

AREA CHART			
TOTAL PLOT AREA	= 2.80	Acres	
	OR = 11331.180	Sq mt	
PERMISSIBLE GROUND COVERAGE 35%	= 3965.913	Sq mt	
PROPOSED GROUND COVERAGE 34.99%	= 3965.211	Sq mt	
PERMISSIBLE F.A.R 105%	= 11897.739	Sq mt	
PROPOSED F.A.R	104.62%	= 11854.211	Sq mt

GROUND COVERAGE								
SR. NO.	TYPE	LENGTH	X	WIDTH	= AREA (Sq. M.)	TOTAL NOS.	TOTAL AREA	
1	S.C.O (1 to 32)	4.95	X	10.00	= 49.500	X 32	= 1584.00	
2	CLINIC (33 & 34)	8.35	X	10.00	= 83.500	X 1	= 83.50	
3	S.C.O (35 TO 88)	4.95	X	10.00	= 49.500	X 46	= 2277.00	
4	P.U.S	5.23	X	3.96	= 20.711	X 1	= 20.711	
<b>GRAND TOTAL</b>						<b>= 203.21 X</b>	<b>78</b>	<b>= 3965.211</b>

F.A.R. CALCULATION			
S.C.O (1 TO 32)			
1	GROUND FLOOR AREA	=	1584.00
2	FIRST FLOOR AREA	=	1584.00
3	SECOND FLOOR AREA	=	1584.00
<b>TOTAL</b>		=	<b>4752.000</b>
CLINIC (33 & 34)			
1	GROUND FLOOR AREA	=	83.50
2	FIRST FLOOR AREA	=	83.50
3	SECOND FLOOR AREA	=	83.50
<b>TOTAL</b>		=	<b>250.500</b>
S.C.O (35 & 88)			
1	GROUND FLOOR AREA	=	2277.00
2	FIRST FLOOR AREA	=	2277.00
3	SECOND FLOOR AREA	=	2277.00
<b>TOTAL</b>		=	<b>6831.000</b>
PUBLIC UTILITY SERVICE			
1	GROUND FLOOR AREA	=	20.711
<b>GRAND TOTAL</b>		=	<b>11854.211</b>

- NOTES:**
1. ALL DIMENSIONS ARE IN MM.
  2. THE DRAWING IS TO BE READ AS NOT SCALED.
  3. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTER LINE OF THE ROADWAYS.
  4. ALL LEVELS ARE FROM ROAD LEVEL ± 00.
  5. ALL LEVELS NAMES ARE FROM FLOOR LEVELS.
  6. ALL TIES & LEVEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
  7. ALL STRUCTURAL MEMBERS ARE TO BE DESIGNED AS PER STRUCTURAL DRAWINGS.
  8. IN CASE OF ANY DISCREPANCIES PLEASE REFER BACK TO ARCHITECT'S & ENGINEER'S DRAWINGS.

**NOTE: - PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.**

APPROVAL OF STANDARD DESIGN OF SHOP-CUM-OFFICE (S.C.O) OF COMMERCIAL SITE ON AREA MEASURING 2.80 ACRES IN THE RESIDENTIAL PLOTTED COLONY MEASURING 88.407 ACRES (LICENCE NO. 287 OF 2007 DATED 27.12.2007 & 68 OF 2013 DATED 26.07.2013) IN SECTOR-3, 3A & 14, BAHADURGARH.

**SITE PLAN**

DATE: \_\_\_\_\_ SCALE: 1:200

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

OMAXE LIMITED  
Auth. Signatory

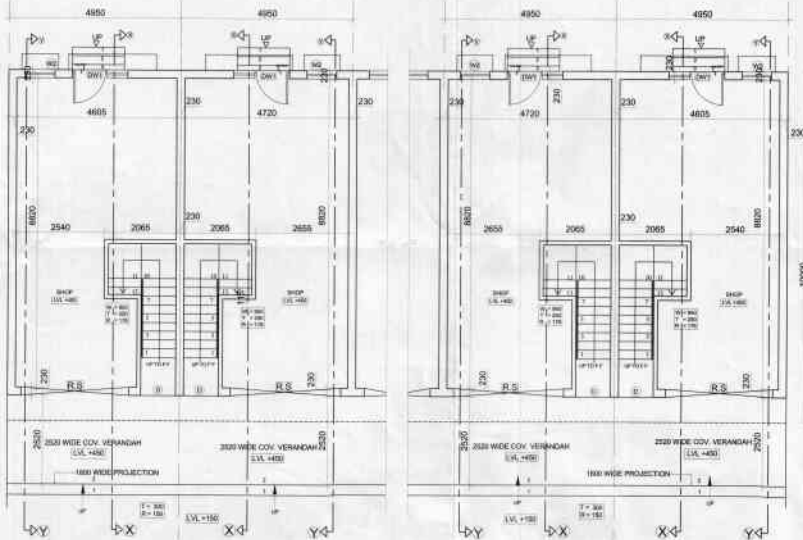
M/s OMAXE LTD. SHEET NO. **1**

Regd. Office: 7, L.S.C. Kallan, New Delhi-110019 (INDIA)

