

Memo No. ZP-1496/AD(VK)/2024/ 28655 Dated:- 12-09-2024

To

B.M. Gupta Developers Pvt. Ltd.
5948 & 5949, Room No.2, 1st Floor,
Basti Harphool Singh, Sadar Thana Road,
Delhi-110006.

Subject:- Approval of standard designs of SCOs of Commercial Site area measuring 2036.793 sqmt falling in the Residential Affordable Plotted Colony under DDJAY-2016 over an area measuring 12.70625 acres (Licence No. 22 of 2021 dated 113.05.2021) in Sector-26 & 27, Rewari being developed by B.M. Gupta Developers Pvt. Ltd.

Reference:-Your letter dated 21.02.2024 and PSTCP Memo No. Misc-2295/2021/1775 dated 25.01.2021 on the subject cited above.

The standard designs of SCOs of Commercial Site subject-cited colony are approved in-principle for the purpose of considering objections/suggestions of the allottees as per policy dated 25.01.2021 with the following conditions:-

- (i) That you shall invite objections from each existing allottee regarding the said amendment in the standard designs of SCOs through an advertisement to be issued at least in three National newspapers widely circulated in District, of which one should be in Hindi Language, within a period of 10 days from the issuance of approval.
- (ii) Each existing allottee shall also be informed about the proposed revision through registered post with a copy endorsed to the Senior Town Planner, Gurugram in case of standard designs of SCOs within two days from the advertisement as per (a) above clearly indicating the last date for submission of objection. A certified list of all existing allottees shall also be submitted to the Senior Town Planner, Circle office.
- (iii) A copy of the earlier approved revised layout plan and standard designs of SCOs being approved in-principle shall be hosted on your website and site office for information of all such existing allottees.
- (iv) That you shall submit certificate from the Senior Town Planner, Gurugram about hosting the standard designs of SCOs showing changes in the earlier revised layout plan on the website of the company.
- (v) To display the standard designs of SCOs showing changes from the approved revised layout plan at your site office.
- (vi) That the allottees may be granted 30 days' time to file their objections in the office of the Senior Town Planner, Gurugram. During this 30 days' period the original revised layout plan as well as the standard designs of SCOs shall be available in the office of the colonizer as well as in the office of the Senior Town Planner, Gurugram for reference of the allottees.
- (vii) The objections received, if any, shall be examined by the office of the Senior Town Planner, Gurugram. The Senior Town Planner, Gurugram shall give an opportunity

of hearing to the colonizer and objector to explain their position regarding standard designs of SCOs and shall submit the recommendation to the Competent Authority, within a period of 90 days from the issuance of the advertisement. The Competent Authority may decide to make amendments in the revised layout plan, which shall be binding upon the colonizer.

- (viii) That you shall submit a report clearly indicating the objection if any, received by him from the allottees and action taken thereof alongwith undertaking to the effect that the rights of the allottees have not been infringed, and that no objection on the changes has been received from any existing allottee.
- (ix) That you shall not give the advertisement for booking/sale of SCOs/ subject-cited colony till the final approval of standard designs of SCOs.

The "Final" approval of the standard designs of SCOs shall only be conveyed after examination of the objections, if any received.

A copy of the standard designs of SCOs approved in-principle bearing Drawing No. DTCP-10471(i to ix) dated 09.09.2024 for the purpose of inviting objections is enclosed for further necessary action and for submission of necessary compliances.

DA/As above



(Babita Gupta)

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

Endst. No. ZP-1496/AD(VK)/2024/_____Dated _____

A copy is forwarded to the Senior Town Planner, Gurugram with the request that the end of thirty days period from the issue of advertisement seeking objection you are requested to ascertain that all existing allottees have been served the information about standard designs of SCOs. Any objections received within 30 days of publication of notice may be forwarded to this office alongwith your comments on the same specifically as per instructions dated 25.01.2021 to enable final decision in the matter.



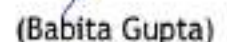
(Babita Gupta)

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

Endst. No. ZP-1496/AD(VK)/2024/_____Dated _____

A copy is forwarded to Nodal Officer, Website Updation alongwith scanned approved provisional standard designs of SCOs in CD format with a request to host the list of such standard designs of SCOs mentioning the name of the licensee, licence number, sector number/Town, Date of earlier approval and date of in-principle approval on the website of the Department. After expiry of the thirty days period the name of that licensee will be removed from this list and additional case if any should be added.

DA/As above.



(Babita Gupta)

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

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

PROPOSED GROUND COVERAGE, FAR & NON FAR AREA DETAIL (IN SQ.M.) (G+4)									
S.NO.	SCO PLOT NO.	PLOT SIZE		FLOOR WISE AREA DETAIL					NON-FAR
		LENGTH (mm)	WIDTH (mm)	Ground Floor Area/ Ground Coverage	First Floor Area	Second Floor Area	Third Floor Area	Forth Floor Area	
1	SCO NO -01	4075	16000	65.20	65.20	65.20	65.20	44.72	65.20
2	SCO NO -02	4075	16000	65.20	65.20	65.20	65.20	44.72	65.20
3	SCO NO -03	4075	16000	65.20	65.20	65.20	65.20	44.72	65.20
4	SCO NO -04	4075	16000	65.20	65.20	65.20	65.20	44.72	65.20
5	SCO NO -05	4075	8474	34.53	34.53	34.53	34.53	23.92	34.53
6	SCO NO -06	4800	16000	76.80	76.80	76.80	76.80	52.59	76.80
7	SCO NO -07	4800	16000	76.80	76.80	76.80	76.80	52.59	76.80
8	SCO NO -08	4800	16000	76.80	76.80	76.80	76.80	52.59	76.80
9	SCO NO -09	4800	16000	76.80	76.80	76.80	76.80	52.59	76.80
10	LIFT LOBBY (COMMON)	3485	12794	51.37	44.71	44.71	44.71	37.92	223.40
		2114	3206						
TOTAL				653.90					3046.70
									602.53

AREA STATEMENT

S.NO.	DESCRIPTION	AREA IN ACRE	AREA IN SQM	%
1	Total Site Area	0.5033	2036.78	
2	Permissible Ground Coverage @35%	0.1761	712.69	
3	Permissible FAR @150 %	0.7550	3055.18	
4	Proposed Ground Coverage		653.90	32.10%
5	Proposed SCO Plots FAR (G+4)		3046.70	149.58%

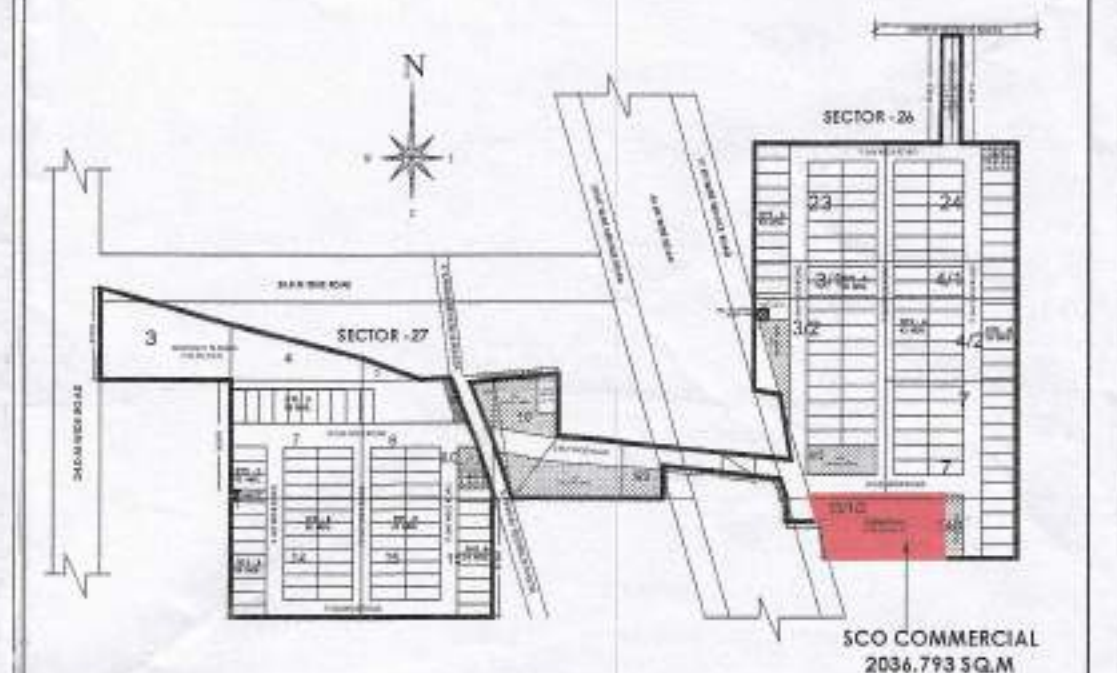
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R

	LENGTH (mt.)	WIDTH (mt.)	AREA (Sq.m)	No. of Floors	TOTAL AREA (Sq.m)
GROUND FLOOR	5.445	3.206	17.46	1	17.46
	4.190	4.32	18.10	1	18.10
G.F SUB TOTAL					35.56
TYP. FLOORS	5.445	3.206	17.46	4	69.84
	4.19	4.32	18.10	4	72.40
TOTAL					142.24
DEDUCTIONS	0.90	1.50	1.35	4	5.42
TYP. FLOOR TOTAL AREA					136.82
TOTAL AREA					172.38

NOTE:-

THE PARKING AREA SHALL NOT BE SOLD IN ANY MANNER, WHATSOEVER.

KEY PLAN



NOTE: All dimensions are in MM.

PROJECT:-
STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES, LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLA & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

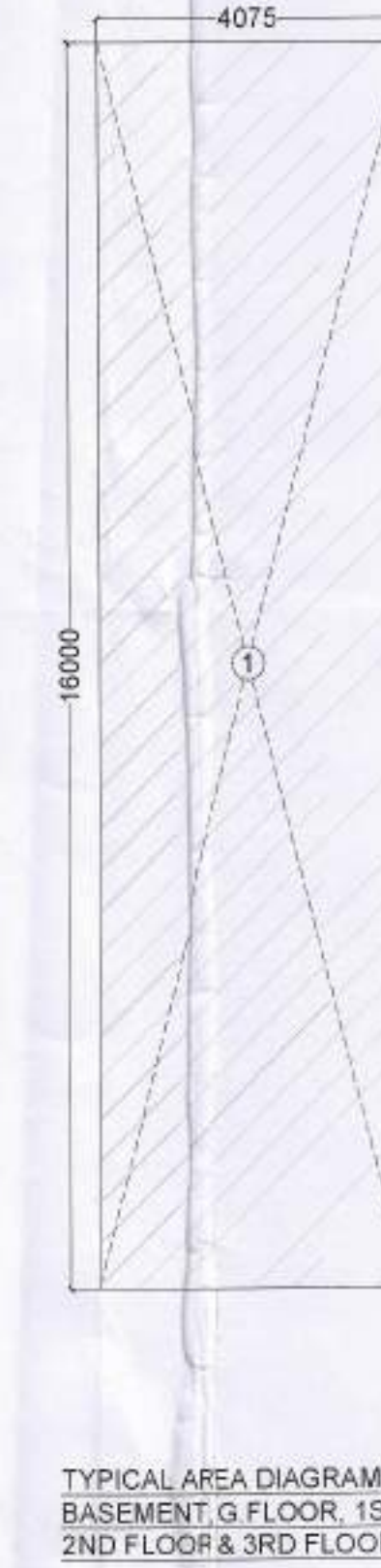
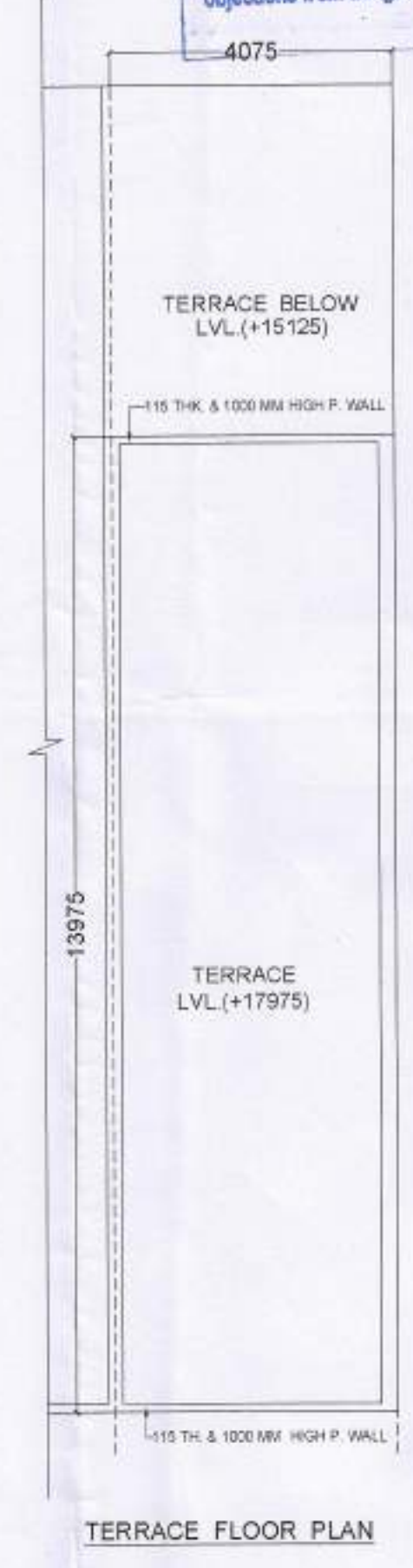
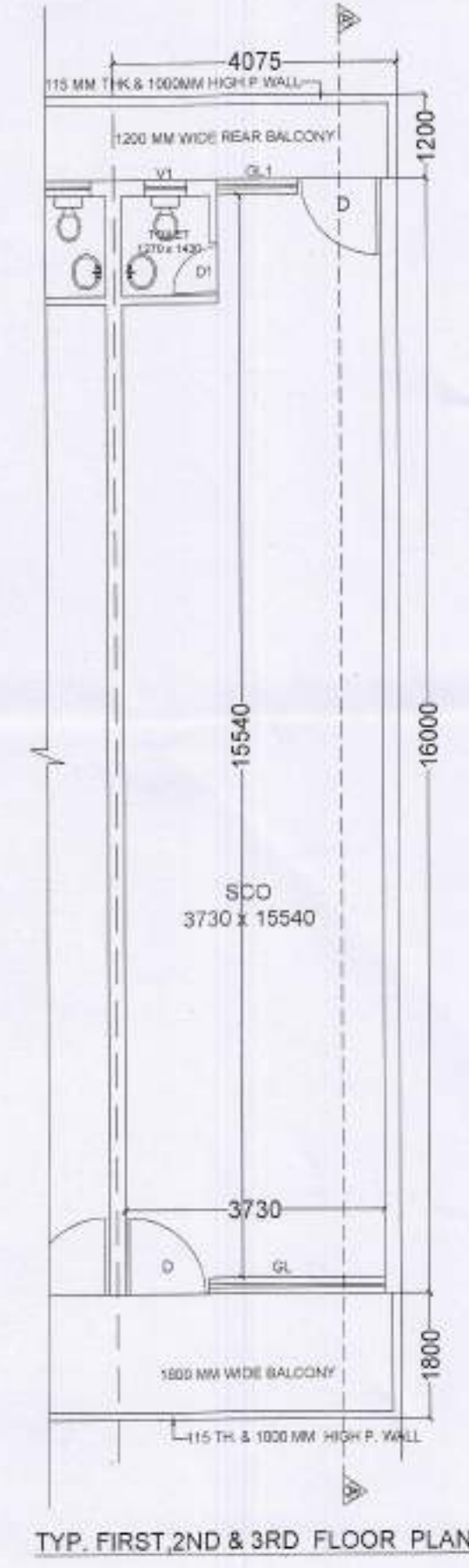
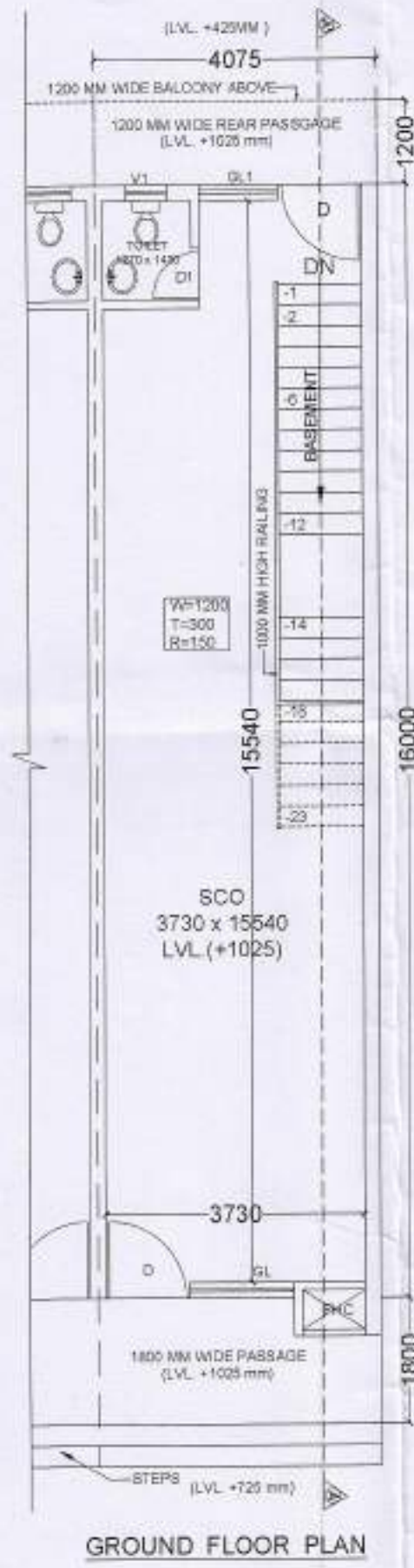
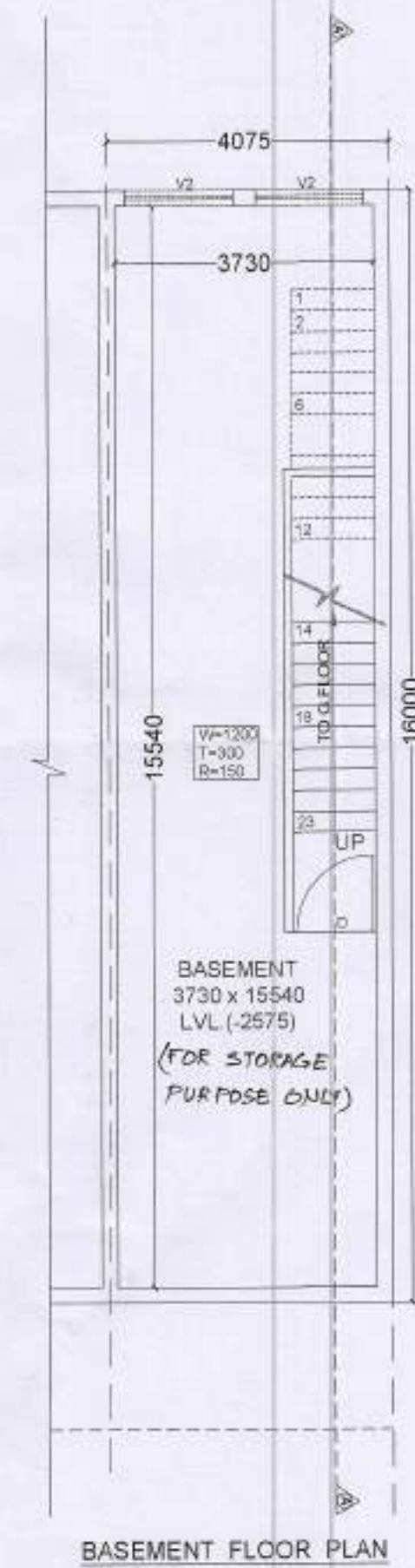
OWNERS:-
B.M.GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:-
SITE PLAN

OWNER SIGNATURE:-
ARCHITECT SIGNATURE:-
SANGITA JAIN
Architect
CA/P/1234

DRG. NO.-
SUB/A -01
SCALE:-
1:150
N

DRG. NO.: DTP 10471 (i) DATED: 09-01-2024
(PARVEEN KUMAR) JD(HQ) (RAMAN) ATP(HQ) (SANJAY NARANG) DTP(HQ) (VIJENDER SINGH) STP(HQ) (JITENDER SINGH) STP(HQ) (AMIT KHATRI) JAS DTP(HQ)



