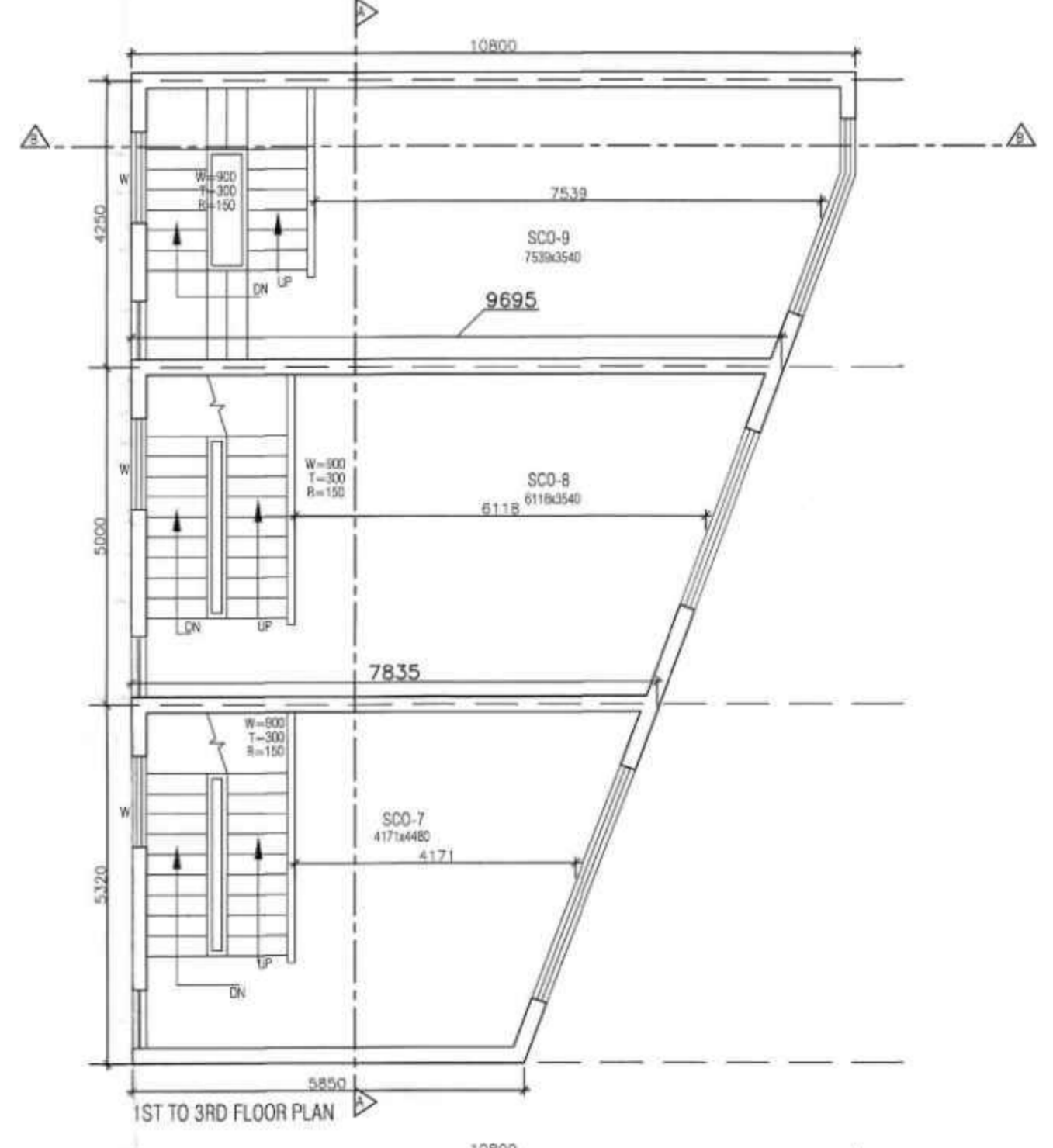
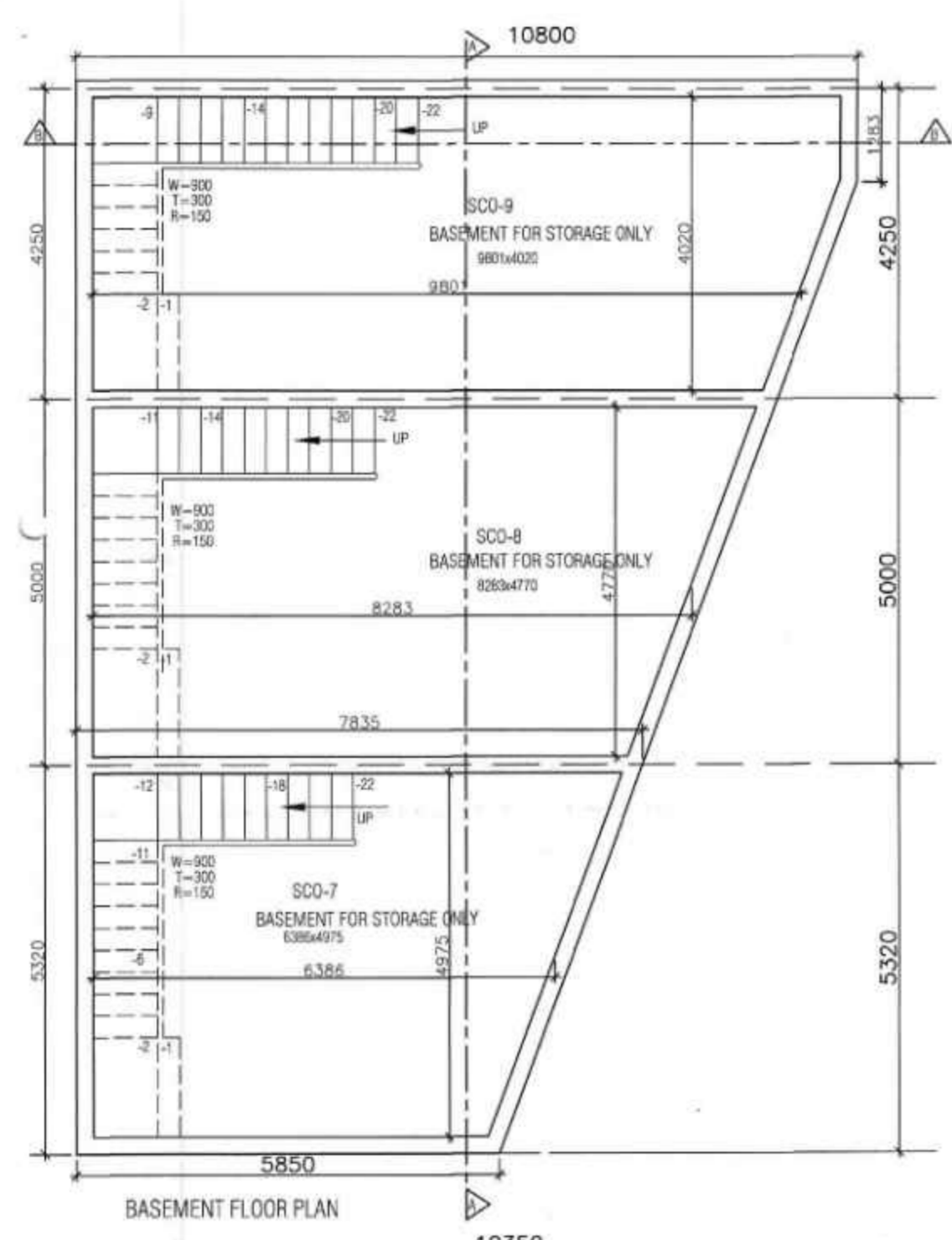
ARCHITECT'S SIGN: [Signature]

OWNER SIGN: [Signature]

ARCHITECT: DAULAT & PUNEET ARCHITECTS LLP. 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurgaon - 122016, Haryana, India. Email: info@daulatpuneet.com, Phone: +91-98104-40816.

DRG. NO:- DTCP 996 ( VIII) DATED:- 19-01-24

(GURPREET SINGH) AD(HQ) (YAJAN CHAUDHARY) ATP (HQ) (ASHISH SHARMA) DTP(HQ) (SANJAY KUMAR) STP (EAV)HQ (P.P. SINGH) ETP(HQ) (AMIT KHATRI, IAS) DG.TCP(HQ)



**SCO-7 AREA CALCULATIONS**

GROUND FLOOR AREA (FAR) - A	(5.850+7.835)x1/2	X	5.320	36.402	SQ.M.
STAIRWELL AREA-1	4.860	X	2.100	10.206	SQ.M.
FIRST FLOOR AREA (FAR)-B-GROUND FLOOR AREA-STAIRWELL	36.402	-	10.206	26.196	SQ.M.
TYPICAL FLOOR AREA (FAR) 2ND TO 3RD-C-SAME AS FIRST FLOOR	26.196	X	2.000	52.392	SQ.M.
TOTAL F.A.R. (A+B+C)				114.990	SQ.M.
BASEMENT FLOOR AREA	(5.850+7.835)x1/2	X	5.320	36.402	SQ.M.
MUMTY COVERED AREA (D)	2.560	X	5.320	13.619	SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR (2ND TO 3RD)+MUMTY COVERED AREA				195.629	SQ.M.

**SCO-8 AREA CALCULATIONS**

GROUND FLOOR AREA (FAR) - A	(9.695+7.835)x1/2	X	5.000	43.825	SQ.M.
STAIRWELL AREA-1	4.540	X	2.100	9.534	SQ.M.
FIRST FLOOR AREA (FAR)-B-GROUND FLOOR AREA-STAIRWELL	43.825	-	9.534	34.291	SQ.M.
TYPICAL FLOOR AREA (FAR) 2ND TO 3RD-C-SAME AS FIRST FLOOR	34.291	X	2.000	68.582	SQ.M.
TOTAL F.A.R. (A+B+C)				146.698	SQ.M.
BASEMENT FLOOR AREA	(9.695+7.835)x1/2	X	5.000	43.825	SQ.M.
MUMTY COVERED AREA (D)	2.560	X	5.000	12.800	SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR (2ND TO 3RD)+MUMTY COVERED AREA				231.925	SQ.M.

**SCO-9 AREA CALCULATIONS**

GROUND FLOOR AREA (FAR)	10.800	X	1.285	13.878	SQ.M.
STAIRWELL AREA-1	2.400	X	3.790	9.096	SQ.M.
FIRST FLOOR AREA (FAR)-B-GROUND FLOOR AREA-STAIRWELL	44.762	-	9.096	35.166	SQ.M.
TYPICAL FLOOR AREA (FAR) 2ND TO 3RD-C-SAME AS FIRST FLOOR	35.166	X	2.000	70.332	SQ.M.
TOTAL F.A.R. (A+B+C)				149.759	SQ.M.
BASEMENT FLOOR AREA	10.800	X	1.285	13.878	SQ.M.
MUMTY COVERED AREA (D)	2.860	X	4.250	12.155	SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR (2ND TO 3RD)+MUMTY COVERED AREA				233.465	SQ.M.

**DOORS-WINDOWS SCHEDULE**

TYPE	SIZE	C. LVL.	L. LVL.
D/W	3700 X 2400	±0.00	+2400
D/W1	2800 X 2400	±0.00	+2400
D/W2	3000 X 2400	±0.00	+2400
D	900 X 2400	±0.00	+2400
D1	900 X 2100	±0.00	+2100
W	1350 X 1800	+600	+2400
W1	1350 X 1500	+600	+2100
W2	3700 X 2250	+150	+2400
W3	2800 X 2250	+150	+2400
W4	3000 X 2250	+150	+2400
W5	900 X 1850	+600	+2400