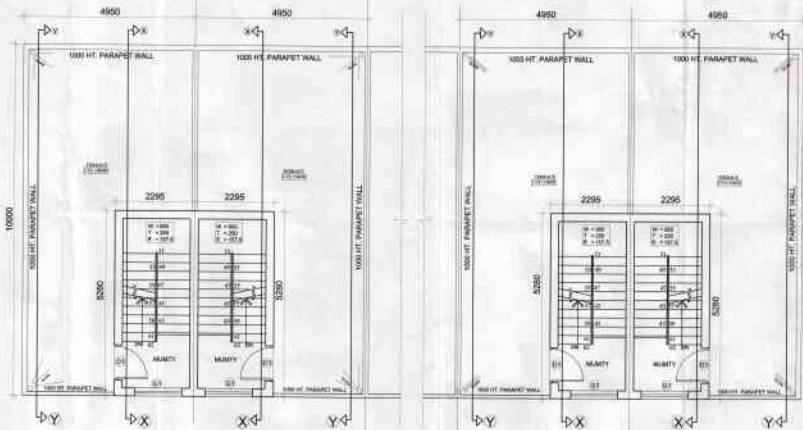
DR. 14 - D.T.C.P. 58233/04 DR. 2003-20/4/2012

(BOBBI CHAUHAN) (ATP-082) (D. K. SHIRAWATI) (DTP-082) (DEVIKANTA SHINGOJARI) (SFP-082) (KAMAL KUMAR) (CTP-082) (T. L. SATYAPRAKASH) (IAS) (DCCP-082)

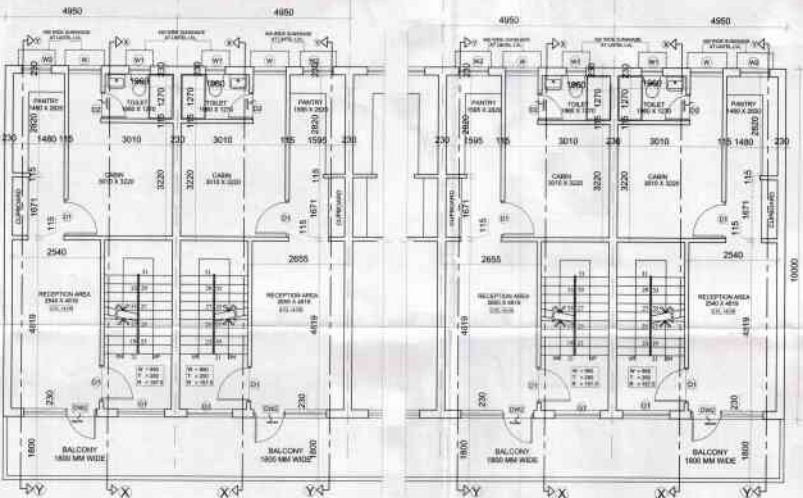
(DINESH KUMAR) (SDF-082) (KANSHPAL BANSI) (ADEX-082)



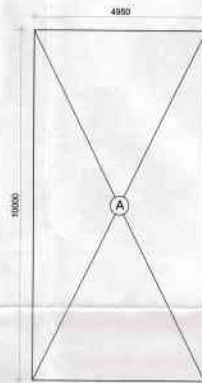
GROUND FLOOR PLAN



TERRACE PLAN



TYPICAL FLOOR PLAN (FIRST & SECOND FLOOR)



**AREA DETAIL:-**

- GROUND FLOOR AREA = 4.95 X 10.00 = 49.50 SQ. M.
- FIRST FLOOR AREA = 4.95 X 10.00 = 49.50 SQ. M.
- SECOND FLOOR AREA = 4.95 X 10.00 = 49.50 SQ. M.
- TOTAL FLOOR AREA = 148.50 SQ. M.
- BASEMENT FLOOR AREA = 4.95 X 10.00 = 49.50 SQ. M.