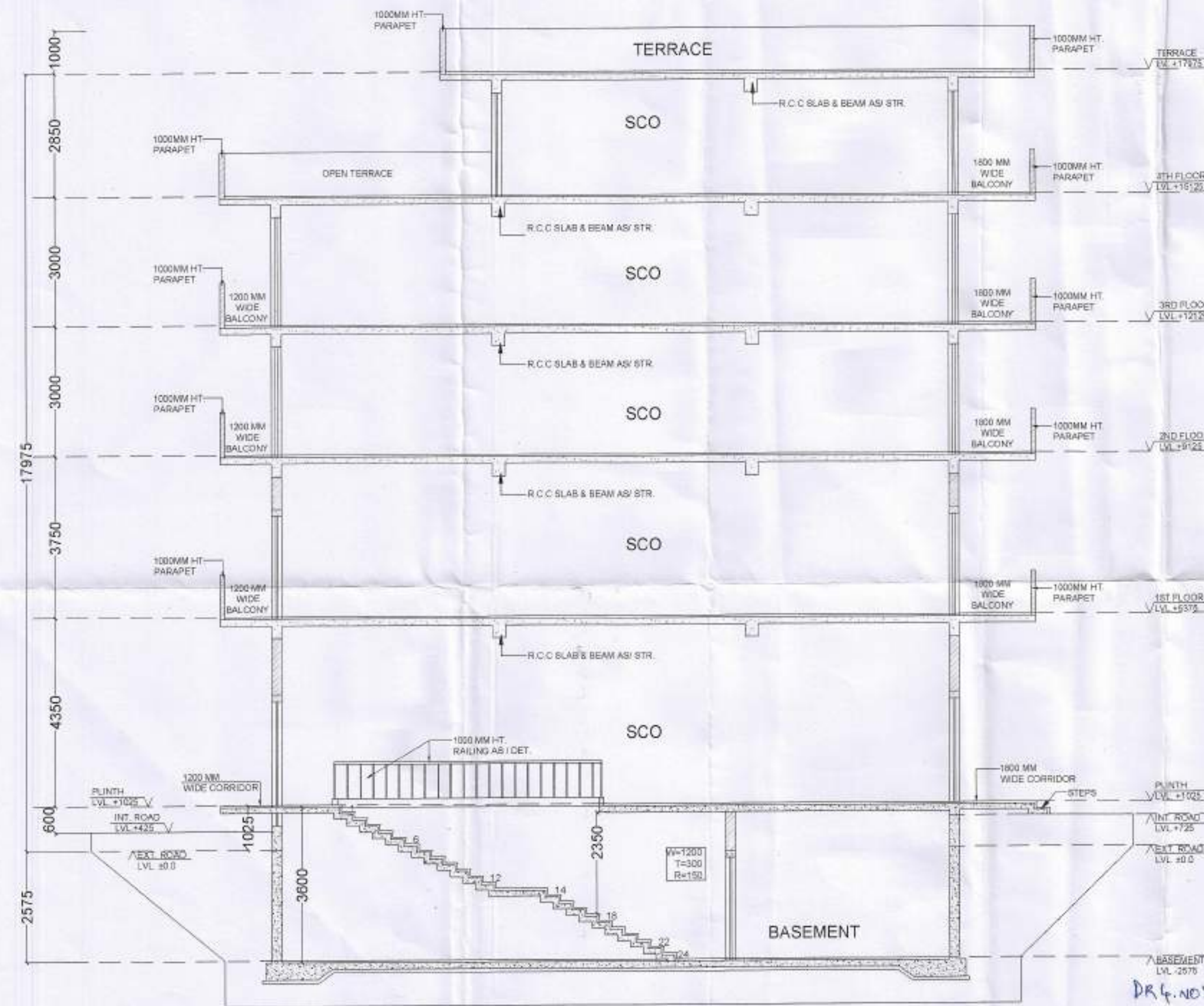
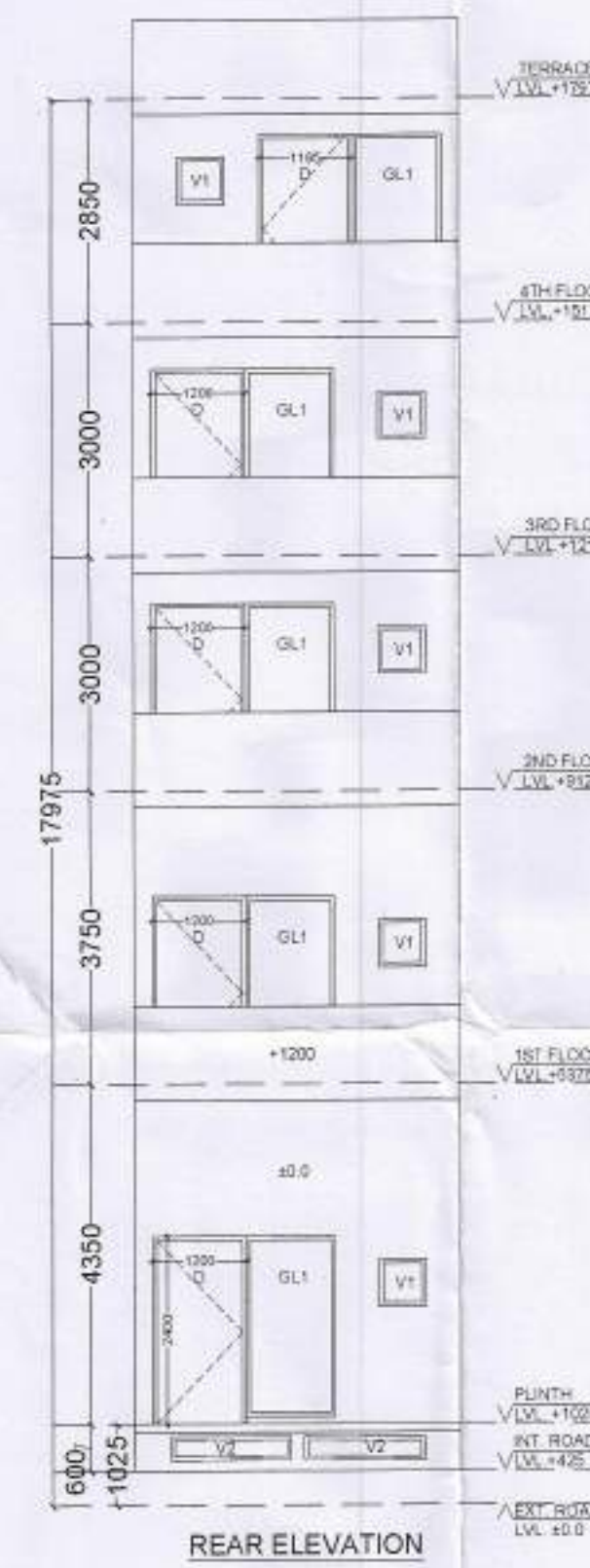
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public.

AREA DETAIL SUMMARY (SQ.MT)		
PLOT AREA	65.20	
PROPOSED F.A.R	305.52	
GROUND COVERAGE	65.20	
FLOORS	F.A.R	NON F.A.R
GROUND FLOOR	65.20	
1st FLOOR	65.20	
2nd FLOOR	65.20	
3rd FLOOR	65.20	
4th. FLOOR	44.72	
BASEMENT		65.20
TOTAL	305.52	65.20

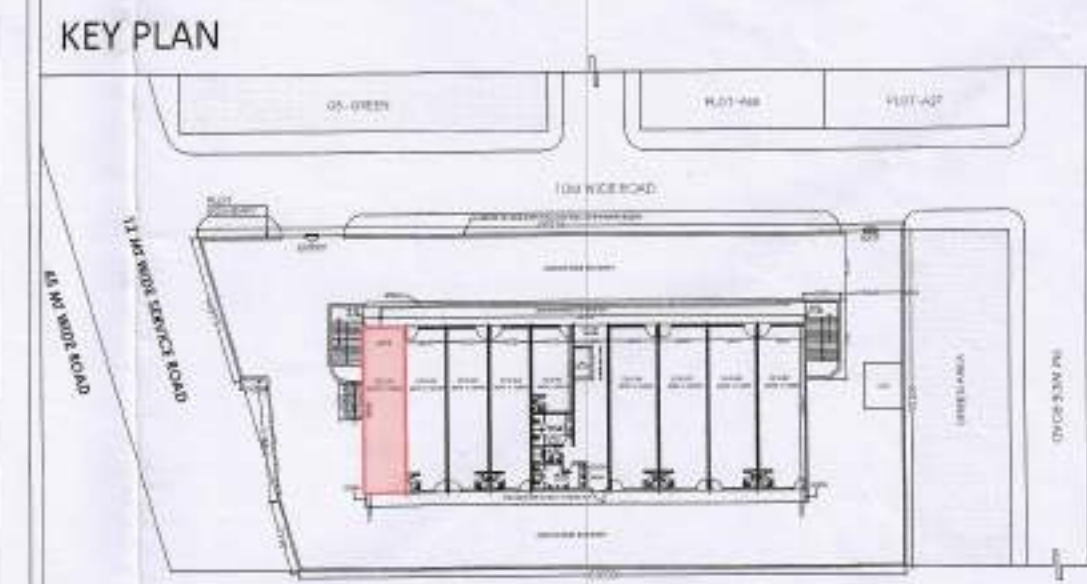
FAR AREA DETAIL				
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	16.00	1.00	65.20
Total Ground Coverage & Ground Floor Area				65.20

TYP. 1st, 2nd & 3rd Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	16.00	1.00	65.20
FAR of Typ. Floors (1st, 2nd & 3rd Floor)				65.20

4th Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	10.975	1.00	44.72
Total FAR of 4th Floor				44.72



SCHEDULE OF OPENING				
S.NO.	TYPE	SIZE	S.L	L.L
1	D	1200X2400	00	2400
2	D1	750X2100	00	2100
3	V1	600X600	1500	2100
4	V2	1550X300	3150	3450
5	GL	2530XAS/ELE.	100	AS/ELE
6	GL1	1145XAS/ELE	100	2400



NOTE: All dimensions are in MM.

PROJECT: STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70325 ACRES, LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLAKE & DEWLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

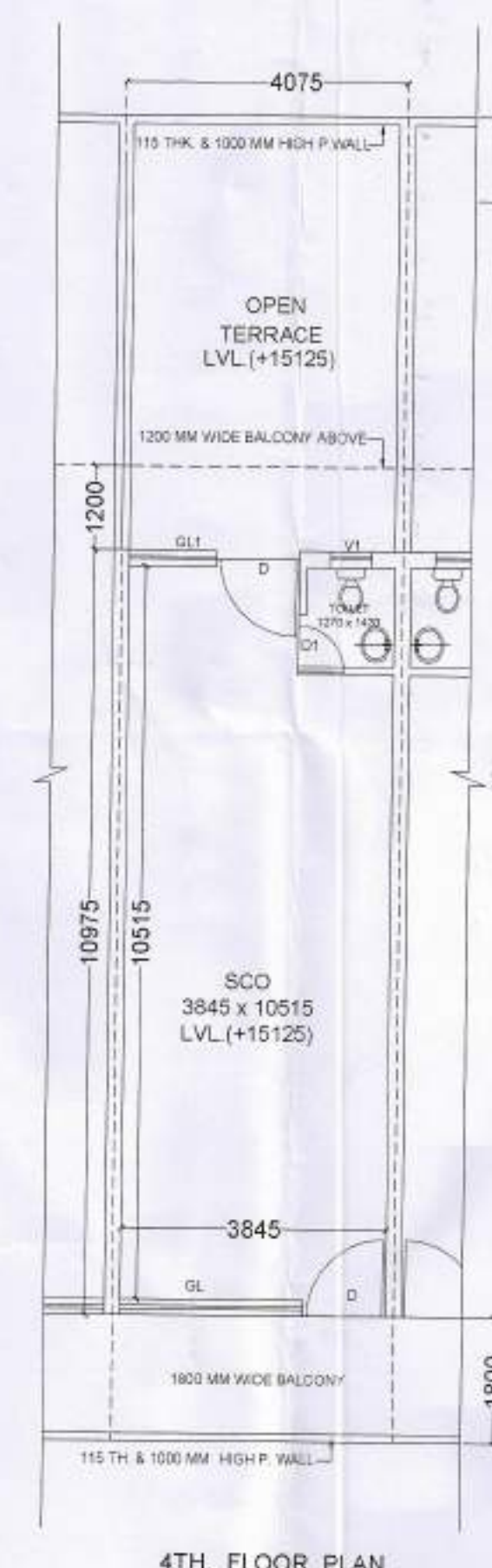
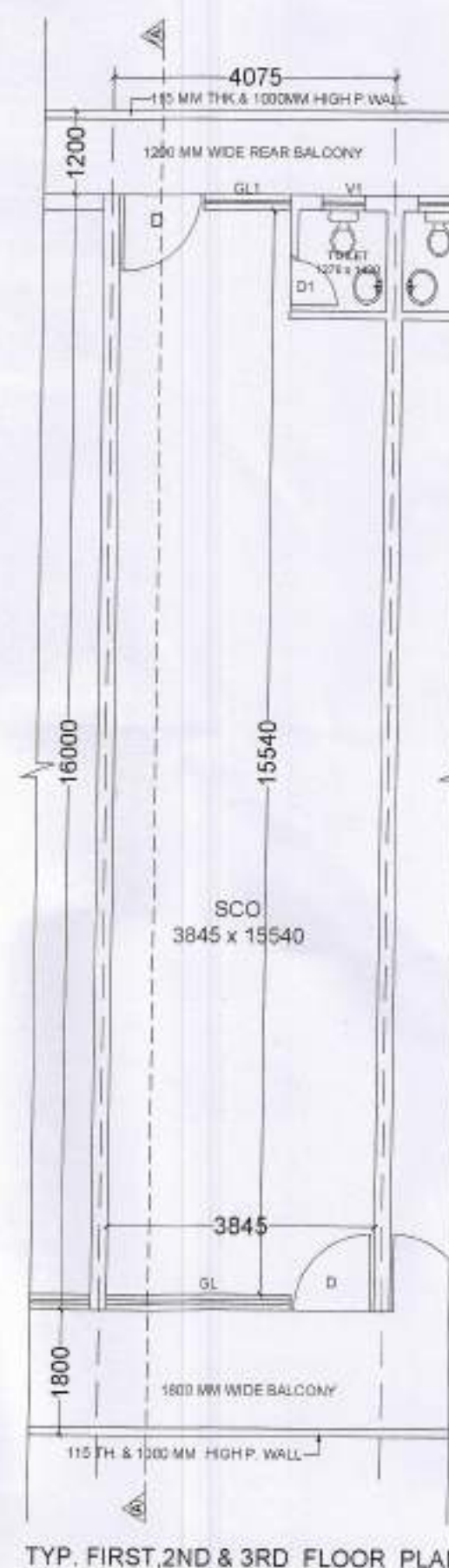
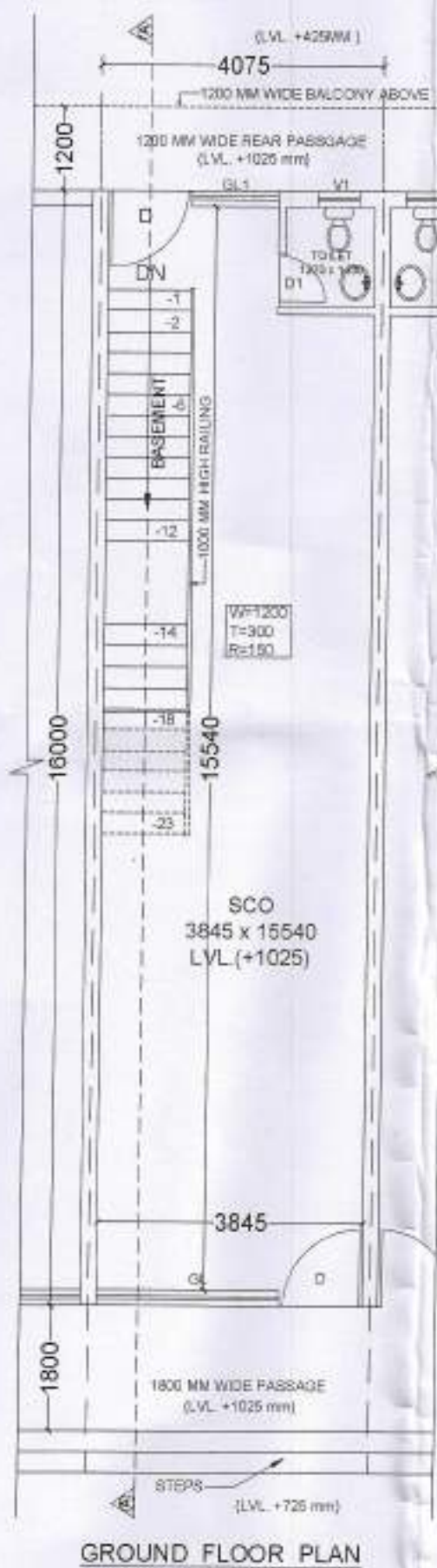
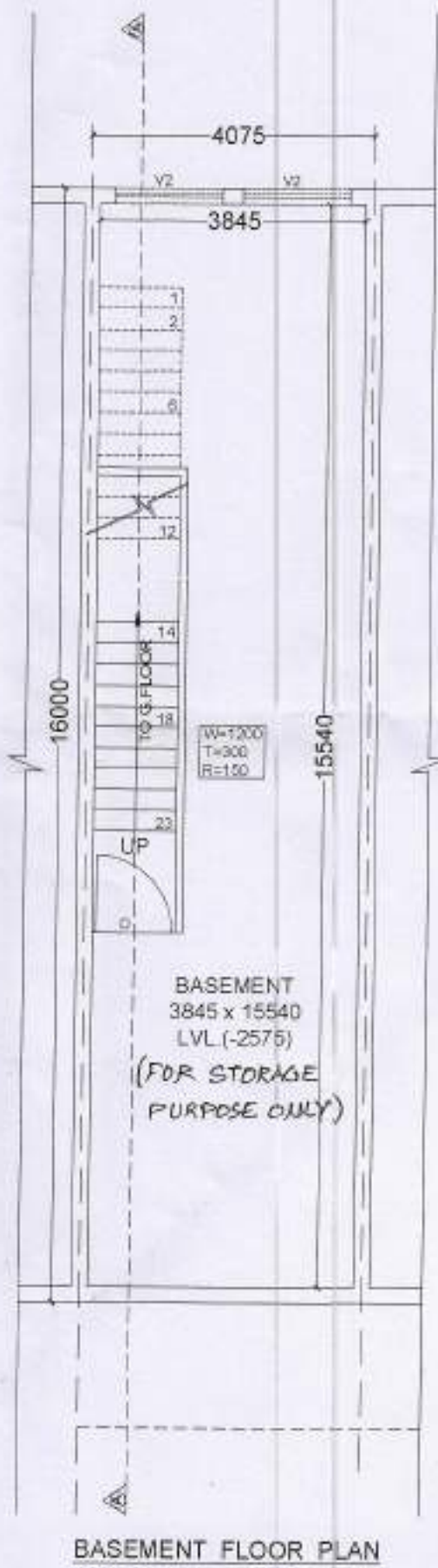
OWNERS:-		B.M.GUPTA DEVELOPERS PVT. LTD.	
DRAWING TITLE:-		SCO NO - 01	
OWNER SIGNATURE:-		ARCHITECT SIGNATURE:-	
DRG. NO:-		SCALE:-	
SUB/A-02		1:100	

SECTION A - A

(PRAVEEN KUMAR) JD (HQ) (RANJAN KUMAR) ATP (HQ) (SANJAY NARANG) DTP (HQ) (VIJENDER SINGH) STP (HQ) (JITENDER SINGH) CTP (HQ) (AMIT KHATRI, IAS) DTP (HQ)

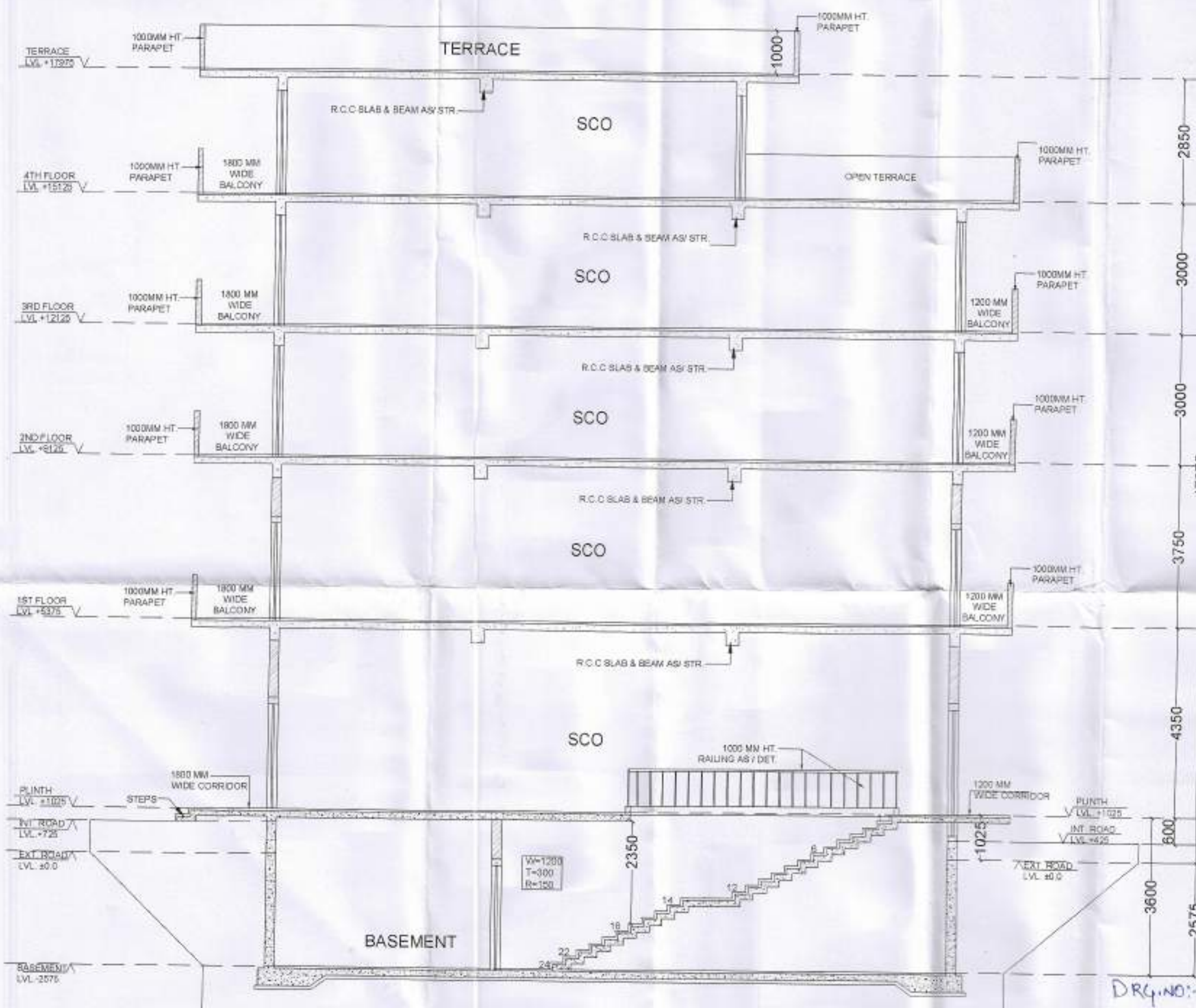
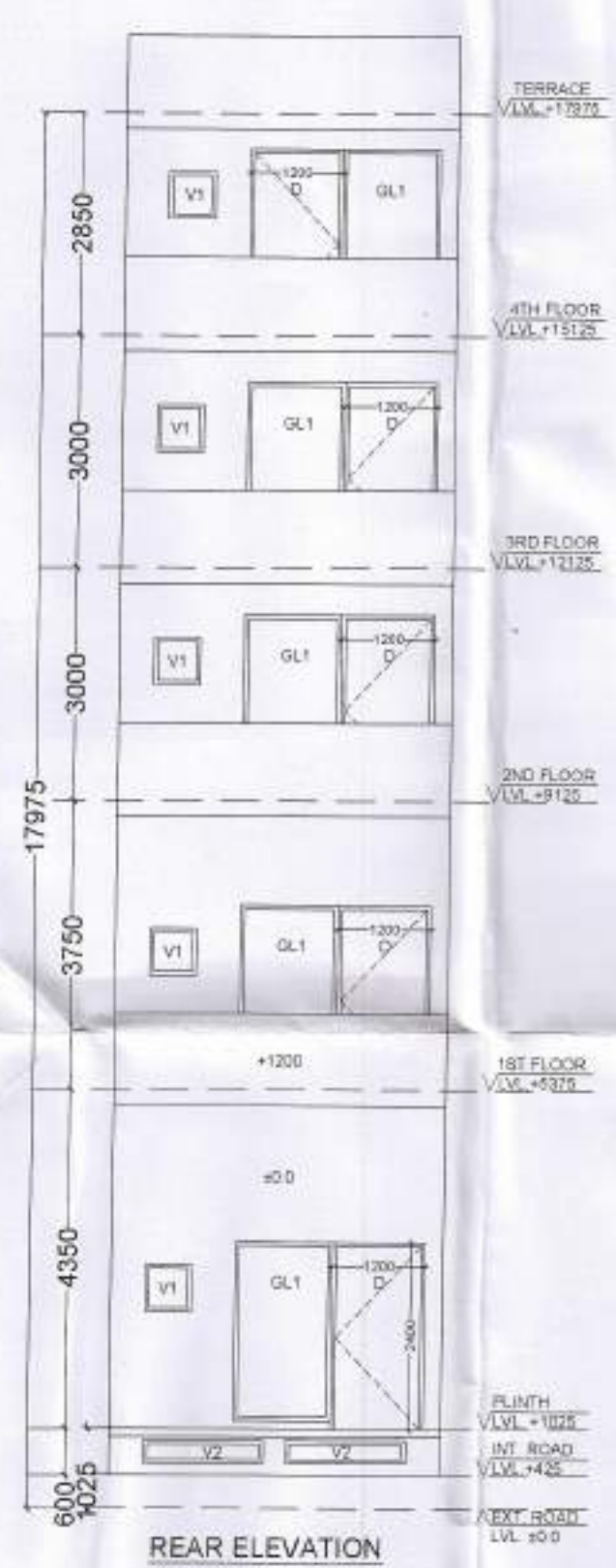
DRG. NO:- DTP 10471 (1) DATED:- 09-09-24