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DRAWING TITLE:- TYPICAL RETAIL (7, 8 & 9) PLAN, ELEVATION & SECTION

DAULAT RAM GARG ARCHITECT CA/2001/28031

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

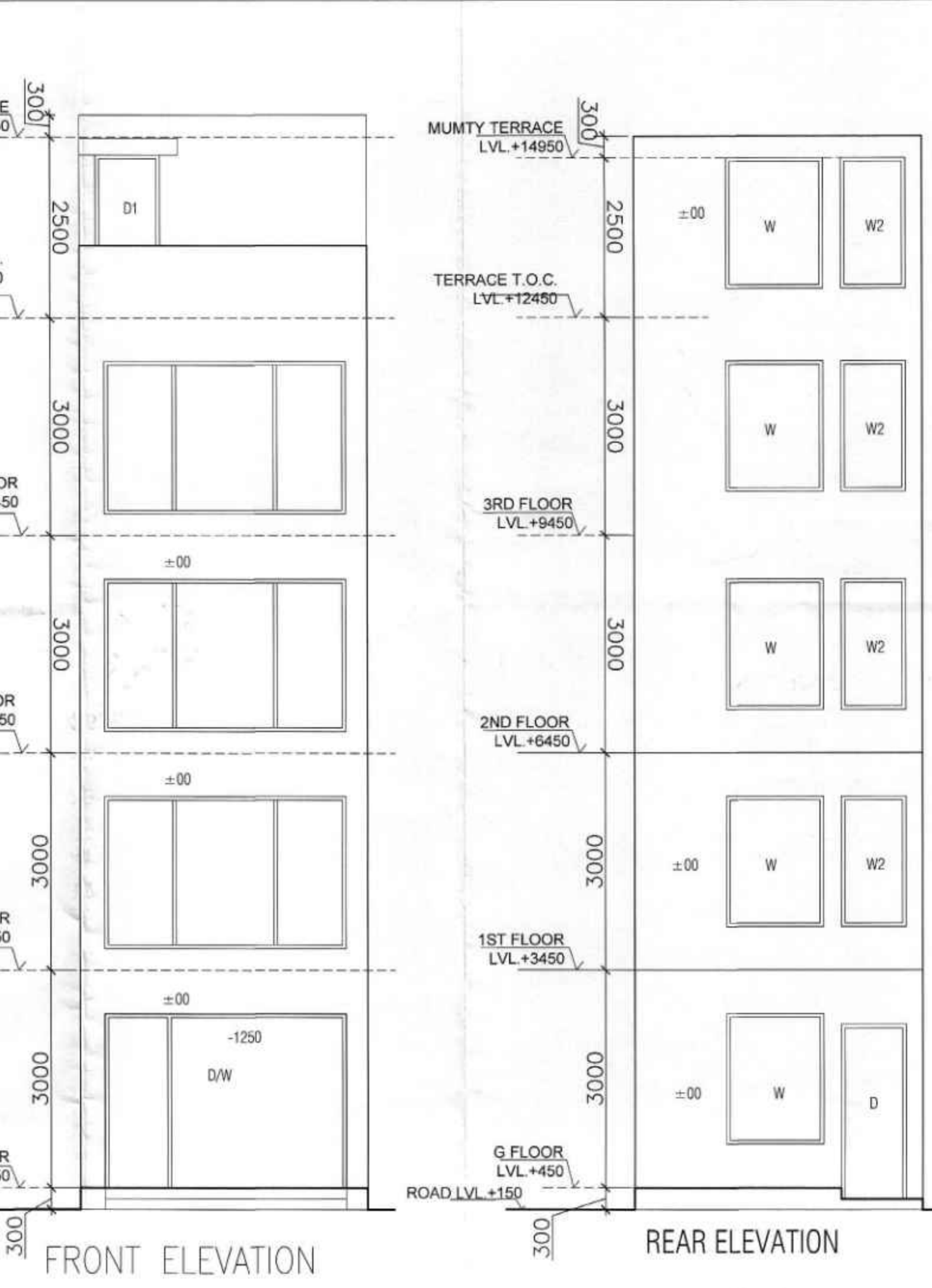
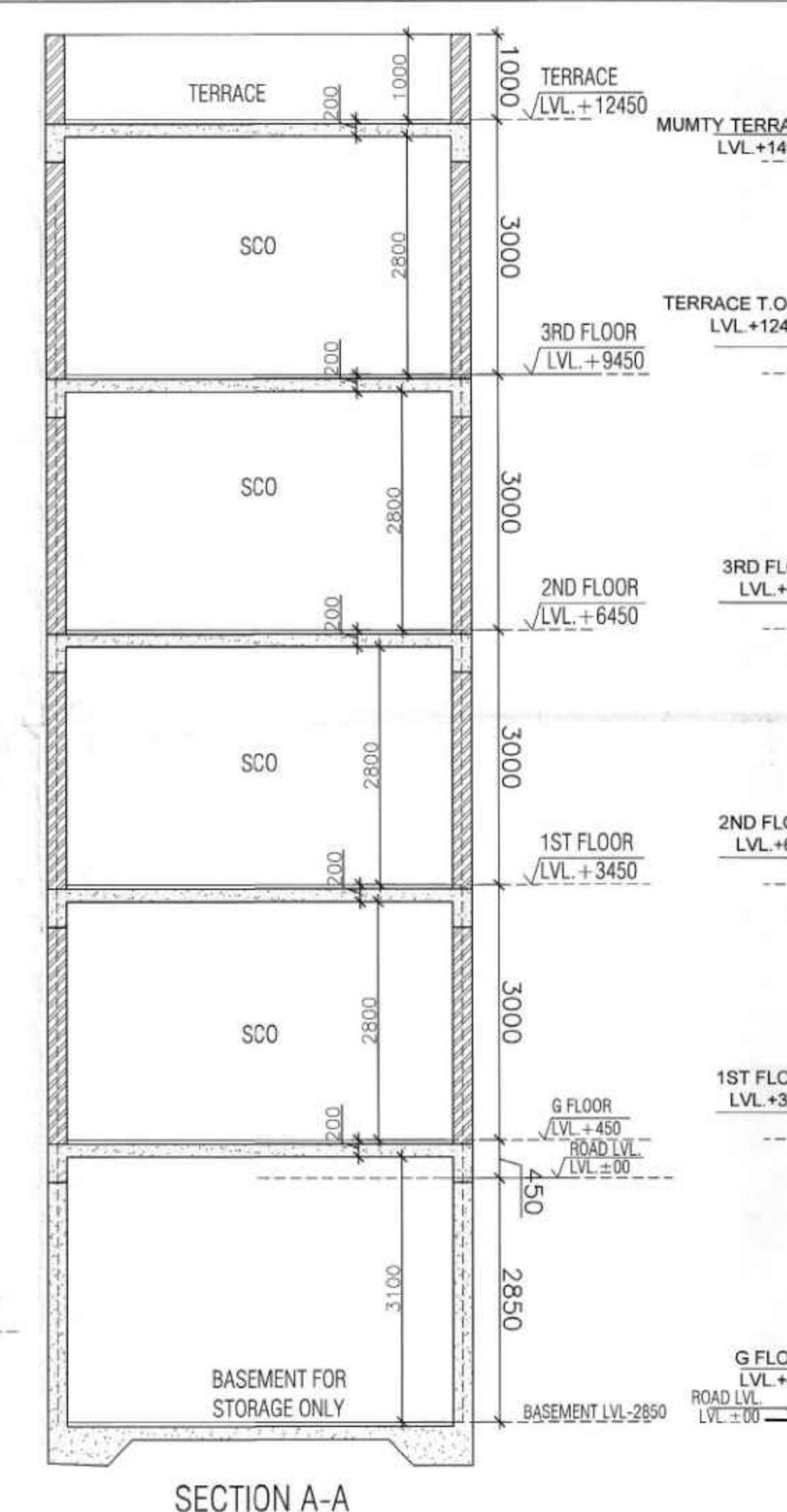
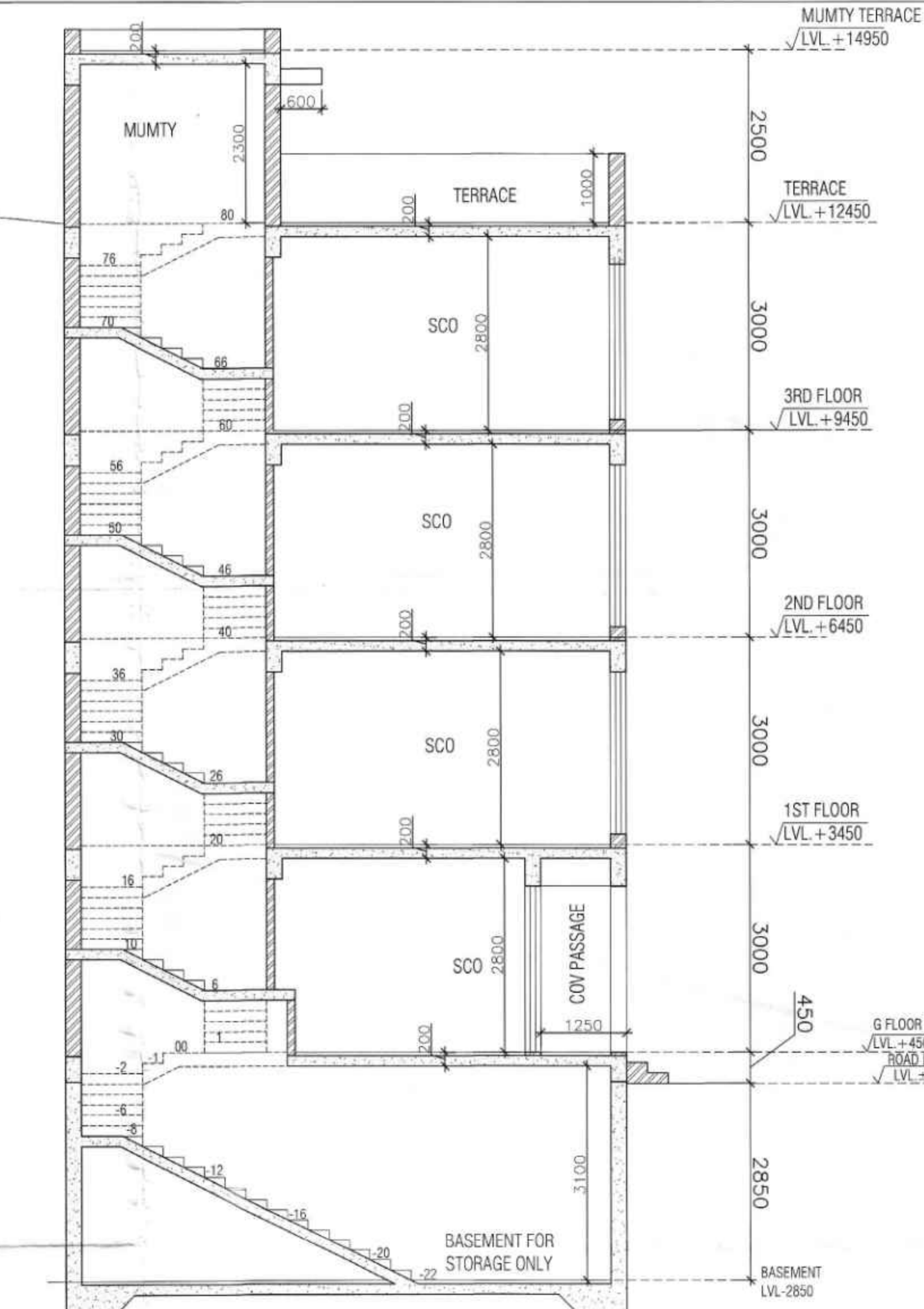
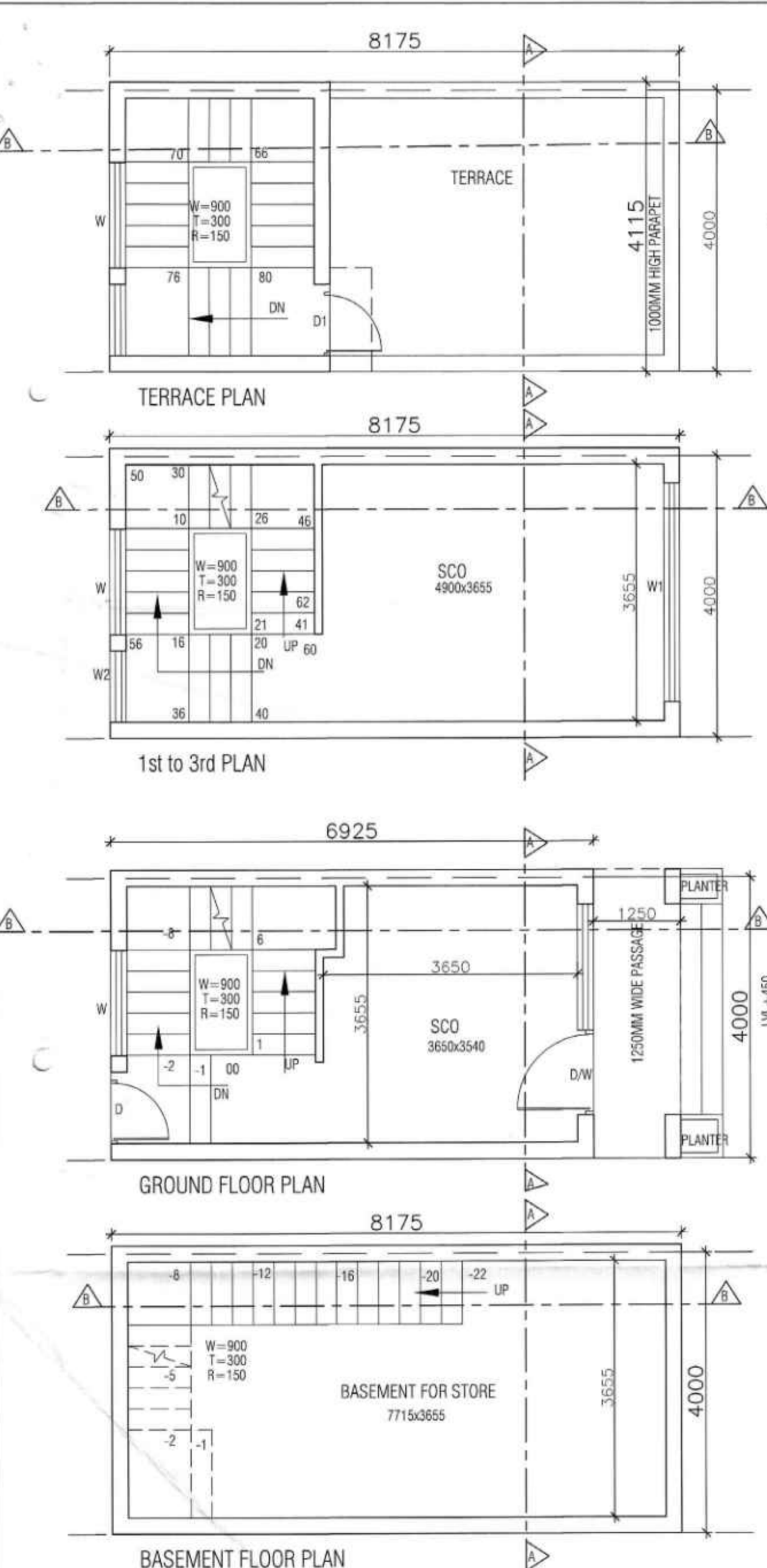
NORTH

DAULAT & PUNEET ARCHITECTS LLP. 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurugram - 122016, E-MAIL: info@daulatpuneet.com, Phone: +91-204-4829474

DRG. NO:- DTC9 9961 (VII) DATE:- 19-01-24

(GURPREET SINGH) (PUNEET SINGH) (YAJAN CHAUDHARY) (ASHISH SHARMA) (SANKAY KUMAR) (RUP SINGH) (ARAT KHATRI) (IAS) (DG.TCP)(H)

SCALE 1:100 SHEET NO. 5

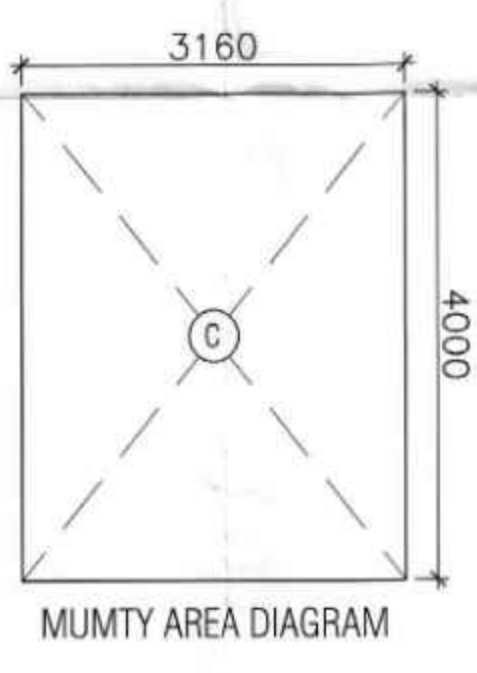
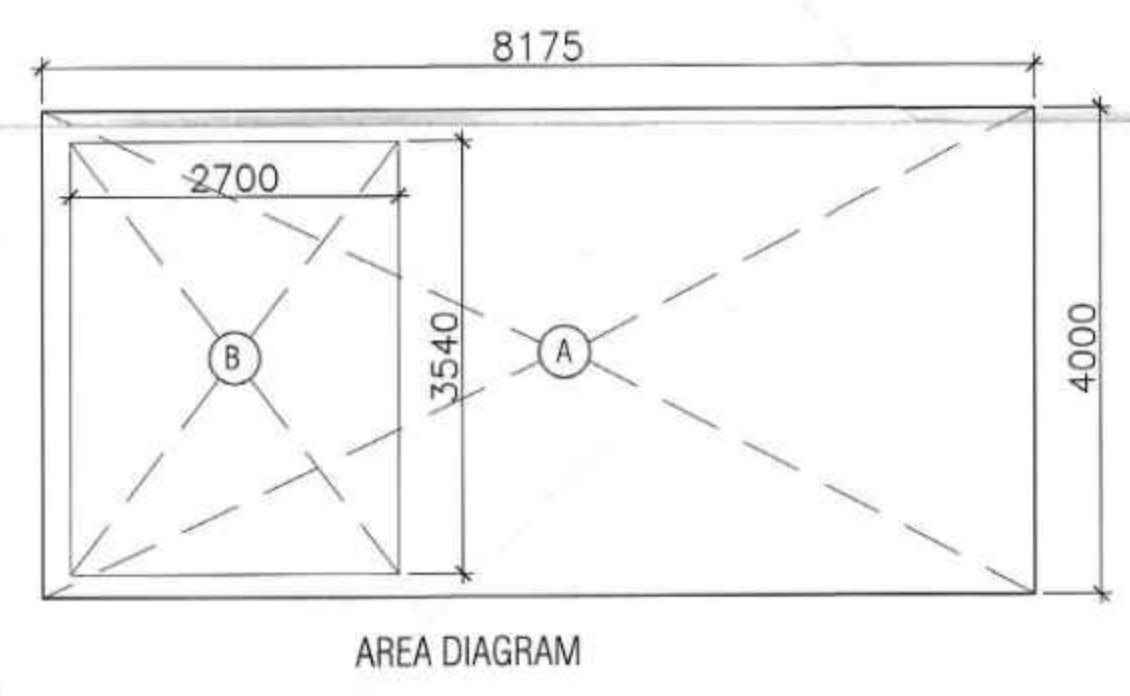