(TO BE READ WITH CODE 1.2 (1) (a), 2.2 & 3.5 OF THE HARYANA BUILDING CODE-2017)

**NOTES:**

1. ALL DIMENSIONS ARE IN MM.
2. THE DRAWING IS TO BE READ & NOT SCALED.
3. ANY DISCREPANCIES IN THE DRAWING ARE TO BE BROUGHT TO THE NOTICE OF THE ARCHITECTS.
4. ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
5. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
6. ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
7. ALL STRUCTURAL MEMBERS ARE TO BE ERRECTED AS PER STRUCTURAL DRAWING(S).
8. IN CASE OF ANY DISCREPANCIES PLEASE REVERT BACK TO ARCHITECT/ E. M. (CONSTRUCTION).

**SCHEDULE OF OPENING**

TYPE	SIZE(LXH)	CILL	LINTEL	REMARK
D	950 x 2150		2150	
D1	1000 x 2150		2150	
D2	750 x 2150		2150	
DW1	1600 x 2700		2700	SHOP
DW2	2095 x 2700		2700	CABIN
W	935 x 2500	200	2700	CABIN
W1	600 x 950	1500	2450	TOILET
W2	850 x 1650	1050	2700	PANTRY
RS	3095X3200			AS/DETAIL SECTION--X-X

APPROVAL OF STANDARD DESIGN OF SHOP - CUM - OFFICE (S.C.O) OF COMMERCIAL SITE ON AREA MEASURING 2.80 ACRES IN THE RESIDENTIAL PLOTTED COLONY MEASURING 88.407 ACRES (LICENCE NO. 287 OF 2007 DATED 27.12.2007 & 68 OF 2013 DATED 26.07.2013) IN SECTOR-3, 3A & 14, BAHADURGARH.

**S.C.O (1 TO 32 & 35 TO 100) (PLANS, SECTIONS & ELEVATIONS)**

DATE:	SCALE: 1:200
DRAWN BY:	CHECKED BY:
ARCHITECT:	OWNER:
 Dipankar Nath CA 1508/1/25557	
 <b>OMAXE LIMITED</b> Auth. Signatory	
<b>M/S OMAXE LTD.</b>	
Regd. Office: T-1 S.C. Kalkaji, New Delhi (INDIA)	
O.M. No. :- DTCF-5223/01 DATED :- 21/07/2017	

 (GOHIT CHAUHAN) ATP (HR)  
 (K. K. SEHRAWAT) DTP (HR)  
 (DEVENDRA SIMBIKAR) STP (HR) M  
 (KAMAL KUMAR) CTF (HR)  
 (T. L. SATYAPRAKASH) ASH DTP (HR)

 (DINESH KUMAR) SD (HR)  
 (KAMAVTAR BASSI) AD (HR)

**NOTES:**

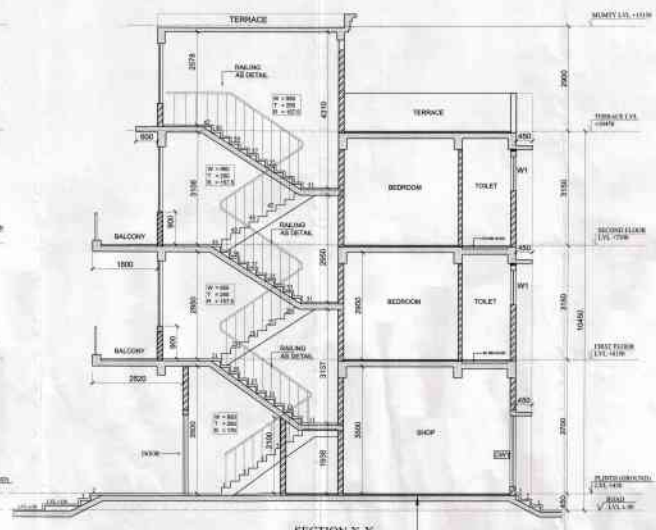
1. ALL DIMENSIONS ARE IN MM.
2. THE DRAWING IS TO BE READ & NOT SCALED.
3. ANY DISCREPANCIES IN THE DRAWING ARE TO BE BROUGHT TO THE NOTICE OF THE ARCHITECTS.
4. ALL LEVELS ARE FROM ROAD LEVEL +1.00.
5. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
6. ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
7. ALL STRUCTURAL MEMBERS ARE TO BE ERRECTED AS PER STRUCTURAL DRAWING(S).
8. IN CASE OF ANY DISCREPANCIES PLEASE REVERT BACK TO ARCHITECT/G. M. (CONSTRUCTION).

