

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA  
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh  
Tele -Fax: -0172-2548475; 0172-2549851, E-mail:tcpharyana7@gmail.com  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No:- ZP-1578/SD(PK)/2025/ 50272 Dated 31-12-25

To

Sankalp Infraline LLP.,  
Deep Chambers, KH. No. 2//11/2,  
Metro Pillar No. 488, Mundka, Delhi-110041.

**Subject: -** Approval of standard design of SCOs in Commercial site measuring 909.855 sqm forming part of Affordable Residential Plotted Colony (under DDJAY Policy-2016) measuring 5.70 acres bearing license no. 08 of 2022 dated 20.01.2022 in the revenue estate of Jind, Sector-15, District-Jind.

**Reference:** Your application dated on 11.11.2025 on the subject cited above.

Please find enclosed a set of approved standard designs of SCOs in Commercial site measuring 909.855 sqm forming part of Affordable Residential Plotted Colony (under DDJAY Policy-2016) measuring 5.70 acres bearing license no. 08 of 2022 dated 20.01.2022 in the revenue estate of Jind, Sector-15, District-Jind given as under:-

Description	Area in sqm.	Drawing No.	Dated
Commercial site	909.855	DTCP-11757 (i to iv)	30.12.2025

The approval is subject to the following conditions:-

- The connecting corridors/passage provided at Ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- The developer/individual allottees shall get detailed building plans of SCOs approved from DTP office as per SOP dated 31.01.2022.
- The parking/open area shall not be sold in any manner whatsoever.

DA/As above.

  
(Divya Dogra)

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

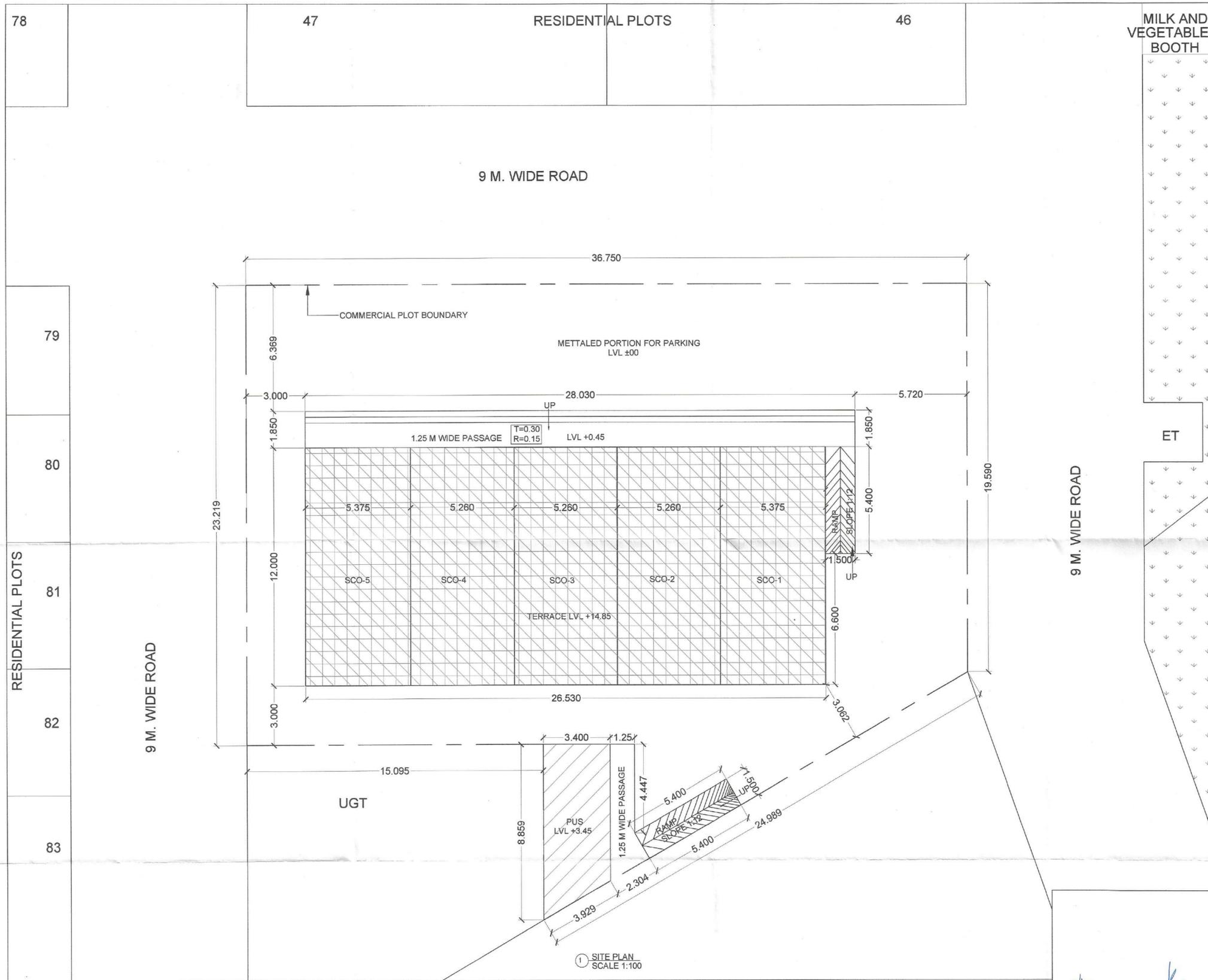
Endst. No. ZP-1578/SD(PK)/2025/\_\_\_\_\_ Dated \_\_\_\_\_

A copy alongwith a set of approved Standard Design of SCOs of subject cited commercial plotted colony 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 Site :-

1. Senior Town Planner, Hisar.
2. District Town Planner, Jind.

DA/As above.