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TYPICAL AREA DIAGRAM BASEMENT, G FLOOR, 1ST FLOOR, 2ND FLOOR & 3RD FLOOR

AREA DIAGRAM FOURTH FLOOR



SECTION A-A'

S.NO.	TYPE	SIZE	S.L.	L.L.
1	D	1200X2400	00	2400
2	D1	750X2100	00	2100
3	V1	600X600	1500	2100
4	V2	1550X300	3150	3450
5	GL	2645XAS/ELE.	100	AS/ELE.
6	GL1	1260XAS/ELE	100	2400

SCHEDULE OF OPENING

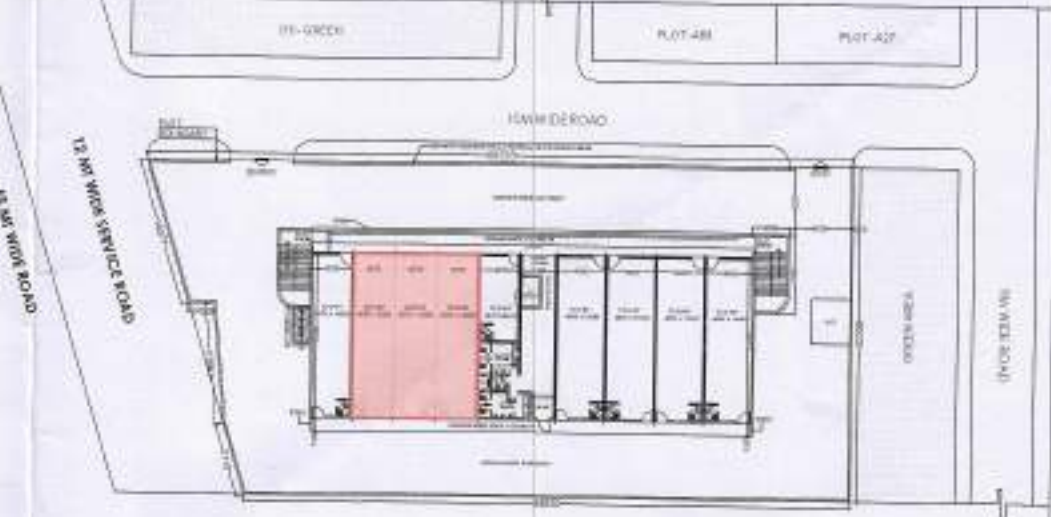
AREA DETAIL SUMMARY (SQ.MT)		
PLOT AREA	65.20	
PROPOSED F.A.R	305.52	
GROUND COVERAGE	65.20	
FLOORS	F.AR	NON F.A.R
GROUND FLOOR	65.20	
1st FLOOR	65.20	
2nd FLOOR	65.20	
3rd FLOOR	65.20	
4th. FLOOR	44.72	
BASEMENT		65.20
TOTAL	305.52	65.20

FAR AREA DETAIL				
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	16.00	1.00	65.20
Total Ground Coverage & Ground Floor Area				65.20

TYP. 1st, 2nd & 3rd Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	16.00	1.00	65.20
FAR of Typ. Floors (1st, 2nd & 3rd Floor)				65.20

4th Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	10.975	1.00	44.72
Total FAR of 4th Floor				44.72

KEY PLAN

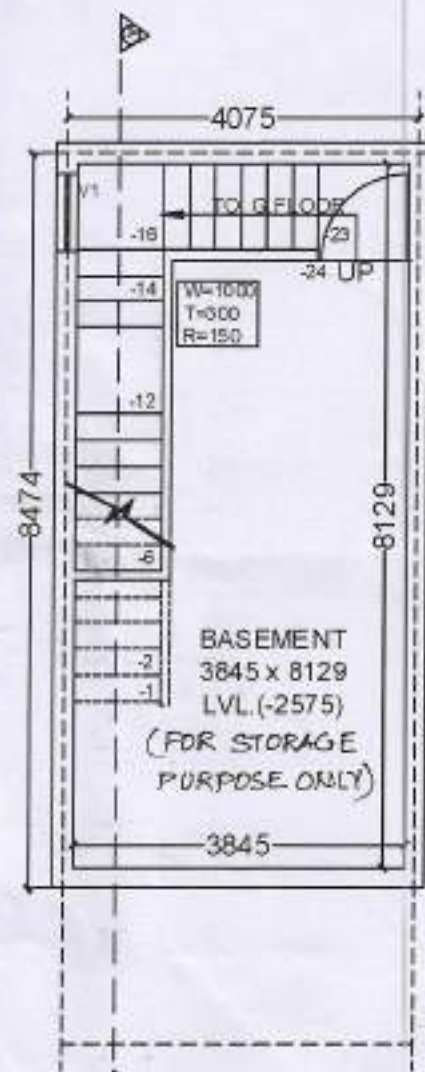


NOTE: All dimensions are in MM.
PROJECT:-
STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016), MEASURING 12.70625 ACRES, LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLAKE & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

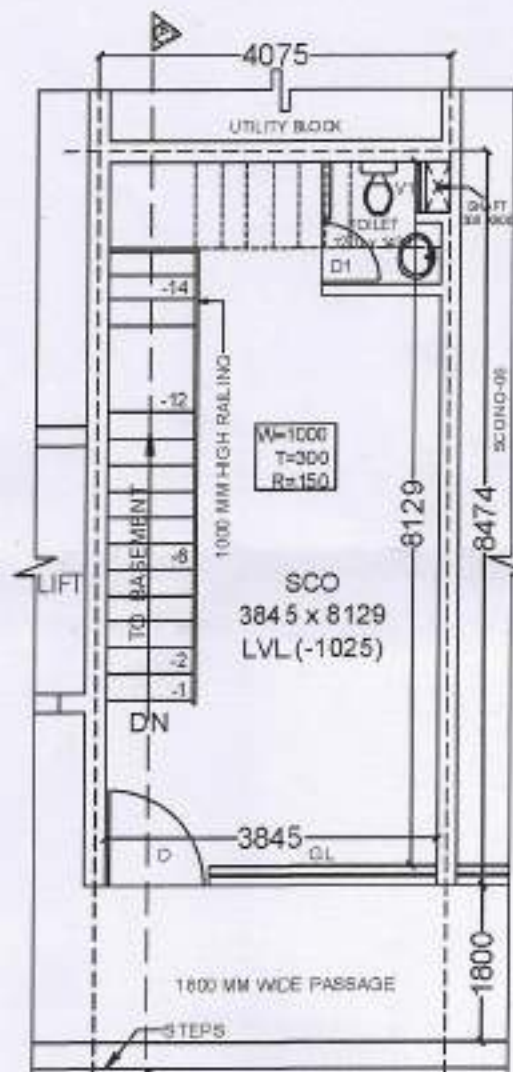
OWNERS:-	B.M.GUPTA DEVELOPERS PVT. LTD.
DRAWING TITLE:-	SCO NO - 02 & 04, 03 MIRROR
OWNER SIGNATURE:-	ARCHITECT SIGNATURE:- SANGEET KAIN Architect CA/90/13234
DRG. NO.:-	SUB/A -03
SCALE:-	1:100

(PRAYEEN KUMAR) JD(HQ) (RAMAN KUMAR) ATP(HQ) (SANJAY NARANG) DTP(HQ) (VIJENDER SINGH) STP(HQ) (JITENDER SINGH) CTP(HQ) (AMIT KHATRI IAS) DTP(HQ)

DRG. NO.: DTPC 10471 (111) DATED: 09-09-24



BASMENT PLAN



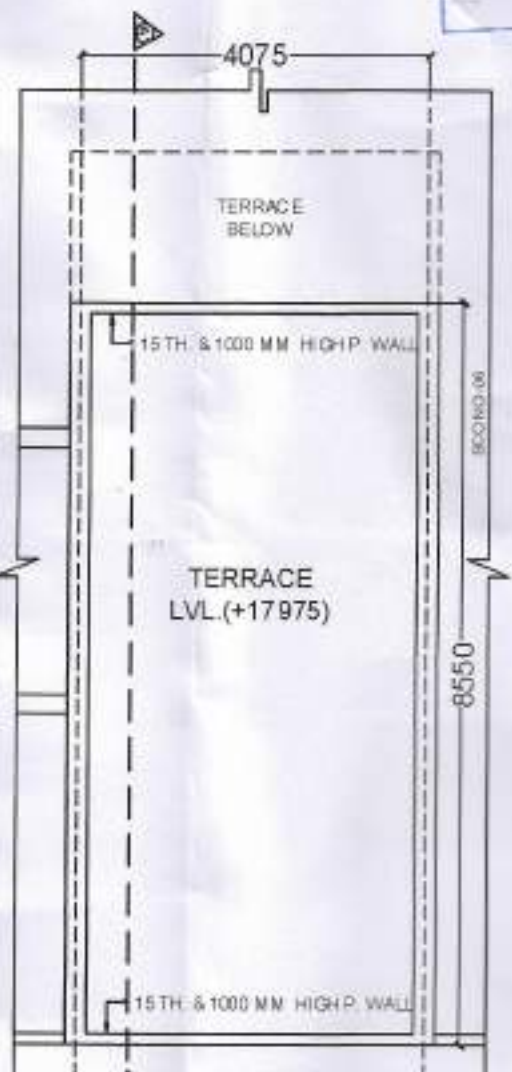
GROUND FLOOR PLAN



TYP. 1ST, 2ND & 3RD FLOOR PLAN



4TH FLOOR PLAN

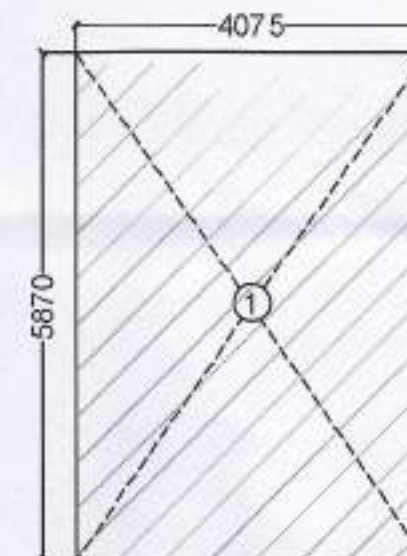


TERRACE

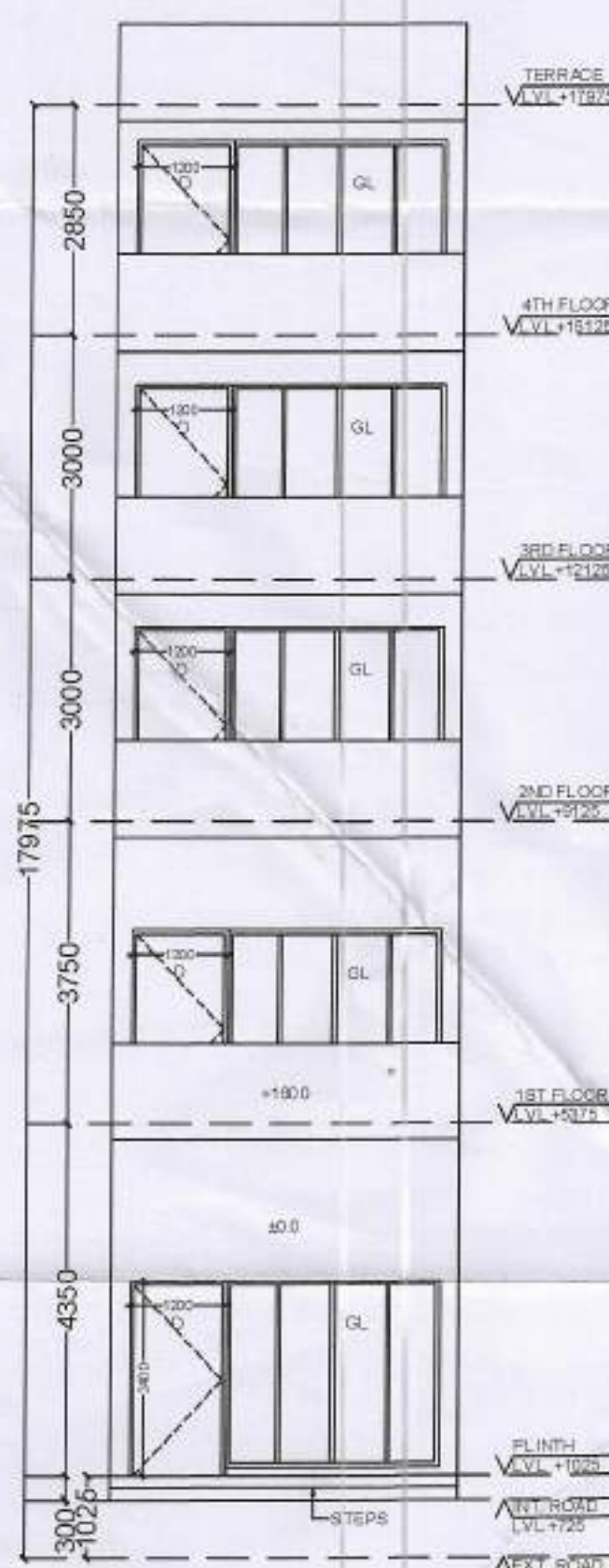
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TYPICAL AREA DIAGRAM
BASEMENT, G FLOOR, 1ST FLOOR,
2ND FLOOR & 3RD FLOOR



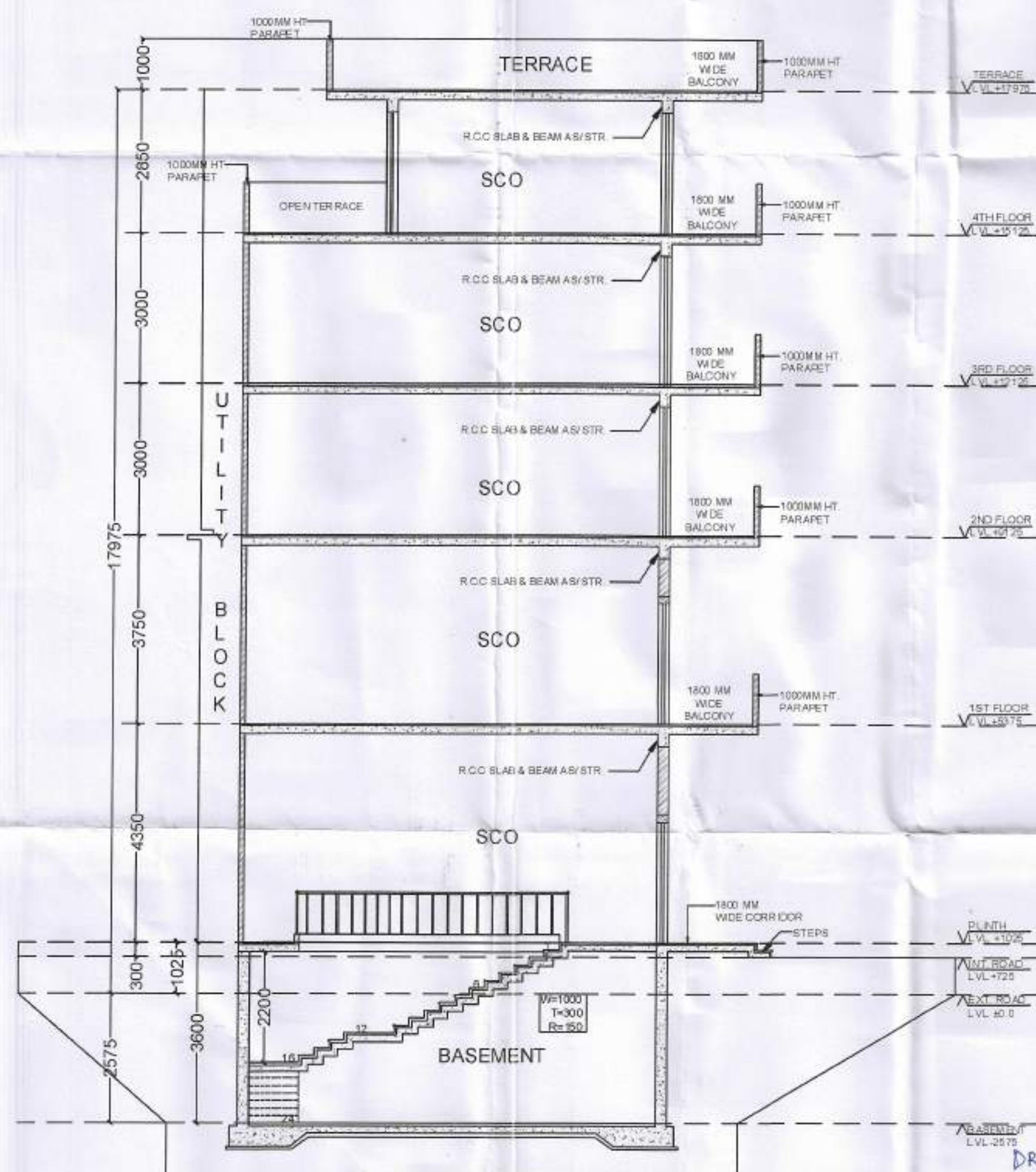
AREA DIAGRAM
FOURTH FLOOR



FRONT ELEVATION



REAR ELEVATION

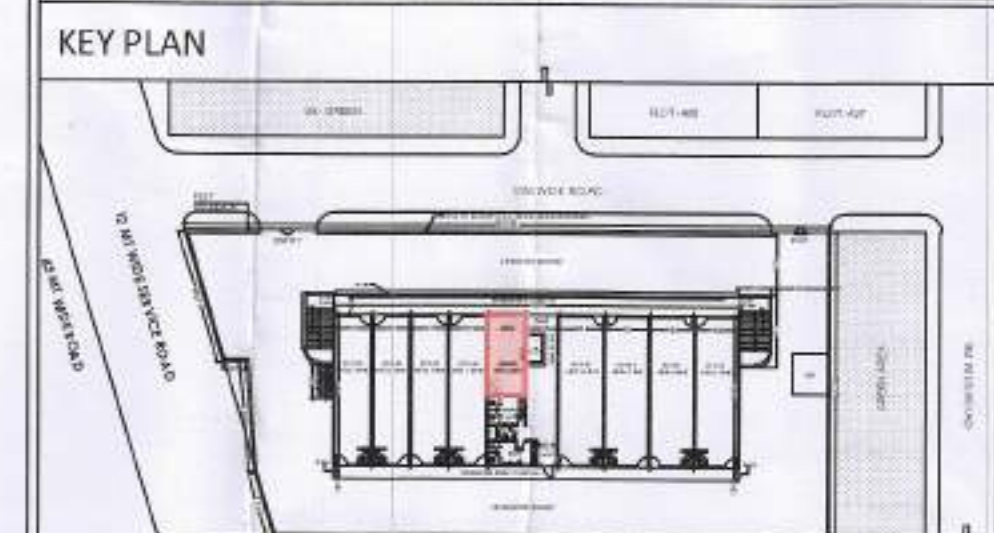


SECTION A - A

S.NO.	TYPE	SIZE	S L	LL
1	D	1200X2400	00	2400
2	D1	750X2100	00	2100
3	Y1	450X600	1500	2100
4	GL	2645X561E	ASE/LE	
4	GL1	1260X561E	ASE/LE	

