

APPROVED TECHNICAL CONTROL / STANDARD DESIGN OF S.C.O. ON COMMERCIAL SITE MEASURING 1753.463 SQ. M. IN LICENCE NO. 05 OF 2019 IN PLOTTED COLONY (DEEN DAYAL JAIN AWAS YOUNA) M/S DADRI LAL AND FINANCE & SH. VIVEK MITTAL, VILLAGE DADRI, DISTT. BHIWANI (HARYANA)

**AREA DETAIL**

TOTAL AREA OF SCHEME = 1753.463 SQ.M  
 1/3<sup>rd</sup> FLOOR COVERAGE (33%) = 613.712 SQ.M  
 2<sup>nd</sup> FLOOR COVERAGE (33%) = 613.622 SQ.M  
 RESERVE FLOOR (33%) = 526.129 SQ.M  
 TOTAL COVD. AREA (100%) = 1753.463 SQ.M

**DETAIL OF COVERED AREA**

**GROUND FLOOR**  
 COVD. AREA OF S.C.O. (1.2.3) 7.35 X 16.50 = 121.275 X 3  
 = 325.825 SQ.M (X)  
 COVD. AREA OF S.C.O. (1.4.5) 6.05 X 13.75 = 83.688 X 2  
 = 167.376 SQ.M (Y)  
 COVD. AREA OF S.C.O. (1.5) 5.82 X 13.75 = 80.222 SQ.M (Z)  
**TOTAL GROUND COVERAGE (X+Y+Z) = 613.622 SQ.M (100%) (1)**

**BASEMENT**

COVD. AREA OF S.C.O. (1.2.3) 7.35 X 16.50 = 121.275 X 3  
 = 370.823 SQ.M  
 COVD. AREA OF S.C.O. (1.4.5) 6.05 X 13.75 = 83.688 X 2  
 = 174.076 SQ.M  
 COVD. AREA OF S.C.O. (1.5) 5.82 X 13.75 = 80.222 SQ.M  
**TOTAL COVD. AREA OF ALL BASEMENTS = 625.603 SQ.M (100%) (2)**

**FIRST FLOOR**

COVD. AREA OF S.C.O. (1.2.3) 7.35 X 16.50 = 121.275 X 3  
 = 320.225 SQ.M  
 COVD. AREA OF S.C.O. (1.4.5) 6.05 X 13.75 = 83.688 X 2  
 = 167.016 SQ.M  
 COVD. AREA OF S.C.O. (1.5) 5.82 X 13.75 = 80.222 SQ.M  
**TOTAL COVD. AREA OF ALL FIRST FLOORS = 613.622 SQ.M (100%) (3)**

**SECOND FLOOR**

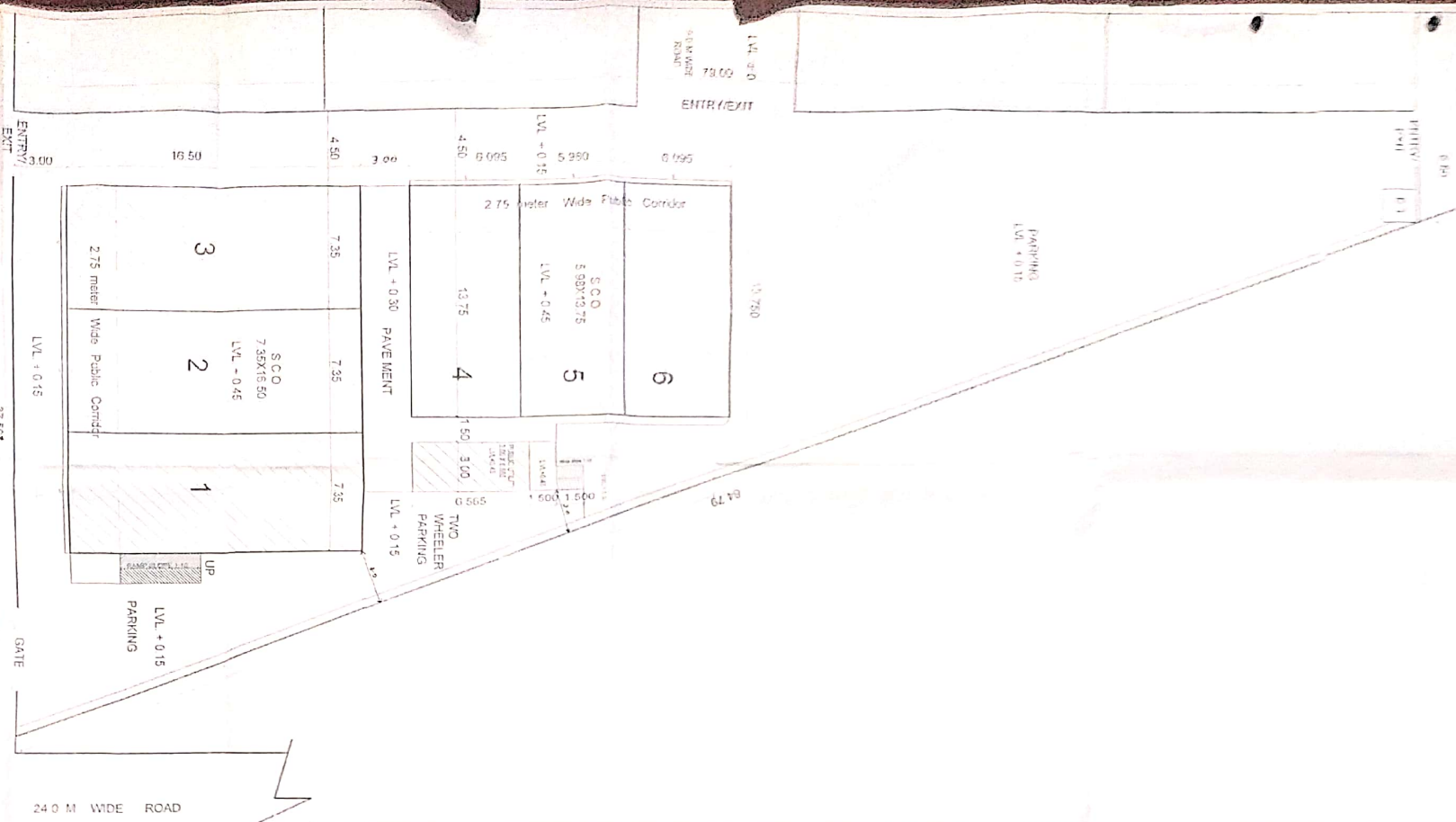
COVD. AREA OF S.C.O. (1.2.3) 7.35 X 16.50 = 121.275 X 3  
 = 303.825 SQ.M  
 COVD. AREA OF S.C.O. (1.4.5) 6.05 X 13.75 = 83.688 X 2  
 = 167.016 SQ.M  
 COVD. AREA OF S.C.O. (1.5) 5.82 X 13.75 = 80.222 SQ.M  
**TOTAL COVD. AREA OF ALL SECOND FLOORS = 613.622 SQ.M (100%) (4)**