SECTION B-B

SECTION A-A

FRONT ELEVATION

REAR ELEVATION



DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D/W	3000 X 2400	±00	+2400
W1	3000 X 2400	+150	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
W	1500X1800	+600	+2400
W2	900X1800	+600	+2400

SCO-2,3,23-26 AREA CALCULATIONS				
GROUND FLOOR AREA(FAR) -A	8.175	X	4.000	32.700 SQ.M.
STAIRWELL AREA-1	3.540	X	2.700	9.558 SQ.M.
FIRST FLOOR AREA(FAR)-B=GROUND FLOOR AREA-STAIRWELL	32.700	-	9.558	23.142 SQ.M.
TYPICAL FLOOR AREA(FAR) 2ND TO 3RD-C=SAME AS FIRST FLOOR	23.142	X	2.000	46.284 SQ.M.
TOTAL F.A.R=(A+B+C)				102.126 SQ.M.
BASEMENT FLOOR AREA	8.175	X	4.000	32.700 SQ.M.
MUMTY COVERED AREA (D)	3.160	X	4.000	12.640 SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR ( 2ND TO 3RD) +MUMTY COVERED AREA				176.140 SQ.M.

SCALE 1:100 SHEET NO. 3

PROJECT:- PROPOSED RETAIL IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR -21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE :- TYPICAL RETAILS(SCO NO 26) CORNER UNIT PLAN, ELEVATION & SECTION



NORTH

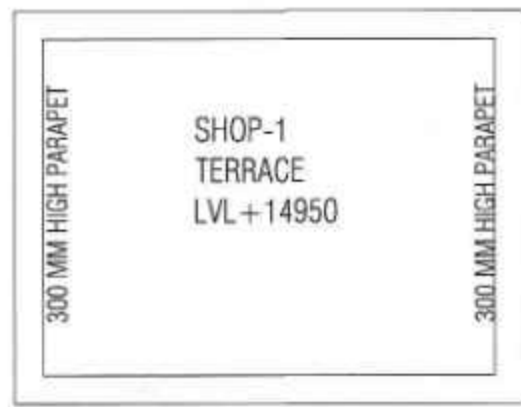
ARCHITECT: DAULAT & PUNEET ARCHITECTS LLP. 408, Fourth Floor, Sun City Trade Tower, Sector - 21, Gurgaon - 122016, E-MAIL: info@daulatarchitects.com, Phone: +91-224-482044

DRG.NO:- DTP 9961(R) dt 19-01-24

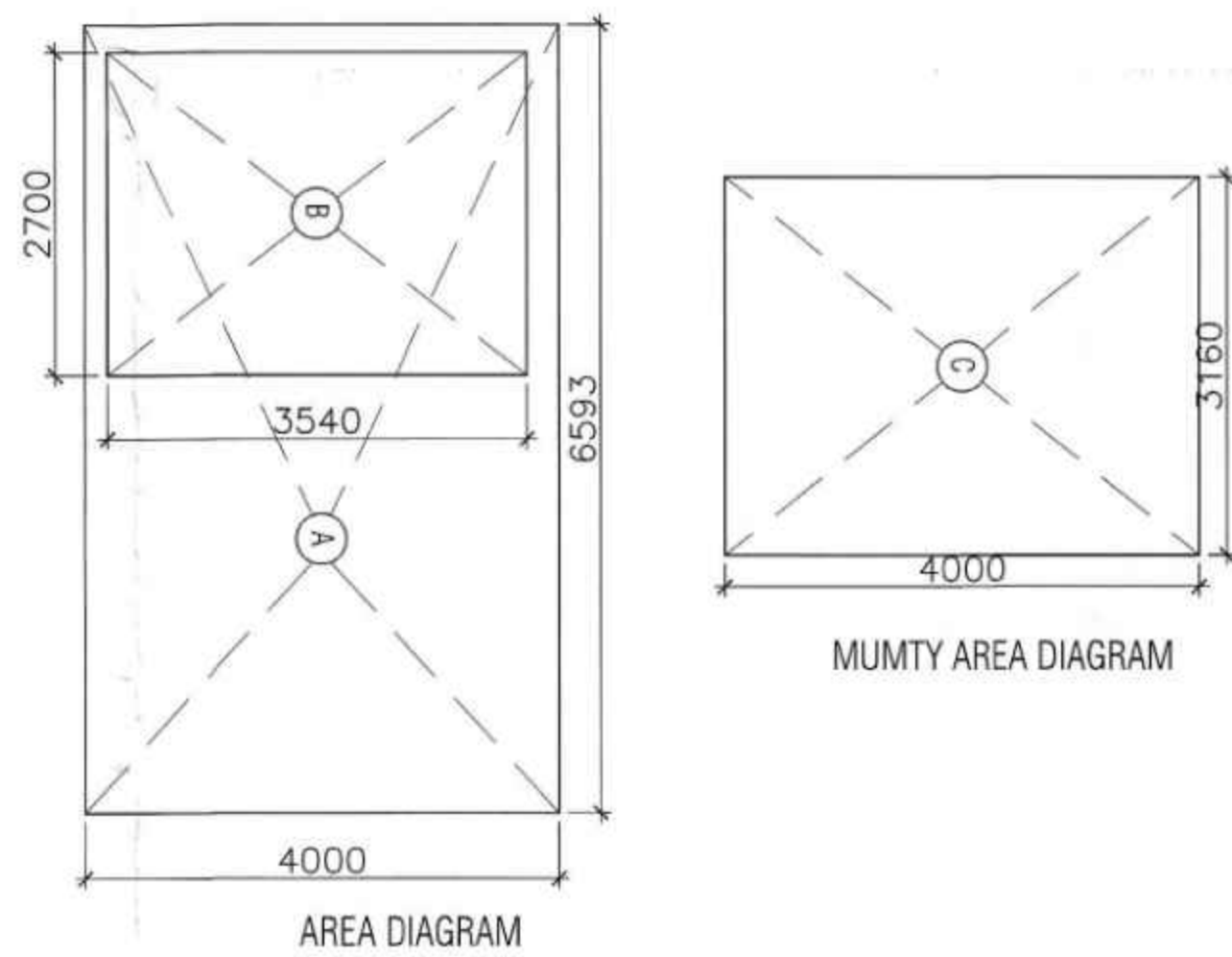
(GURPREET SINGH) AD(HQ) (YAJAN CHAUDHARY) ATP (HQ) (ASHISH SHARMA) DTP(HQ) (SANJAY KUMAR) STP (E&V/HQ) (R.S. SINGH) CTP (HR) (AMIT KHATRI, IAS) DG, TCP(HR)

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D/W	3000 X 2400	±00	+2400
W1	3000 X 2400	+150	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
W	1500X1800	+600	+2400
W2	900X1800	+600	+2400

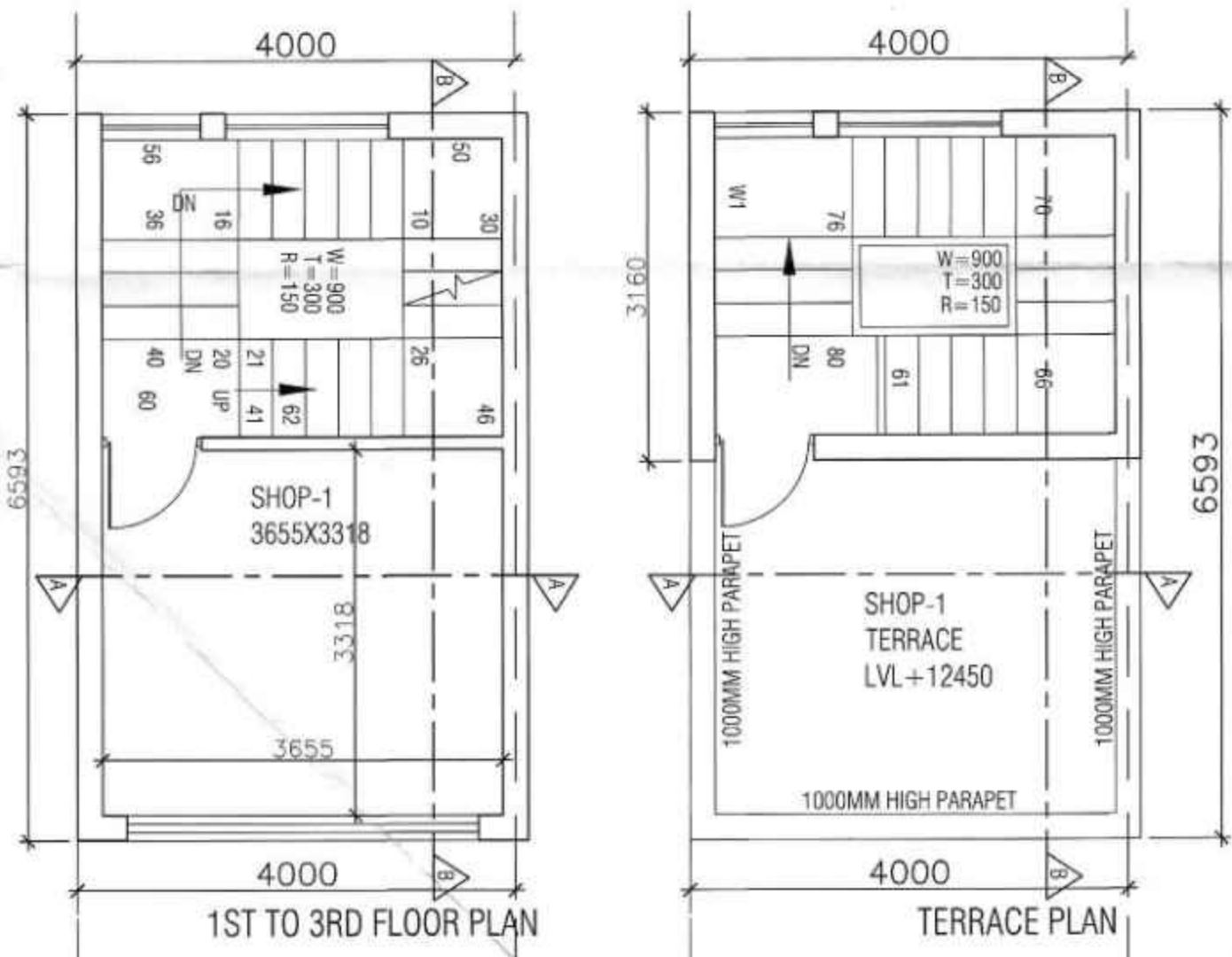
SCO-1 AREA CALCULATIONS					
GROUND FLOOR AREA(FAR) -A	6.593	X	4.000	26.372	SQ.M.
STAIRWELL AREA-1	3.540	X	2.700	9.558	SQ.M.
FIRST FLOOR AREA(FAR)-B=GROUND FLOOR AREA-STAIRWELL	26.372	-	9.558	16.814	SQ.M.
TYPICAL FLOOR AREA(FAR) 2ND TO 3RD-C=SAME AS FIRST FLOOR	16.814	X	2.000	33.628	SQ.M.
TOTAL F.A.R=(A+B+C)				76.814	SQ.M.
BASEMENT FLOOR AREA	6.593	X	4.000	26.372	SQ.M.
MUMTY COVERED AREA (D)	3.160	X	4.000	12.640	SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR ( 2ND TO 3RD) +MUMTY COVERED AREA				144.500	SQ.M.