**SCHEDULE OF OPENING**

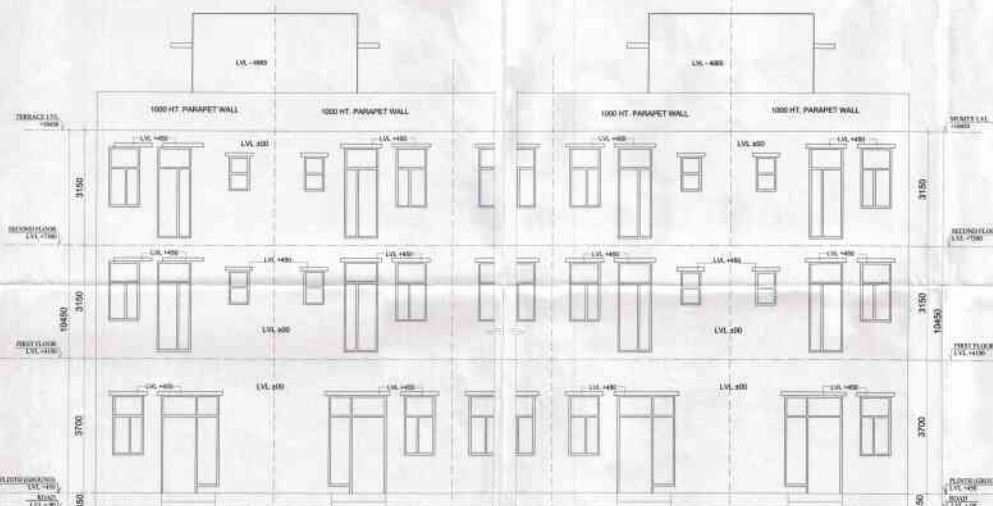
TYPE	SIZE(LXH)	CILL	LINTEL	REMARK
D	950 x 2150		2150	
D1	1000 x 2150		2150	
D2	750 x 2150		2150	
DW1	1600 x 2700		2700	SHOP
DW2	2095 x 2700		2700	CABIN
W	935 x 2500	200	2700	CABIN
W1	600 x 950	1500	2450	TOILET
W2	850 x 1650	1050	2700	PANTRY
RS	3095X3200	AS/DETAIL SECTION-X-X		



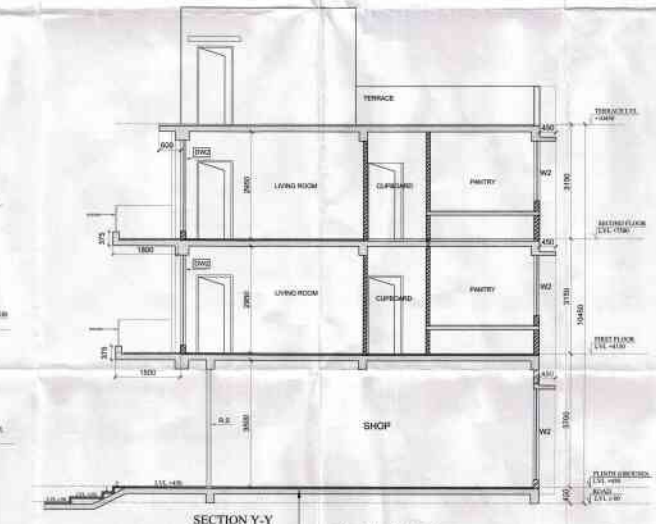
FRONT ELEVATION



SECTION X-X




REAR ELEVATION



SECTION Y-Y

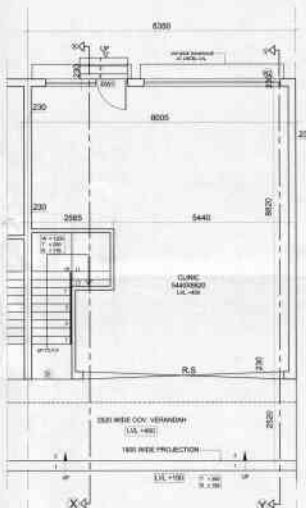
**APPROVAL OF STANDARD DESIGN OF SHOP - CUM - OFFICE (S.C.O) OF COMMERCIAL SITE ON AREA MEASURING 2.80 ACRES IN THE RESIDENTIAL PLOTTED COLONY MEASURING 88.407 ACRES (LICENCE NO. 287 OF 2007 DATED 27.12.2007 & 68 OF 2013 DATED 26.07.2013) IN SECTOR-3, 3A & 14, BHADURGARH.**