  
(Divya Dogra)  
District town Planner (HQ)  
For: Director Town and Country Planning,  
Haryana, Chandigarh.



GROUND COVERAGE CALCULATION SCO (A)					
SR. NO	SCO NO	DIMENSION	AREA (IN SQ.MT)	TOTAL NO'S	TOTAL AREA (IN SQ.MT)
1	1 & 5	5.375 X 12.000 =	64.500	2	129.000
2	2,3,4	5.260 X 12.000 =	63.120	3	189.360
<b>TOTAL</b>				<b>5</b>	<b>318.360</b>

AREA STATEMENT		
COMMERCIAL AREA	AREA IN (%)	AREA IN SQ.MT
SITE AREA FOR COMMERCIAL		909.855
PERMISSIBLE GROUND COVERGAE	35	318.449
ACHIEVED GROUND COVERGAE	34.99	318.360
PERMISSIBLE FAR AREA	150	1364.783
COVERED AREA FOR SCO 1 & 5 (2 x 258)		516.000
COVERED AREA FOR SCO 2 TO 4 (3 x 252.48)		757.440
<b>TOTAL ACHIEVED FAR</b>	<b>139.96</b>	<b>1273.440</b>

AREA STATEMENT (SCO NO 1 & 5)			AREA IN SQ.MT
COVERED AREA AT GROUND FLOOR	5.375 X 12.000 =		64.500
COVERED AREA AT FIRST FLOOR	5.375 X 12.000 =		64.500
COVERED AREA AT SECOND FLOOR	5.375 X 12.000 =		64.500
COVERED AREA AT THIRD FLOOR	5.375 X 12.000 =		64.500
<b>TOTAL COVERED AREA FOR FAR (GF+FF+SF+TF)</b>			<b>258.000</b>

AREA STATEMENT (SCO NO 2 TO 4)			AREA IN SQ.MT
COVERED AREA AT GROUND FLOOR	5.260 X 12.000 =		63.120
COVERED AREA AT FIRST FLOOR	5.260 X 12.000 =		63.120
COVERED AREA AT SECOND FLOOR	5.260 X 12.000 =		63.120
COVERED AREA AT THIRD FLOOR	5.260 X 12.000 =		63.120
<b>TOTAL COVERED AREA FOR FAR (GF+FF+SF+TF)</b>			<b>252.480</b>

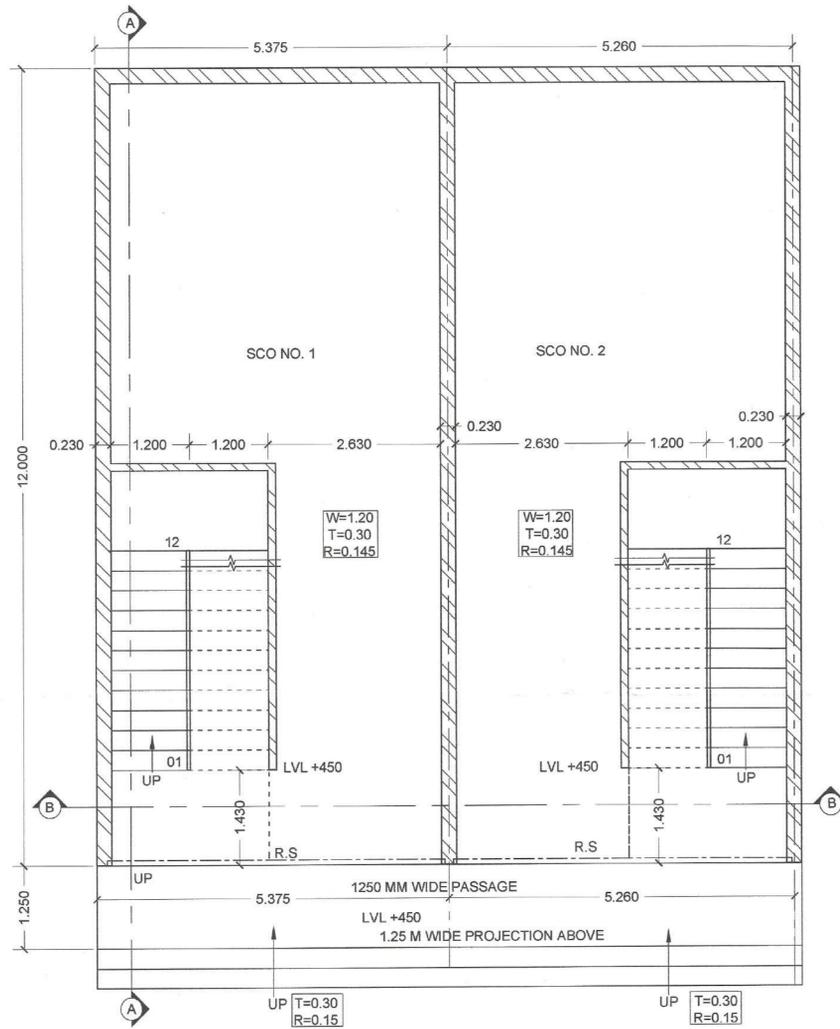
AREA CALCULATION (TOILET)		
Sr no	DIMENSION	AREA IN SQ.MT
1	AS PER DIMENSION	26.773

