

Directorate of Town and Country Planning, Haryana,  
Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-1944/AD(GK)/2024/ 15290

Dated:-

23/05/2024

To

M/s Mansha Buildcon Pvt. Ltd. & Others,  
P-23, Sector-75, Faridabad-121002.

Subject: - Approval of Standard Design of SCOs in Commercial Site over an area measuring 0.4548 acre (1840.748 Sqm.) forming part of Affordable Residential Plotted Colony measuring 21.13125 acres (License No. 266 of 2023 dated 26.12.2023) falling in sector-83 & 84, Sonipat.

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 Site	0.4548 acre (1840.748 Sqm.)	DTCP-10230(i) to 10230(v)	23.05.2024

The above said Standard Design of SCOs is approved with the following condition:-

- 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.

DA/As above

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

Endst. No. ZP-1944/AD(GK)/2024/ \_\_\_\_\_ Dated \_\_\_\_\_

A copy along with sets of approved Standard Design of SCOs is forwarded to the following for information and further necessary action please:-

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

DA/As above

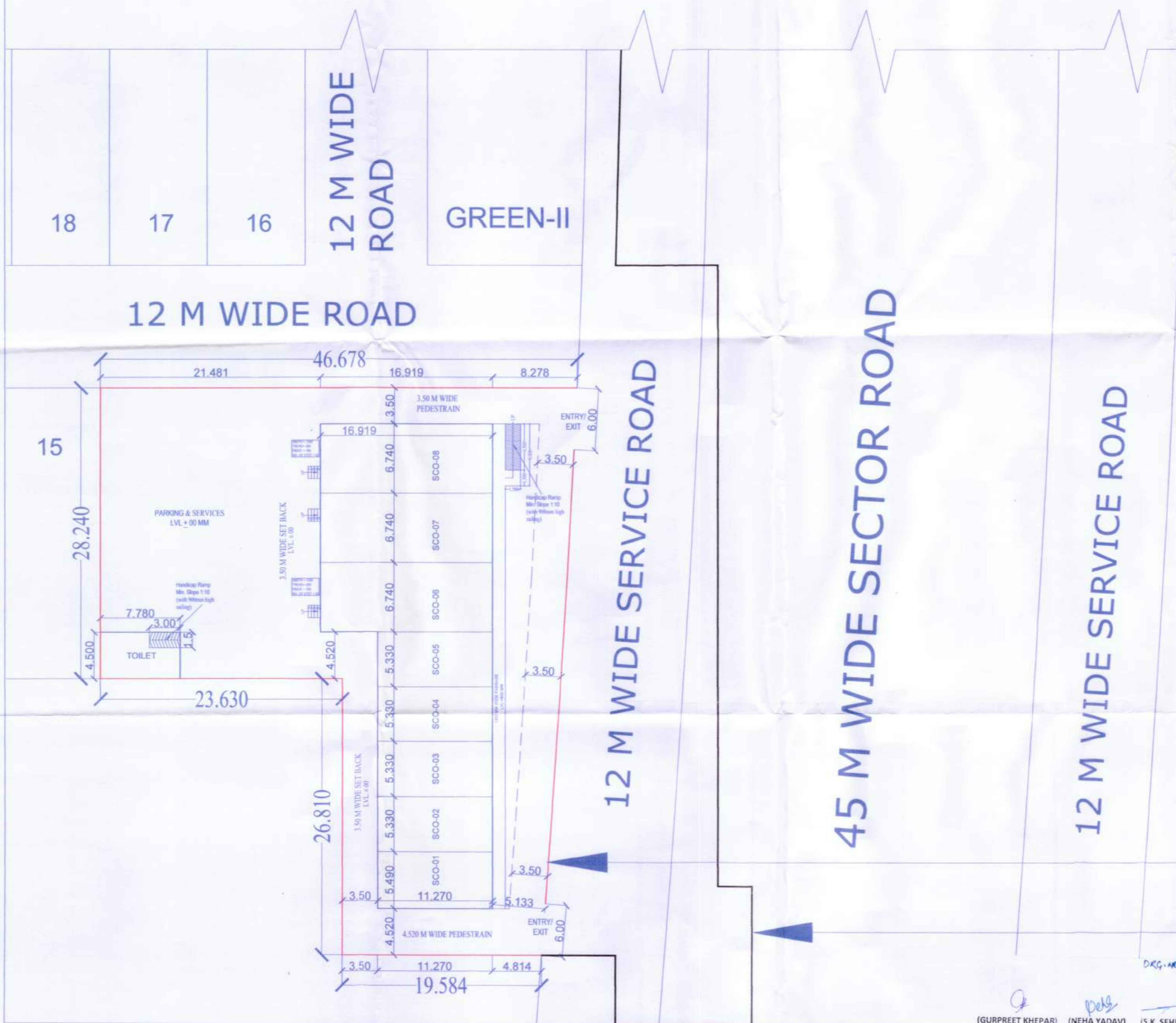
(S.K. Sehrawat)  
District Town Planner (HQ),  
For: Director, Town and Country Planning,  
Haryana, Chandigarh.

AREA CHART			
Plot Area	0.4548 Acres	1840.748	Sqm
Permissible Ground Coverage	35%	644.262	Sqm
Proposed Ground Coverage	34.999%	644.250	Sqm
Permissible FAR	150%	2761.122	Sqm
Proposed FAR	139.997%	2577.000	Sqm

GROUND COVERAGE						
S.No.	Type	Width (M)	Length (M)	Area (In Sqm)	Total Nos.	Total Area (In Sqm)
1	SCO -(01)	5.490	11.270	61.872	1	61.872
	SCO -(02)	5.330	11.270	60.069	1	60.069
2	SCO -(03, 04 & 05)	5.330	11.270	60.069	3	180.207
3	SCO -(06, 07 & 08)	6.740	16.919	114.034	3	342.102
<b>TOTAL AREA</b>					<b>8</b>	<b>644.250</b>

AREA DETAIL						
S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA SQM
1	GROUND FLOOR AREA	7.780	X	4.500	=	35.010 SQM
	TOILET (FLOOR AREA)				=	35.010 SQM

FAR CALCULATIONS	
SCO -(01)	Total FAR Area (Sqm)
Ground Floor Area	61.872
First Floor Area	61.872
Second Floor Area	61.872
Third Floor Area	61.872
<b>Sub Total</b>	<b>247.488</b>
SCO -(02)	Total FAR Area (Sqm)
Ground Floor Area	60.069
First Floor Area	60.069
Second Floor Area	60.069
Third Floor Area	60.069
<b>Sub Total</b>	<b>240.276</b>
SCO -(03, 04 & 05)	Total FAR Area (Sqm)
Ground Floor Area	180.207
First Floor Area	180.207
Second Floor Area	180.207
Third Floor Area	180.207
<b>Sub Total</b>	<b>720.828</b>
SCO -(06, 07 & 08)	Total FAR Area (Sqm)
Ground Floor Area	342.102
First Floor Area	342.102
Second Floor Area	342.102
Third Floor Area	342.102
<b>Sub Total</b>	<b>1368.408</b>
<b>TOTAL FAR AREA</b>	<b>2577.000</b>



MUMTY AREA (NON FAR AREA)	
SCO -(01)	Total FAR Area (Sqm)
Mumty Area	18.995
<b>Sub Total</b>	<b>18.995</b>
SCO -(02)	Total FAR Area (Sqm)
Mumty Area	18.442
<b>Sub Total</b>	<b>18.442</b>
SCO -(03, 04 & 05)	Total FAR Area (Sqm)
Mumty Area	55.326
<b>Sub Total</b>	<b>55.326</b>
SCO -(06, 07 & 08)	Total FAR Area (Sqm)
Mumty Area	52.346
<b>Sub Total</b>	<b>52.346</b>
<b>TOTAL COVERED AREA (MUMTY)</b>	<b>145.109</b>

BASEMENT AREA (NON FAR AREA)	
SCO -(01)	Total FAR Area (Sqm)
Basement Floor Area	61.872
<b>Sub Total</b>	<b>61.872</b>
SCO -(02)	Total FAR Area (Sqm)
Basement Floor Area	60.069
<b>Sub Total</b>	<b>60.069</b>
SCO -(03, 04 & 05)	Total FAR Area (Sqm)
Basement Floor Area	180.207
<b>Sub Total</b>	<b>180.207</b>
SCO -(06, 07 & 08)	Total FAR Area (Sqm)
Basement Floor Area	342.102
<b>Sub Total</b>	<b>342.102</b>
<b>TOTAL COVERED AREA (BASEMENT)</b>	<b>644.250 SQM</b>

<b>TOTAL COVERED AREA (FAR AREA + NON FAR (TOILET, BASEMENT &amp; MUMTY))</b>	<b>3401.369 SQM</b>
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NOTE- PARKING AREA CANNOT BE SOLD IN ANY MANNER.

