

STANDARD DESIGN OF COMMERCIAL SITE (AREA 583.62 SQMT OR 0.1442 ACRE) FOR DSS, PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 7.1479 ACRES (LICENCE NO. 221 OF 2025 DATED 13.11.2025) IN THE REVENUE ESTATE OF VILL. BASTI BHIWAN, SECTOR-12, DISTT. FATEHABAD - SH. KUSHAL KUMAR, SH. PARVEEN KUMAR CHARAIPOTRA S/O SH. HARDAYAL

TITLE - LAYOUT CUM DEMARCATION PLAN

AREA CHART

S.NO.	PARTICULARS	AREA (SQMT)	%
1	TOTAL AREA OF THE SCHEME	583.62	-
2	PERMISSIBLE GROUND COVERAGE@35% OF SITE AREA	204.27	35.00%
3	PERMISSIBLE F.A.R.@150% OF SITE AREA	875.43	150.00%
4	PROPOSED GROUND COVERAGE	204.26	35.00%
5	PROPOSED F.A.R.	356.18	61.03%

DETAIL OF DSS, MILK & VEG. BOOTH AND 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) DETAILS AT SHEET 3	TOTAL COVERED / BUILT UP AREA (IN SQMT) DETAILS AT SHEET 3
1	DSS-I	1 TO 4	3.89 X 11.36	44.29	4	176.76	2	328.68	566.92
2	MILK & VEG. BOOTH	5	5.00 X 5.50	27.50	1	27.50	1	27.50	27.50
3	TOTAL				5	204.26	-	356.18	594.42
4	PUBLIC TOILETS (NON F.A.R.)		5.50 X 1.96	10.78	1	-	1	-	10.78

PARKING/OPEN AREA = TOTAL SITE AREA - GROUND COVERAGE  
 = 583.62 - 204.26  
 = 379.36 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) DSS - DOUBLE STOREY SHOP.
- (4) STANDARD DESIGN OF CORNER DSS NO.1 SHALL BE APPLICABLE ON OTHER CORNER DSS NO.4 AS MIRROR IMAGE.
- (5) STANDARD DESIGN OF DSS NO.2 SHALL BE APPLICABLE ON DSS NO.3 AS MIRROR IMAGE.



SCALE - N.T.S.

*Parveen Kumar*  
 SIGNATURE OF APPLICANT



SIGNATURE OF ARCHITECT



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DRG. NO. DTP 118/11/1) Dt 19-01-2025

(PARVEEN KUMAR) SD (HQ)    (PRIYA SONI) ATP (HQ)    (DIVYA DOGRA) DTP (HQ)    (VJENDER SINGH) STP (HQ)    (BHIVNESH KUMAR) CTP (HR.)    (AMIT KHATRI, IAS) DTCP (HR.)