MUMTY TERRACE

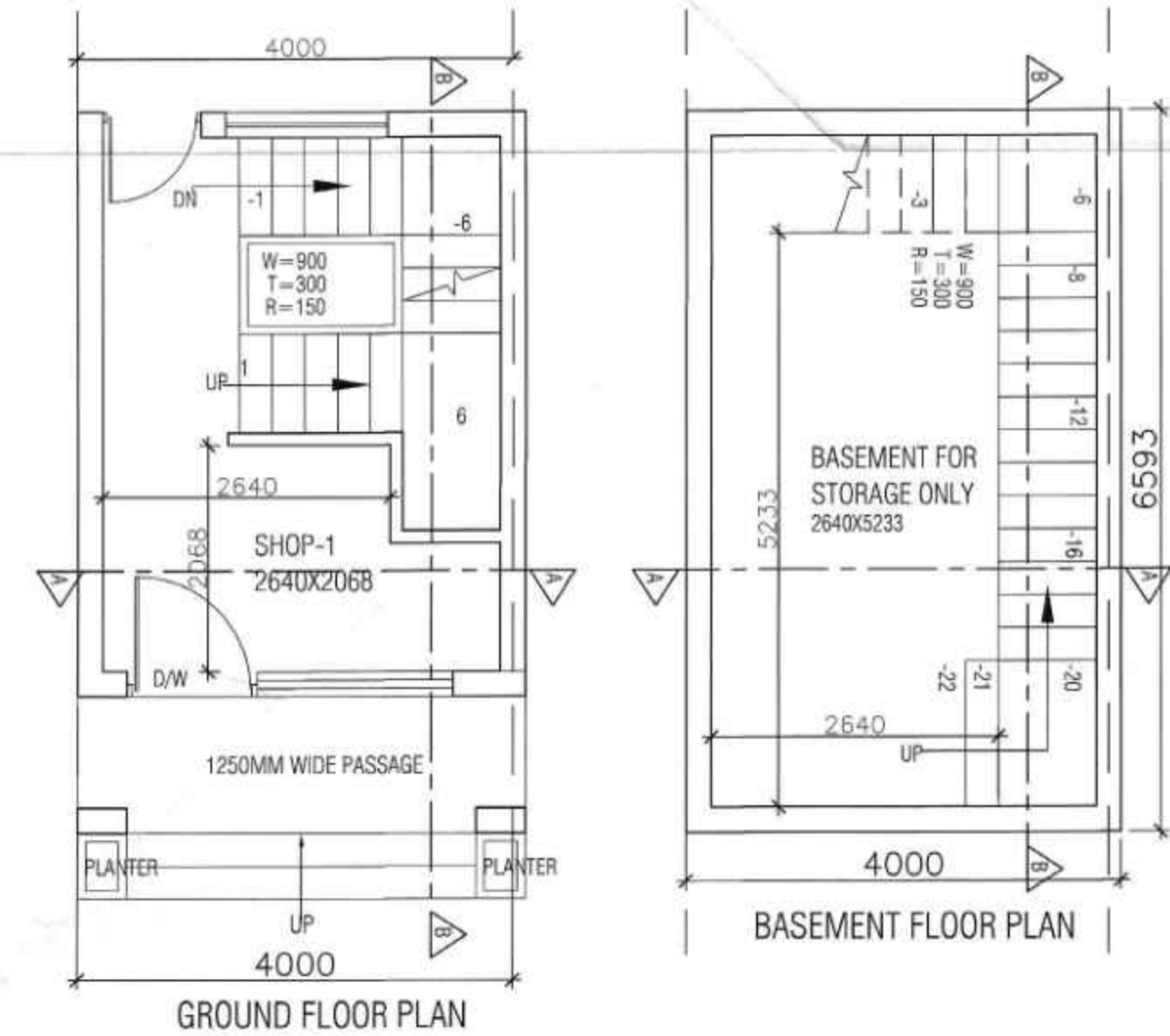


AREA DIAGRAM



1ST TO 3RD FLOOR PLAN

TERRACE PLAN



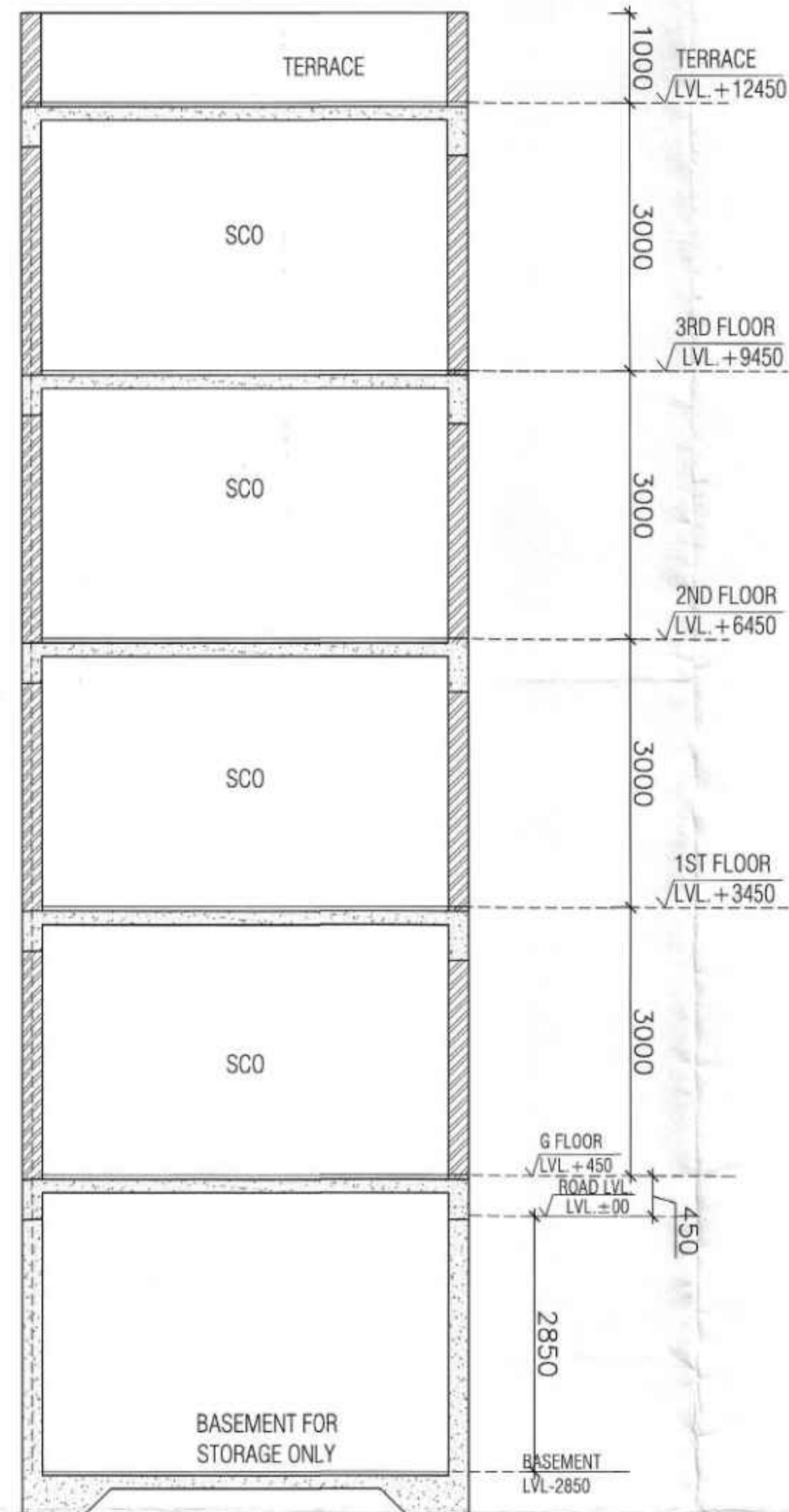
GROUND FLOOR PLAN

BASEMENT FLOOR PLAN

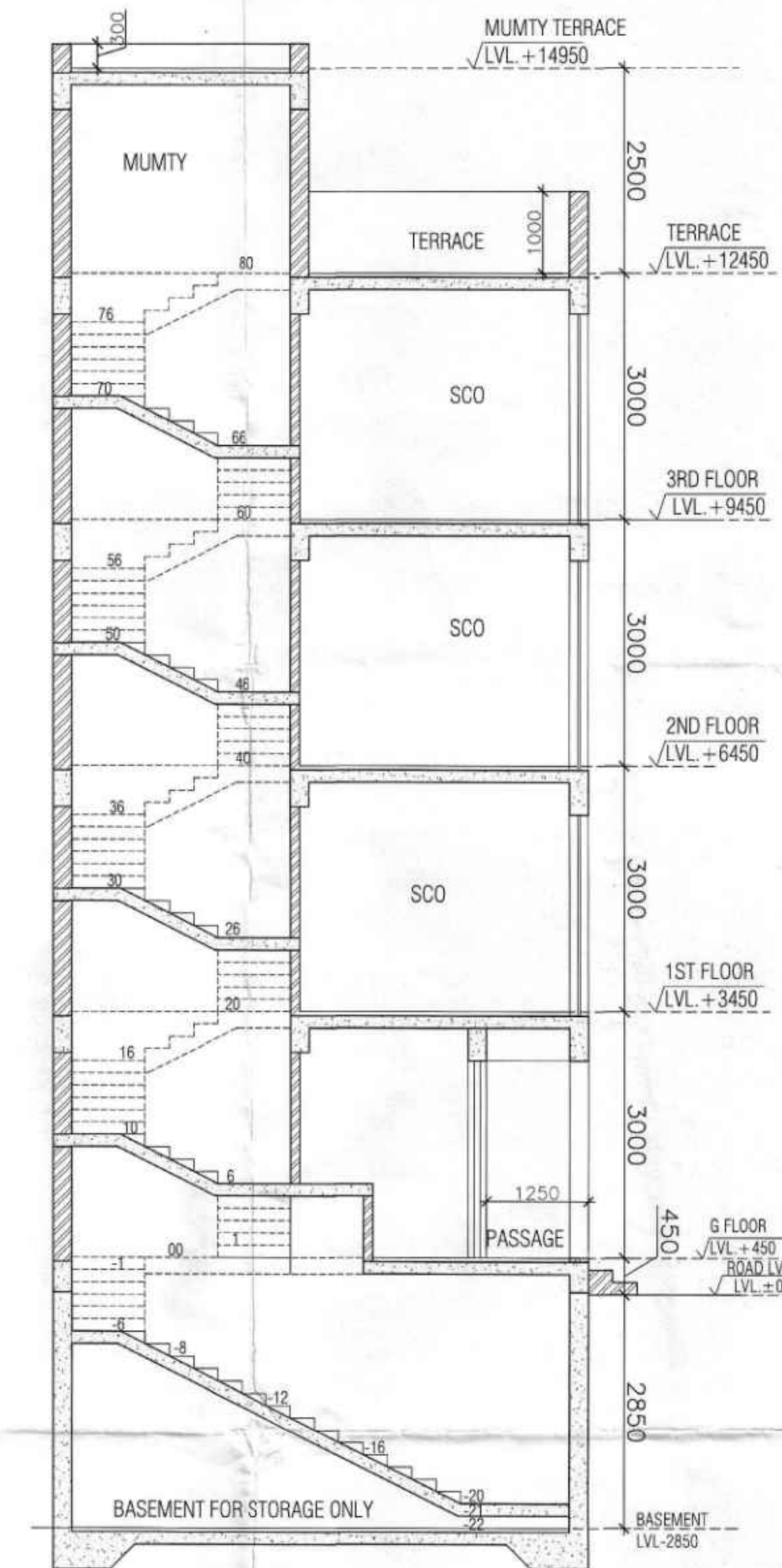


FRONT ELEVATION

REAR ELEVATION



SECTION A-A



SECTION B-B

SCALE 1:75 SHEET NO. 2

PROJECT:- PROPOSED RETAIL IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR - 21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE :- TYPICAL RETAILS (1) CORNER UNIT PLAN, ELEVATION & SECTION



ARCHITECT'S SIGN.

OWNER SIGN.