**SITE PLAN**

DRG. No. 01 OF 05 SCALE 1:100 DATE

PROJECT TITLE :- LAYOUT-CLUM-DEMARICATION PLAN FOR PROPOSED STANDARD DESIGN OF S.C.D FOR AN AREA MEASURING 0.4548 ACRES IN THE RESIDENTIAL PLOTTED COLONY ON AN AREA MEASURING 21.13125 ACRES (LICENSE NO. 266 OF 2023 DATED:- 27-12-2023 FALLING IN SECTOR - 83 & 84, VILLAGE KUMASHPUR, DISTRICT-SONEPAT, HARYANA BEING DEVELOPED BY M/S MANSHA BUILDCON PVT. LTD.

For Mansha Buildcon Private Limited  
 Authorised Signatory  
 AUTHORIZED SIGNATORY  
 SEEMA RANI  
 CA/2015/72259  
 SIGNATURE OF ARCHITECT

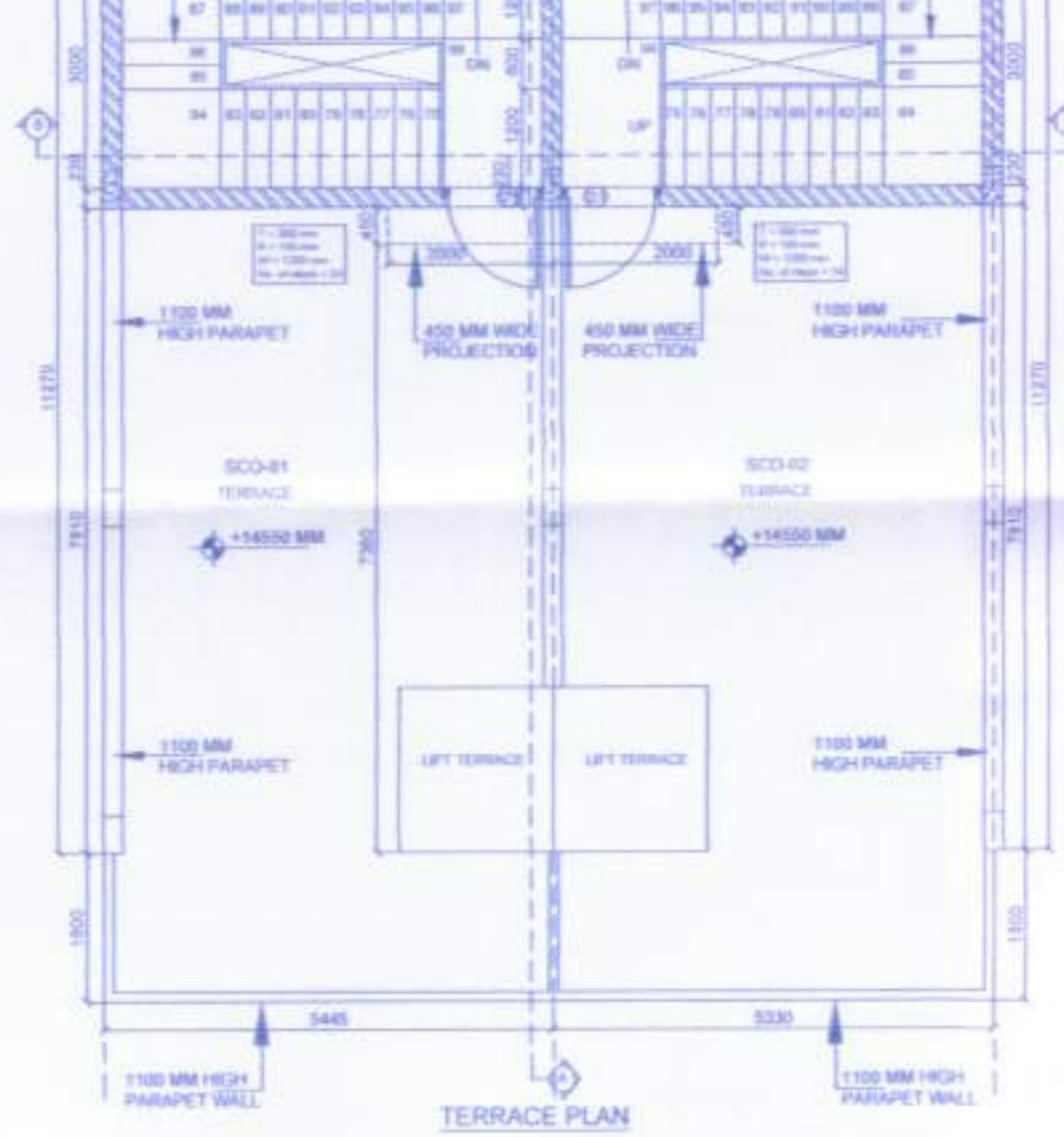
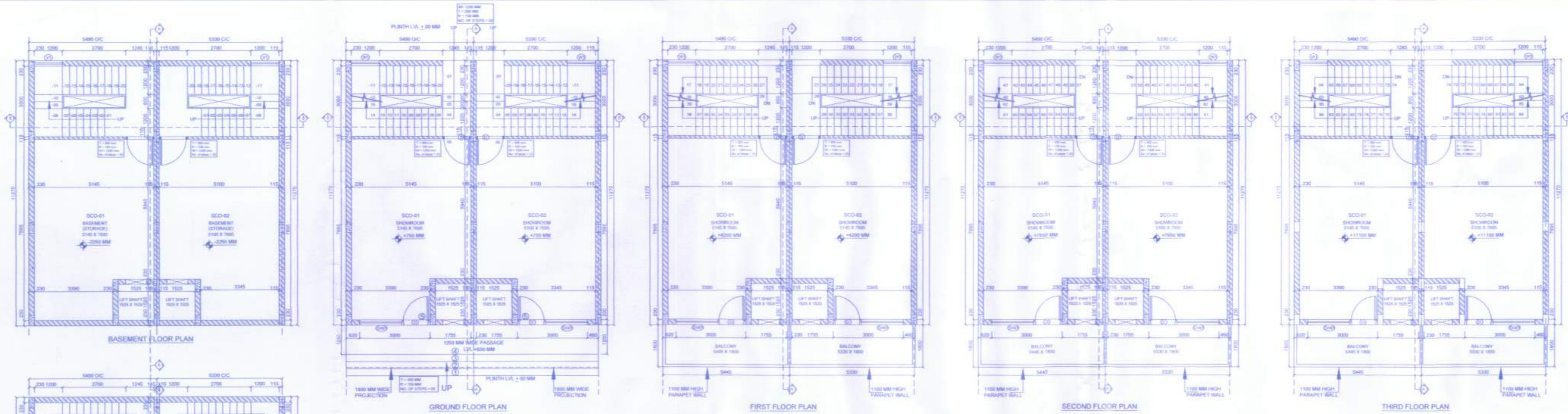
COMMERCIAL BOUNDARY (0.4548 ACRES)

PLOT BOUNDARY (21.13125 ACRES)

DRG. NO. - DTP (ASSOCI) DATE: - 23-05-23

(GURPREET KHEPAR) AD (HQ)  
 (NEHA YADAV) ATP (HQ)  
 (S.K. SEHRAWAT) DTP (HQ)  
 (SANJAY KUMAR) STP (E & V)  
 (R.P. SINGH) CTP (HR.)  
 (AMIT KHATRI, IAS) DTCP (HR.)