NOTE:-  
 PARKING AREA/PUBLIC UTILITY AREA CAN NOT BE SOLD IN WHAT SO MANNER  
 PLANNING OF SCO-5, WILL BE MIRROR OF SCO-1  
 PLANNING OF SCO-3, WILL BE MIRROR OF SCO-2  
 PLANNING OF SCO-4, WILL BE SAME AS SCO-2

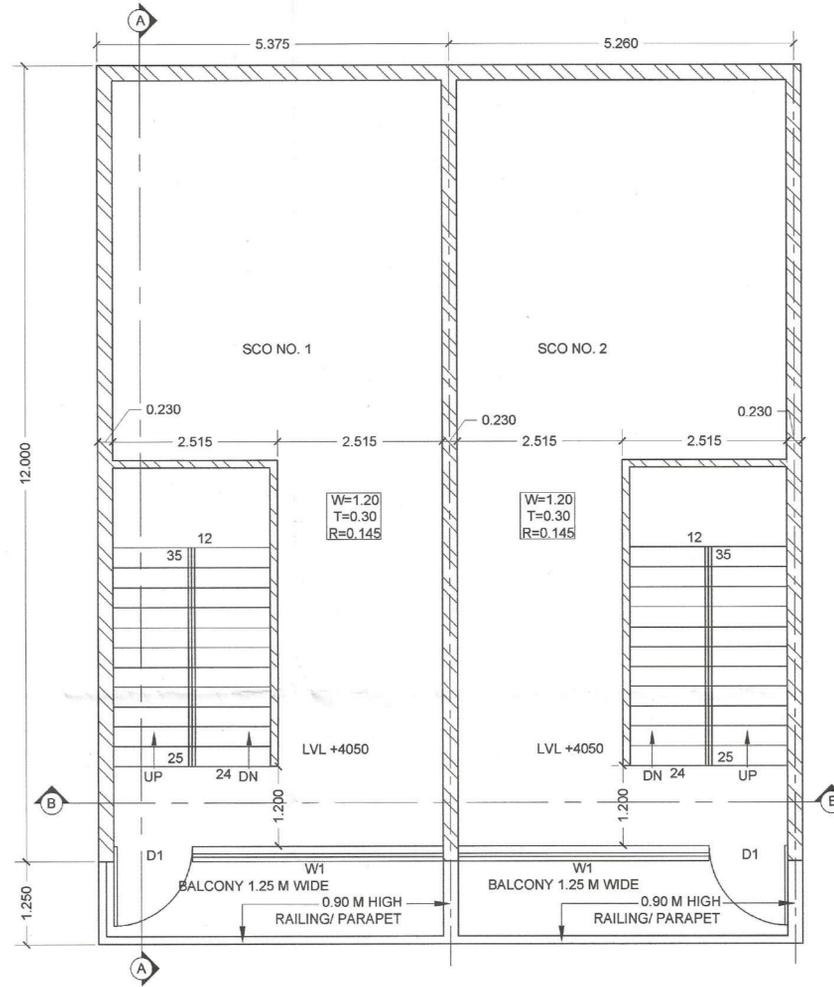
DRG. NO:- DTP 11757 (i) Dt 30-12-25

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

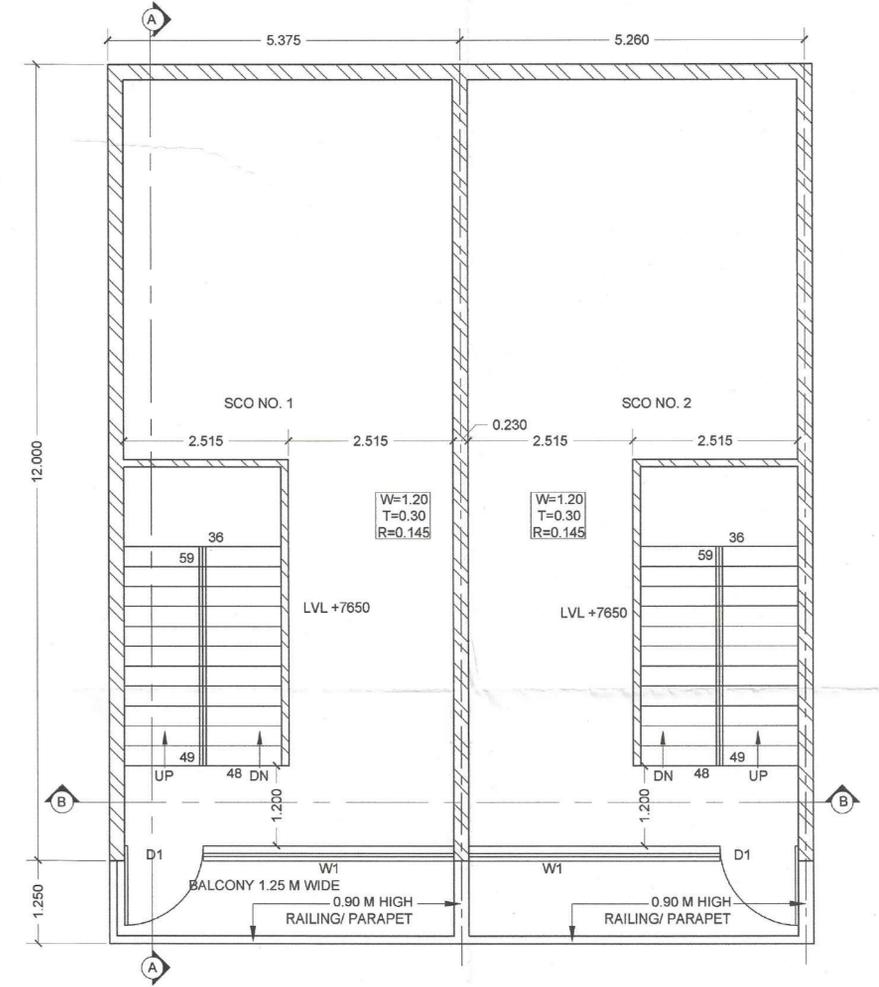
CLIENT/OWNER <b>SANKALP INFRA LINE LLP</b> Deep Chamber Khasra no. 72/11/2 Mundka, West Delhi-14	CLIENT/OWNER SIGNATURE  (AUTHORISED SIGNATORY FOR: SANKALP INFRA LINE LLP)	<b>ARORA ASSOCIATES</b> Cabin 105 FF, Sco' 91-93, Ansal Sampark Building, Sector- 5 Panchkula, # +91-98888-327587	ARCHITECT  VISHAL ARORA COUNCIL OF ARCHITECTURE	PROJECT CODE: L2102 PROJECT TITLE STANDARD DESIGN OF SCO FOR AREA MEASURING 0.225 ACRES IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 5.70 ACRES, SECTOR- 15, JIND FOR M/S SANKALP INFRA LINE LLP LICENSE NO 08 of 2022.	NORTH 	DRAWING TITLE <b>LAYOUT PLAN OF SCO'S</b>	KEY PLAN 	SCALE <b>1: 100</b>	DATE: 30.10.2025	SHEET NO. 1 of 4	REV <b>01</b>
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② GROUND FLOOR PLAN  