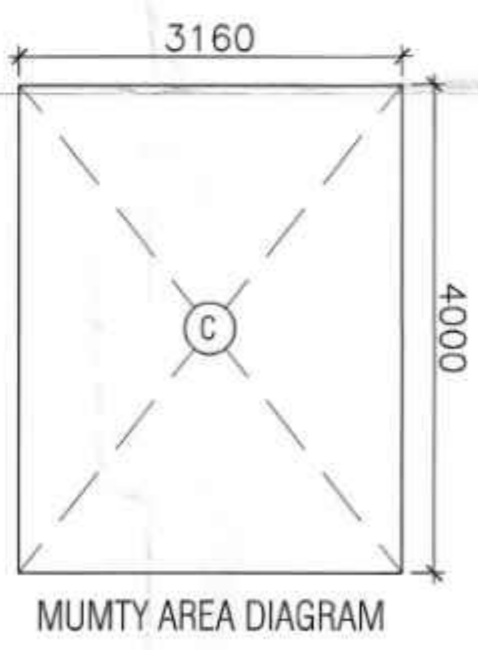
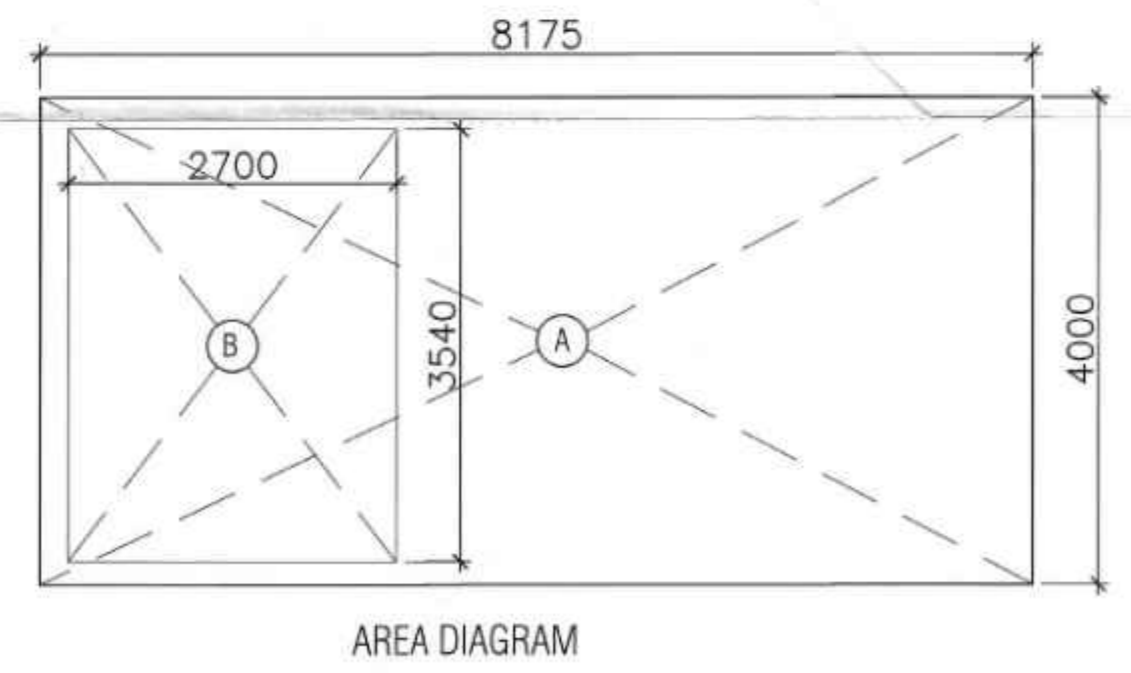
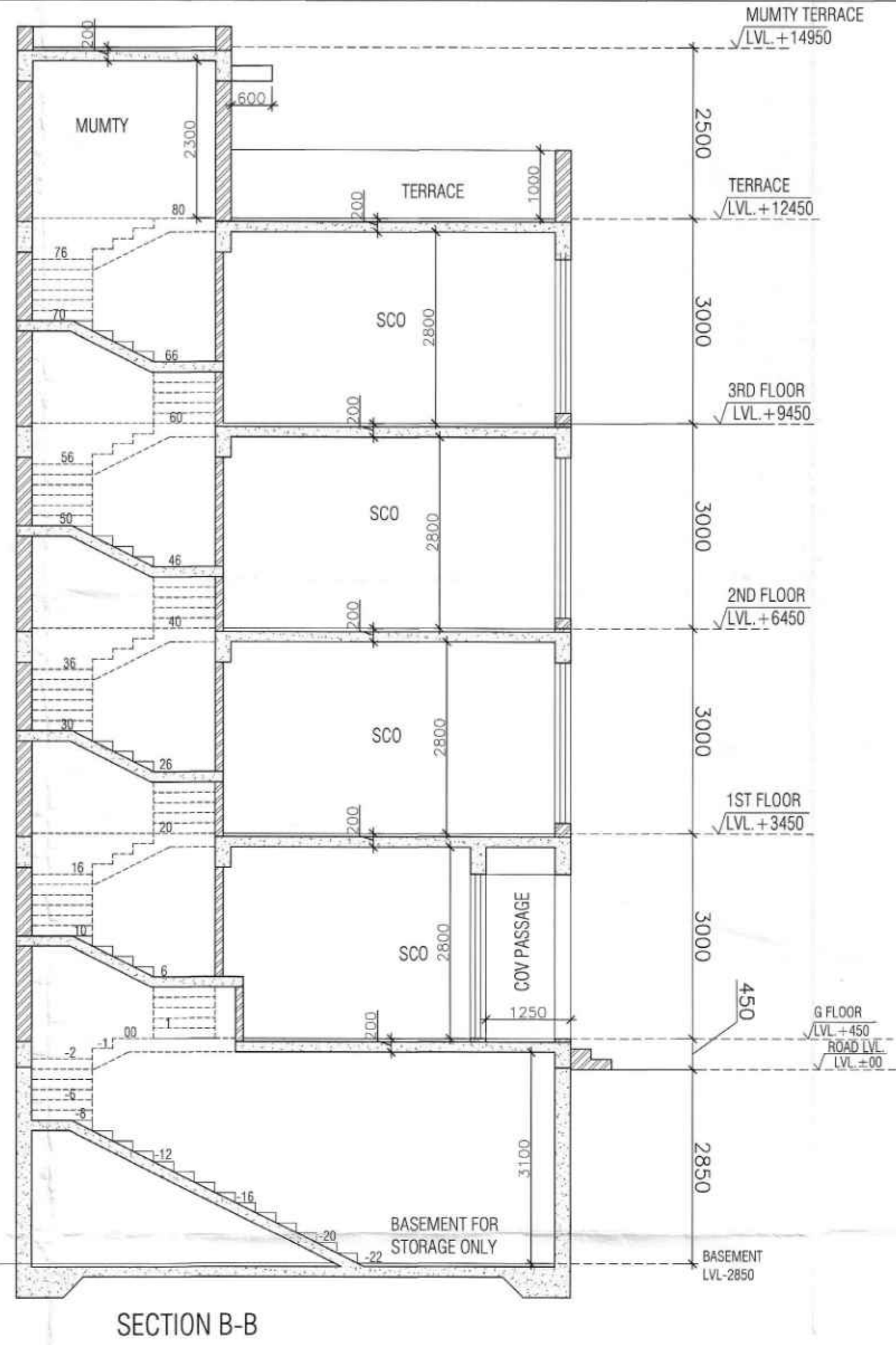
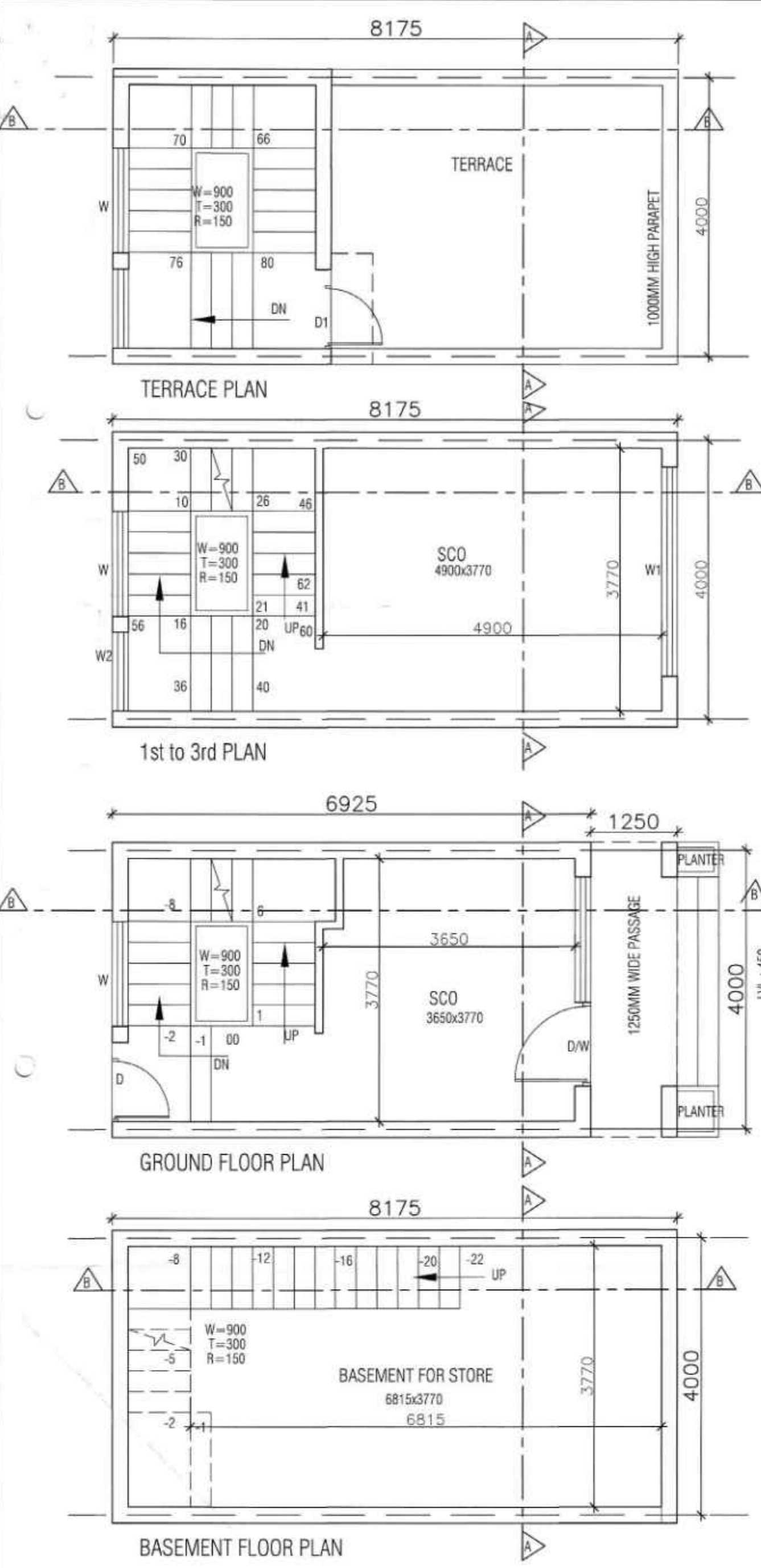


NORTH

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DRG. NO:- 0TCP 9961(ii) DATED:- 19-01-24

(GURPREET SINGH) ADP(HQ) (YAJAN CHAUDHARY) ATP(HQ) (ASHISH SHARMA) DTP(HQ) (SANJAY SUMAR) STP (E&V)HQ (P. P. SINGH) CFP(HR) (AMIT KHATRI, IAS) DG, TCP(HR)



DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D/W	3000 X 2400	±00	+2400
W1	3000 X 2400	+150	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
W	1500X1800	+600	+2400
W2	900X1800	+600	+2400

SCALE: 1:100  
SHEET NO: 3A

PROJECT:- PROPOSED RETAIL IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR - 21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE :- TYPICAL RETAILS(2 & 3, 23 TO 25) PLAN, ELEVATION & SECTION



OWNER SIGN.

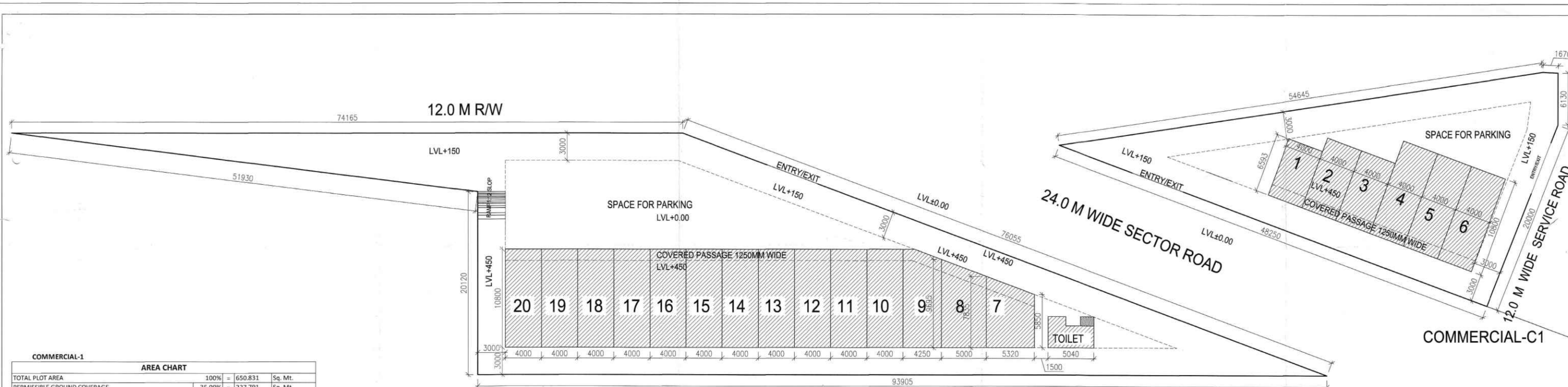


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DRG. No: DTEP 9961 (IV) D+ 19-01-24

(GURPREET SINGH) DTP(HQ)  
(YAJAN CHAUDHARY) ATP (HQ)  
(ASHISH BHARMA) DTP(HQ)  
(SANJAY KUMAR) STP (E&VIHQ)  
(P. SINGH) CTP(HR)  
(AMIT KHATRI, IAS) DG, TCP(HR)





**COMMERCIAL-1 AREA CHART**

TOTAL PLOT AREA	100%	=	650.831	Sq. Mt.
PERMISSIBLE GROUND COVERAGE	35.00%	=	227.791	Sq. Mt.
PROPOSED GROUND COVERAGE	34.01%	=	221.372	Sq. Mt.
PERMISSIBLE F.A.R	150.00	=	976.247	Sq. Mt.
PROPOSED F.A.R	109.62%	=	713.444	Sq. Mt.

**COMMERCIAL-1 GROUND COVERAGE**

SR. NO.	TYPE	LENGTH	X	WIDTH	=	AREA (Sq.Mt.)	X	TOTAL NOS.	=	TOTAL AREA (Sq. Mt.)
1	SCO-1	6.593	X	4.000	=	26.372	X	1	=	26.372
2	SCO-2 & 3	8.175	X	4.000	=	32.700	X	2	=	65.400
3	SCO-4 TO 6	10.800	X	4.000	=	43.200	X	3	=	129.600
<b>GRAND TOTAL</b>									<b>6</b>	<b>221.372</b>

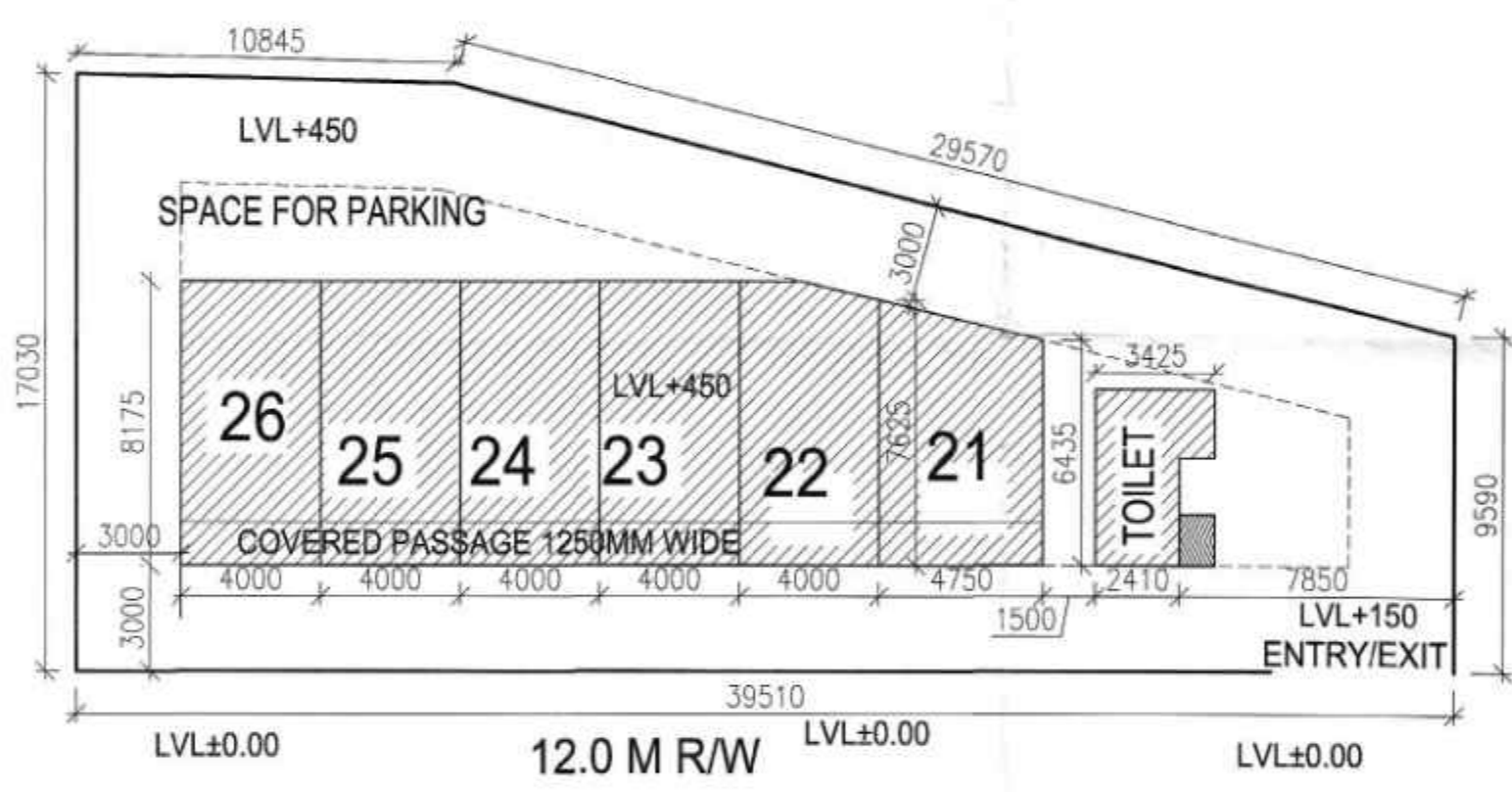
**COMMERCIAL-1 F.A.R. CALCULATION**

SR. NO.	TYPE	AREA (Sq.Mt.)	X	F.A.R.	=	TOTAL AREA (Sq. Mt.)
1	SCO-1	26.372	X	1	=	26.372
2	SCO-2 & 3	65.400	X	2	=	130.800
3	SCO-4 TO 6	129.600	X	3	=	388.800
<b>TOTAL</b>						<b>713.444</b>

**COMMERCIAL-1 BUILTUP AREA**

SR. NO.	TYPE	AREA (Sq.Mt.)	X	F.A.R.	=	TOTAL AREA (Sq. Mt.)
1	SCO-1	26.372	X	1	=	26.372
2	SCO-2 & 3	65.400	X	2	=	130.800
3	SCO-4 TO 6	129.600	X	3	=	388.800
4	MILK BOOTH(FREE FROM FAR AND GROUND COVERAGE)	27.5	X	1	=	27.500
<b>TOTAL BUILTUP AREA</b>						<b>1270.200</b>

COMMERCIAL-C2



COMMERCIAL-C3

**COMMERCIAL-2 AREA CHART**

TOTAL PLOT AREA	100%	=	1713.578	Sq. Mt.
PERMISSIBLE GROUND COVERAGE	35.00%	=	599.752	Sq. Mt.
PROPOSED GROUND COVERAGE	35.00%	=	599.689	Sq. Mt.
PERMISSIBLE F.A.R	150.00	=	2570.367	Sq. Mt.
PROPOSED F.A.R	116.53%	=	1996.833	Sq. Mt.