**S.C.O (1 TO 32 & 35 TO 80)  
(PLANS, SECTIONS & ELEVATIONS)**

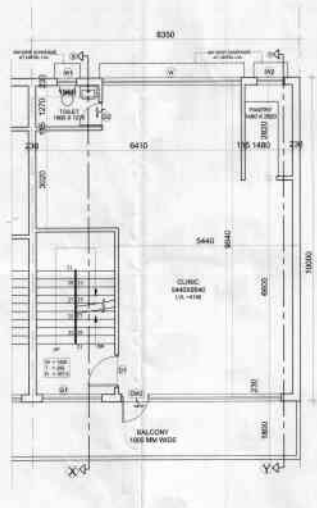
DATE	SCALE: 1:200
DESIGN BY	CHECKED BY
ARCHITECT	OWNER
 DINESH KUMAR CALL: 98102357	
 KAMAL KUMAR AUTH. SIGNATORY	
<b>M/s OMAXE LTD.</b> Regd Office: T. L. S. C. Kalkaji, New Delhi-110019 (INDIA)	
SHEET NO. <b>3</b>	
DAG. No :- DTCP-5823/07 DATED - 21/04/2022	

(TO BE READ WITH CODE 1.7 (1) (iv), 2.2 & 3.5 OF THE HARYANA BUILDING CODE-2017)

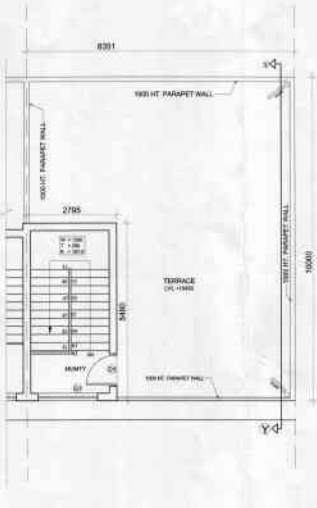
(ROHIT CHAUHAN) ATP (HR)  
 (S. K. SEHRAWAT) ETP (HR)  
 (DINESH KUMAR) SD (HR)  
 (RAMAYAR BASSI) ADM (HR)  
 (DEVENDRA KUMHAR) STP (HR) M  
 (KAMAL KUMAR) CTP (HR)  
 (T. L. SATTAPRAKASHI IAS) UTCP (HR)



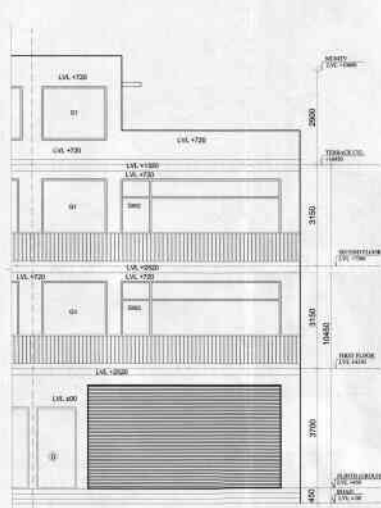
GROUND FLOOR PLAN



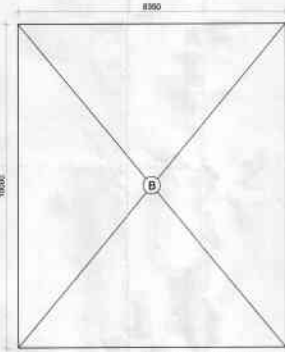
TYPICAL FLOOR PLAN (1ST & 2ND FLOOR)



TERRACE PLAN



FRONT ELEVATION



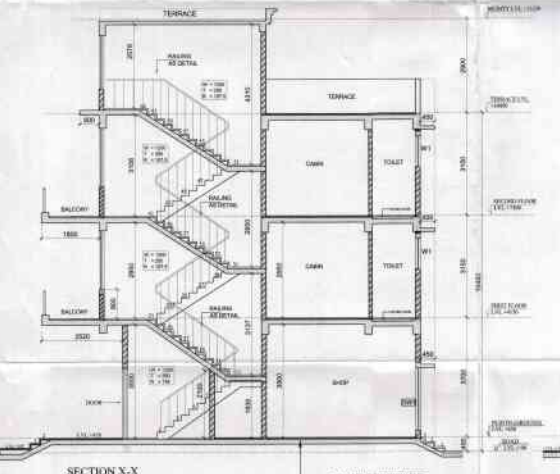
AREA DETAIL-B

GROUND FLOOR AREA	= 6.35 X 10.00	= 63.50 SQ. M.
FIRST FLOOR AREA	= 8.35 X 10.00	= 83.50 SQ. M.
SECOND FLOOR AREA	= 8.35 X 10.00	= 83.50 SQ. M.
TOTAL FLOOR AREA		= 250.50 SQ. M.
BASEMENT FLOOR AREA	= 8.35 X 10.00	= 83.50 SQ. M.