AREA DETAIL SUMMARY (SQ.MT)		
PLOT AREA	34.53	
PROPOSED F.A.R	162.05	
GROUND COVERAGE	34.53	
FLOORS	F.A.R	NON F.A.R
GROUND FLOOR	34.53	
1st FLOOR	34.53	
2nd FLOOR	34.53	
3rd FLOOR	34.53	
4th. FLOOR	23.92	
BASEMENT		34.53
TOTAL	162.05	34.53

FAR AREA DETAIL				
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	8.474	1.00	34.53
Total Ground Coverage & Ground Floor Area				34.53
TYP.1st, 2nd & 3rd Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	8.474	1.00	34.53
FAR of Typ. Floors (1st,2nd & 3rd Floor)				34.53
4th Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.075	5.870	1.00	23.92
Total FAR of 4th Floor				23.92



NOTE: All dimensions are in MM.
PROJECT:-
STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES, LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLA & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

OWNERS:-
B.M.GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:-
SCO NO - 05

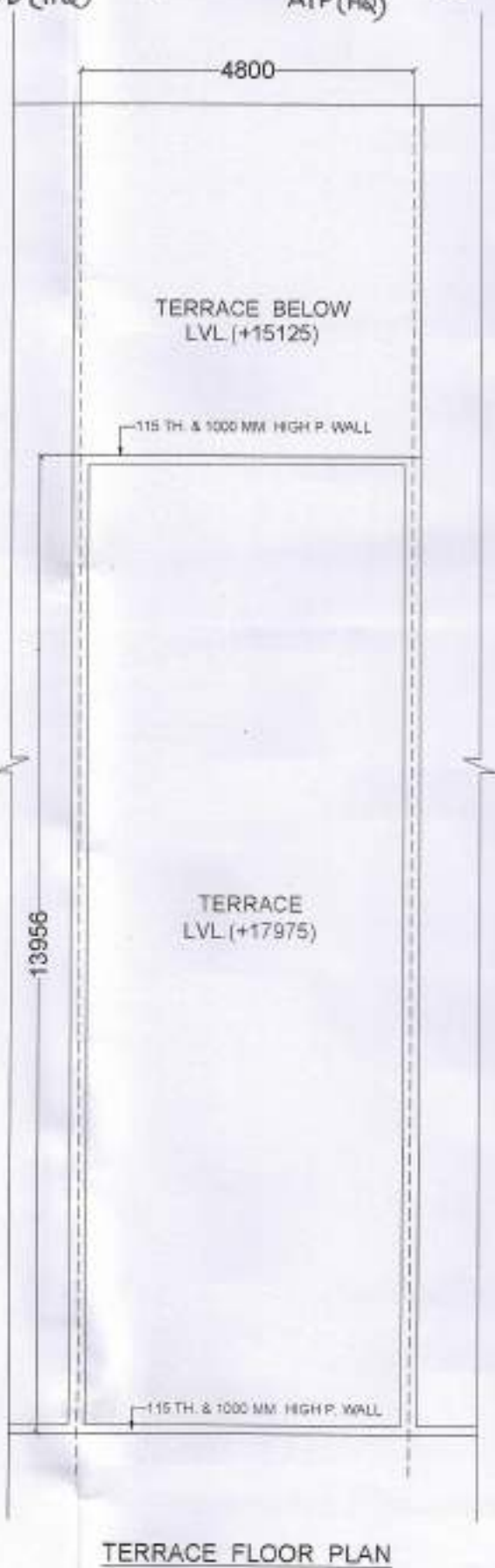
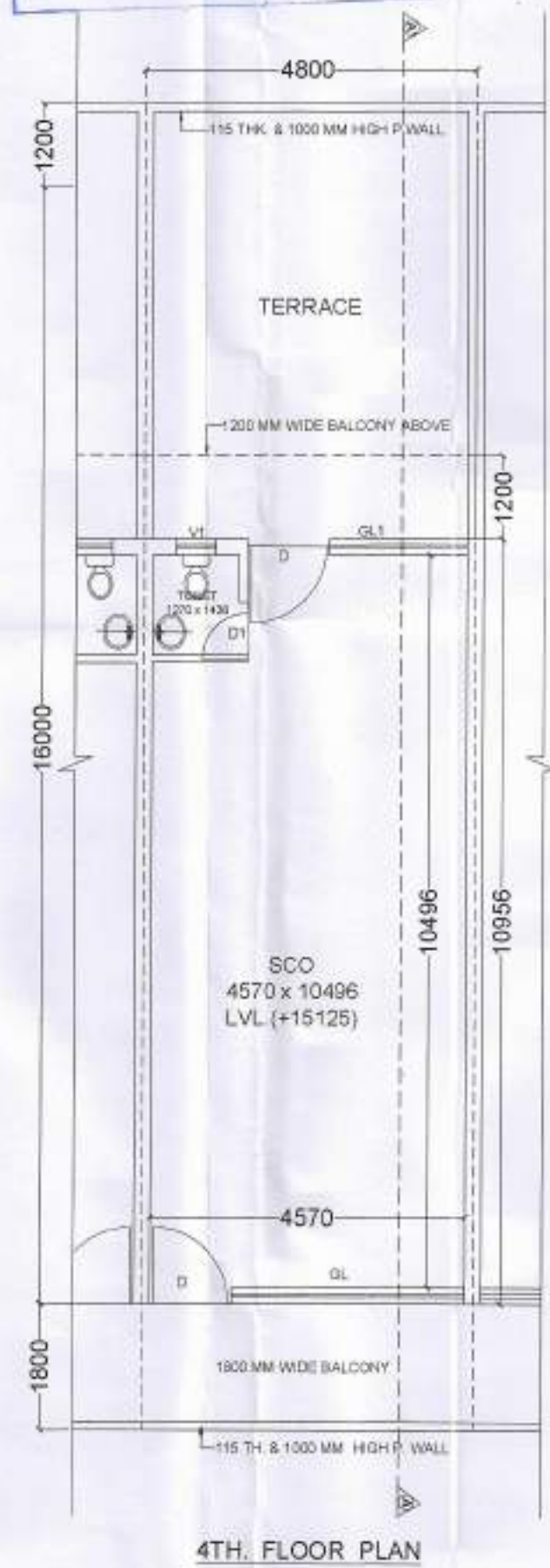
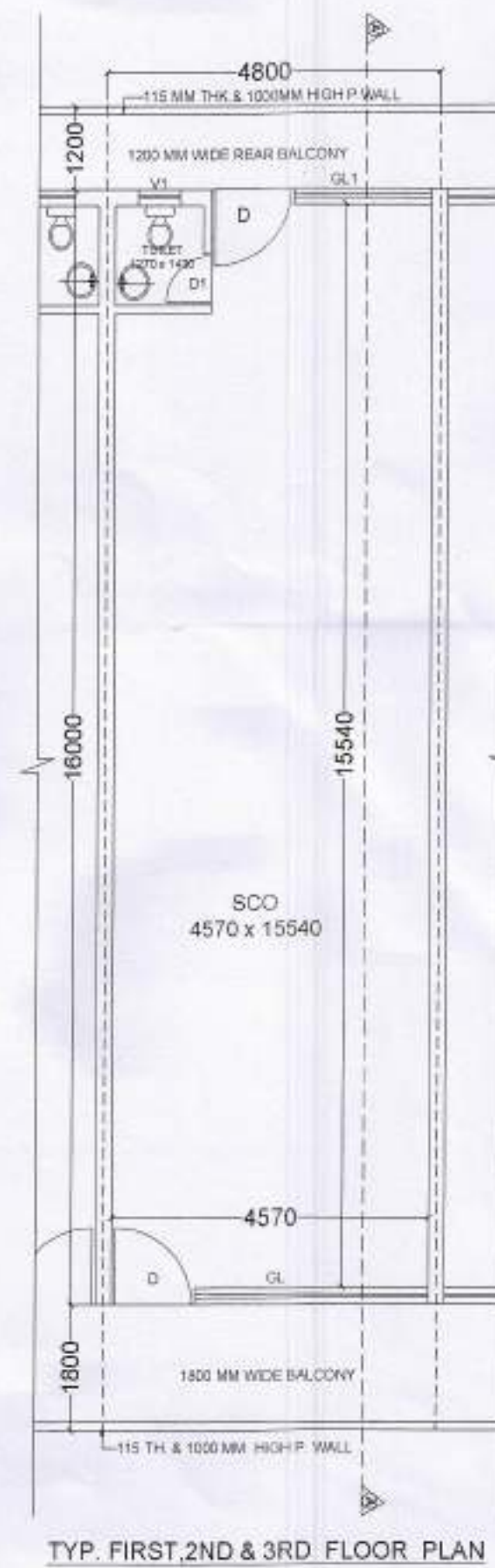
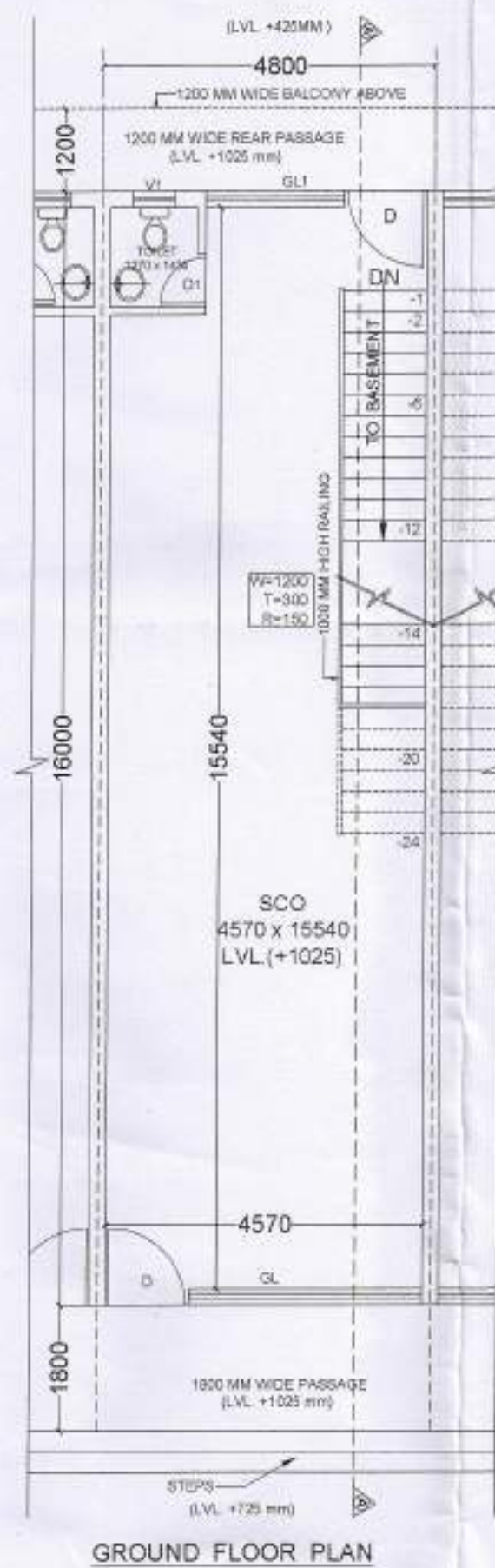
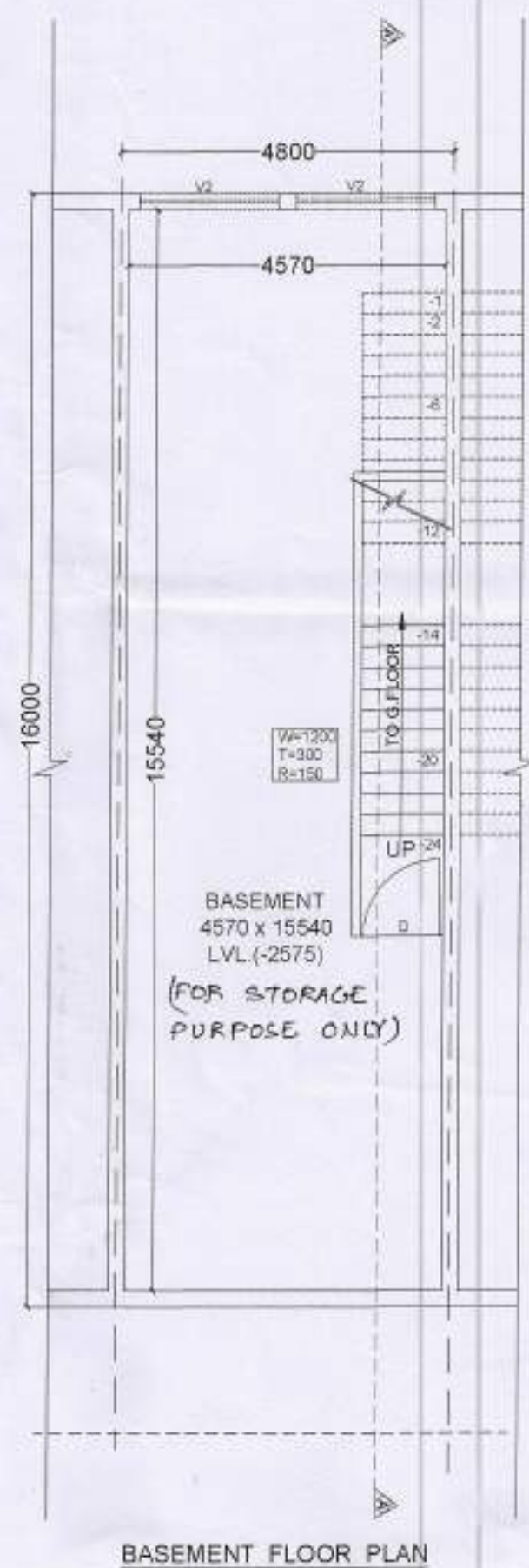
OWNER SIGNATURE:-
ARCHITECT SIGNATURE:-
SANGEET SAIN
Architect
CA/90/13231

DRG.NO:-
SUB/A -04
SCALE:-
1:75



PRAYEEN KUMAR JD (HQ)
RAMAN KUMAR ATP (HQ)
SANJAY NARANG DTP (HQ)
(VIJENDER SINGH) STP (HQ)
(JITENDER SINGH) LTP (HQ)
(AMIT KHATRI, IAS) DTP (HQ)

DDT
Member
BPAC



TYP. AREA DIAGRAM
BASEMENT, G.FLOOR, 1ST. FLOOR,
2ND.FLOOR, & 3RD. FLOOR

AREA DIAGRAM
FOURTH FLOOR

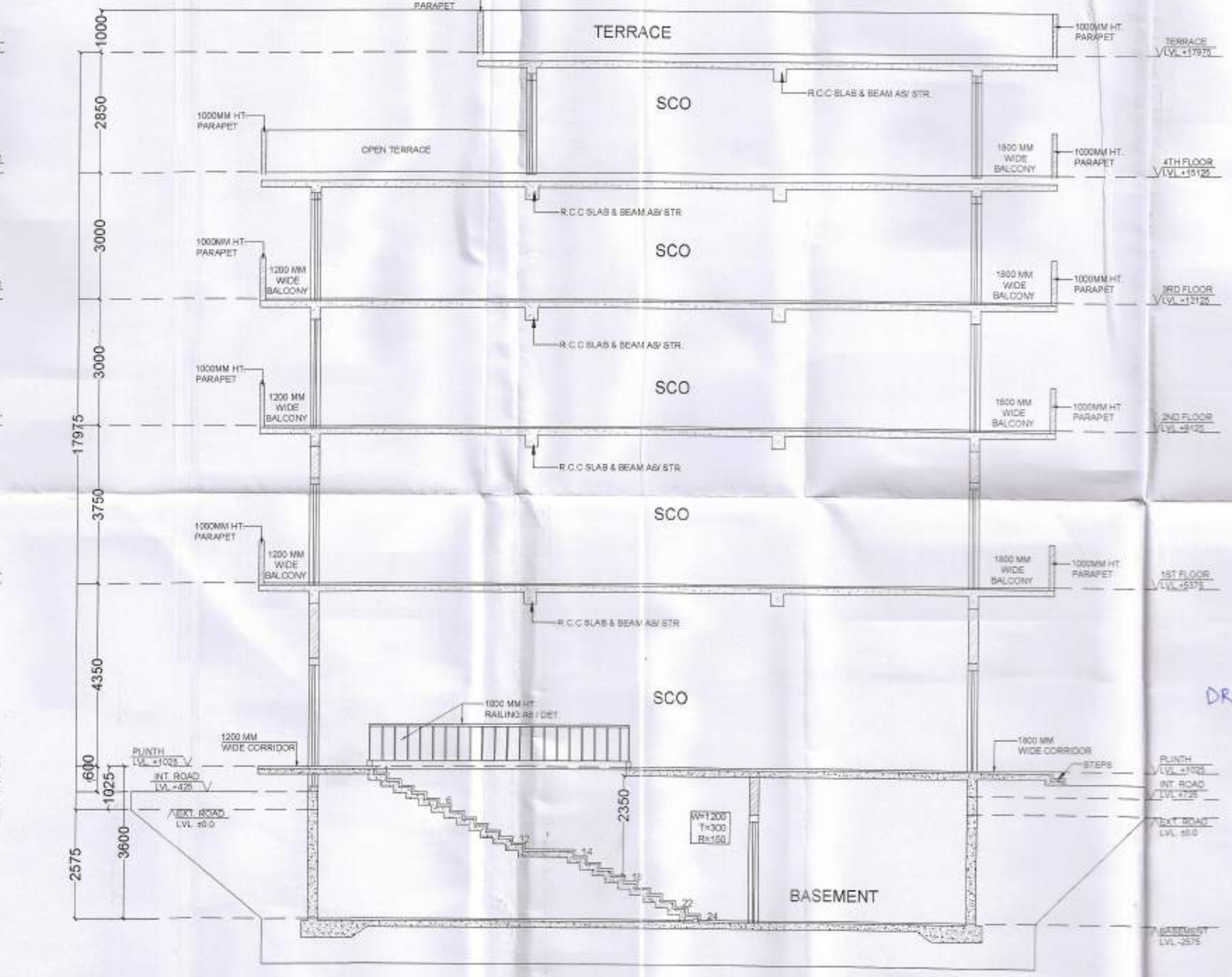
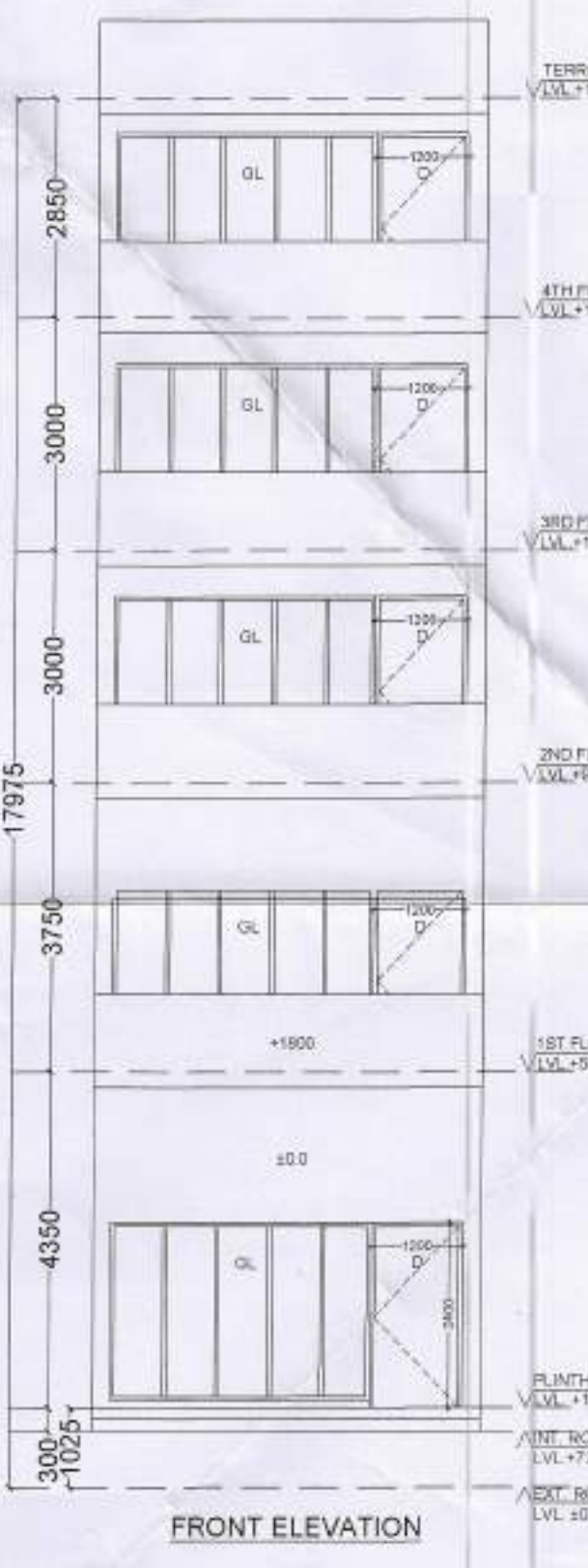
AREA DETAIL SUMMARY (SQ.MT)		
PLOT AREA	76.80	
PROPOSED F.A.R	359.79	
GROUND COVERAGE	76.80	
FLOORS		
FLOORS	F.A.R	NON F.A.R
GROUND FLOOR	76.80	
1st FLOOR	76.80	
2nd FLOOR	76.80	
3rd FLOOR	76.80	
4th. FLOOR	52.59	
BASEMENT		76.80
TOTAL	359.79	76.80

GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.800	16.000	1.00	76.80
Total Ground Coverage & Ground Floor Area				76.80

TYP. 1st, 2nd & 3rd Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.800	16.000	1.00	76.80

FAR of Typ. Floors (1st, 2nd & 3rd Floor)		76.80
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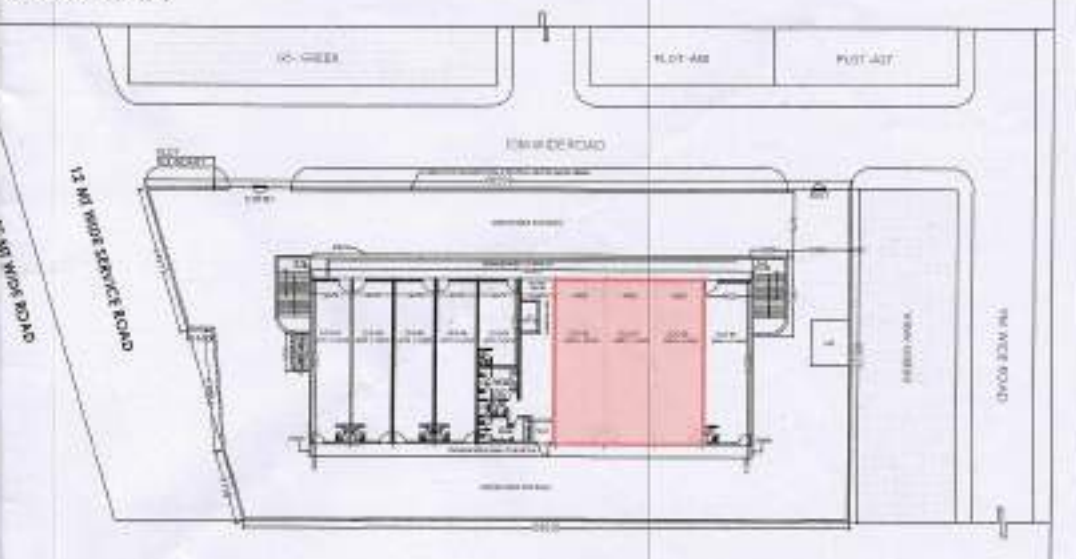
4th Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.800	10.956	1.00	52.59
Total FAR of 4th Floor				52.59



SECTION A - A'

SCHEDULE OF OPENING				
S.NO.	TYPE	SIZE	S.L.	L.L.
1	D	1200X2400	00	2400
2	D1	750X2100	00	2100
3	V1	600X600	1500	2100
4	V2	2000X300	3150	3450
5	GL	3370XAS/ELE.	100	2400
6	GL1	1985XAS/ELE	100	2400

KEY PLAN



NOTE : All dimensions are in MM.
PROJECT :
STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES. LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAAS, DHAMLAKE & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

OWNERS :- B.M.GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:- SCO NO - 06 & 08, 07 MIRROR

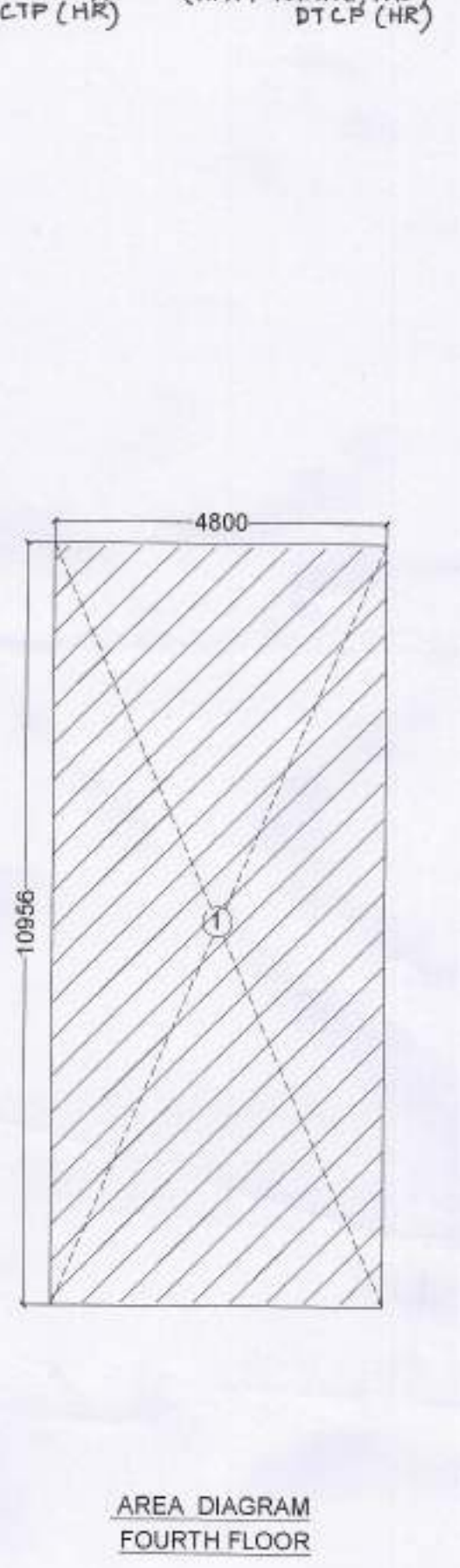
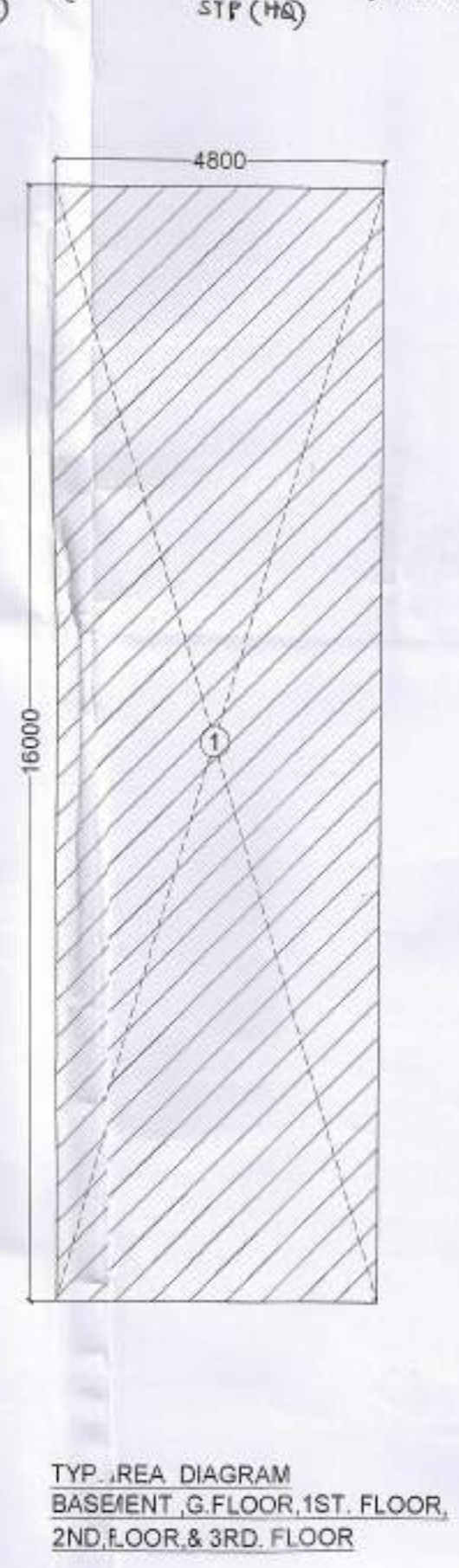
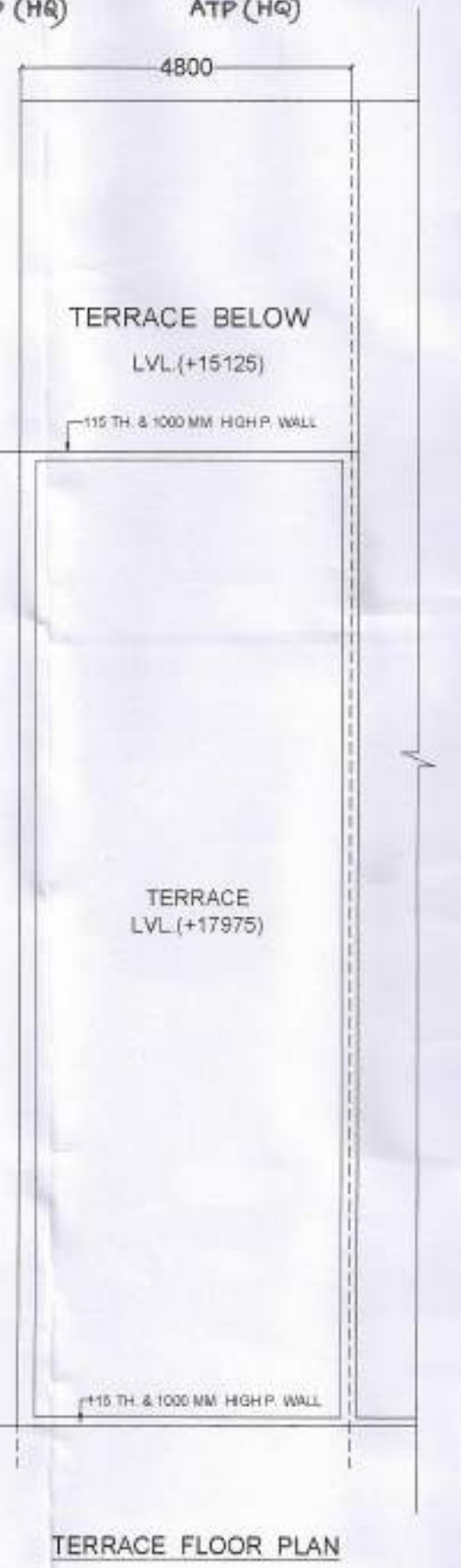
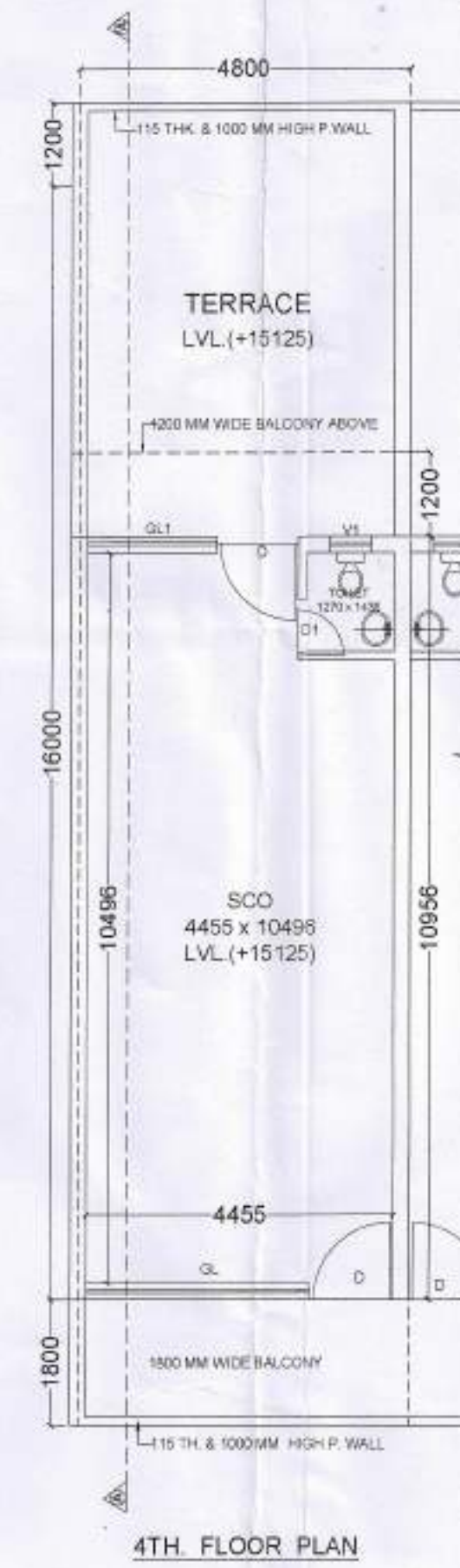
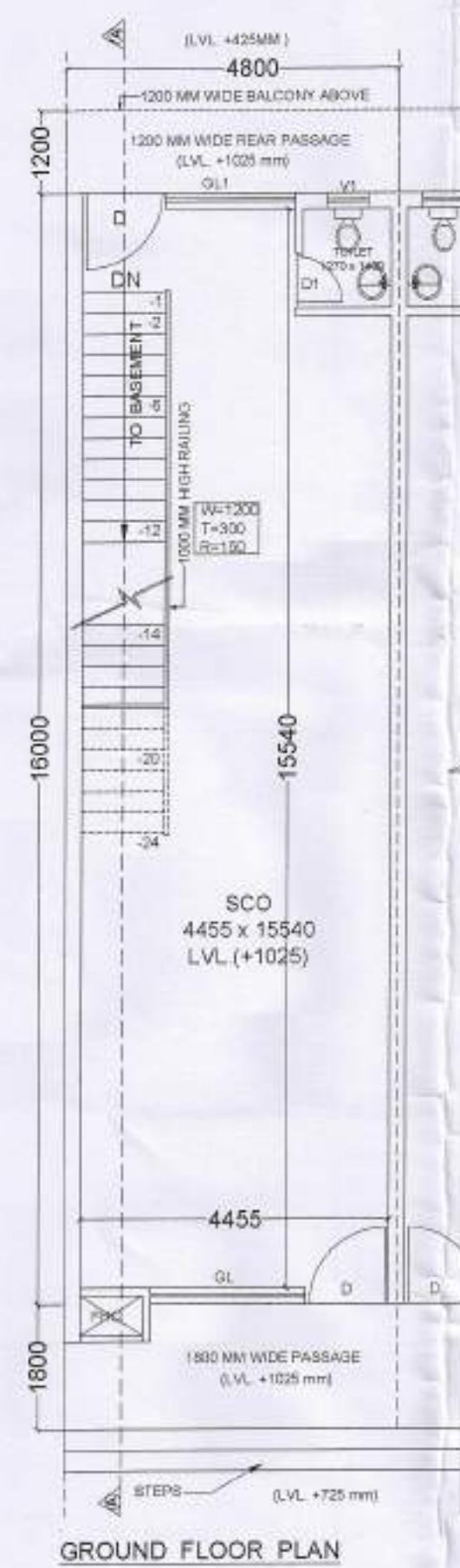
OWNER SIGNATURE:-
ARCHITECT SIGNATURE:-
SANGEET JAIN
Architect
CA/90/13234

DRG. NO:- SUB/A-05
SCALE:- 1:100



This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

(PARYEEN KUMAR) JD (H&S) (RAMAN KUMAR) ATP (H&S) (SANJAY NARANG) DTP (H&S) (VJENDER SINGH) STP (H&S) (JITENDER SINGH) CTP (H&S) (AMIT KHATRI) IAS DTCP (H&S)



TYP. AREA DIAGRAM BASEMENT, G.FLOOR, 1ST. FLOOR, 2ND. FLOOR & 3RD. FLOOR

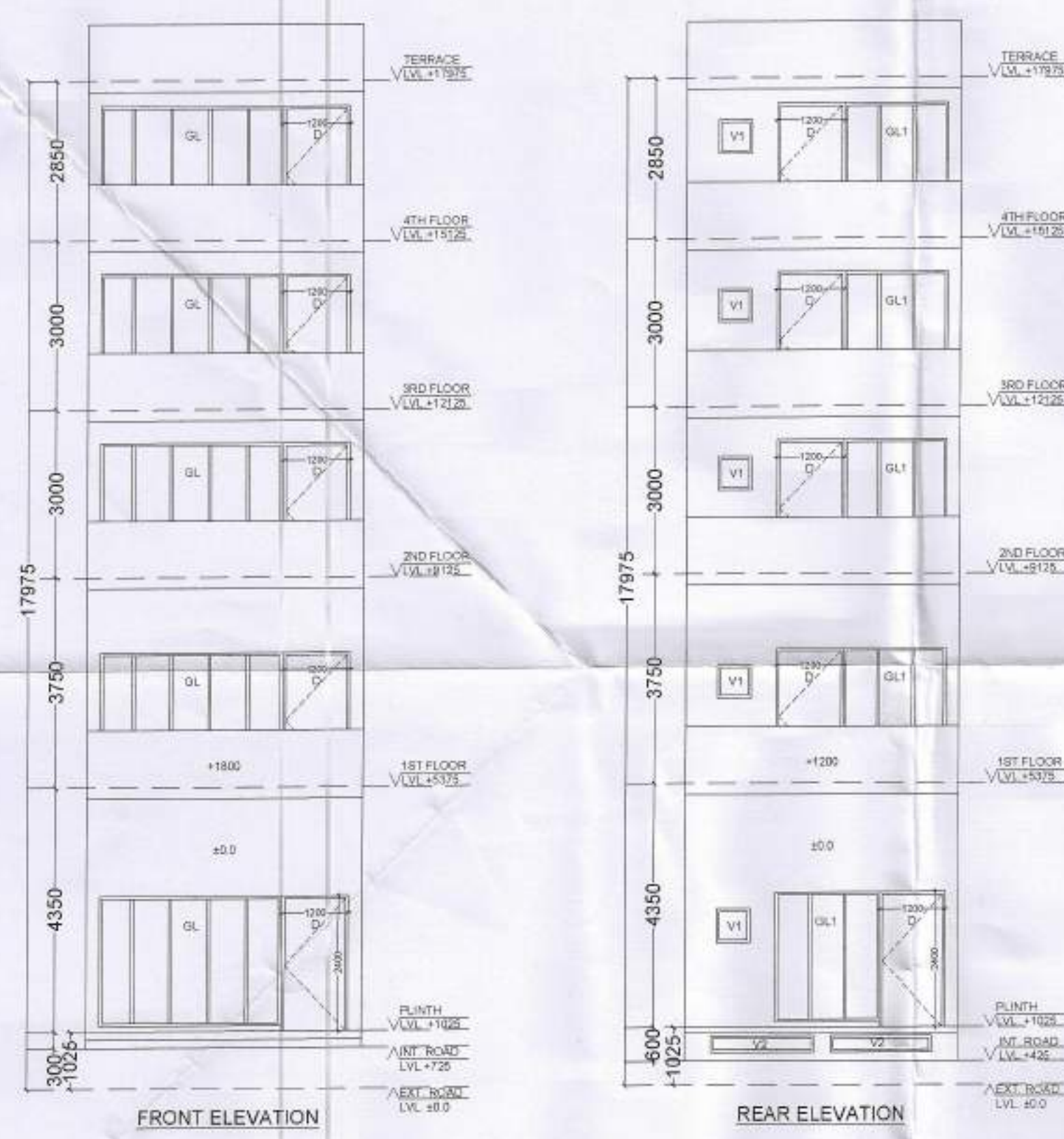
AREA DIAGRAM FOURTH FLOOR

AREA DETAIL SUMMARY (SQ.MT)		
PLOT AREA	76.80	
PROPOSED F.A.R	359.79	
GROUND COVERAGE	76.80	
FLOORS		
FLOORS	F.A.R	NON F.A.R
GROUND FLOOR	76.80	
1st FLOOR	76.80	
2nd FLOOR	76.80	
3rd FLOOR	76.80	
4th. FLOOR	52.59	
BASEMENT		76.80
TOTAL	359.79	76.80

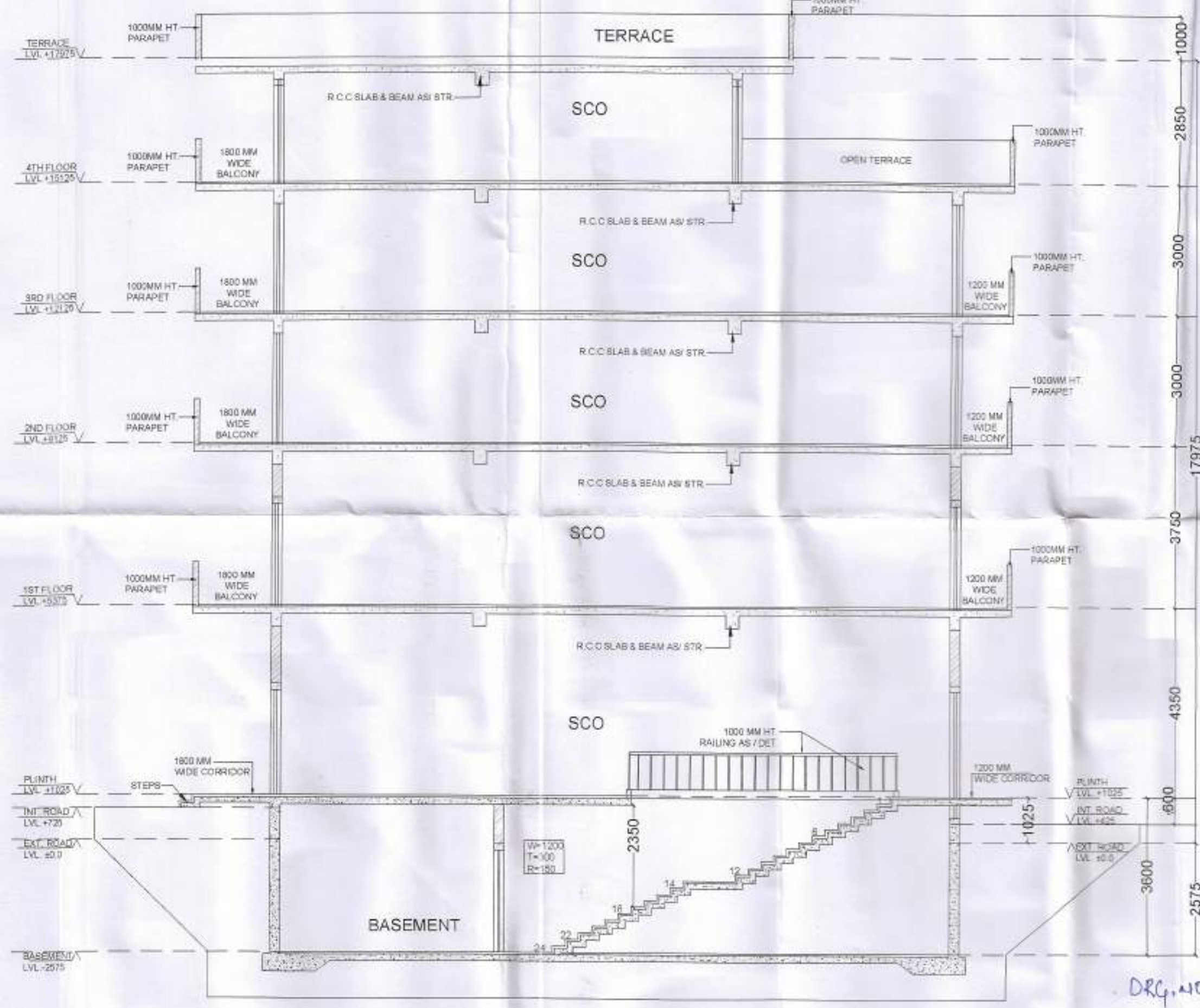
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.800	16.000	1.00	76.80
Total Ground Coverage & Ground Floor Area				76.80