**COMMERCIAL-2 GROUND COVERAGE**

SR. NO.	TYPE	LENGTH	X	WIDTH	=	AREA (Sq.Mt.)	X	TOTAL NOS.	=	TOTAL AREA (Sq. Mt.)
1	SCO-7	(5.850+7.835)x1/2	X	5.320	=	36.402	X	1	=	36.402
2	SCO-8	(9.695+7.835)x1/2	X	5.000	=	43.825	X	1	=	43.825
2	SCO-9	10.800	X	1.285	=	13.878	X	1	=	13.878
3	SCO-10 TO 20	(10.800+9.695)x1/2	X	2.965	=	30.384	X	11	=	334.224
<b>GRAND TOTAL</b>									<b>14</b>	<b>599.689</b>

**COMMERCIAL-2 F.A.R. CALCULATION**

SR. NO.	TYPE	AREA (Sq.Mt.)	X	F.A.R.	=	TOTAL AREA (Sq. Mt.)
1	SCO-7	36.402	X	1	=	36.402
2	SCO-8	43.825	X	1	=	43.825
3	SCO-9	13.878	X	1	=	13.878
4	SCO-10 TO 20	334.224	X	11	=	3676.464
<b>TOTAL</b>						<b>1996.833</b>

**COMMERCIAL-2 BUILTUP AREA**

SR. NO.	TYPE	AREA (Sq.Mt.)	X	F.A.R.	=	TOTAL AREA (Sq. Mt.)
1	SCO-7	36.402	X	1	=	36.402
2	SCO-8	43.825	X	1	=	43.825
3	SCO-9	13.878	X	1	=	13.878
4	SCO-10 TO 20	334.224	X	11	=	3676.464
4	TOILET (FREE FROM FAR AND GROUND COVERAGE)	14.136	X	1	=	14.136
<b>TOTAL BUILTUP AREA</b>						<b>3190.195</b>

**COMMERCIAL-3 AREA CHART**

TOTAL PLOT AREA	100%	=	560.813	Sq. Mt.
PERMISSIBLE GROUND COVERAGE	35.00%	=	196.285	Sq. Mt.
PROPOSED GROUND COVERAGE	35.00%	=	196.285	Sq. Mt.
PERMISSIBLE F.A.R	150.00	=	841.220	Sq. Mt.
PROPOSED F.A.R	126.60%	=	709.968	Sq. Mt.

**COMMERCIAL-3 GROUND COVERAGE**

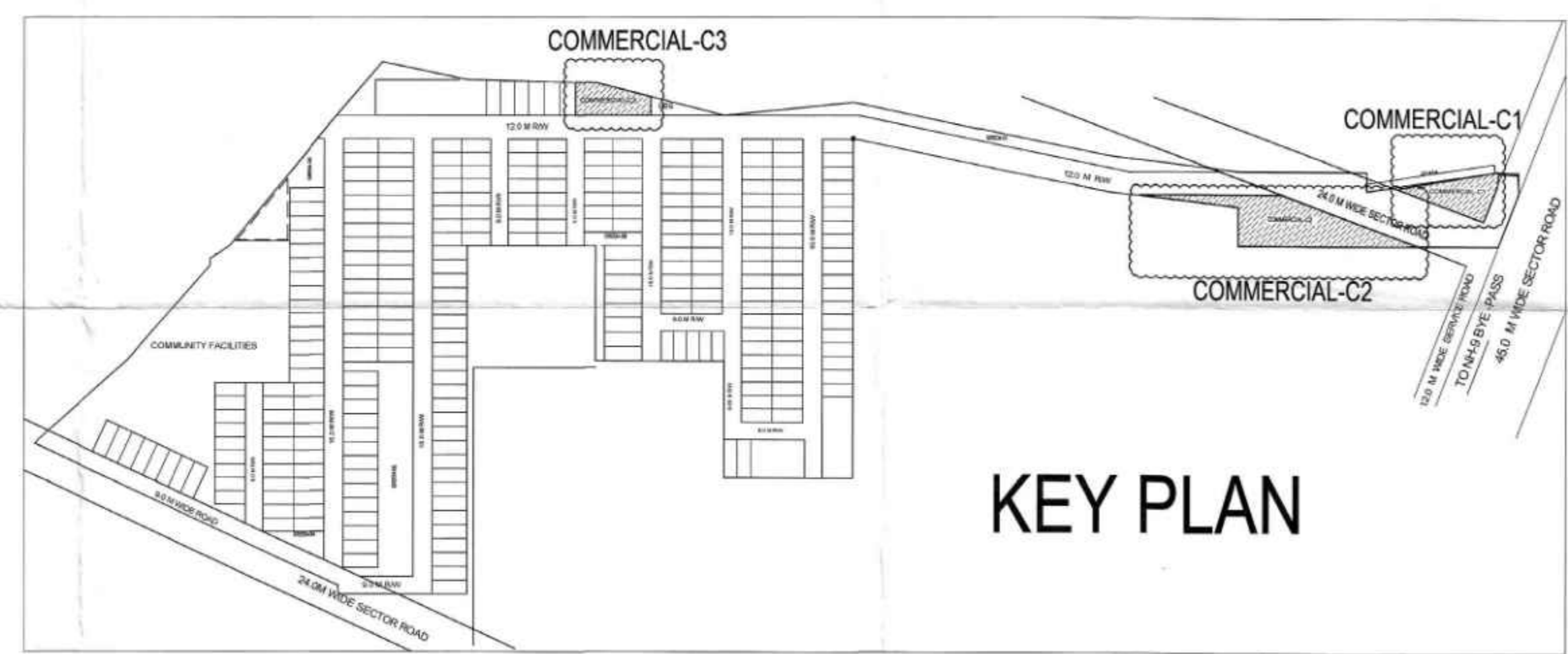
SR. NO.	TYPE	LENGTH	X	WIDTH	=	AREA (Sq.Mt.)	X	TOTAL NOS.	=	TOTAL AREA (Sq. Mt.)
1	SCO-21	(7.625+6.435)x1/2	X	4.750	=	33.393	X	1	=	33.393
2	SCO-22	8.175	X	1.790	=	14.633	X	1	=	14.633
3	SCO-23 TO 26	(8.175+7.625)x1/2	X	2.210	=	17.459	X	4	=	69.836
<b>GRAND TOTAL</b>									<b>6</b>	<b>196.285</b>

**COMMERCIAL-3 F.A.R. CALCULATION**

SR. NO.	TYPE	AREA (Sq.Mt.)	X	F.A.R.	=	TOTAL AREA (Sq. Mt.)
1	SCO-21	33.393	X	1	=	33.393
2	SCO-22	14.633	X	1	=	14.633
3	SCO-23 TO 26	69.836	X	4	=	279.344
<b>TOTAL</b>						<b>709.968</b>

**COMMERCIAL-3 BUILTUP AREA**

SR. NO.	TYPE	AREA (Sq.Mt.)	X	F.A.R.	=	TOTAL AREA (Sq. Mt.)
1	SCO-21	33.393	X	1	=	33.393
2	SCO-22	14.633	X	1	=	14.633
3	SCO-23 TO 26	69.836	X	4	=	279.344
4	TOILET (FREE FROM FAR AND GROUND COVERAGE)	14.136	X	1	=	14.136
<b>TOTAL BUILTUP AREA</b>						<b>1074.448</b>



KEY PLAN

- NOTES:-**
1. ALL PIPES PASSING UNDER FLOORS.
  2. COMMON WALL SHALL BE SHARED.
  3. ALL DIMENSIONS ARE IN METERS.
  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 STR. DRAWING.
  6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
  7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
  8. PARKING AREA CANNOT BE SOLD IN ANY MANNER

SHEET NO. **1**

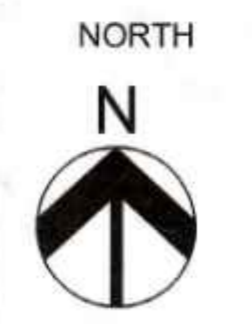
PROJECT:-  
PROPOSED LAYOUT OF RETAILS IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR - 21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE :-  
**COMMERCIAL SITE PLAN & AREA CALCULATIONS**



ARCHITECT'S SIGN.