SCALE 1: 50



③ FIRST FLOOR PLAN  
SCALE 1: 50



④ SECOND FLOOR PLAN  
SCALE 1: 50

DOOR / WINDOW SCHEDULE					
SR. NO	TYPE	WIDTH (MM)	CILL (MM)	LINTEL (MM)	HEIGHT
1	D1	1200	0	3100	3100
2	D2	1000	0	2100	2100
3	D3	900	0	2100	2100
4	W1	3830	1000	3100	2100
5	W2	1250	900	2100	1200
6	V1	1250	2100	2700	600

DRG. NO: - DTP (1757-L1) Dt 30-12-25

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

CLIENT/OWNER  
SANKALP INFRA LINE LLP  
Deep Chamber Khasra no. 72/11/2 Mundka, West Delhi-41

CLIENT/OWNER SIGNATURE  
*[Signature]*  
(AUTHORISED SIGNATORY FOR:  
SANKALP INFRA LINE LLP)

**A** ARORA ASSOCIATES  
Cabin 105 FF, Sec' 91-93,  
Ansal Sampark Building,  
Sector- 5 Panchkula,  
# +91-9888-327587

ARCHITECT  
*[Signature]*  
CA 2012 4881-4  
ANISHAL ARORA  
COUNCIL OF ARCHITECTS

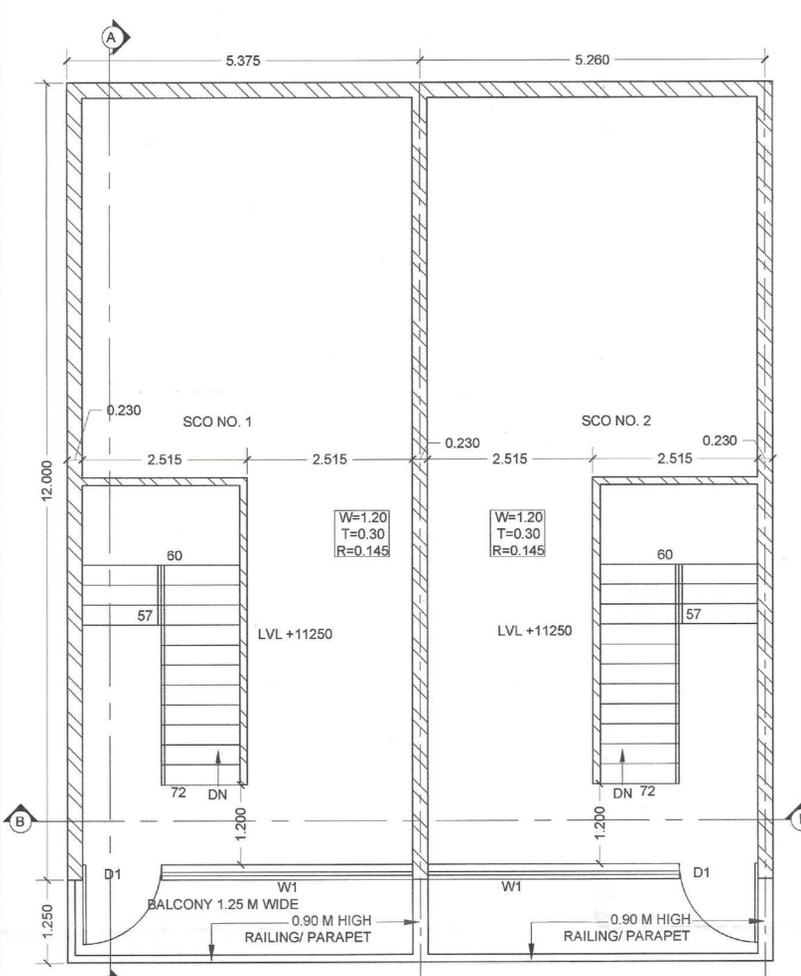
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PROJECT TITLE  
STANDARD DESIGN OF SCO FOR AREA MEASURING 0.225  
ACRES IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY  
ON LAND MEASURING 5.70 ACRES, SECTOR- 15, JIND FOR M/S  
SANKALP INFRA LINE LLP LICENSE NO 08 of 2022.