DRAWN BY:- PANKAJ KAPOOR (8800093157)



**DOOR / WINDOW SCHEDULE**

S.No.	TYPE	WIDTH (In mm)	CILL (In mm)	LINTEL (In mm)
1	D	1200	0	2450
2	D1	1200	0	2150
3	D/W1	3000	0/150	2450
4	W1	1200	1950	3000
5	V1	1200	150	300

**AREA DETAIL (01)**

S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	5.490	X	11.270	=	61.872	SQM
2	FIRST FLOOR AREA	5.445	X	11.270	=	61.872	SQM
3	SECOND FLOOR AREA	5.445	X	11.270	=	61.872	SQM
4	THIRD FLOOR AREA	5.445	X	11.270	=	61.872	SQM
<b>SCO FLOOR AREA</b>							<b>247.488</b>
<b>TOTAL SCO-01 FLOOR AREA</b>							<b>247.488</b>
5	BASEMENT FLOOR AREA	5.490	X	11.270	=	61.872	SQM
<b>BASEMENT FLOOR AREA</b>							<b>61.872</b>
<b>TOTAL SCO-01 BASEMENT AREA</b>							<b>61.872</b>
6	MUMTY AREA	5.490	X	3.460	=	18.995	SQM
<b>MUMTY AREA</b>							<b>18.995</b>
<b>TOTAL SCO-01 MUMTY AREA</b>							<b>18.995</b>
<b>TOTAL SCO-01 COVERED AREA (BASEMENT, GF TO SF &amp; MUMTY)</b>							<b>328.355</b>

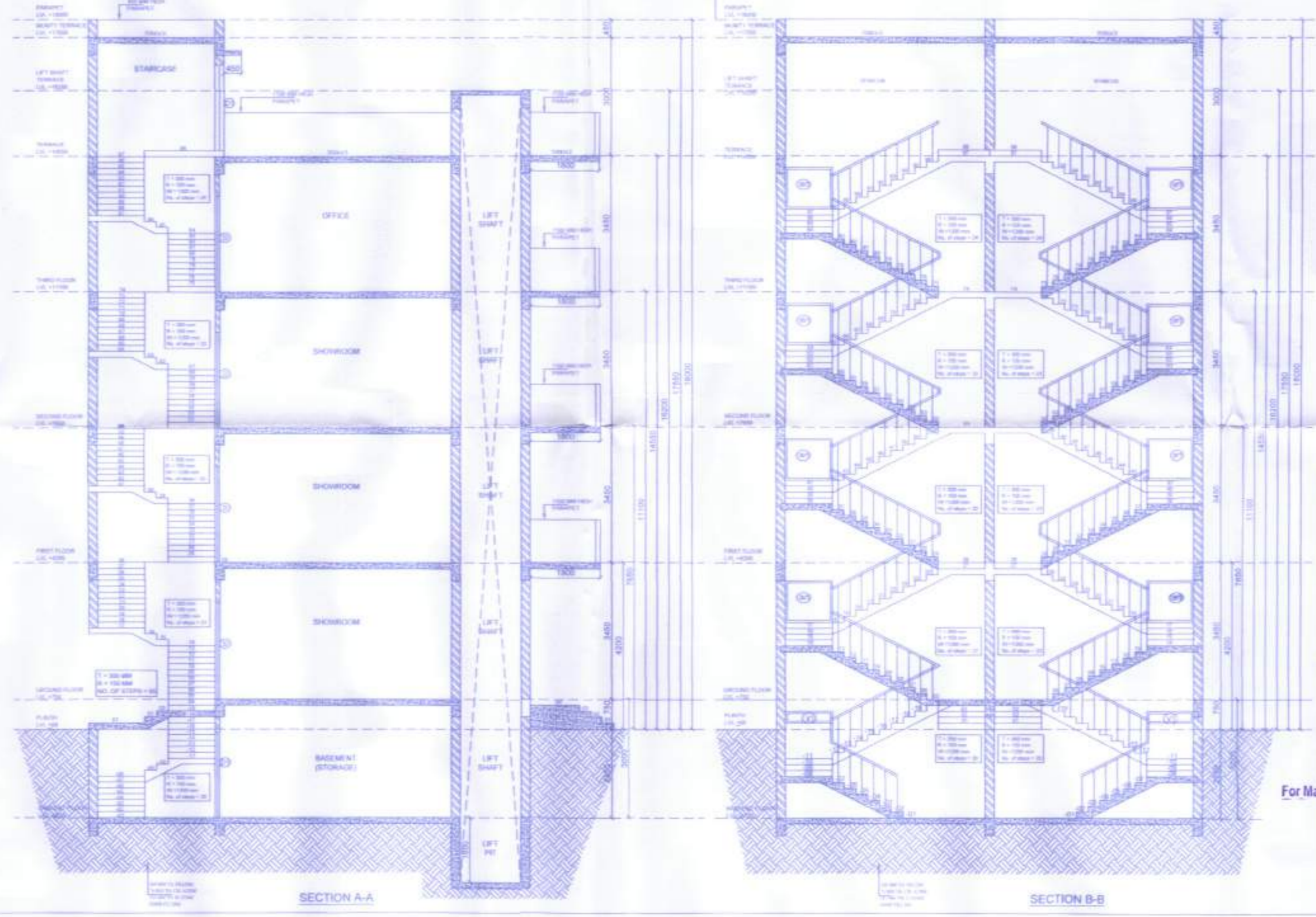
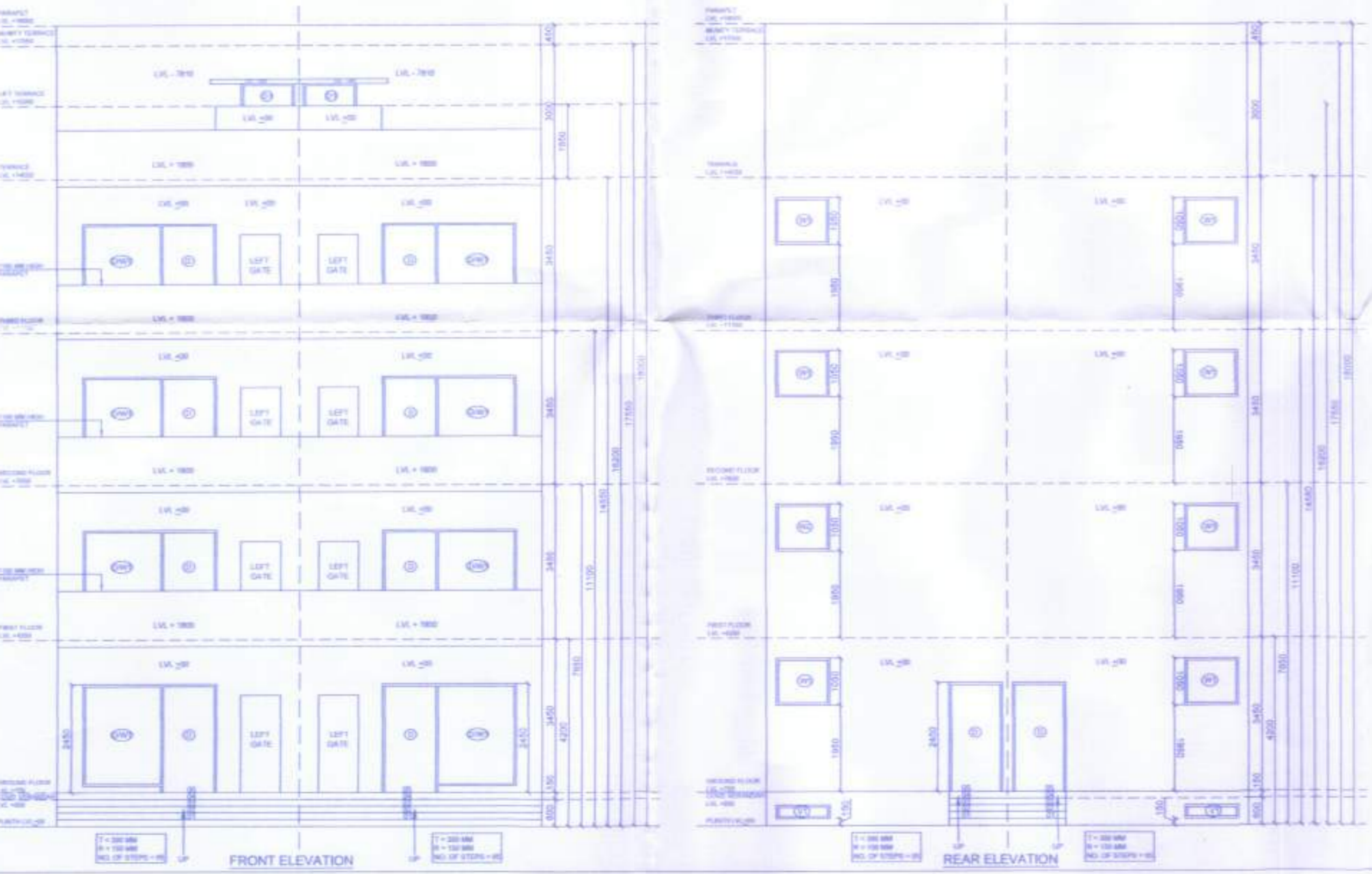
**AREA DETAIL (02)**

