

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  
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1599/JD(RD)/2022/ 35571 Dated 28-11-2022

To

SMN Reality LLP.  
First Floor, House No. 37, Block-C, Pocekt-2, Sector-11,  
Rohini.

Subject: Approval of Standard Design of SCO's in Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna over an area measuring 5.76875 acres (Licence no. 33 of 2022 dated 30.03.2022), Sector-26, Sonipat being developed by SMN Reality LLP.

Please find enclosed a set of approved Standard Design of commercial site given as under:-

Description	Area	Drawing No.	Dated
Commercial site	0.1258 acres	DTCP-8761 (I to II)	22.11.2022

The standard designs are approved with the following conditions:-

- (i) The connecting corridors/passages provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- (ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- (iii) The parking/open area shall not be sold in any manner whatsoever.
- (iv) That you shall transfer the area falling under 24 mtr. wide road and land pocket which is earmarked for community site within a period of 30 days, in favour of the Govt from the date of approval of Standard Design.
- (v) That you shall comply the office order dated 31.01.2022.

DA/as above

  
(Hitesh Sharma)

Senior Town Planner, (HQ),  
For: Director General, Town and County Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-1599/JD(RD)/2022/ \_\_\_\_\_ Dated \_\_\_\_\_

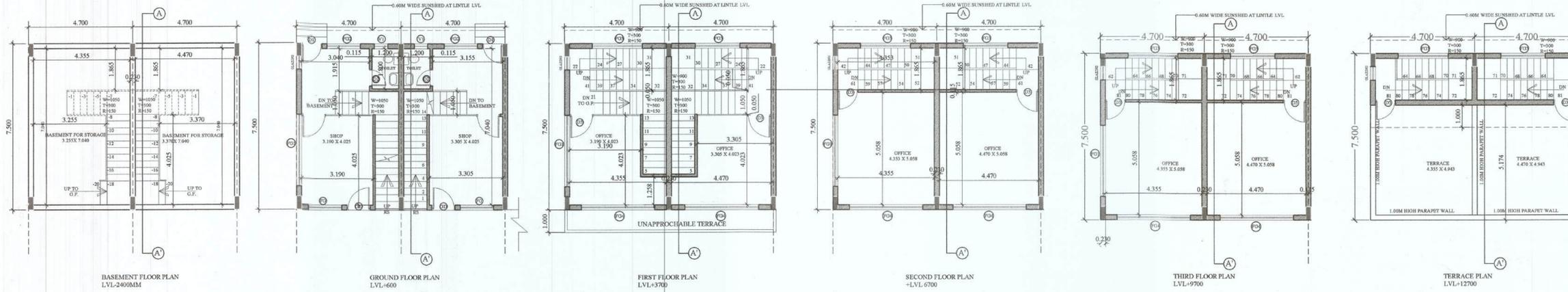
A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

1. The Senior Town Planner, Rohtak alongwith a set of approved Standard Design.
2. The District Town Planner, Sonipat alongwith a set of approved Standard Design.