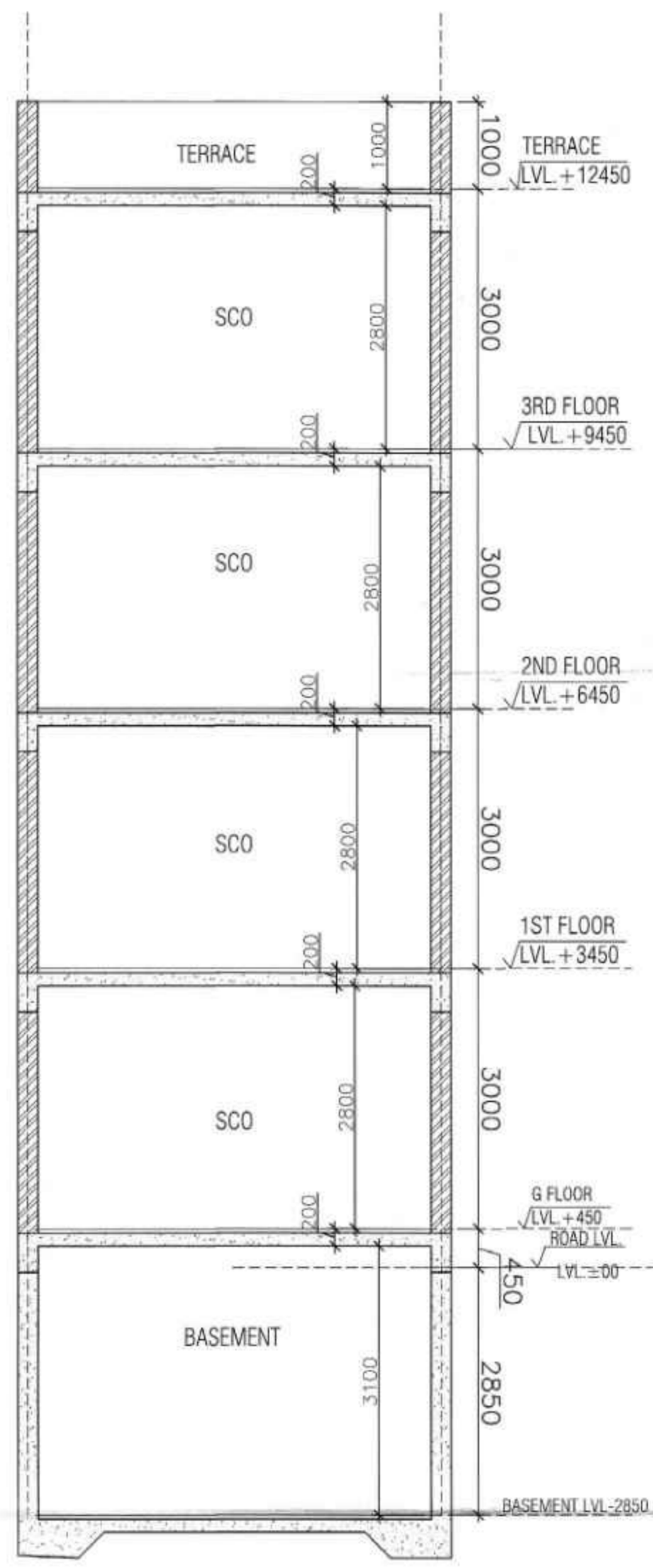
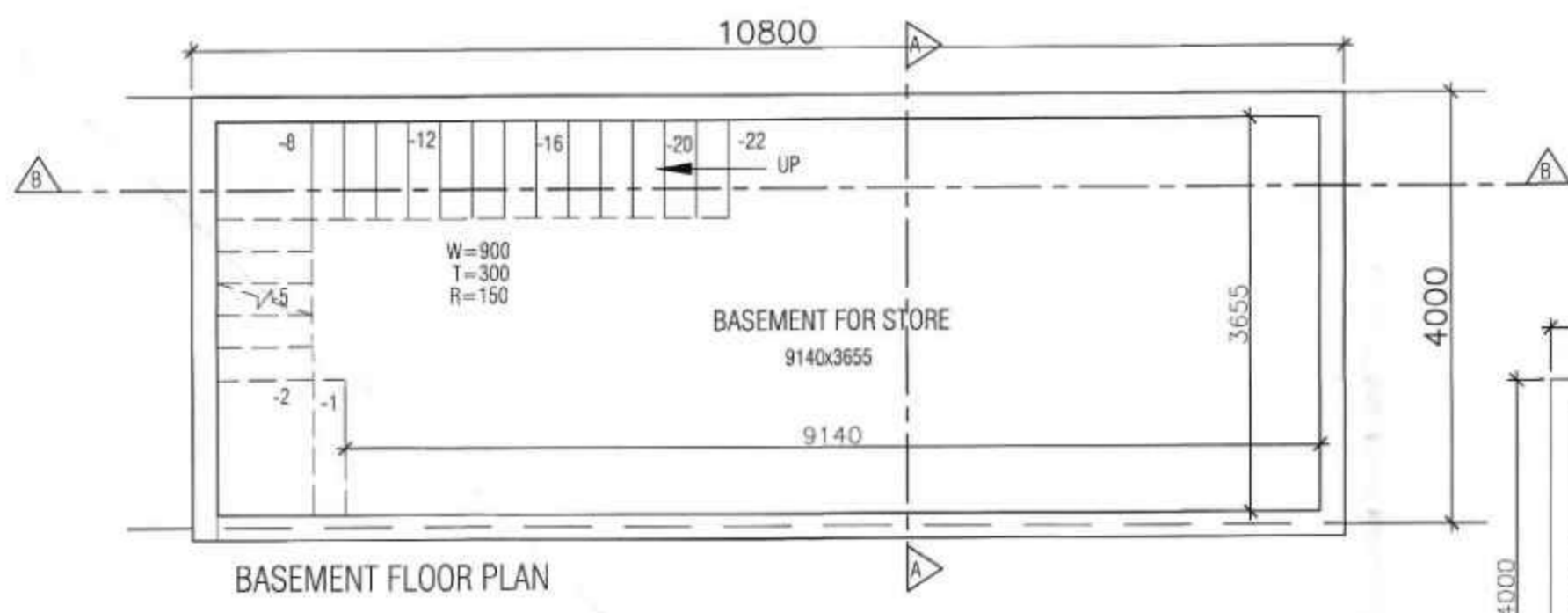
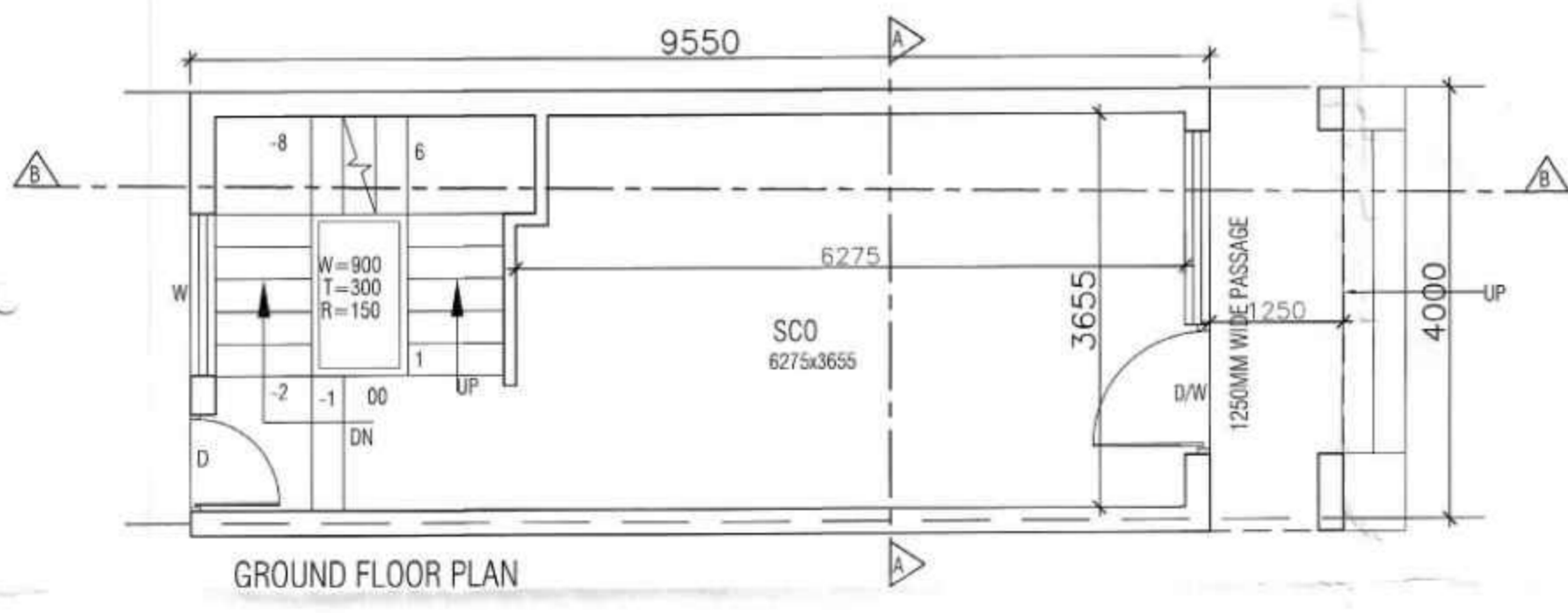
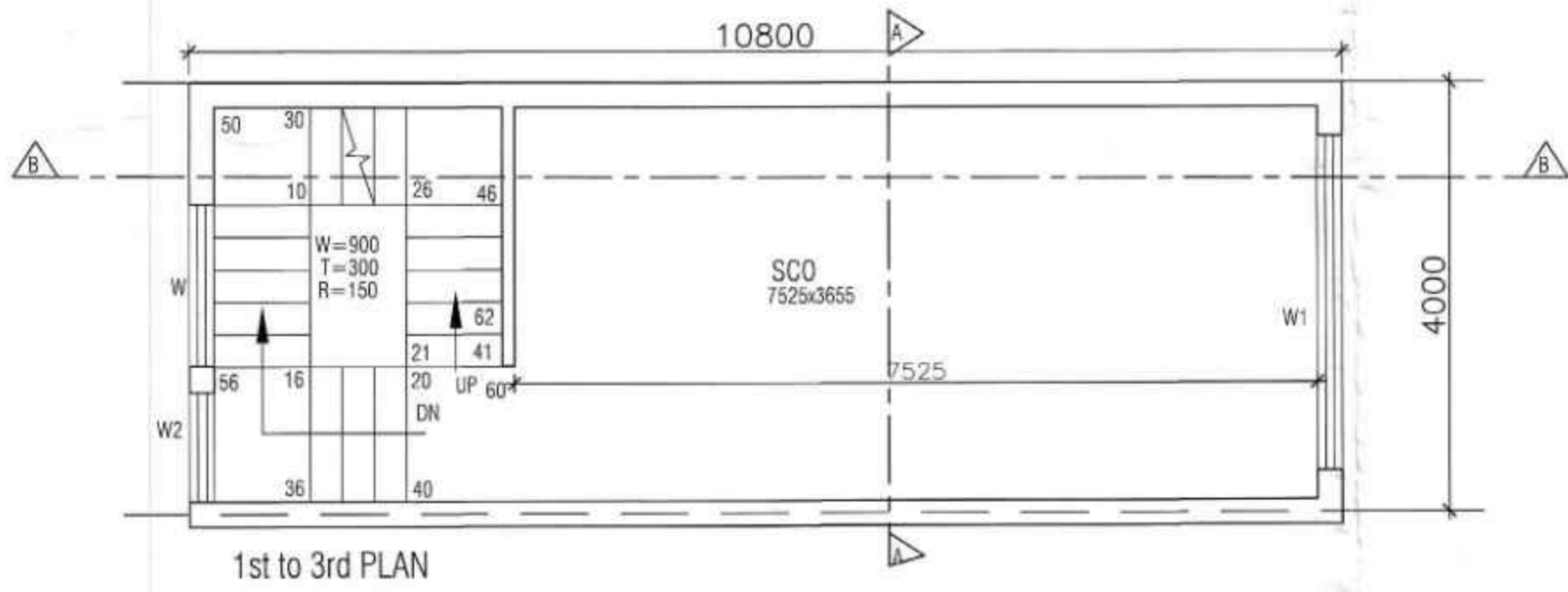
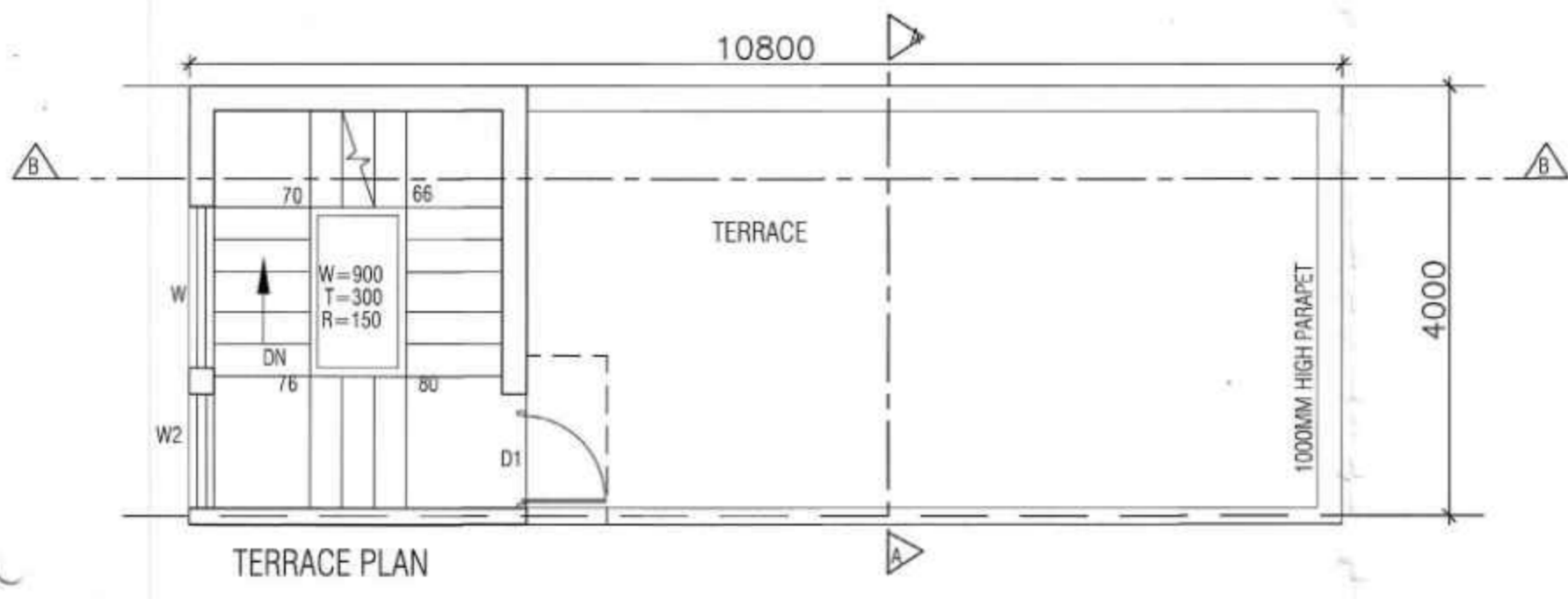
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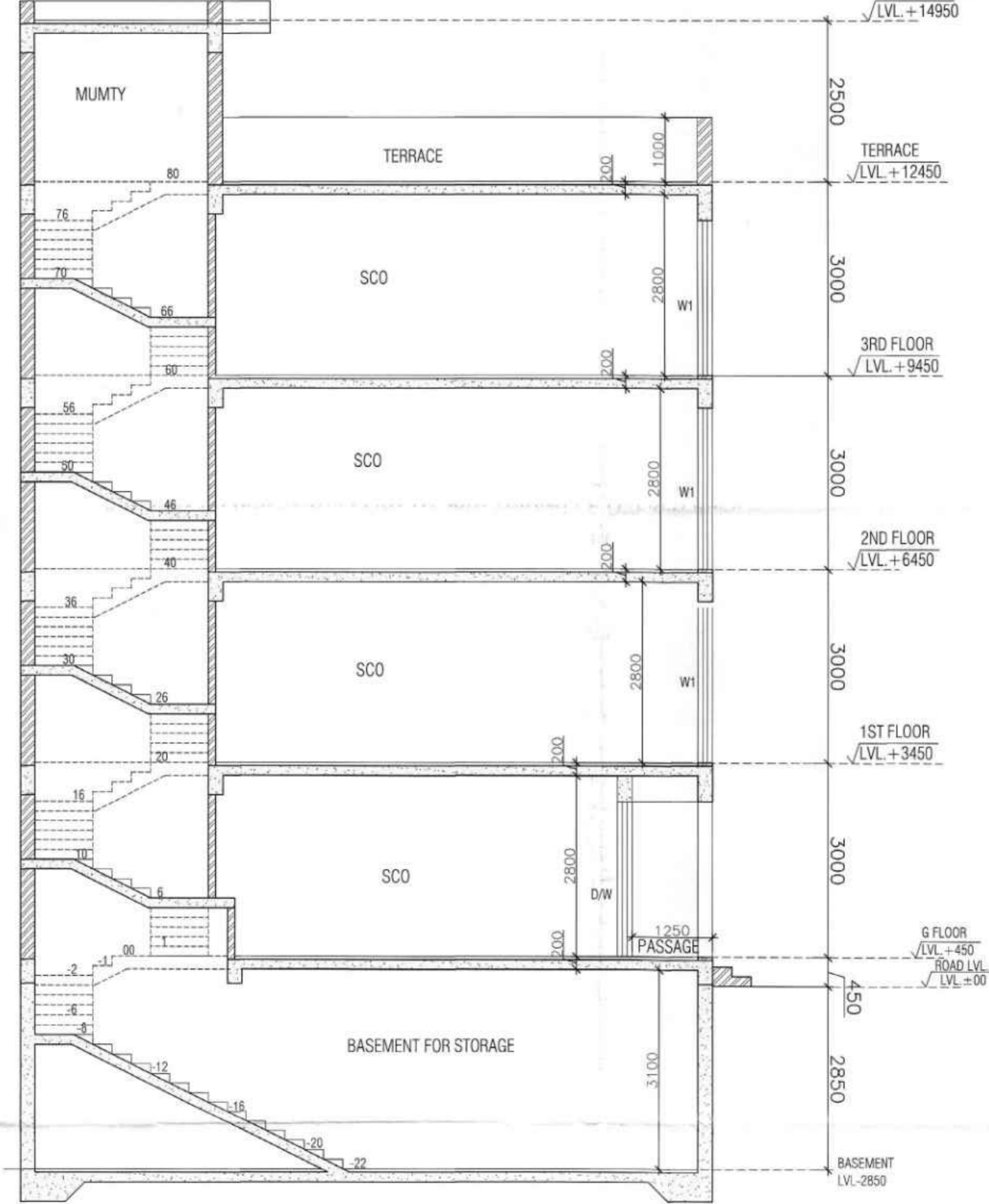
ARCHITECT:  
**DAULAT & PUNEET ARCHITECTS LLP.**  
408, Fourth Floor, Sun City Trade Tower,  
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DHP ARCHITECTS LLP  
E-MAIL: info@dnparchitects.com, Phone : +91-124-4839474  
Architecture Interior Planning Vastu