TYP. 1st, 2nd & 3rd Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.800	16.000	1.00	76.80
FAR of Typ. Floors (1st, 2nd & 3rd Floor)				76.80

4th Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	4.800	10.956	1.00	52.59
Total FAR of 4th Floor				52.59



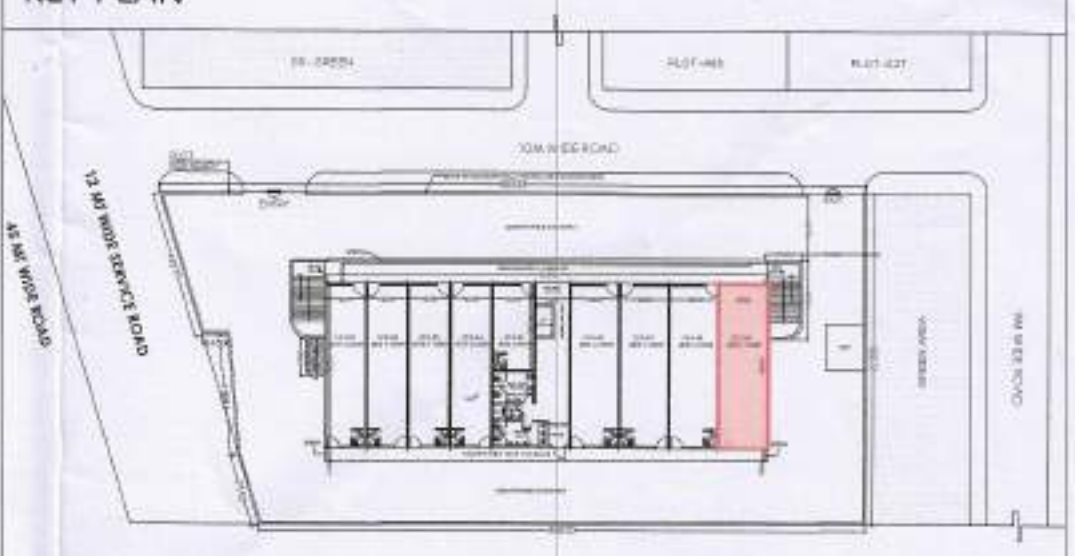
ELEVATIONS



SECTION A-A'

SCHEDULE OF OPENING				
S.NO.	TYPE	SIZE	S.L	L.L
1	D	1200X2400	00	2400
2	D1	750X2100	00	2100
3	V1	600X600	1500	2100
4	V2	1850X300	3150	3450
5	GL	3255XAS/ELE.	100	2400
6	GL1	1870XAS/ELE.	100	2400

KEY PLAN



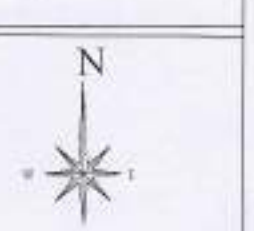
NOTE : All dimensions are in MM.
PROJECT : STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES. LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLAKA & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

OWNERS:- B.M.GUPTA DEVELOPERS PVT. LTD.

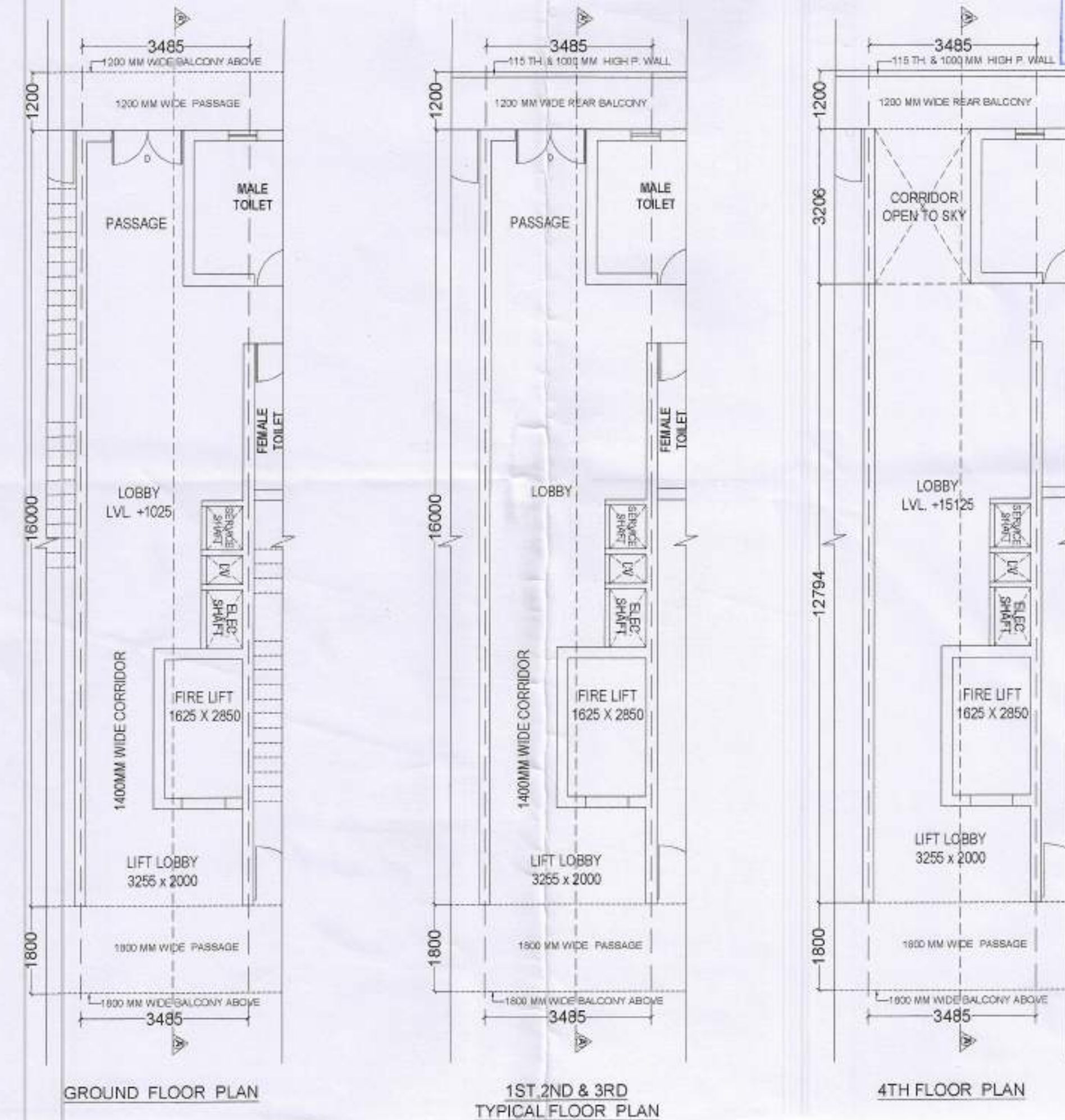
DRAWING TITLE:- SCO NO - 09

OWNER SIGNATURE:- ARCHITECT SIGNATURE:- SANGITA JAIN Architect CA/80/13234

DRG. NO:- SUB/A-06 SCALE:- 1:100



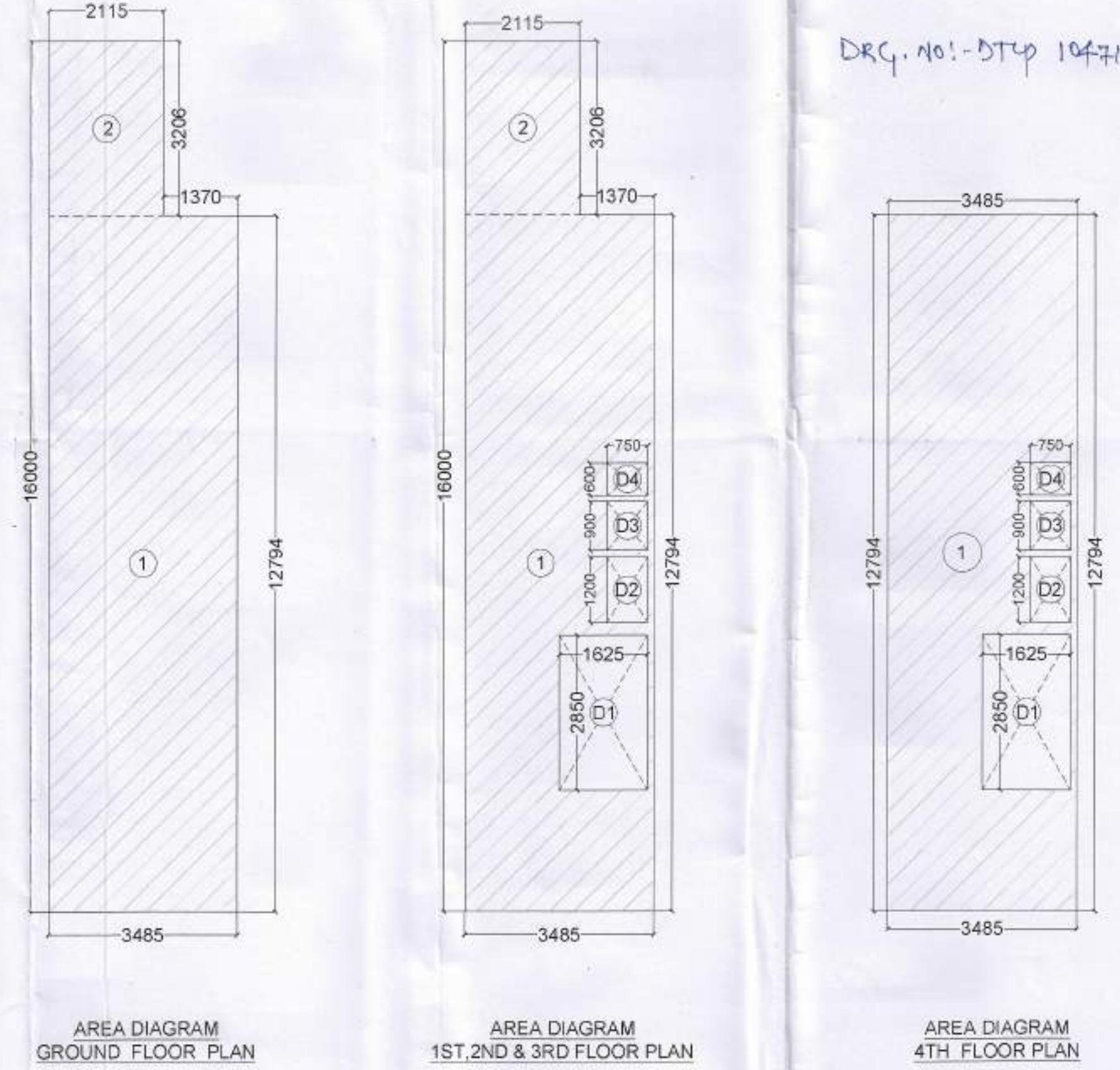
DRG. NO:- DTG 10477 (V) DATED:- 09-04-20



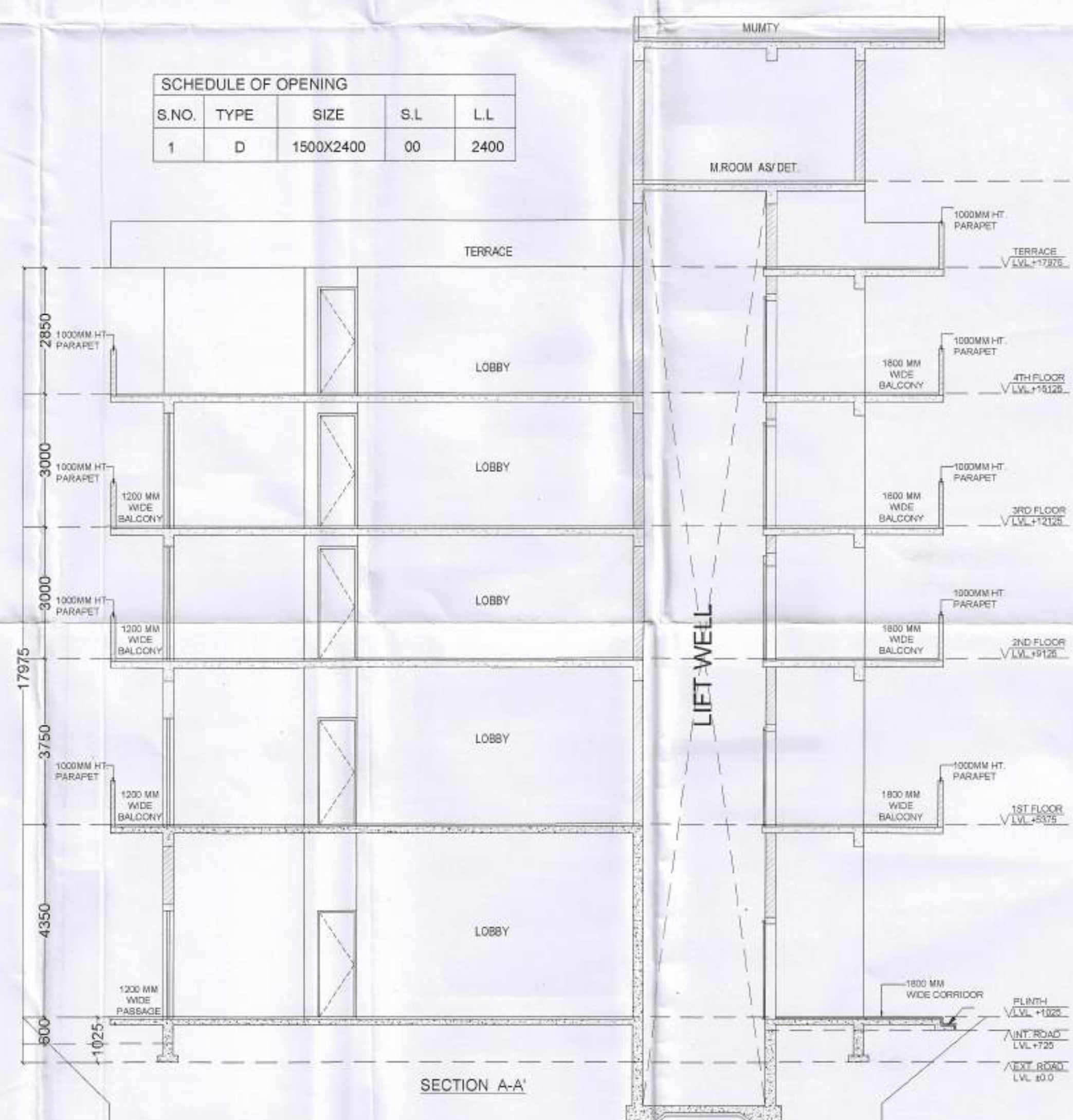
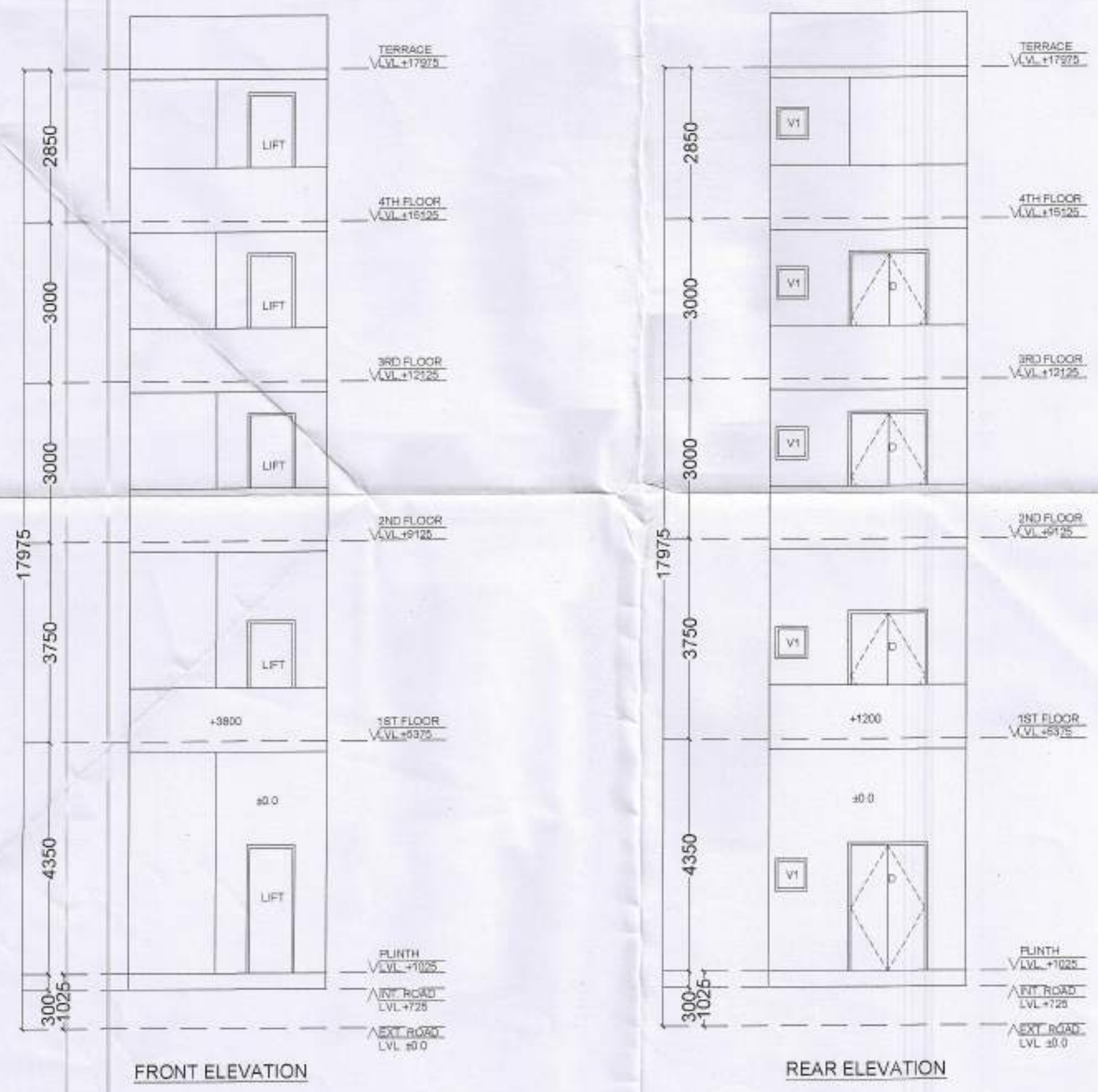
This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public

(PARYEEN KUMAR) J.D.(H)
(RAMAN KUMAR) ATP(H)
(SARJAY NARANG) DTP(H)
(VIJENDER SINGH) STP(H)
(JITENDER SINGH) LTP(H)
(AMIT KHATRI, IAS) DTP(H)

DRG. NO:- 5TUP 10471 (VII) DATED:- 09-09-20



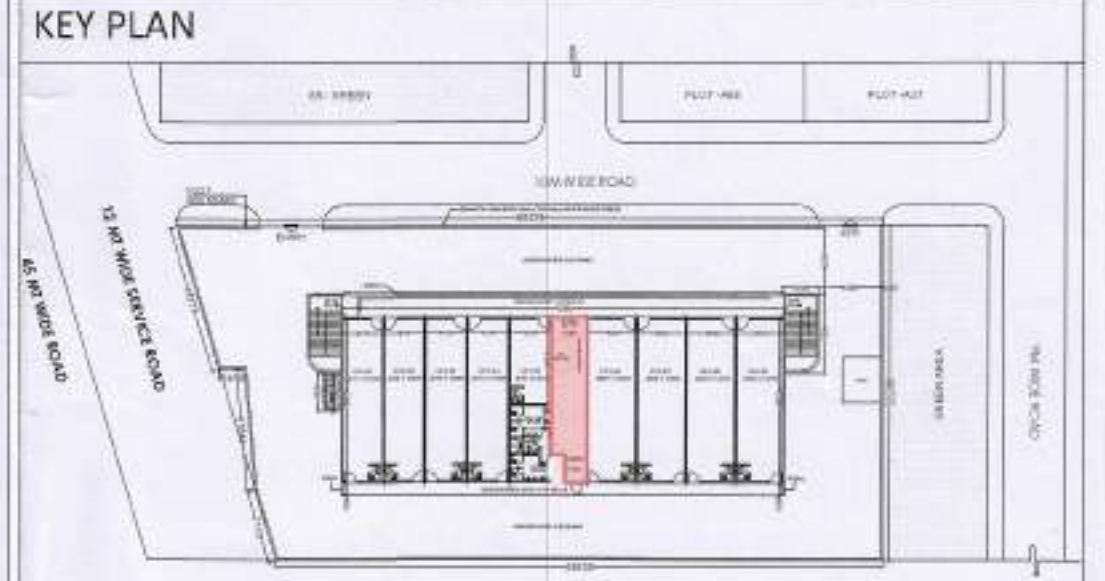
SCHEDULE OF OPENING					
S.NO.	TYPE	SIZE	S.L.	L.L.	
1	D	1500X2400	00	2400	



AREA DETAIL SUMMARY (SQ.MT)		
PLOT AREA	51.37	
PROPOSED F.A.R	223.40	
GROUND COVERAGE	51.37	
FLOORS	F.A.R	NON F.A.R
GROUND FLOOR	51.37	
1st FLOOR	44.71	
2nd FLOOR	44.71	
3rd FLOOR	44.71	
4th. FLOOR	37.92	
TOTAL	223.40	

FAR AREA DETAIL				
GROUND COVERAGE & GROUND FLOOR FAR (SQ.MT)				
S.NO	WIDTH	LENGTH	NOS	AREA
1	3.485	12.794	1.00	44.59
2	2.115	3.206	1.00	6.78
Total Floor Area				51.37
TYP. 1st, 2nd & 3rd Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	3.485	12.794	1.00	44.59
2	2.115	3.206	1.00	6.78
FAR of Typ. Floors (1st, 2nd & 3rd Floor)				51.37
Deductions				
S.NO	WIDTH	LENGTH	NOS	AREA
D1	1.625	2.850	1.00	4.63
D2	1.2	0.75	1	0.9
D3	0.9	0.75	1	0.68
D4	0.6	0.75	1	0.45
Total				6.66
FAR of Typ. Floors (1st, 2nd & 3rd Floor)				44.71

4th Floor Area Detail				
S.NO	WIDTH	LENGTH	NOS	AREA
1	3.485	12.794	1.00	44.58
Total Floor Area				44.58
Deductions				
S.NO	WIDTH	LENGTH	NOS	AREA
D1	1.625	2.85	1.00	4.63
D1	1.625	2.85	1	4.63
D2	1.2	0.75	1	0.9
D3	0.9	0.75	1	0.68
D4	0.6	0.75	1	0.45
Total				6.66
Total FAR of 4th Floor				37.92



NOTE : All dimensions are in MM.