NORTH  
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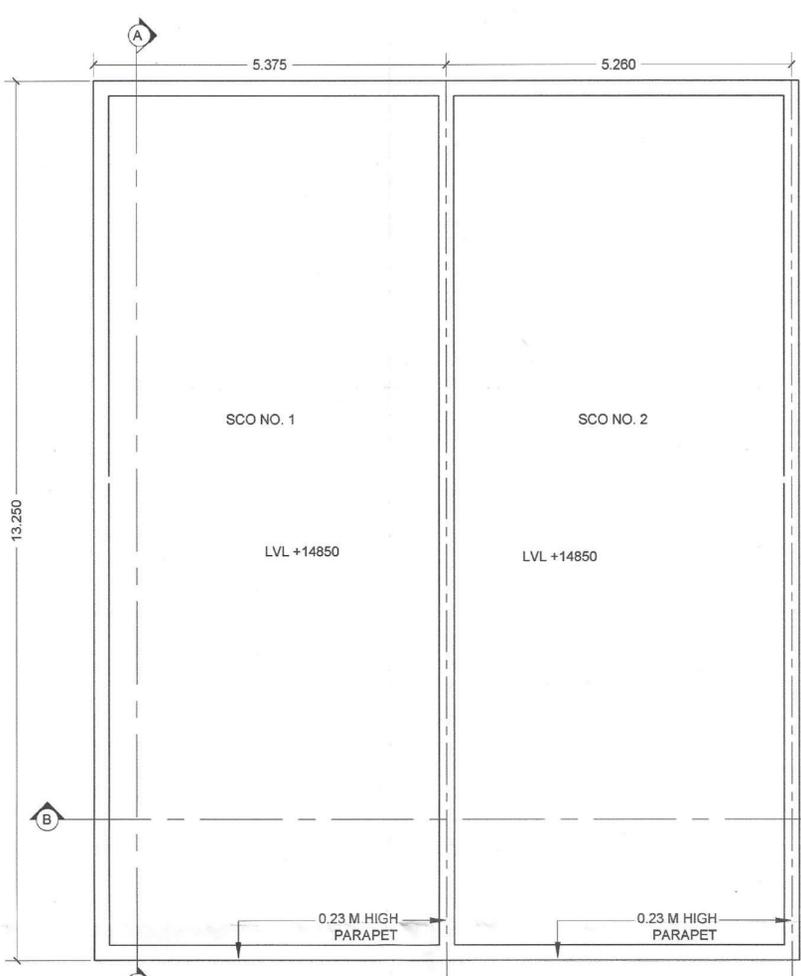
DRAWING TITLE  
GROUND, FIRST AND SECOND  
FLOOR PLAN