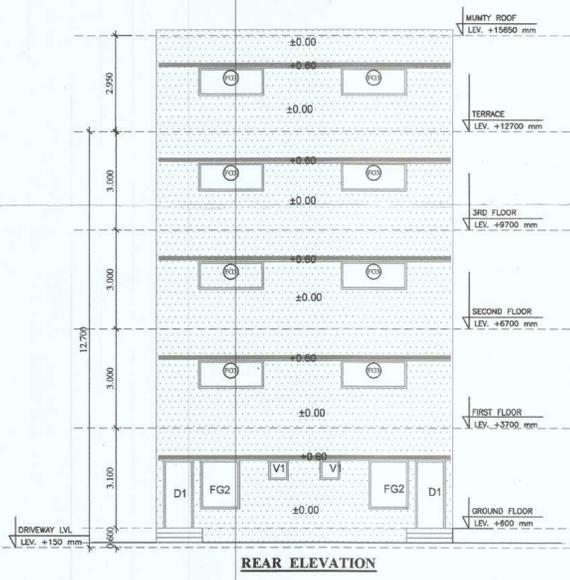
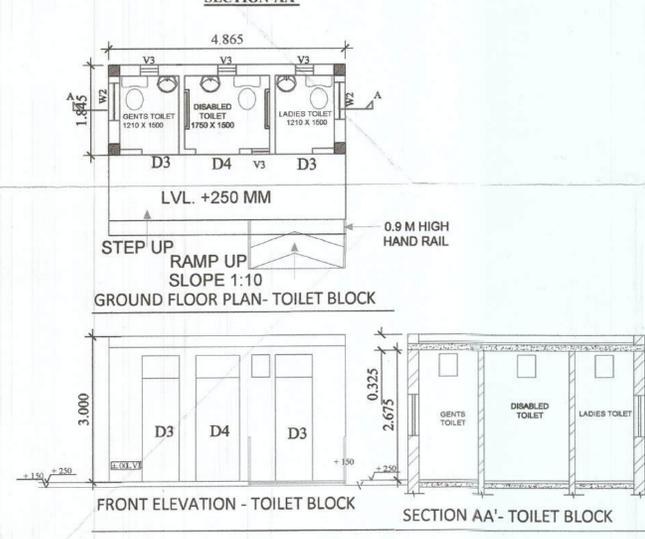
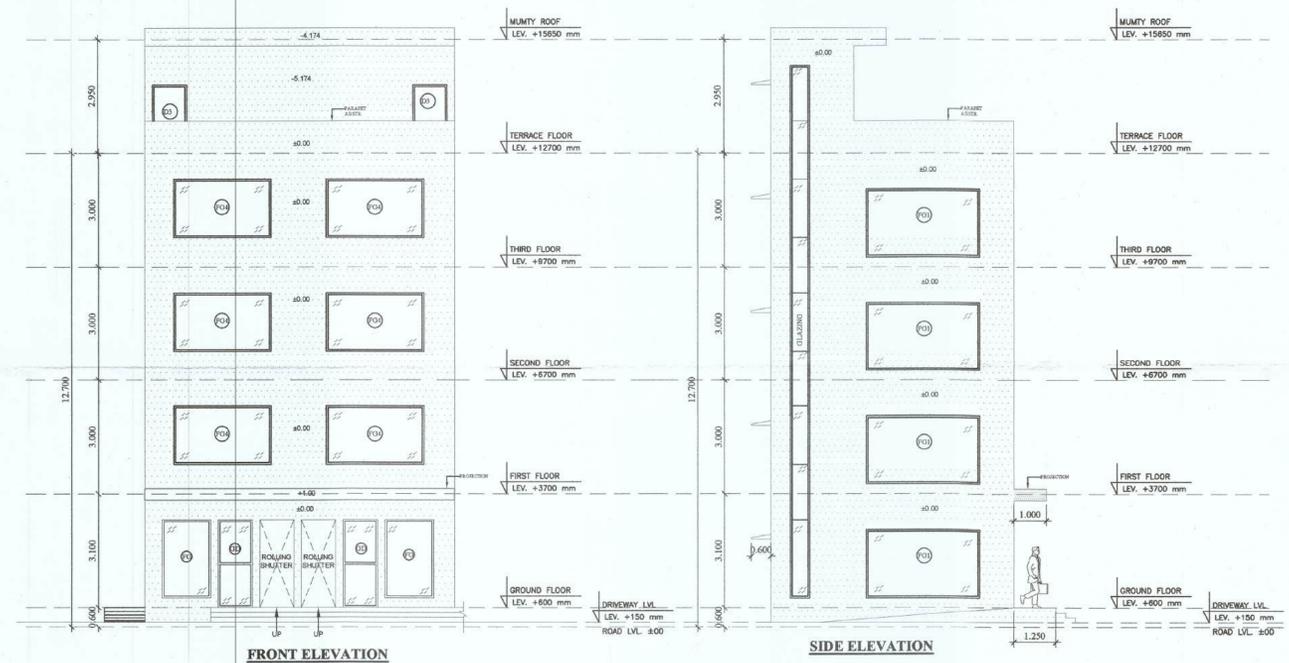
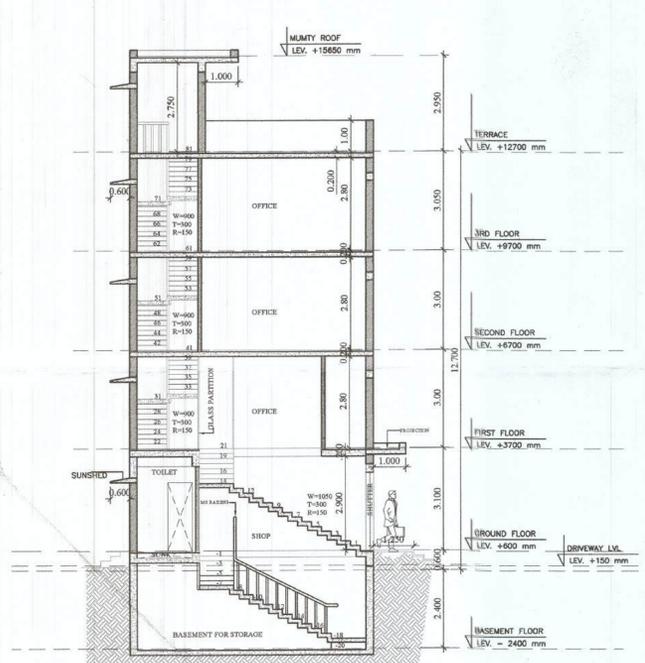
DA/As above.