**TOTAL COVERED AREA OF PUBLIC UTILITY SERVICES = 1840.868 SQ.M (104.881%)**  
 = 19.625 SQ.M (FREE FROM F.A.R.)

NOTE - PARKING SHALL NOT BE SOLD IN ANY MANNER WHAT SO EVER TO BE READ WITH CODE 1.2 (1) (a), 3.2 AND 3.5 OF THE HARYANA BUILDING CODE 2017

**S.C.O. SITE PLAN & AREA CALCULATION**

SHEET NO. 1



PROPOSED ROAD 450 M WIDE

24.0 M WIDE ROAD

**SITE PLAN**

FOR DADRI LAL & FINANCE & SH. VIVEK MITTAL & PARTNER  
 ARCHITECTS

OWNER

ARCHITECT



REGD.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA  
Nagar Vojna Bhawan, Plot No-3, Block-A, Madhya Marg, Sector-12A, Chandigarh,  
Tele-Fax: 0172-2548475; Tel.: 0172-2549851, E-mail: tcp@haryana.gov.in  
Website [www.tcp@haryana.gov.in](http://www.tcp@haryana.gov.in)

Memo No. ZP-1340/JD(Sp)/2020/

3172

Dated

04-02-2020

To

✓ Dadri Land and Finance and  
Sh. Vivek Mittal S/o Sh. Vishnu Kumar,  
In collaboration with Dadri Land and Finance,  
R/o Shop No. 1, Green Market,  
Near Main Post Office, Charkhi Dadri,  
District- Charkhi Dadri,

Subject: - Approval of standard design of shop-cum-offices (SCO's) on a Commercial site area measuring 1753.463 sqm. part of residential plotted colony, under DDJAY-2016 over an area measuring 11.406 acres (License No. 05 of 2019 dated 24.01.2019) in the revenue estate of Village Dadri, District Charkhi Dadri being developed by Dadri Land and Finance & Sh. Vivek Mittal.

Reference: Your letter dated 06.11.2019 on the matter cited above.

Please find enclosed a set of approved Standard Design of SCO's of aforesaid commercial sites given as under:-

Description	Area	Drawing No.	Dated
Commercial site	1753.463 sqm.	DGTCP-7356 (i to iii)	03.02.2020

- The standard designs are approved with the following conditions:-
- The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
  - The individual SCO holders shall not start construction prior to approval of fire design/scheme as per Haryana Fire Services Act/National Building Code from the competent authority.
  - The parking/open area shall not be sold in any manner whatsoever.
- DA/ as above

For: Director General, Town & Country Planning,  
Haryana, Chandigarh.

Architect(HQ)

  
Atender Singh

Endst. No. ZP-1340/JD(Sp)/2020/

Dated

- A copy is forwarded to the following for information and necessary action:-
- The Senior Town Planner, Hisar alongwith a set of approved Standard Design.
  - The District Town Planner, Charkhi Dadri alongwith a set of approved Standard Design.

DA/ as above

For: Director General, Town & Country Planning,  
Haryana, Chandigarh.

Architect(HQ)

Atender Singh