DRG. NO. :- DGTCP - 9961(i) DATED: 19.01.2024

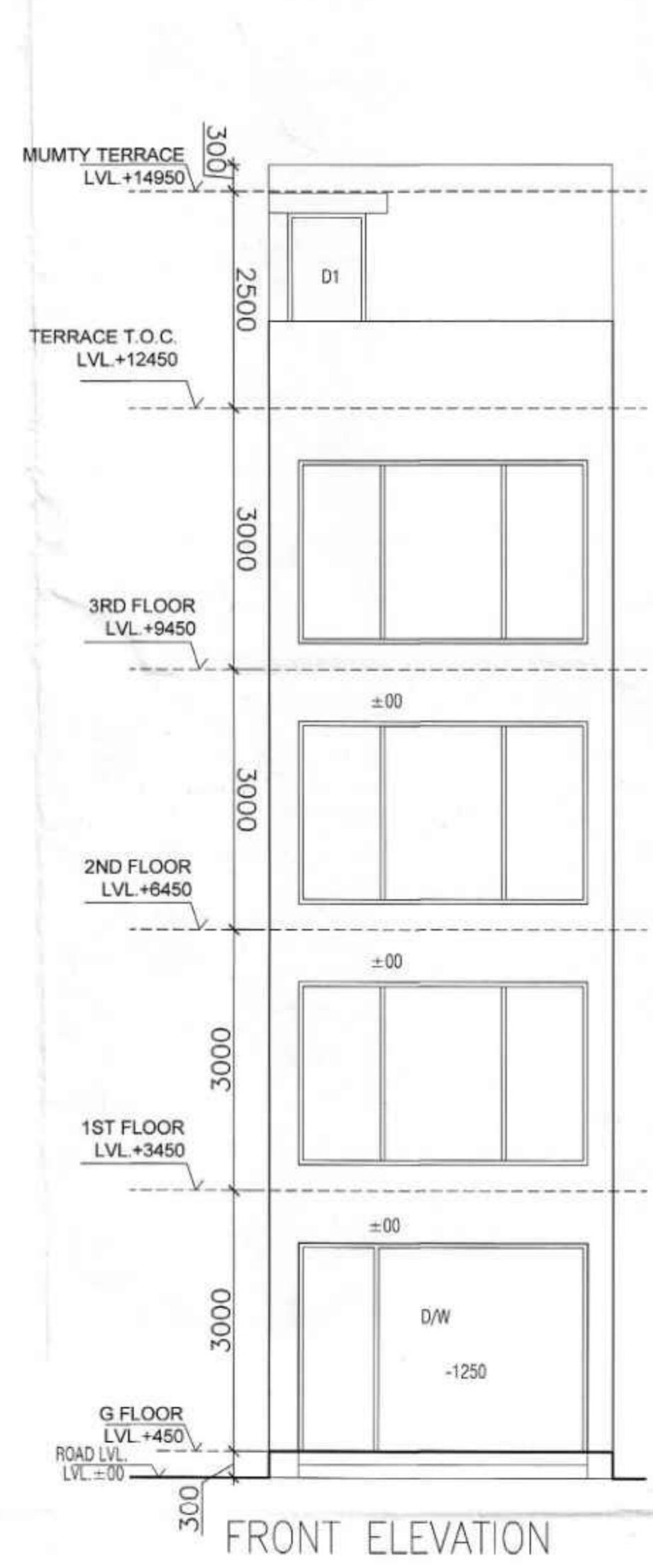
(GURPREET SINGH) AD(HQ) (YAJAN CHAUDHARY) ATP (HQ) (ASHISH SHARMA) DTP(HQ) (SANJAY KUMAR) STP (E&V)HQ (P. SINGH) CTP(HR) (AMIT KHATRI, IAS) DG,TCP(HR)



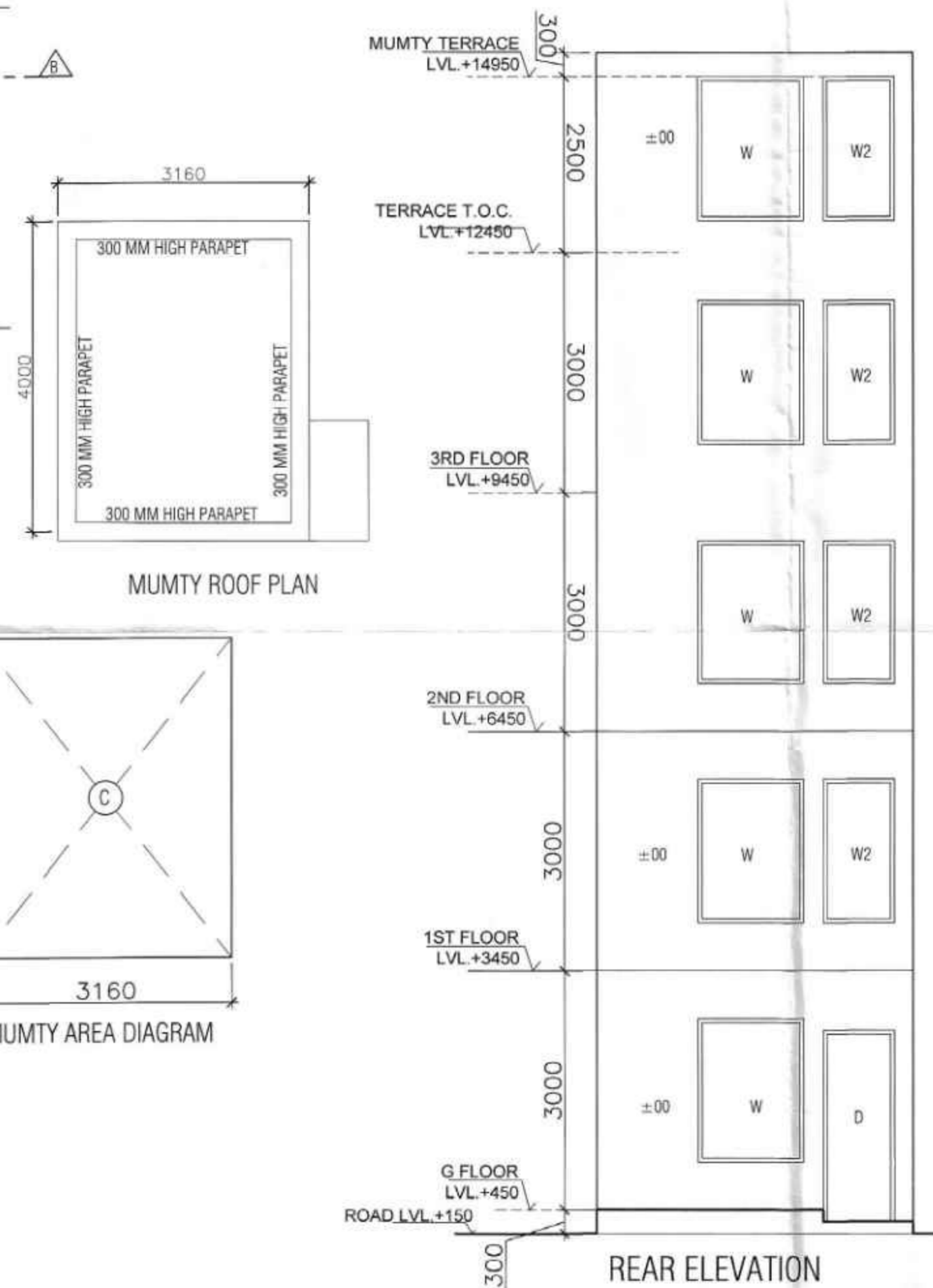
SECTION A-A



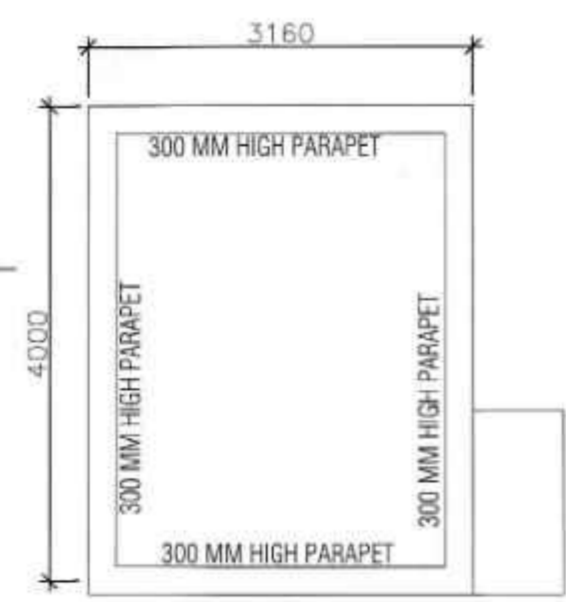
SECTION B-B



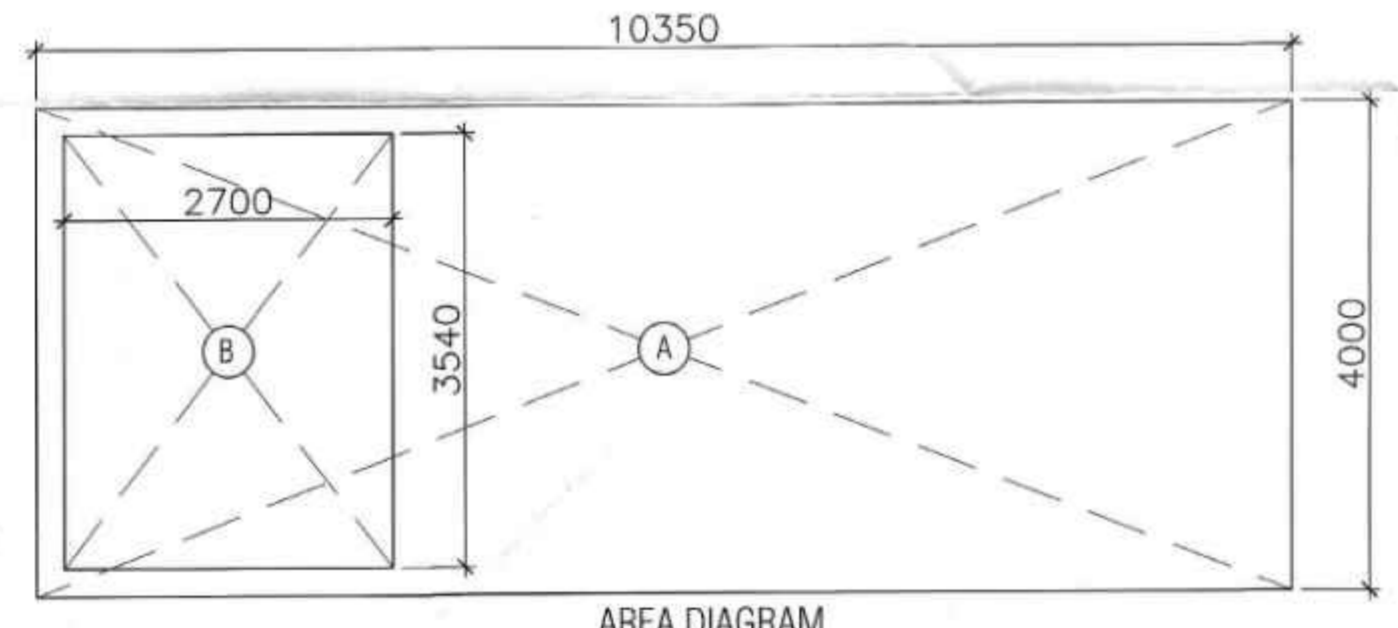
FRONT ELEVATION



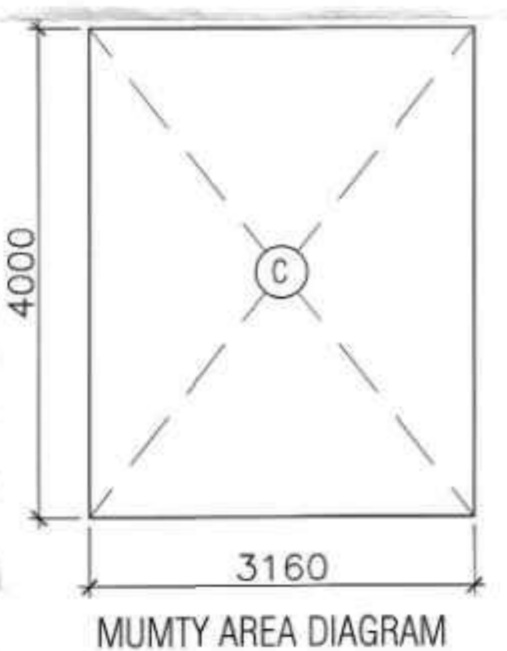
REAR ELEVATION



MUMTY ROOF PLAN



AREA DIAGRAM



MUMTY AREA DIAGRAM

SCO-4-6,10-20 AREA CALCULATIONS				
GROUND FLOOR AREA(FAR) -A	10.800	X	4.000	43.200 SQ.M.
STAIRWELL AREA-1	3.540	X	2.700	9.558 SQ.M.
FIRST FLOOR AREA(FAR)-B=GROUND FLOOR AREA-STAIRWELL	43.200	-	9.558	33.642 SQ.M.
TYPICAL FLOOR AREA(FAR) 2ND TO 3RD-C= SAME AS FIRST FLOOR	33.642	X	2.000	67.284 SQ.M.
TOTAL F.A.R=(A+B+C)				144.126 SQ.M.
BASEMENT FLOOR AREA	10.800	X	4.000	43.200 SQ.M.
MUMTY COVERED AREA (D)	3.160	X	4.000	12.640 SQ.M.
TOTAL BUILTUP AREA (COVER AREA ON BASEMENT+COVERED AREA ON GROUND FLOOR+ COVER AREA ON FIRST+COVERED AREA ON TYPICAL FLOOR ( 2ND TO 3RD)+MUMTY COVERED AREA				228.640 SQ.M.

DOORS-WINDOWS SCHEDULE			
TYPE	SIZE	C. LVL	L. LVL
D/W	3000 X 2400	±00	+2400
D	900 X 2400	±00	+2400
D1	900 X 2100	±00	+2100
W	1500X1800	+600	+2400

SCALE 1:100 SHEET NO. 4A

PROJECT:- PROPOSED RETAIL IN COMMERCIAL AREA OF PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOUNA OF LICENCE NO 54 OF 2023 ON LAND MEASURING 18.075 ACRE AT SECTOR -21E, ROHTAK FOR M/S NV RESIDENCY LLP.

DRAWING TITLE :- TYPICAL RETAILS CORNER UNIT (6 & 20) PLAN, ELEVATION & SECTION



OWNER SIGN

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DRG. NO:- BTP 9961(VI) DATED:- 19-01-24

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