  
(Hitesh Sharma)

Senior Town Planner, (HQ),  
For: Director General, Town and County Planning Department,  
Haryana, Chandigarh



DRG. NO. - D4TCP 8761(ii) Dated: 22-11-22



TYPICAL AREA STATEMENTS  
4.70M X 7.50M = 35.25 SQ.M.  
PROPOSED GROUND COVERAGE = 35.25 X 5 = 176.25 SQ.M.  
PROPOSED F.A.R. = (G.F. + FF + SF + TF) = 35.25 X 4 = 141.00 SQ.M.

AREA DETAIL			
TOTAL AREA OF SITE	0.1258 ACRES	509.09 SQ.M	
PROPOSED GROUND COVERAGE		176.25 SQ.M	34.62%
PERMISSIBLE FAR (150%)		763.635 SQ.M	
AREA DETAIL OF SINGLE SCO (1-5)			
BASEMENT AREA	4.70 X 7.50	= 35.3 SQ.M	
GROUND FLOOR AREA	4.70 X 7.50	= 35.3 SQ.M	
FIRST FLOOR AREA	4.70 X 7.50	= 35.3 SQ.M	
SECOND FLOOR AREA	4.70 X 7.50	= 35.3 SQ.M	
THIRD FLOOR AREA	4.70 X 7.50	= 35.3 SQ.M	
TOTAL FAR OF SINGLE SCO (GF + FF + SF + TF)		= 141.0 SQ.M	
TOTAL GROUND COVERAGE			
GROUND COVERAGE OF SCOS (A)	35.3 X 5	= 176.25 SQ.M	
TOTAL		= 176.25 SQ.M	34.62%
AREAS UNDER NON FAR			
COVERED AREA OF MUMMY OF 5 SCOS	2.325 X 4.700	= 54.64 SQ.M	
TOILET BLOCK AREA	4.86 X 1.845	= 8.97 SQ.M	
BASEMENT AREA OF 5 SCOS	35.3 X 5.000	= 176.50 SQ.M	
TOTAL		= 240.10 SQ.M	
PROPOSED FAR			
ALL SCOS (5) (A)	141.0 X 5	= 705.00	
TOTAL		= 705.00 SQ.M	138.48%