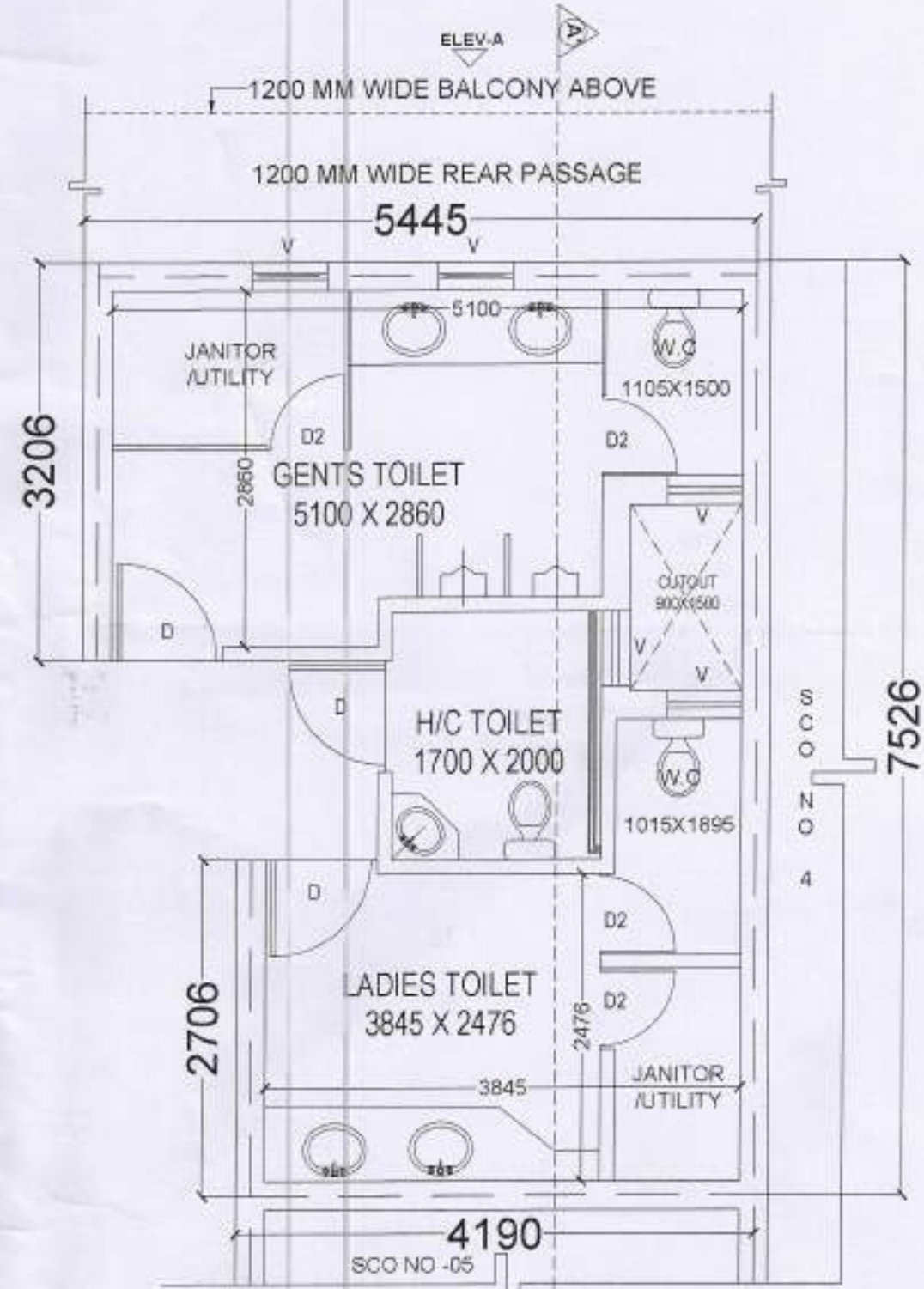
PROJECT:-
STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES. LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLAKE & DEVLAWAS, TEHSIL & DISTRICT-REWAR, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

OWNERS:-
B.M.GUPTA DEVELOPERS PVT. LTD.

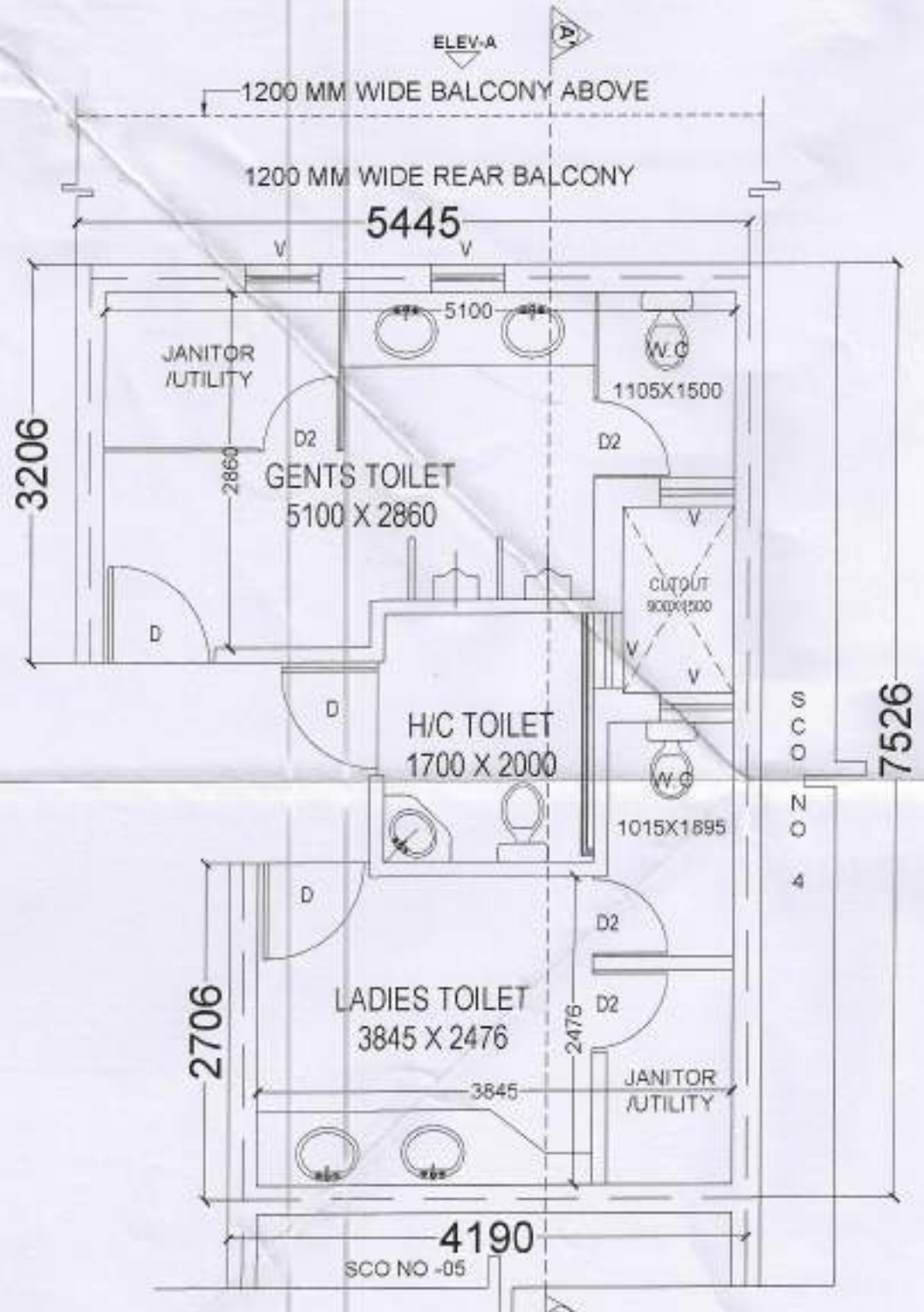
DRAWING TITLE:-
COMMON AREA (LIFT LOBBY)

OWNER SIGNATURE:-
ARCHITECT SIGNATURE:-
SANGITA JAIN
Architect
CA/80/13234

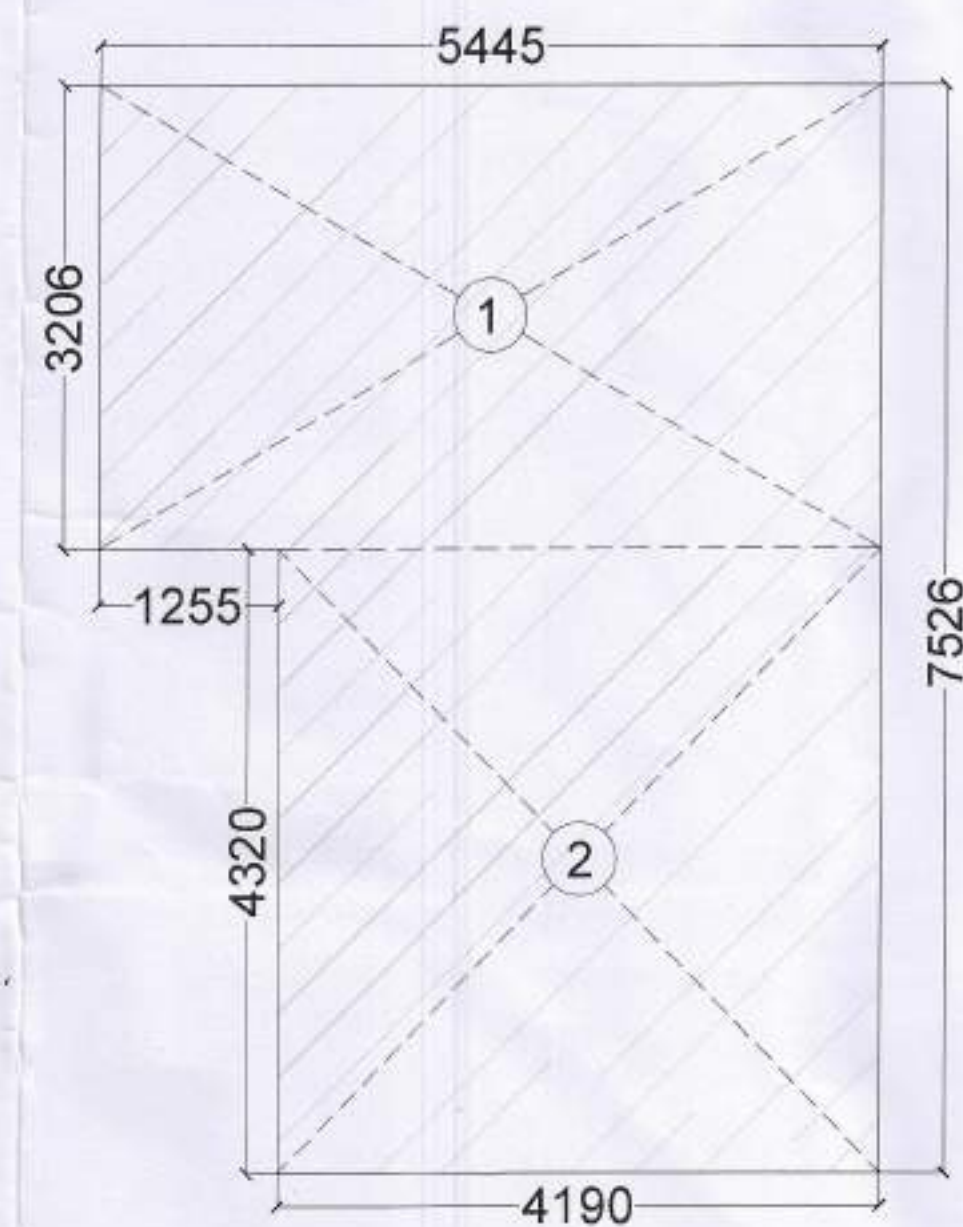
DRG. NO:-
SUB/A-07
SCALE:-
1:100
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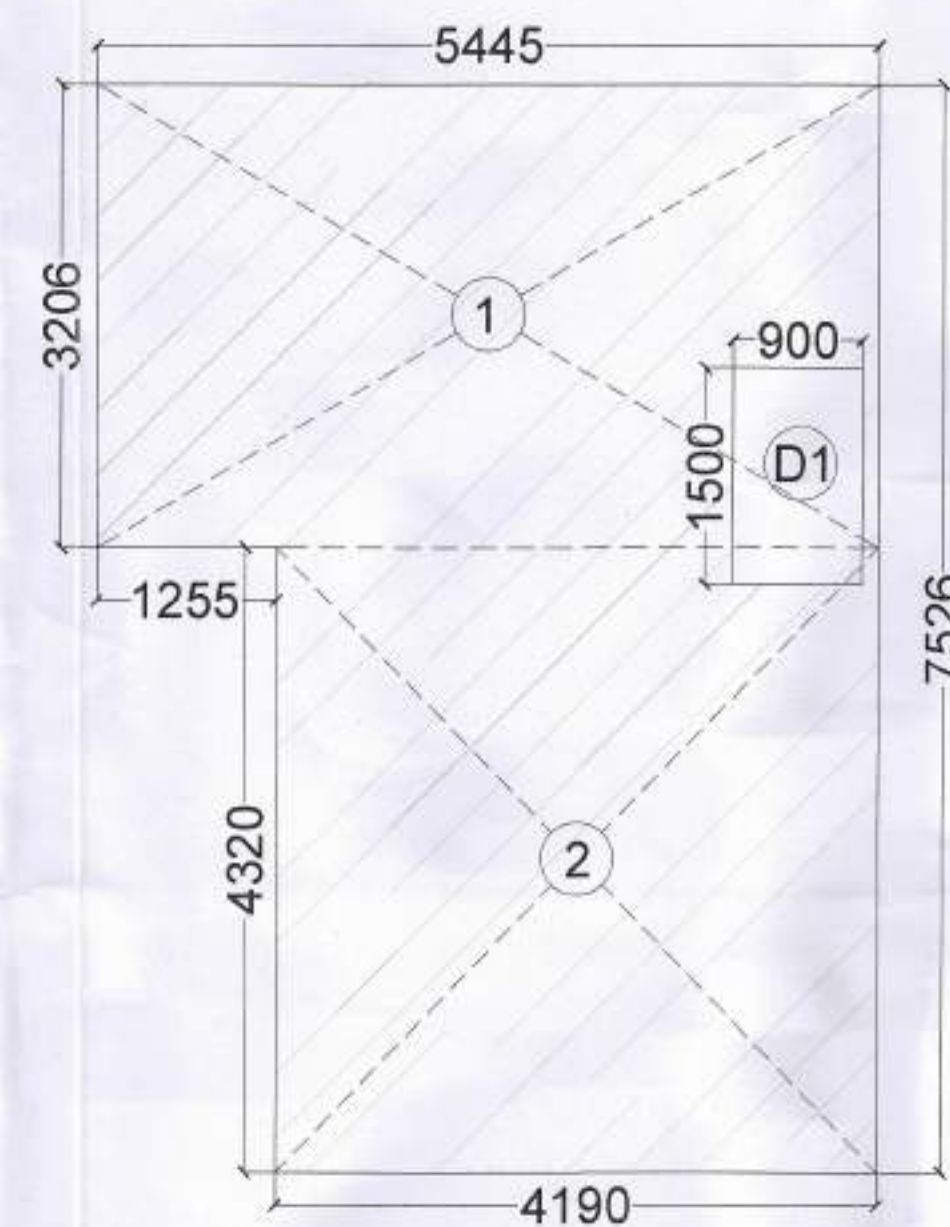
GROUND FLOOR PLAN



TYPICAL 1ST, 2ND & 3RD & 4TH FLOOR PLAN



GROUND FLOOR AREA DIAGRAM



1ST, 2ND, 3RD & 4TH FLOOR AREA DIAGRAM

SCHEDULE OF OPENING				
S.NO.	TYPE	SIZE	S.L	L.L
1	D	900X2400	00	2400
2	D2	650X2100	00	2100
3	V1	600X600	1500	2100

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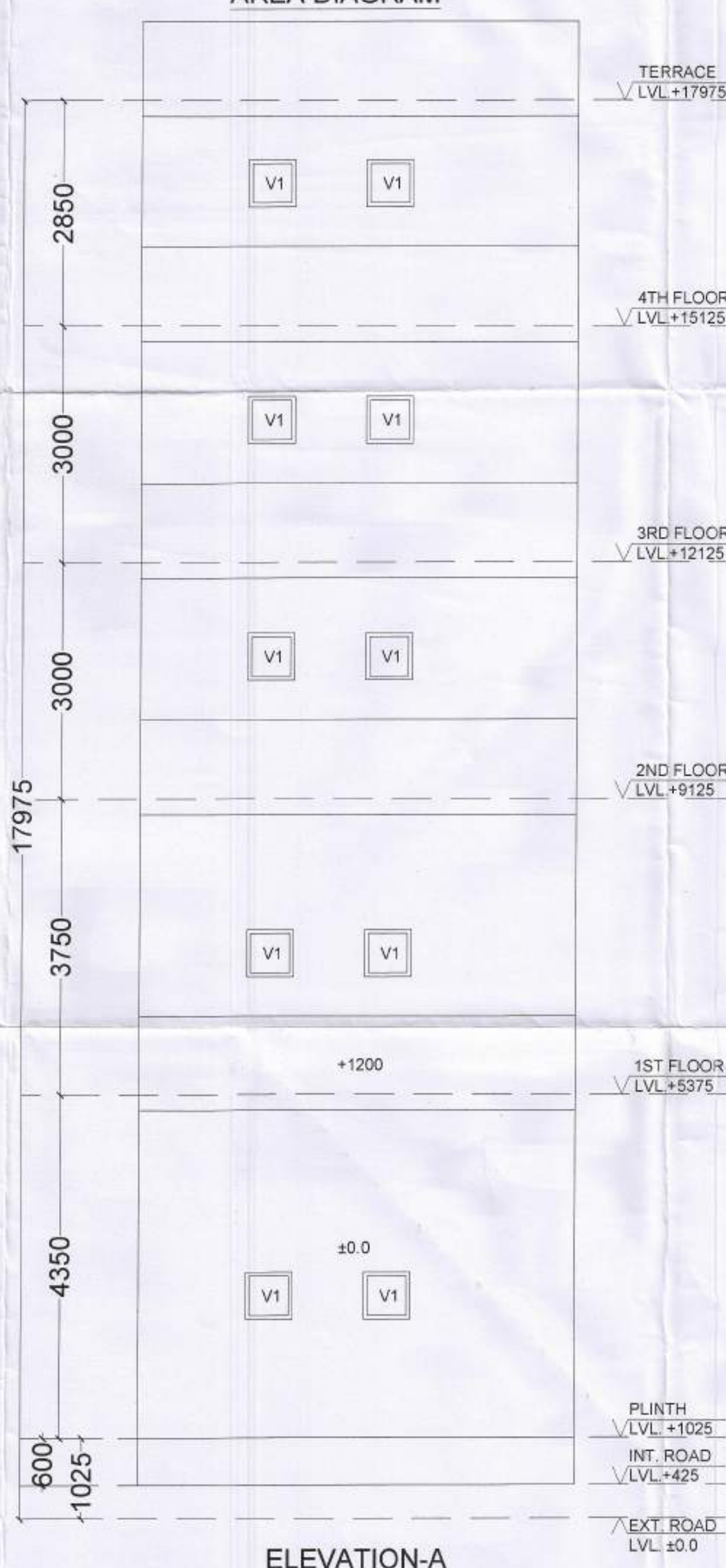
UTILITY BLOCK - FREE FROM GROUND COVERAGE & F.A.R					
DISCRIPTIONS	LENGTH (mt.)	WIDTH (mt.)	AREA (Sq.m)	No. of Floors	TOTAL AREA (Sq.m)
GROUND	5.445	3.206	17.46	1	17.46
FLOOR	4.190	4.32	18.10	1	18.10
G.F SUB TOTAL					35.56
TYP. FLOORS	5.445	3.206	17.46	4	69.84
DEDUCTIONS	4.19	4.32	18.10	4	72.40
	0.90	1.50	1.35	4	5.42
TYP. FLOOR TOTAL AREA					136.82
TOTAL AREA					172.38