S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	5.330	X	11.270	=	60.069	SQM
2	FIRST FLOOR AREA	5.330	X	11.270	=	60.069	SQM
3	SECOND FLOOR AREA	5.330	X	11.270	=	60.069	SQM
4	THIRD FLOOR AREA	5.330	X	11.270	=	60.069	SQM
<b>SCO FLOOR AREA</b>							<b>240.276</b>
<b>TOTAL SCO-02 FLOOR AREA</b>							<b>240.276</b>
5	BASEMENT FLOOR AREA	5.330	X	11.270	=	60.069	SQM
<b>BASEMENT FLOOR AREA</b>							<b>60.069</b>
<b>TOTAL SCO-02 BASEMENT AREA</b>							<b>60.069</b>
6	MUMTY AREA	5.330	X	3.460	=	18.442	SQM
<b>MUMTY AREA</b>							<b>18.442</b>
<b>TOTAL SCO-02 MUMTY AREA</b>							<b>18.442</b>
<b>TOTAL SCO-02 COVERED AREA (BASEMENT, GF TO SF &amp; MUMTY)</b>							<b>318.787</b>

DRG. NO. 02 OF 05 SCALE 1:50

(S.K. SEHRAWAT) DTP (HQ)  
 (SANJAY KUMAR) STP (E & V)  
 (S. SINGH) CTP (HR.)  
 (AMIT KHATRI, IAS) DTP (HR.)

(GURPREET KHEPAR) AD (HQ)  
 (NEHA YADAV) ATP (HQ)

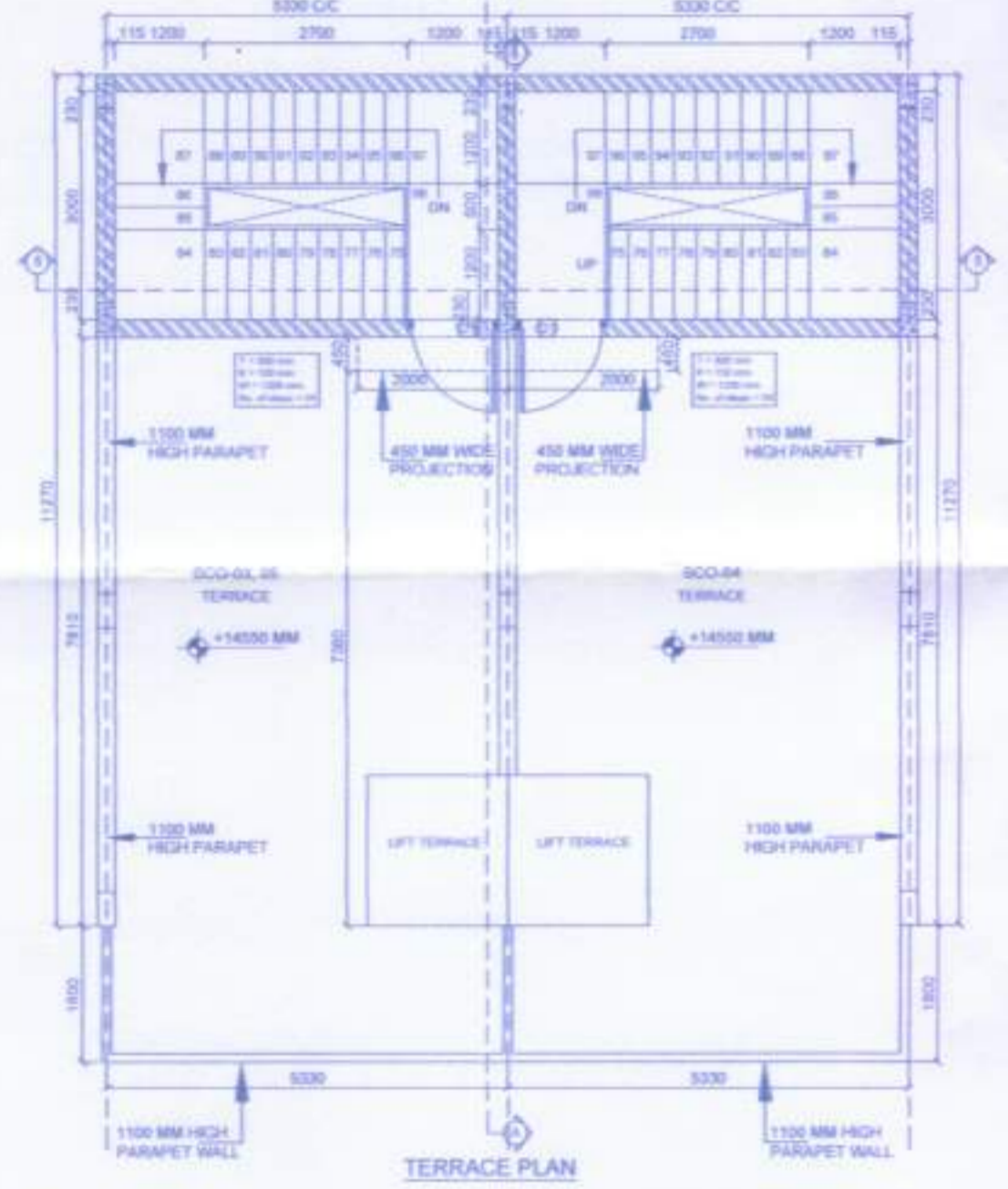
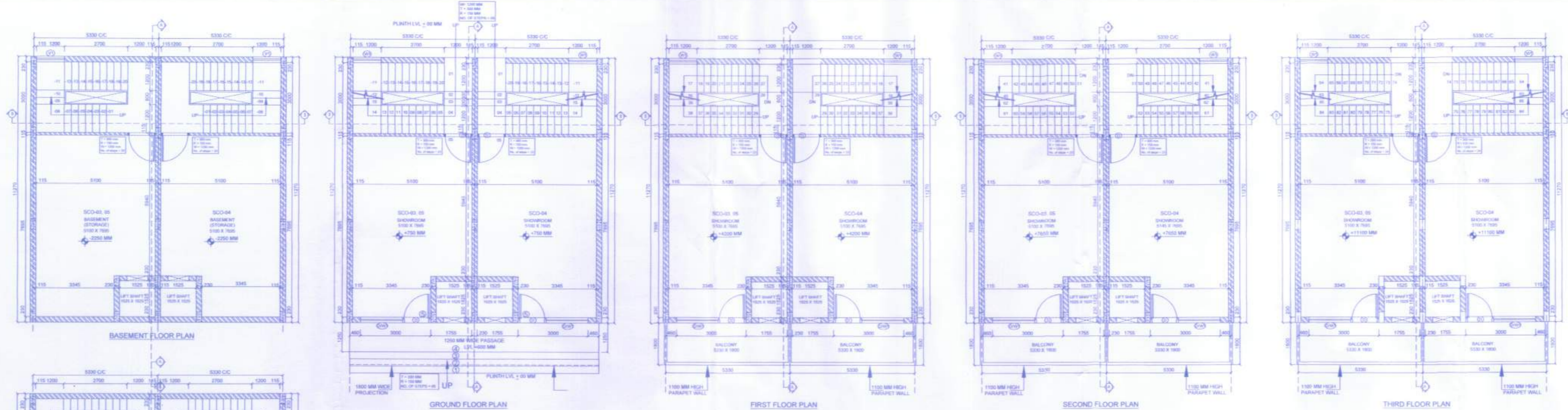


S.C.O. NO = (01 & 02)  
 DRG. No. 02 OF 05 SCALE 1:50  
 PROJECT TITLE :-  
 LAYOUT-CUM-DEMARICATION PLAN FOR PROPOSED STANDARD DESIGN OF S.C.O FOR AN AREA MEASURING 0.4548 ACRES IN THE RESIDENTIAL PLOTTED COLONY ON AN AREA MEASURING 21.13125 ACRES (LICENSE NO. 266 OF 2023 DATED- 27-12-2023 FALLING IN SECTOR - B3 & B4, VILLAGE KUMASHPUR, DISTRICT-SONEPAT, HARYANA BEING DEVELOPED BY M/S MANSHA BUILDCON PVT. LTD.