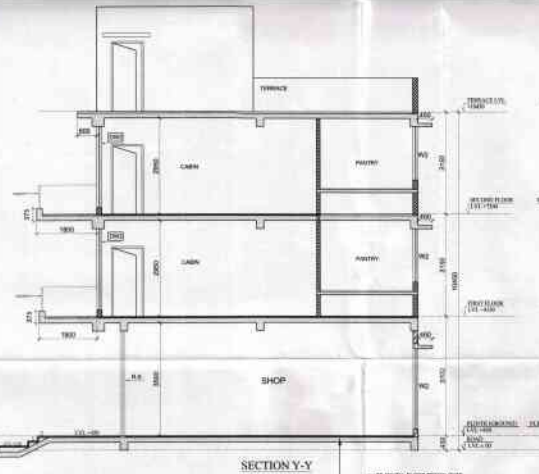
- NOTES:**
1. ALL DIMENSIONS ARE IN MM.
  2. THE DRAWING IS TO BE READ & NOT SCALED.
  3. ANY DISCREPANCIES IN THE DRAWING ARE TO BE BROUGHT TO THE NOTICE OF THE ARCHITECTS.
  4. ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
  5. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
  6. ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
  7. ALL STRUCTURAL MEMBERS ARE TO BE ERRECTED AS PER STRUCTURAL DRAWINGS.
  8. IN CASE OF ANY DISCREPANCIES PLEASE REVERT BACK TO ARCHITECT/ S. M. (CONSTRUCTION).

**SCHEDULE OF OPENING**

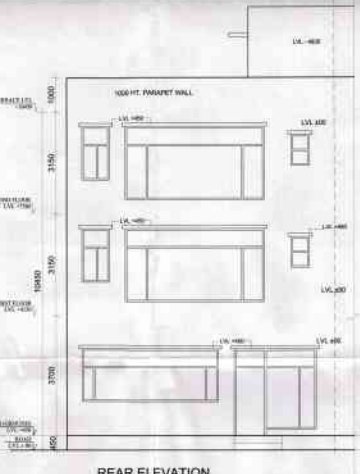
TYPE	SIZE(LXH)	CILL	LINTEL	REMARK
D	950 x 2150		2150	
D1	1000 x 2150		2150	
D2	750 x 2150		2150	
DW1	1600 x 2700		2700	
DW2	2095 x 2700		2700	
W	935 x 2500	200	2700	
W1	600 x 950	1500	2450	TOILET
W2	850 x 1650	1050	2700	PANTRY
RS	6245X3200			AS/DETAIL SECTION-B-X



SECTION X-X



SECTION Y-Y



REAR ELEVATION

**APPROVAL OF STANDARD DESIGN OF SHOP - CUM - OFFICE (S.C.O) OF COMMERCIAL SITE ON AREA MEASURING 2.80 ACRES IN THE RESIDENTIAL PLOTTED COLONY MEASURING 88.407 ACRES (LICENCE NO. 287 OF 2007 DATED 27.12.2007 & 68 OF 2013 DATED 26.07.2013) IN SECTOR-3, 3A & 14, BAHADURGARH.**

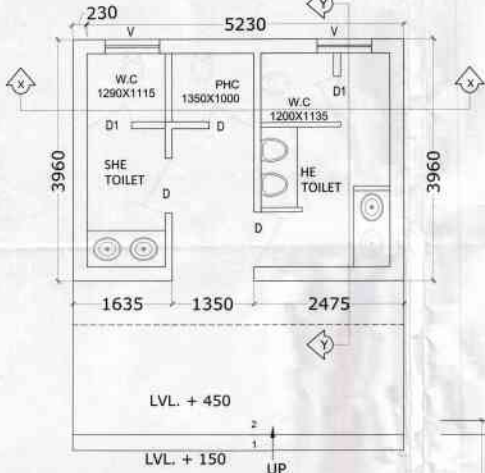
**CLINIC - S.C.O (33 & 34)  
(PLANS, SECTIONS & ELEVATIONS)**

DATE:	SCALE: 1:2500
DRAWN BY:	CHECKED BY:
ARCHITECT:	OWNER:
<i>Deepak Mittal</i> CA/ARCH/2007	<b>OMAXE LIMITED</b> <i>Alankar</i> Auth. Signatory