KEY PLAN  
*[Key Plan Diagram]*

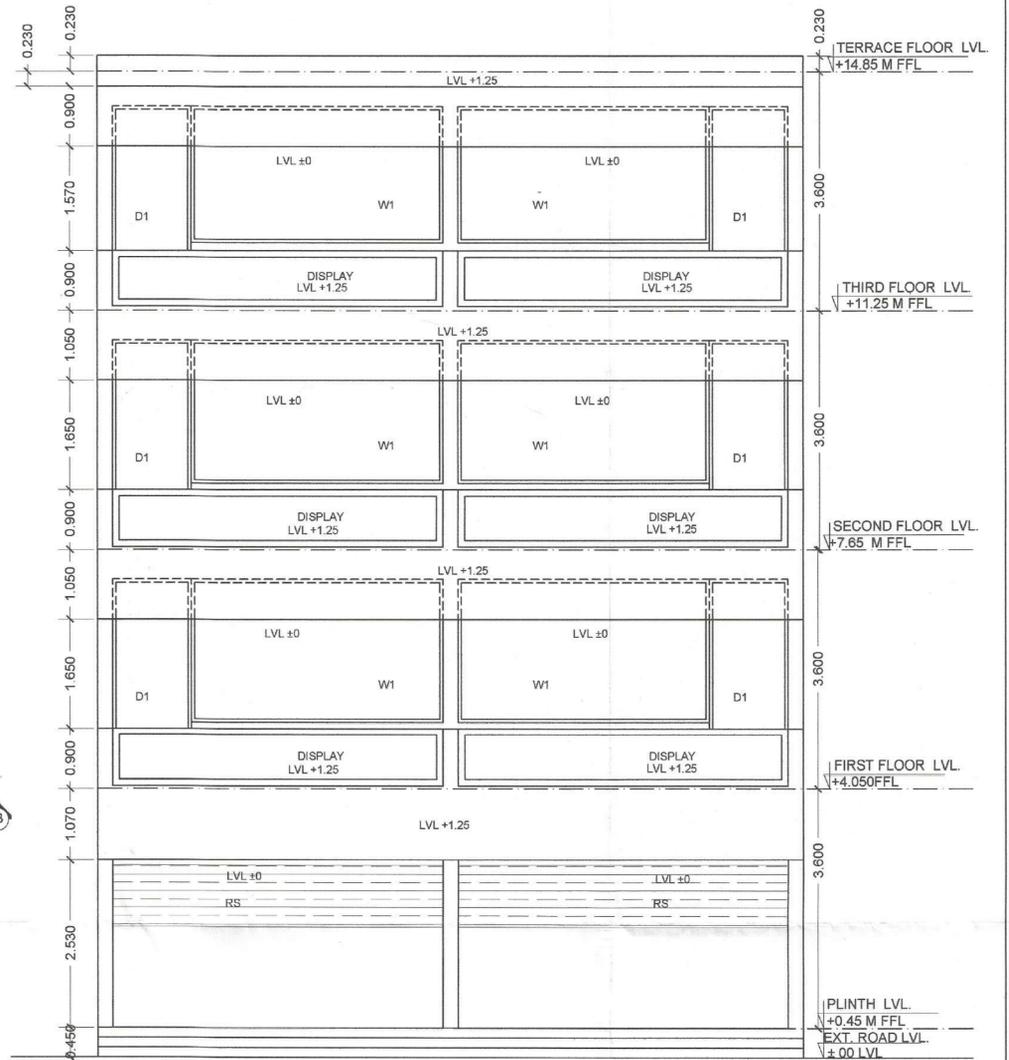
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DATE:  
30.10.2025  
SHEET NO.  
2 of 4  
REV  
01