DOT (NO) Member BPAC

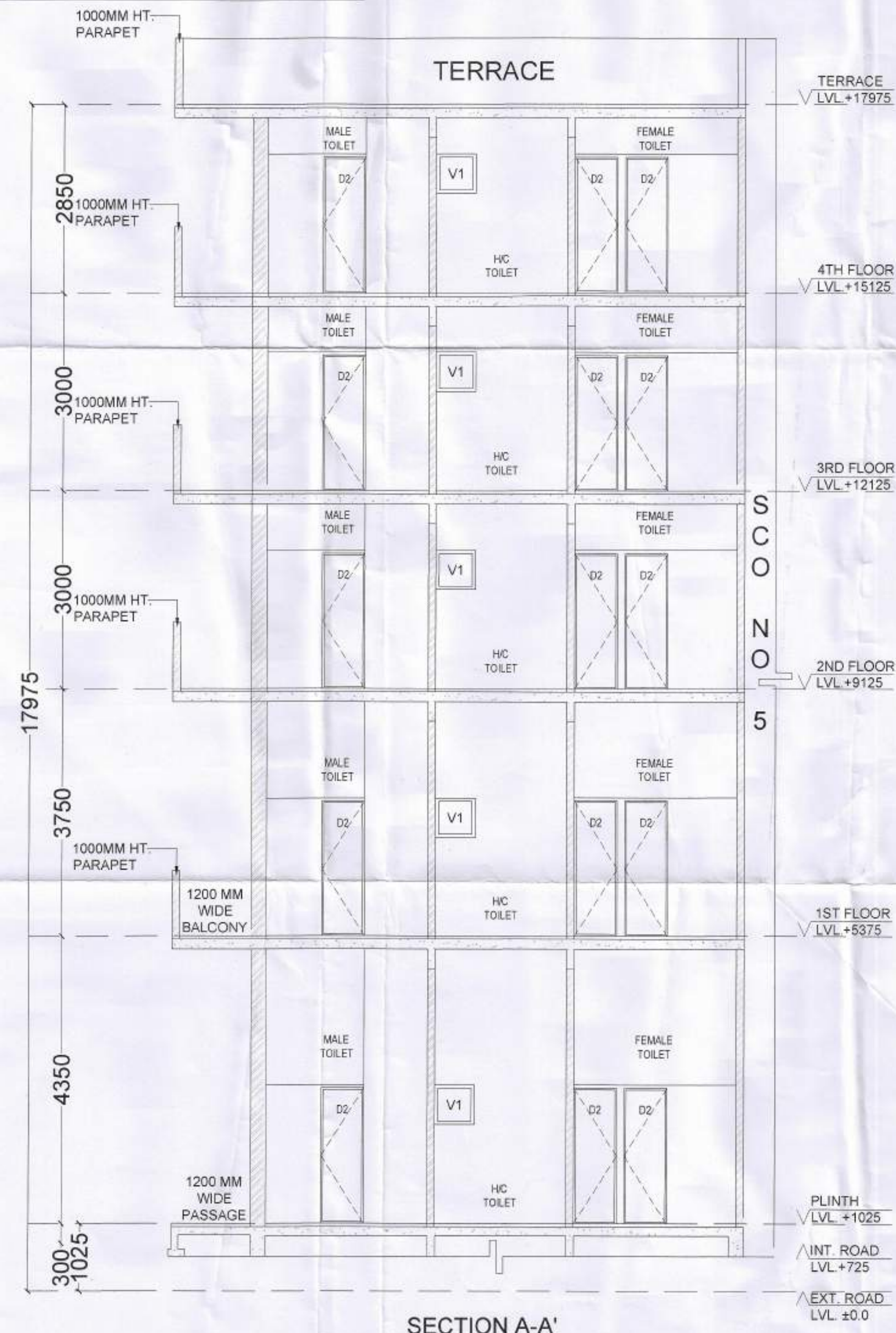
DRG. NO. DTP 10471 (VII) DATED: 09-09-20

(VUENDER SINGH) DTP (HR) (JITENDER SINGH) CTP (HR) (AMIT KHATRI, IAS) DTP (HR)

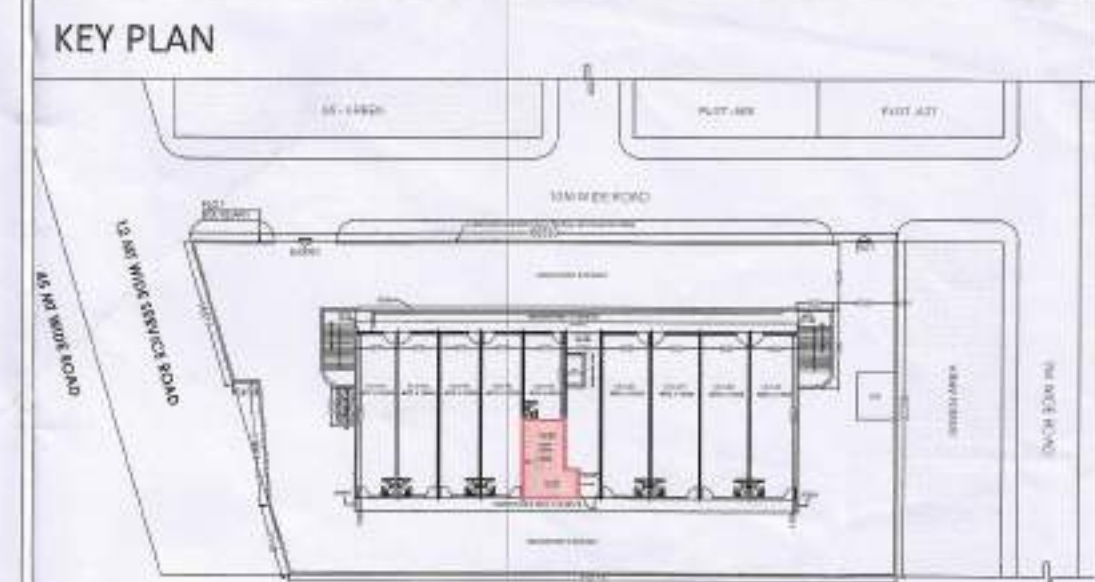
(SANJAY NARANG) DTP (HR) (RAMAN KUMAR) ATP (HR) (PARVEEN KUMAR) JD (HR)



ELEVATION-A



SECTION A-A'



NOTE: All dimensions are in MM.
PROJECT:-
STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES, LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLAKE & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

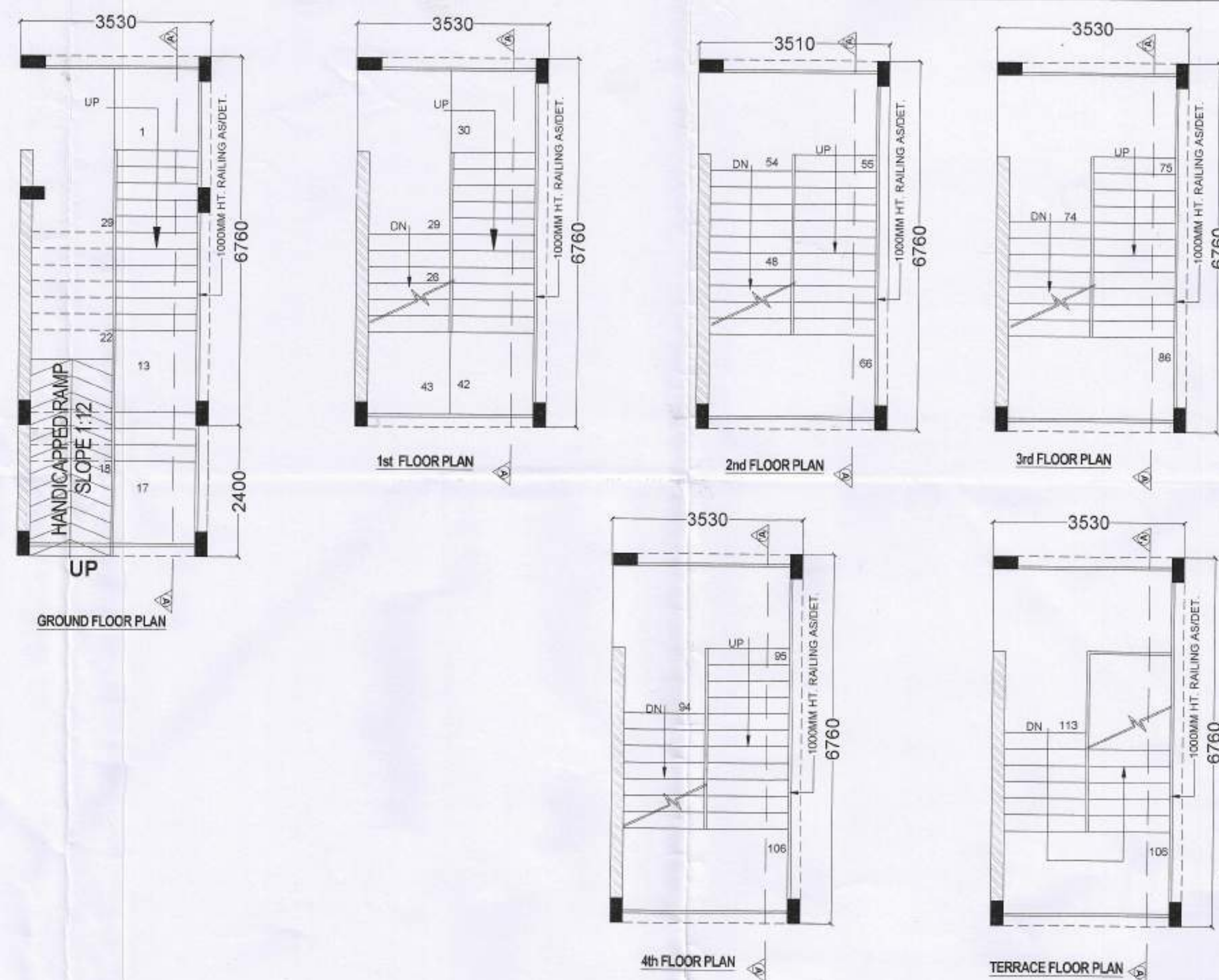
OWNERS:-
B.M.GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:-
PUBLIC UTILITY BLOCK

OWNER SIGNATURE:-
ARCHITECT SIGNATURE:-
SANGEET SAIN
Architect
CA/80113234

DRG. NO.:-
SUB/A -08
SCALE:-
1:50



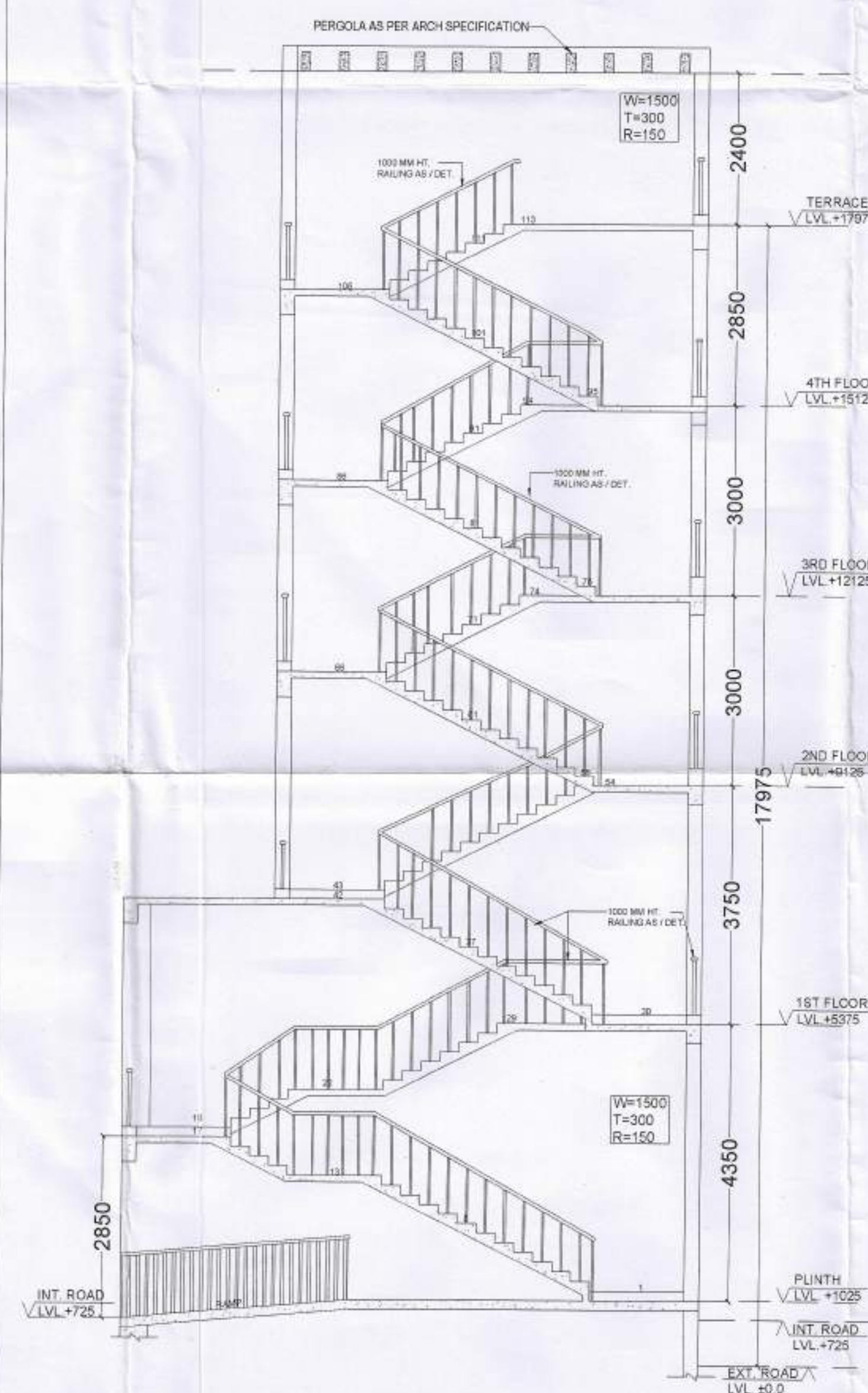
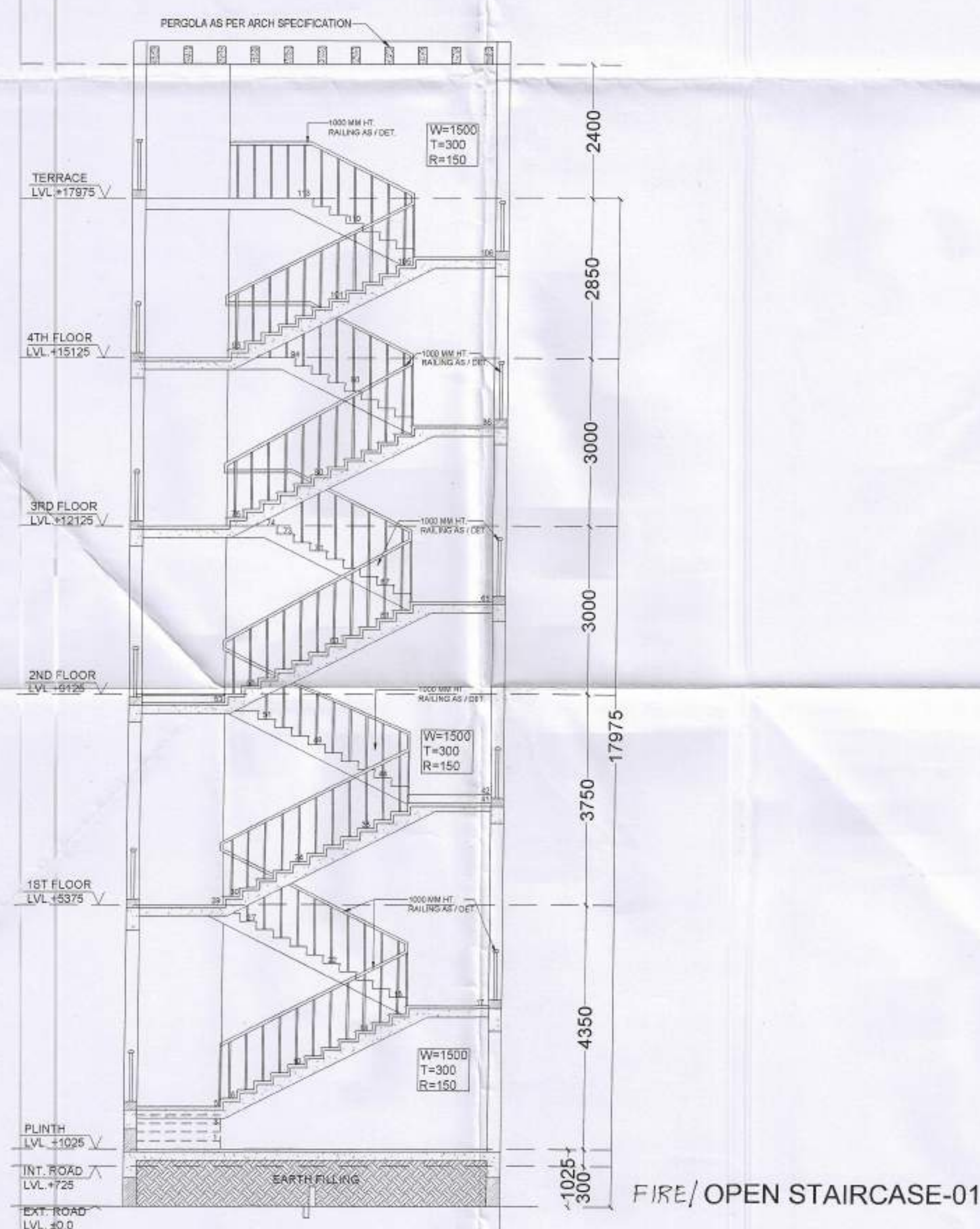


 (VIJENDER SINGH)
STP (HQ)
  (JITENDER SINGH)
CTP (HR)
  (AMIT KHATRI IAS)
DTCP (HR)

 (SANJAY NARANG)
DTP (HQ)
  (RAMAY)
ATP (HQ)
  (PARVEEN KUMAR)
JD (HQ)

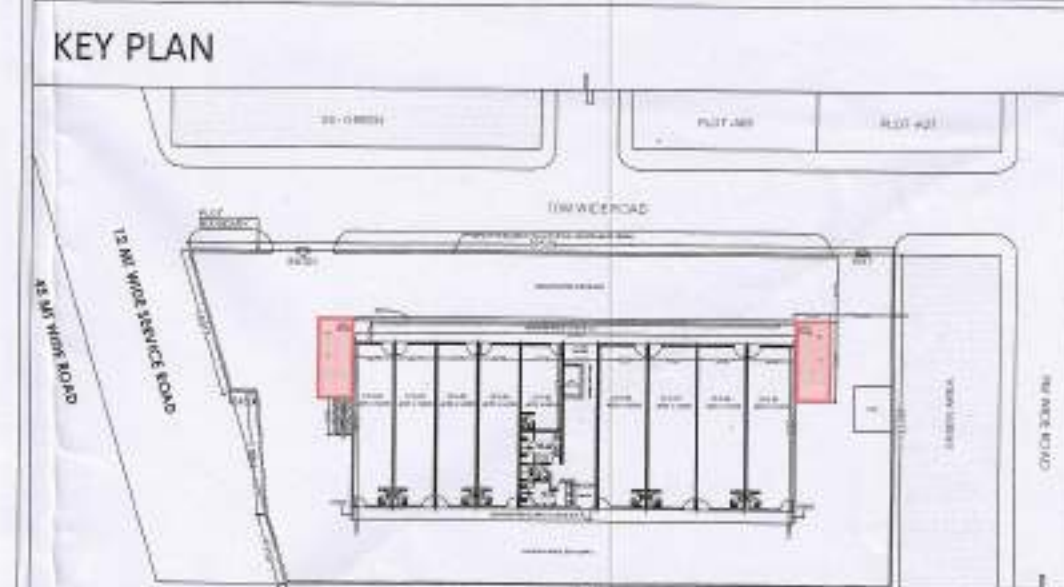
DRG, NO:- DTP 10471 (ix) DATED:- 09-09-24

DDUHC
Member
BPAC



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FIRE/OPEN STAIRCASE-02



NOTE : All dimensions are in MM.

PROJECT :-

STANDARD DESIGN OF SCO OF COMMERCIAL SITE (2036.793 SQ.M) FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY - 2016) MEASURING 12.70625 ACRES, LICENSE NO. 22 OF 2021 DATED 13-05-2021, IN SECTOR-26 & 27, VILLAGE-DHALIWAS, DHAMLAKA & DEVLAWAS, TEHSIL & DISTRICT-REWARI, HARYANA BEING DEVELOPED BY M/S B.M. GUPTA DEVELOPERS PVT. LTD.

OWNERS:-

B.M.GUPTA DEVELOPERS PVT. LTD.

DRAWING TITLE:-

OWNER SIGNATURE:-



ARCHITECT SIGNATURE:
SANGEETA JAIN
Architect
CA/90/13234

DRG. NO.:-

SUB/A-09

SCALE:-

1:100