DOOR-WIN. SCHEDULE

01	GD1	1050 X 2400	--	2400
	RS	1050 X 2400	--	2400
02	D1	900 X 2100	--	2100
03	D2	750 X 2100	--	2100
04	FG	1200 X 2400	000	2400
05	FG1	3500 X 2100	300	2400
06	FG2	1200 X 1500	900	2400
07	FG3	2000 X 1500	900	2100
08	FG4	3300 X 2100	300	2400
08	V1	600 X 900	1200	2400

NAVEEN DHAMJA  
REGD. ARCHITECT  
CA 2001/28465  
ARCHITECT SIG.

For SMN REALTY LLP  
OWNER SIG.

SCALE  
1:50

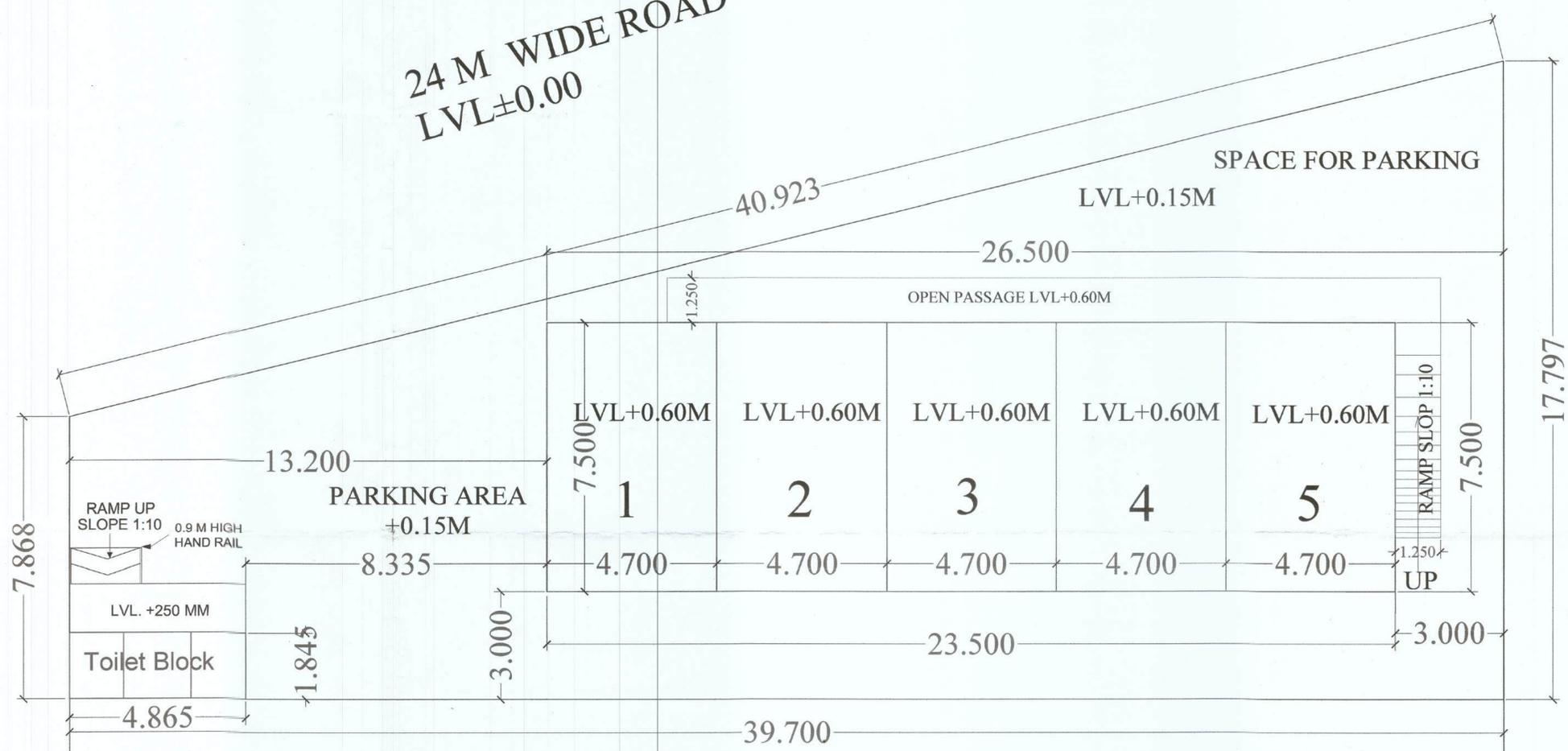
PROJECT TITLE :-  
STD DESIGN FOR S.C.O IN Commercial site area measuring 0.1258 Ac. Falling in Residential Colony under Deen Dayal Jan Awas Yojna Policy of Land Area Measuring 5.7687 Acre , SEC -26, RATHDHANA, SONEPAT FOR M/S NEW SMN REALTY LLP