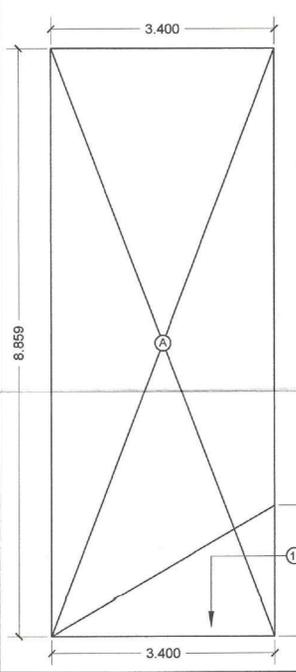
5 THIRD FLOOR PLAN  
SCALE 1: 50



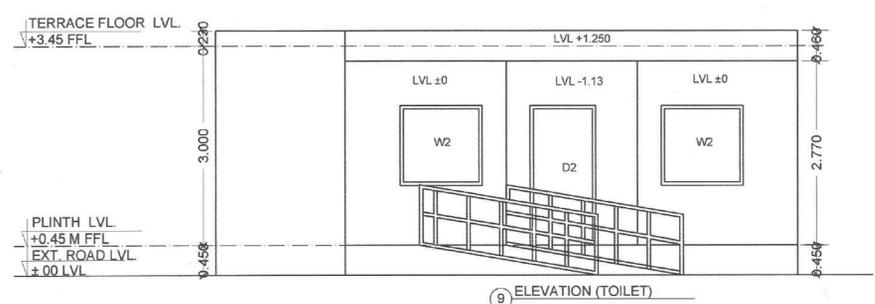
6 TERRACE FLOOR PLAN  
SCALE 1: 50



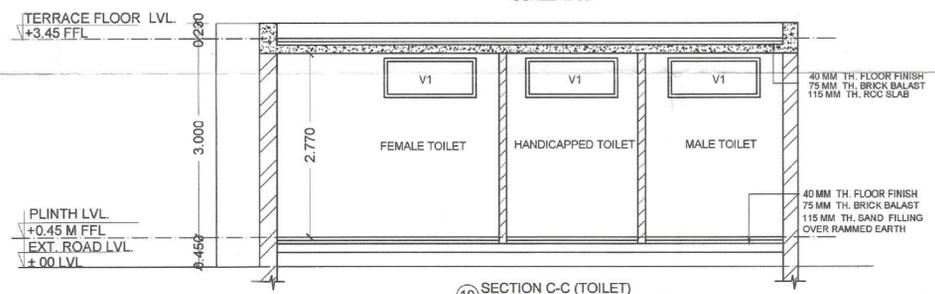
7 ELEVATION  
SCALE 1: 50



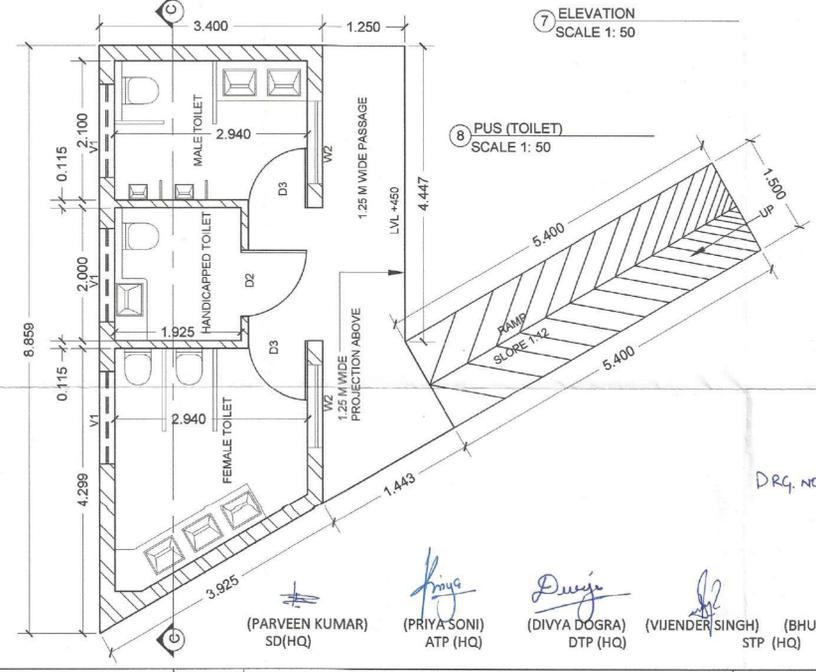
PUS (TOILET AREA CALCULATION)		
SR. NO	DIMENSION	AREA IN SQ.MT
A	8.859 X 3.40	30.121
TOTAL (A)		30.121
SUBTRACTION		
SR. NO	DIMENSION	AREA IN SQ.MT
1	3.4 X 1.97	3.347
2		
TOTAL (B)		3.347
GRAND TOTAL (A-B)		26.773



9 ELEVATION (TOILET)  
SCALE 1: 50



10 SECTION C-C (TOILET)  
SCALE 1: 50



8 PUS (TOILET)  
SCALE 1: 50

DOOR / WINDOW SCHEDULE					
SR. NO	TYPE	WIDTH (MM)	CILL (MM)	INTEL (MM)	HEIGHT
1	D1	1200	0	3100	3100
2	D2	1000	0	2100	2100
3	D3	900	0	2100	2100
4	W1	3830	1000	3100	2100
5	W2	1250	900	2100	1200
6	V1	1250	2100	2700	600

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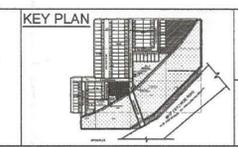
**AARORA ASSOCIATES**  
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ARCHITECT  
*[Signature]*  
AF VISHAL ARORA  
COUNCIL OF ARCHITECTS

PROJECT CODE: L2102  
PROJECT TITLE  
STANDARD DESIGN OF SCO FOR AREA MEASURING 0.225  
ACRES IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY  
ON LAND MEASURING 5.70 ACRES, SECTOR- 15, JIND FOR M/S  
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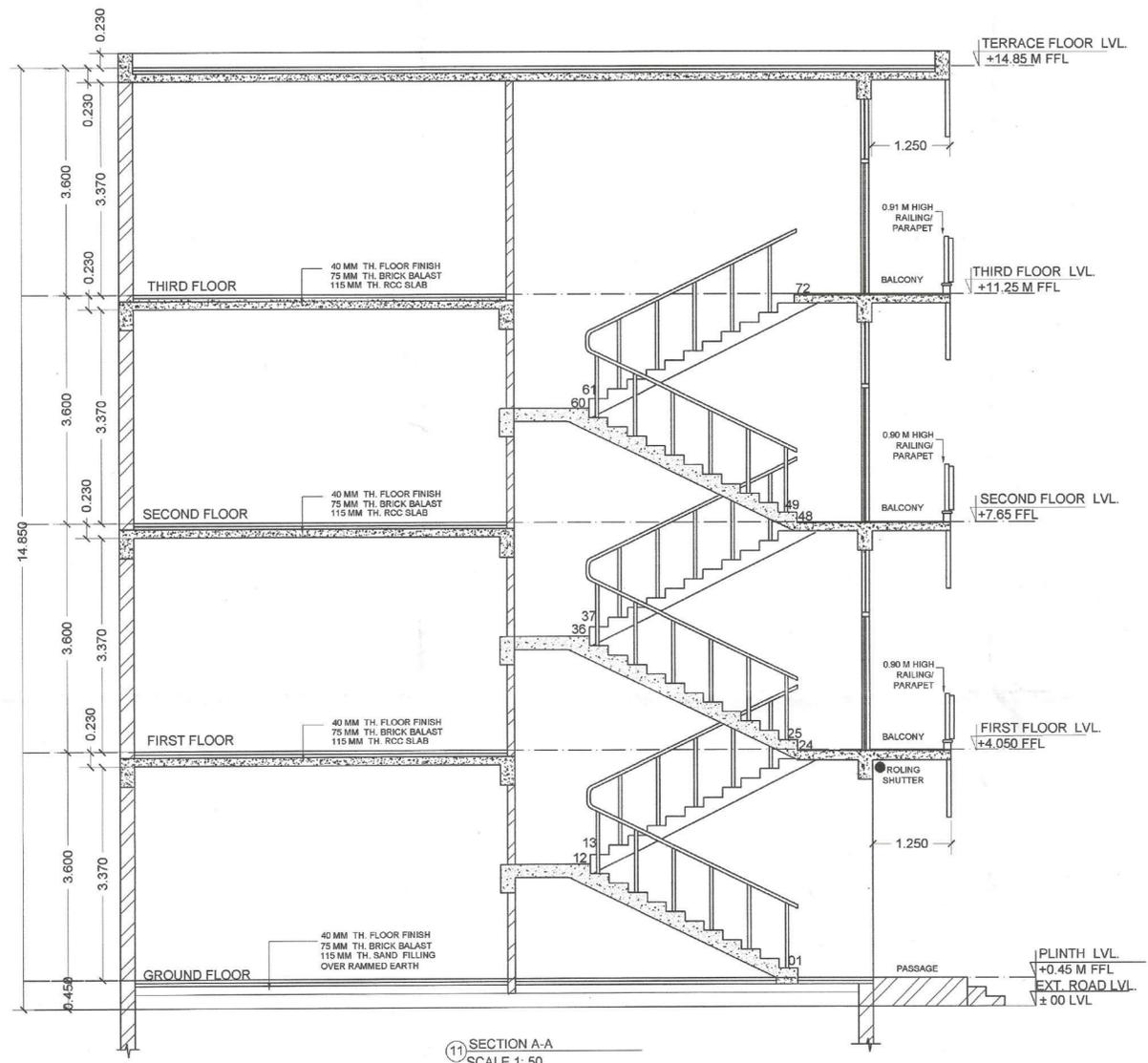
DRAWING TITLE  
**THIRD AND TERRACE FLOOR PLANS,  
ELEVATION AND AMENITIES**