CONTENTS  
 BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TERRACE FLOOR PLAN ELEVATION & SECTION

For Mansha Buildcon Private Limited  
 Authorised Signatory  
 AUTH. SIGN ARCHITECT  
 DRG BY - PANKAJ KAPOOR (8800093157)

Seema Rani  
 SEEMA RANI  
 CA/2015/72259



**DOOR / WINDOW SCHEDULE**

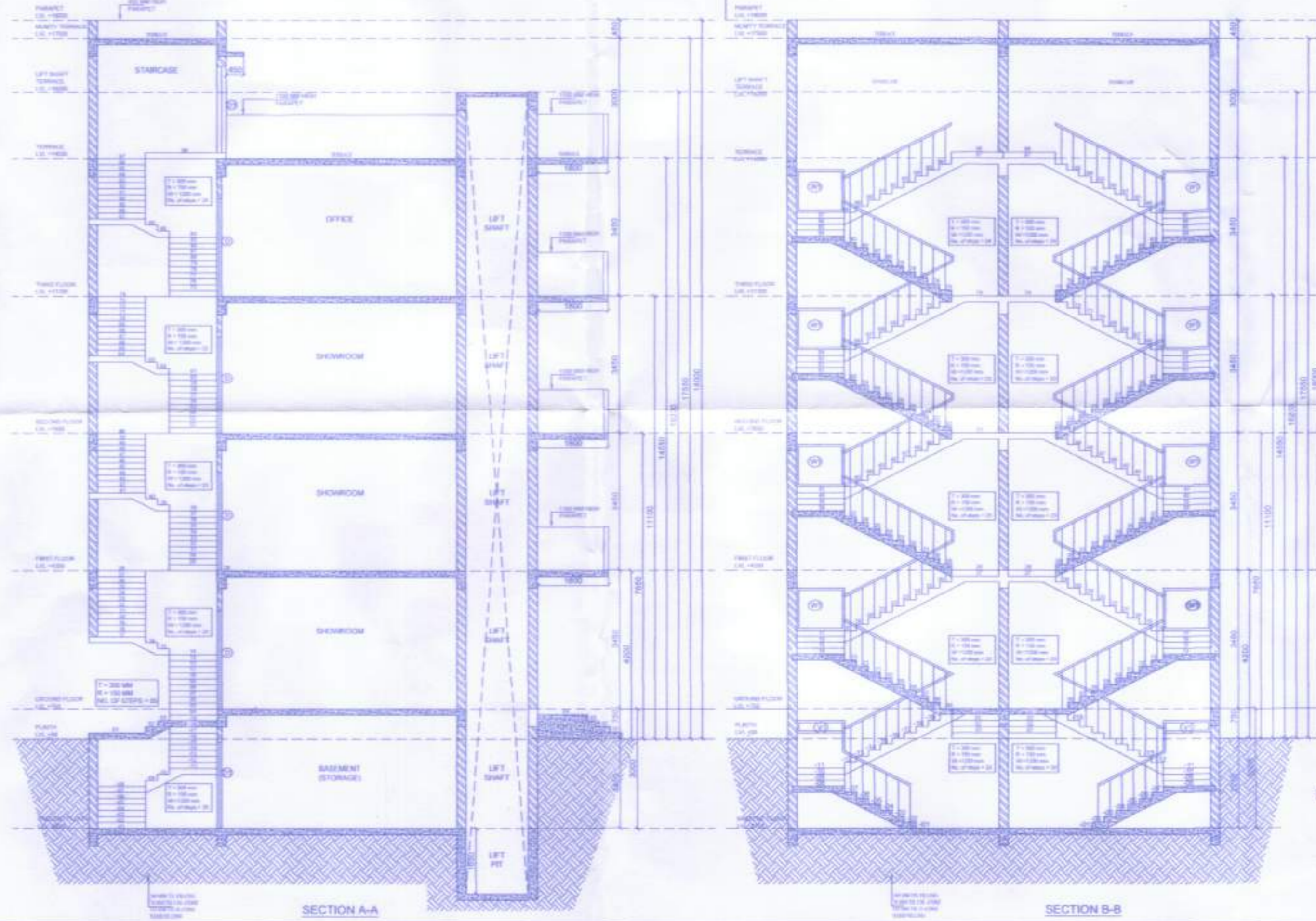
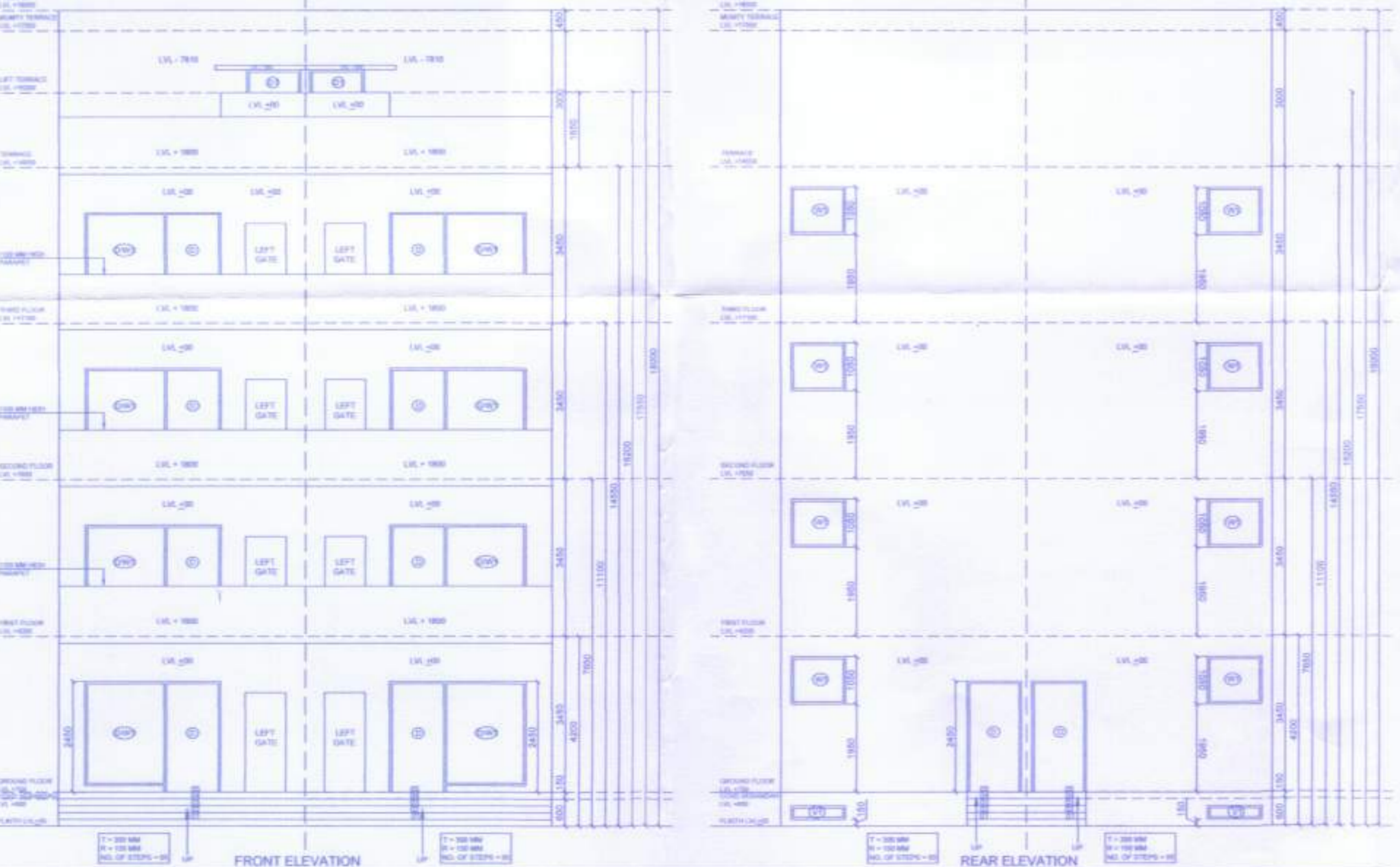
S.No.	TYPE	WIDTH (in mm)	CILL (in mm)	LINTEL (in mm)
1	D	1200	0	2450
2	DI	1200	0	2150
3	D/W1	3000	0/150	2450
4	W1	1200	1950	3000
5	V1	1200	150	300