CONTENTS.  
GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, TERRACE FLOOR PLAN, BASEMENT FLOOR PLAN  
SECTION AT-AA', FRONT ELEVATION, SIDE ELEVATION SCO-1 TO 5.

(RAJESH DUTT) (ASHISH SHARMA) (HITESH SHARMA) (P.P. SINGH) (T.L. SATYAPRAKASH, IAS)  
JD (HQ) ATP (HQ) STP (HQ) CTP (HR) DGTCP(HR)

24 M WIDE ROAD  
LVL±0.00

DRG. NO. - DGTCP 8761(j) DATED:- 22-1-22



9M WIDE ROAD

9M WIDE ROAD

AREA DETAIL					
TOTAL AREA OF SITE			0.1258	ACRES	509.09 SQM
PROPOSED GROUND COVERAGE			176.25	SQM	34.62%
PERMISSIBLE FAR (150%)			763.635	SQM	
AREA DETAIL OF SINGLE SCO (1-5)					
BASEMENT AREA	4.70	X	7.50	=	35.3 SQM
GROUND FLOOR AREA	4.70	X	7.50	=	35.3 SQM
FIRST FLOOR AREA	4.70	X	7.50	=	35.3 SQM
SECOND FLOOR AREA	4.70	X	7.50	=	35.3 SQM
THIRD FLOOR AREA	4.70	X	7.50	=	35.3 SQM
TOTAL FAR OF SINGLE SCO (GF + FF + SF+TF)				=	141.0 SQM
TOTAL GROUND COVERAGE					
GROUND COVERAGE OF SCOs (A)	35.3	X	5	=	176.25 SQM
TOTAL				=	176.25 SQM
				=	34.62 %
AREAS UNDER NON FAR					
COVERED AREA OF MUMITY OF 5 SCOs	2.325	X	4.700	=	54.64 SQM
TOILET BLOCK AREA	4.86	X	1.845	=	8.97 SQM
BASEMENT AREA OF 5 SCOs	35.3	X	5.000	=	176.50 SQM
TOTAL				=	240.10 SQM
PROPOSED FAR					
ALL SCOs (5) (A)	141.0	X	5	=	705.00
TOTAL				=	705.00 SQM
				=	138.48 %

For SMN REALTY LLP  
NAVEEN DHAMIA  
REGD. ARCHITECT  
CA 2001/28465  
ARCHITECT SIG. OWNER SIG. SCALE 1:50

PROJECT TITLE :-  
STD DESIGN FOR S.C.O IN Commercial site area measuring 0.1258 Ac. Falling in Residential Colony under Deen Dayal Jan Awas Yojna Policy of Land Area Measuring 5.7687 Acre ,SEC.-26,RATHDHANA,SONEPAT FOR M/S NEW SMN REALTY LLP

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JD (HQ) ATP (HQ) STP (HQ) CTP (HR) DGTCP(HR)

CONTENTS.  
SITE PLAN