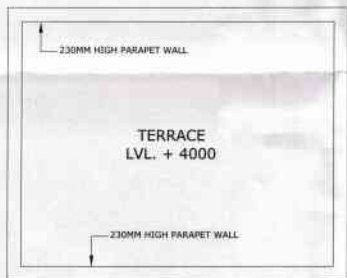
**M/s OMAXE LTD.**  
Regd. Office T, L.S.C, Kalkaji, New Delhi-110019 (INDIA)  
SHEET NO. **4**  
DAG. No. :- DTCP - SP23 (V) DA T/D :- 21/07/2019

(TO BE READ WITH CODE 1.2 (I) (iv), 2.2 & 3.5 OF THE HARYANA BUILDING CODE-2017)

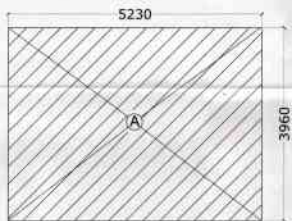
*(Signature)*  
 (ROHIT CHAUDHARI) (S.K. SERRAWATI) (SHEENLA MISHRA) (RAMAL KUMAR) (T.L. SATYAPRAKASH)  
 ATP (SR) DTP (SR) TTP (SR) M CTP (SR) DTP (SR)  
 (DINESH KUMAR) (KAMAYAT BASSI)  
 SR (SR) AD (SR)



GROUND FLOOR PLAN



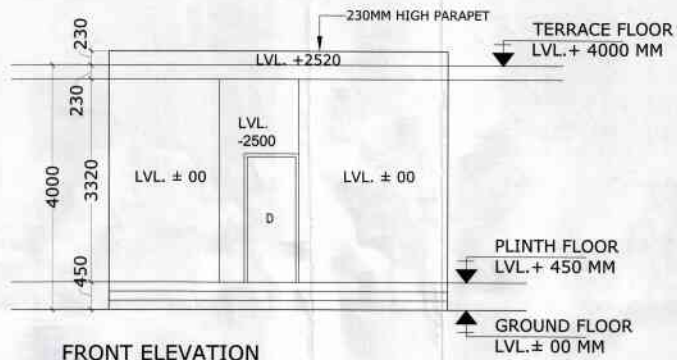
TERRACE PLAN



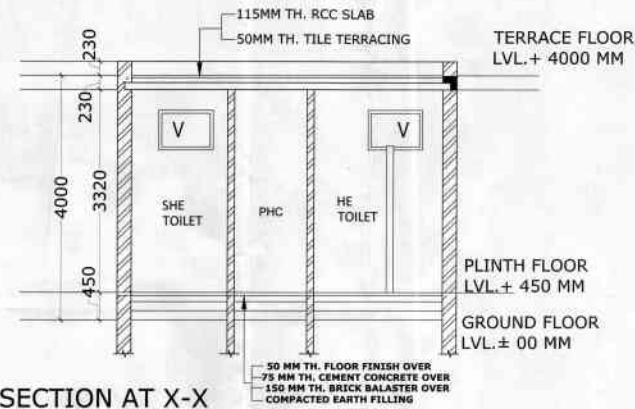
AREA CHART DIAGRAM OF GROUND FLOOR

TOTAL COVERED AREA OF GROUND FLOOR

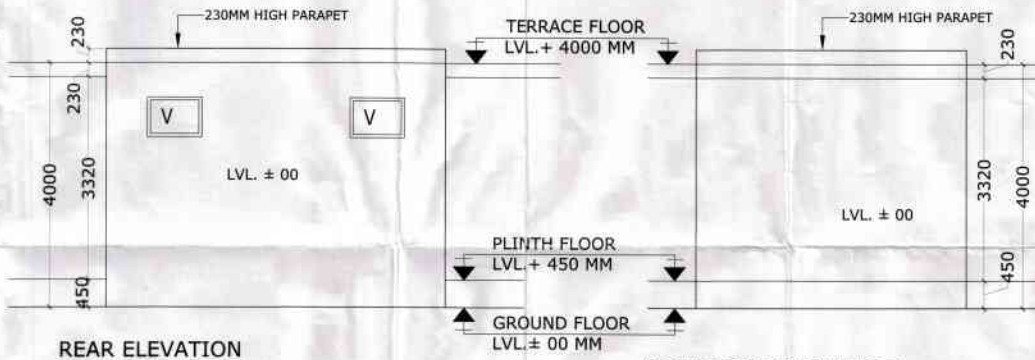
$A = 5.230 \times 3.960 = 20.711 \text{ SQ. MT.}$