**AREA DETAIL (03, 04 & 05)**

S.NO.	FLOORS	LENGTH X WIDTH	AREA	SQM
1	GROUND FLOOR AREA	5.330 X 11.270	=	60.069 SQM
2	FIRST FLOOR AREA	5.330 X 11.270	=	60.069 SQM
3	SECOND FLOOR AREA	5.330 X 11.270	=	60.069 SQM
4	THIRD FLOOR AREA	5.330 X 11.270	=	60.069 SQM
<b>SCO FLOOR AREA</b>				<b>240.276 SQM</b>
<b>TOTAL SCO-03, 04 &amp; 05 FLOOR AREA</b>				<b>720.828 SQM</b>
5	BASEMENT FLOOR AREA	5.330 X 11.270	=	60.069 SQM
<b>BASEMENT FLOOR AREA</b>				<b>60.069 SQM</b>
<b>TOTAL SCO-03, 04 &amp; 05 BASEMENT AREA</b>				<b>180.207 SQM</b>
6	MUMTY AREA	5.330 X 3.460	=	18.442 SQM
<b>MUMTY AREA</b>				<b>18.442 SQM</b>
<b>TOTAL SCO-03, 04 &amp; 05 MUMTY AREA</b>				<b>55.326 SQM</b>
<b>TOTAL SCO-03, 04 &amp; 05 COVERED AREA (BASEMENT, GF TO SF &amp; MUMTY)</b>				<b>956.361 SQM</b>

DRG. NO: DTP 10220 (11) DATED: 23-5-24

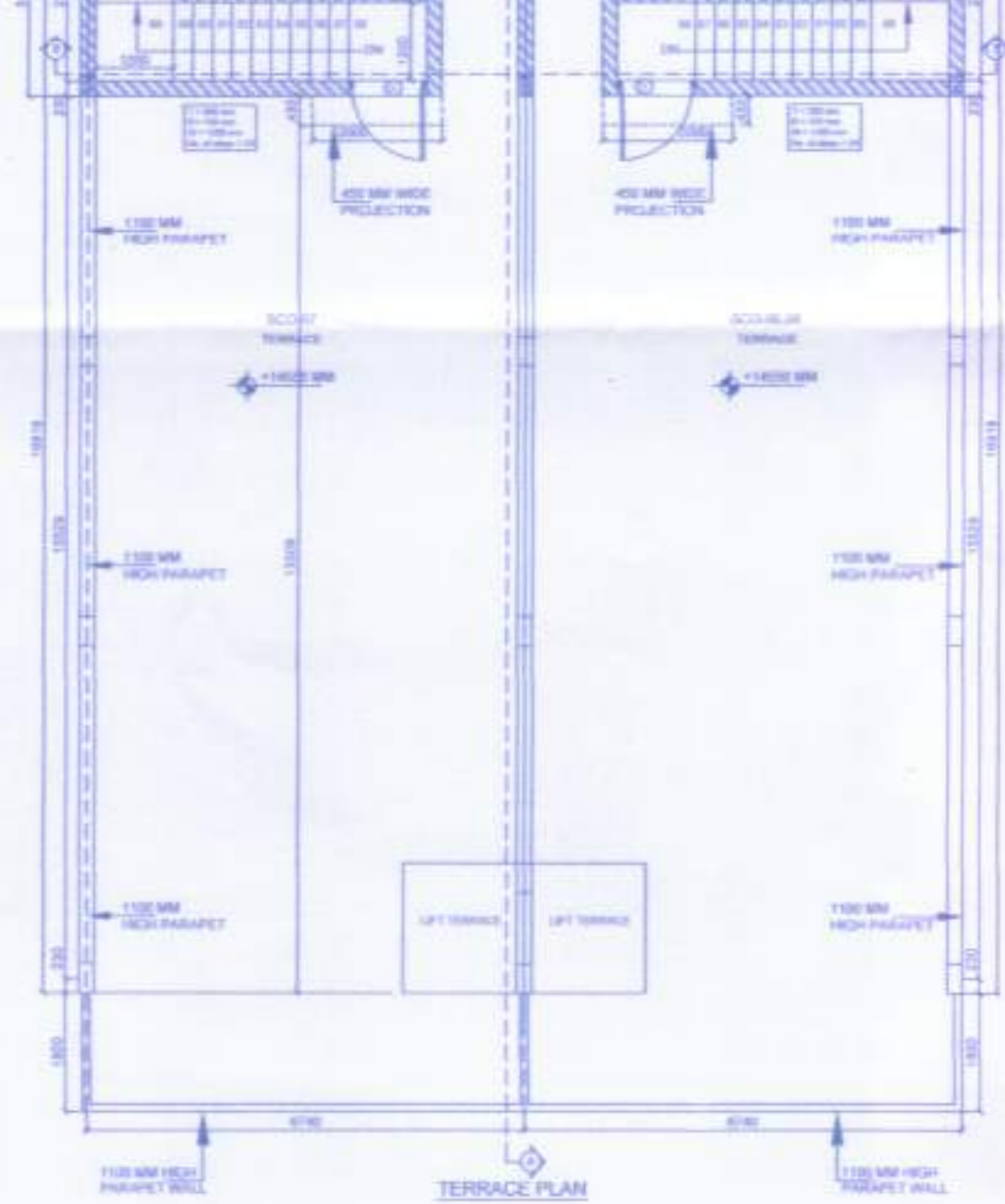
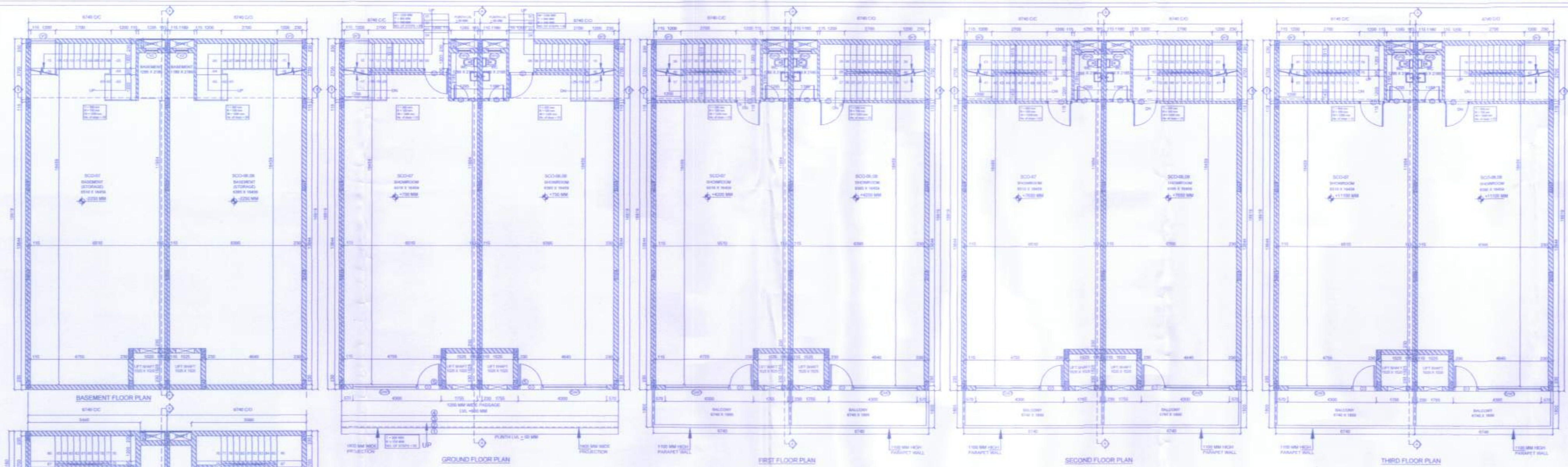
(GURPREET KHEPAR) AD (HQ)  
 (NEHA YADAV) ATP (HQ)  
 (S.K. SEHRAWAT) DTP (HQ)  
 (SANJAY KUMAR) STP (E & V)  
 (D.P. SINGH) CTP (HR.)  
 (AMIT KHATRI, IAS) DTCP (HR.)



S.C.O. NO = (03, 04 & 05)  
 DRG. No. 03 OF 05 SCALE 1:50  
 PROJECT TITLE :-  
 LAYOUT-CUM-DEMARICATION PLAN FOR PROPOSED STANDARD DESIGN OF S.C.O FOR AN AREA MEASURING 0.4548 ACRES IN THE RESIDENTIAL PLOTTED COLONY ON AN AREA MEASURING 21.13125 ACRES (LICENSE NO. 266 OF 2023 DATED:- 27-12-2023 FALLING IN SECTOR - 83 & 84, VILLAGE KUMASHPUR, DISTRICT-SONEPAT, HARYANA BEING DEVELOPED BY M/S MANSHA BUILDCON PVT. LTD.

CONTENTS:  
 BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TERRACE FLOOR PLAN ELEVATION & SECTION

For Mansha Buildcon Private Limited  
 Authorised Signatory  
 Seema Rani  
 CA/2015/72259  
 AUTH. SIGN ARCHITECT  
 DRG BY:- PANKAJ KAPOOR (8800093157)

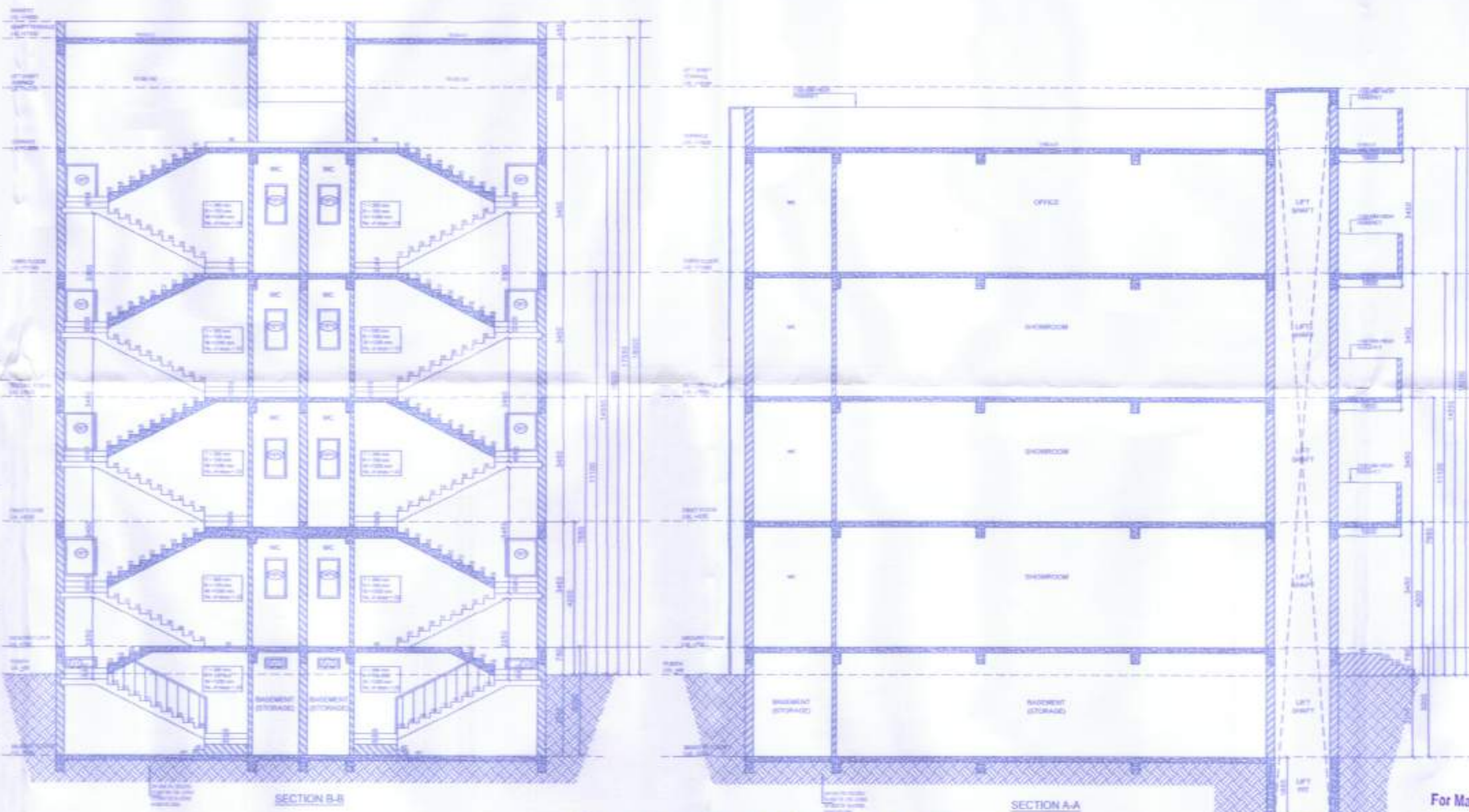
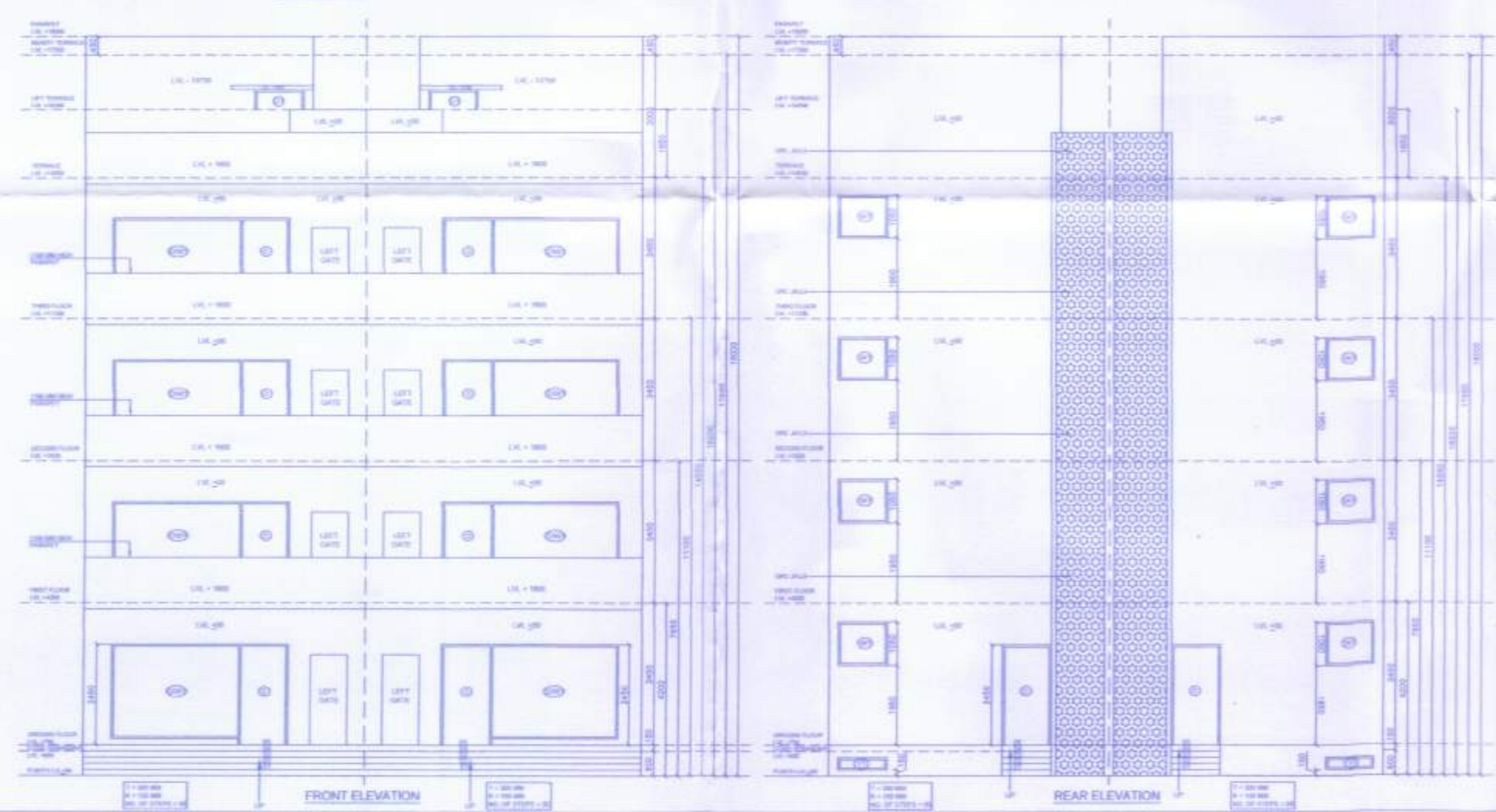