FRONT ELEVATION

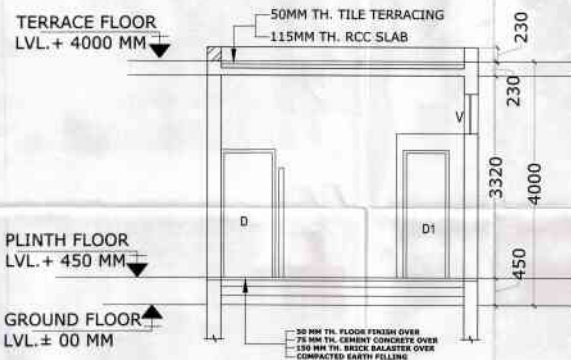


SECTION AT X-X



REAR ELEVATION

RIGHT SIDE ELEVATION



SECTION AT Y-Y

(TO BE READ WITH CODE 1.2 (1) (a), 2.2 & 3.5 OF THE HARYANA BUILDING CODE-2017)

- NOTES:**
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  2. THE DRAWING IS TO BE READ A NOT SCALED.
  3. ANY DISCREPANCIES IN THE DRAWING ARE TO BE BROUGHT TO THE NOTICE OF THE ARCHITECTS.
  4. ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
  5. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
  6. ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
  7. ALL STRUCTURAL NUMBERS ARE TO BE ERRECTED AS PER STRUCTURAL DRAWING(S).
  8. IN CASE OF ANY DISCREPANCIES PLEASE REVERT BACK TO ARCHITECT/ E. M. (CONSTRUCTION).

**APPROVAL OF STANDARD DESIGN OF SHOP - CUM - OFFICE (S.C.O) OF COMMERCIAL SITE ON AREA MEASURING 2.80 ACRES IN THE RESIDENTIAL PLOTTED COLONY MEASURING 88.407 ACRES (LICENCE NO. 287 OF 2007 DATED 27.12.2007 & 68 OF 2013 DATED 26.07.2013) IN SECTOR-3, 3A & 14, BAHADURGARH.**

**TOILET BLOCK (PLANS, SECTIONS & ELEVATIONS)**

DATE:	SCALE: 1:250
DRAWN BY:	CHECKED BY:
ARCHITECT:	OWNER:
	<b>OMAXE LIMITED</b>
	<i>(Signature)</i> Auth. Signatory
<b>M/s OMAXE LTD.</b>	
Regd. Office 7, L.S.C. Kallipi, New Delhi-110019 (INDIA)	SHEET NO. <b>5</b>

(ROHIT CHAUHAN) ATP (HQ) (S. K. SEHRAWAT) DTP (HQ) (DEVENDRA NINDOKAR) STP (HQ) M (KAMAL KUMAR) CTP (HR) (T. L. SATYAPRAKASH IAS) DTPC (HR)

(DINESH KUMAR) SD (HQ) (RAMAVTAR BASSI) AD (HQ)

DL No :- DCP-5843 (W) DATED: 21/04/2017

Directorate of Town and Country Planning, Haryana,  
SCO No. 71-75, Sector-17-C, Chandigarh.  
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: [tcphry@gmail.com](mailto:tcphry@gmail.com)  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No.:- ZP-396/AD (RA)/2017/ 7840 Dated: 24-04-2017

To


Omaxe Limited.,  
7-LSC, Kalkaji, ,  
New Delhi-110019.

Subject:-Approval of standard design of SCO's of Commercial site measuring 2.80 acres falling in residential plotted colony on the land measuring area of 88.407 acres (License No. 287 of 2007 dated 27.12.2007 and 68 of 2013 dated 26.07.2013) in Sector-3, 3A & 14, Bahadurgarh, being developed by Omaxe Ltd. and Others.

Please refer on the subject noted above.

Please find enclosed a copy of approved Standard Design of SCO's in the Commercial Site bearing Drg. No. DTCP 5823-i to v Dated 21.04.2017.

DA/As above.

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

Endst. No.:- ZP-396/AD (RA)/2017/ \_\_\_\_\_ Dated: \_\_\_\_\_

A copy is forwarded to the following for information and necessary action.

1. The Senior Town Planner, Rohtak alongwith a copy of approved Standard Design of SCO's in the Commercial Site.
2. The District Town Planner, Jhajjar along with a copy of approved Standard Design of SCO's in the Commercial Site.

DA/As above.

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