**AREA DETAIL (06, 07 & 08)**

S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	6.740	X	16.919	=	114.034	SQM
2	FIRST FLOOR AREA	6.740	X	16.919	=	114.034	SQM
3	SECOND FLOOR AREA	6.740	X	16.919	=	114.034	SQM
4	THIRD FLOOR AREA	6.740	X	16.919	=	114.034	SQM
<b>SCO FLOOR AREA</b>							<b>456.136 SQM</b>
<b>TOTAL SCO-06, 07 &amp; 08 FLOOR AREA</b>							<b>1368.408 SQM</b>
5	BASEMENT FLOOR AREA	6.740	X	16.919	=	114.034	SQM
<b>BASEMENT FLOOR AREA</b>							<b>114.034 SQM</b>
<b>TOTAL SCO-06, 07 &amp; 08 BASEMENT AREA</b>							<b>342.102 SQM</b>
6	MUMTY AREA (SCO-07)	5.445	X	3.160	=	17.206	SQM
7	MUMTY AREA (SCO-08)	5.560	X	3.160	=	17.570	SQM
<b>TOTAL SCO-06, 08 MUMTY AREA</b>							<b>35.140 SQM</b>
<b>TOTAL SCO-06, 07 &amp; 08 MUMTY AREA</b>							<b>52.346 SQM</b>
<b>TOTAL SCO-06, 07 &amp; 08 COVERED AREA (BASEMENT, GF TO SF &amp; MUMTY)</b>							<b>1762.856 SQM</b>

**DOOR / WINDOW SCHEDULE**

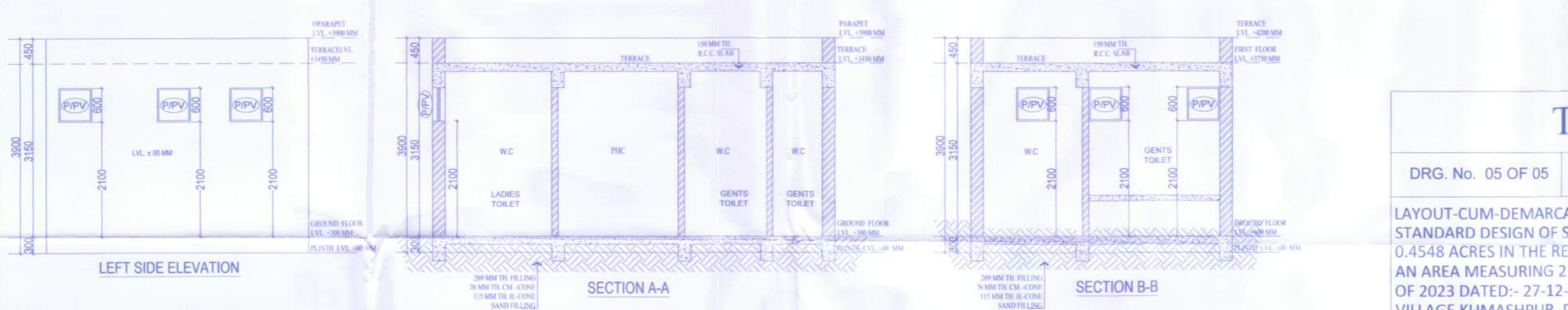
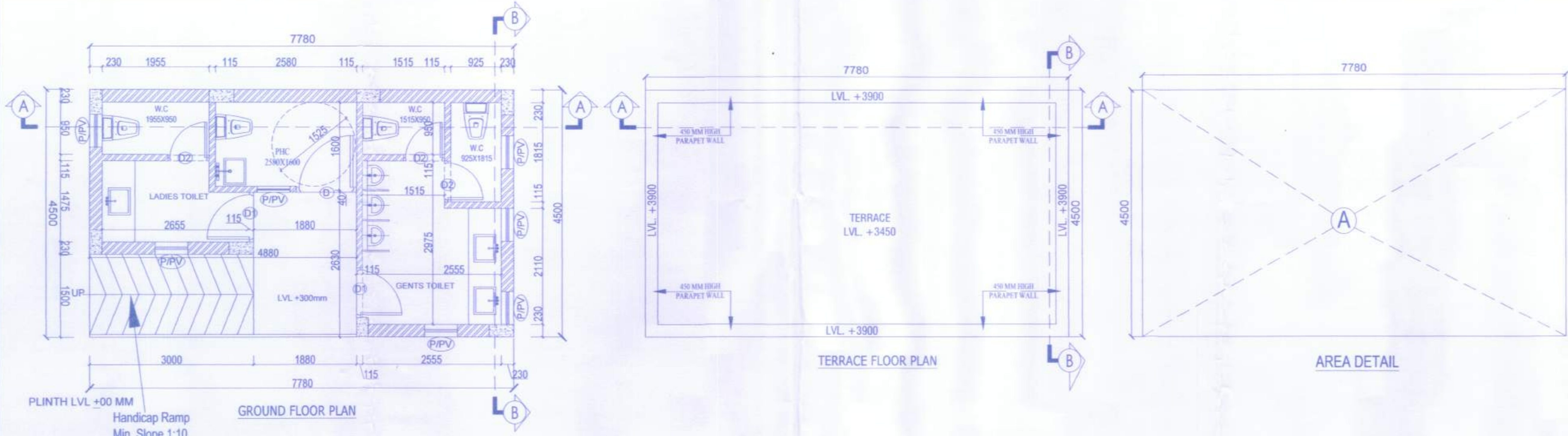
S.No.	TYPE	WIDTH (in mm)	CILL (in mm)	LINTEL (in mm)
1	D	1200	0	2450
2	D1	1200	0	2150
3	D2	750	0	2450
4	D'W1	4300	0	2450
5	W1	1200	1950	3000
6	V'PV	600	1350	2450
7	V1	1200	150	300
8	V2	600	150	300



S.C.O. NO = (06, 07 & 08)  
 DRG. No. 04 OF 05 SCALE 1:50  
 PROJECT TITLE :-  
 LAYOUT-CUM-DEMARICATION PLAN FOR PROPOSED STANDARD DESIGN OF S.C.O FOR AN AREA MEASURING 0.4548 ACRES IN THE RESIDENTIAL PLOTTED COLONY ON AN AREA MEASURING 21.13125 ACRES LICENSE NO. 266 OF 2023 DATED- 27-12-2023 FALLING IN SECTOR- 83 & 84, VILLAGE KUMASHPUR, DISTRICT-SONEPAT, HARYANA BEING DEVELOPED BY M/S MANSHA BUILDCON PVT. LTD.  
 CONTENTS  
 BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TERRACE FLOOR PLAN ELEVATION & SECTION  
 For Mansha Buildcon Private Limited  
*Seema Rani*  
 Authorised Signatory  
 AUTH. SIGN ARCHITECT  
 DRG BY:-PANKAJ KAPOOR (8800093157)

DRG. NO. 04 OF 05 (10230 CIV) Dt 23-05-24

(GURPREET KHEPAR) AD (HQ)    (NEHA YADAV) ATP (HQ)    (S.K. SEHRAWAT) DTP (HQ)    (SANJAY KUMAR) STP (E & V)    (R.P. SINGH) CTP (HR.)    (AMIT KHATRI, IAS) DTCP (HR.)



## TOILET

DRG. No. 05 OF 05	SCALE 1:150	DATE
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LAYOUT-CUM-DEMARICATION PLAN FOR PROPOSED STANDARD DESIGN OF S.C.O FOR AN AREA MEASURING 0.4548 ACRES IN THE RESIDENTIAL PLOTTED COLONY ON AN AREA MEASURING 21.13125 ACRES (LICENSE NO. 266 OF 2023 DATED:- 27-12-2023 FALLING IN SECTOR - 83 & 84, VILLAGE KUMASHPUR, DISTRICT-SONEPAT, HARYANA BEING DEVELOPED BY M/S MANSHA BUILDCON PVT. LTD.

*Seema Rani*  
**SEEMA RANI**  
CA/2015/72259

ARCHITECT

For Mansha Buildcon Private Limited  
*Himanshu*  
Authorised Signatory

AUTH. SIGN

DRG BY:-PANKAJ KAPOOR (8800093157)

AREA DETAIL						
S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA SQM
1	GRPOUND FLOOR AREA	7.780	X	4.500	=	35.010 SQM
	TOILET (FLOOR AREA)				=	35.010 SQM

DOOR / WINDOW SCHEDULE				
S.No.	TYPE	WIDTH (in mm)	CILL (in mm)	LINTEL (in mm)
1	D	1100	0	2100
2	D1	1000	0	2100
3	D2	750	0	2100
4	V/PV	600	2100	2700

DRG. NO. 05 - DTP 102301(V) DATED:- 23-05-24

*Gurpreet*  
**(GURPREET KHEPAR)**  
AD (HQ)

*Neha*  
**(NEHA YADAV)**  
ATP (HQ)

*S.K.*  
**(S.K. SEHRAWAT)**  
DTP (HQ)

*Sanjay*  
**(SANJAY KUMAR)**  
STP (E & V)

*R.D.*  
**(R.D. SINGH)**  
CTP (HR.)

*Amir*  
**(AMIT KHATRI, IAS)**  
DTP (HR.)