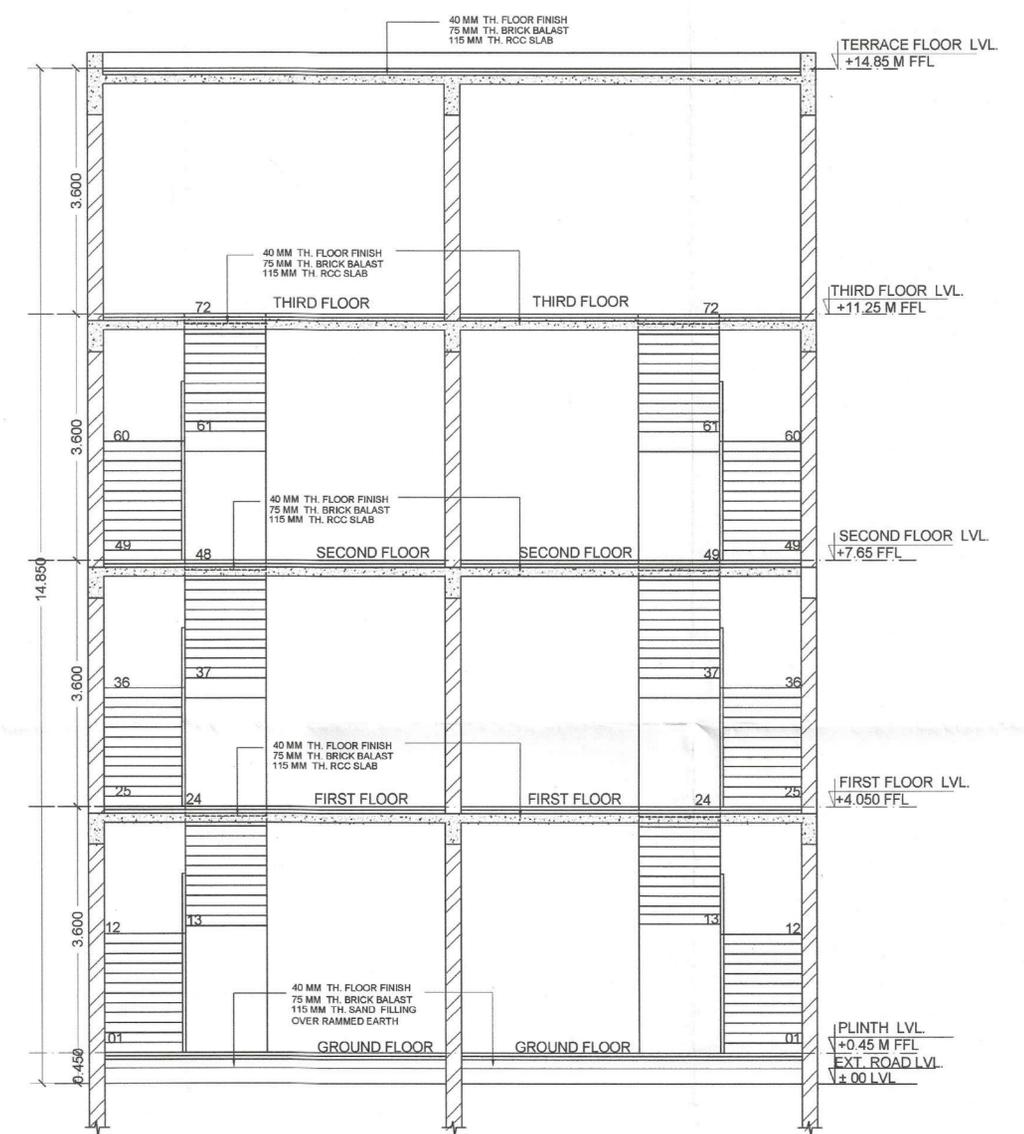
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3 of 4  
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(PARVEEN KUMAR) SD(HQ) (PRIYA SONI) ATP (HQ) (DIVYA DOGRA) DTP (HQ) (VIJENDER SINGH) STP (HQ) (BHUVNESH KUMAR) CTP (HR) (AMIT KHATRI, IAS) DTCP (HR)



SECTION A-A  
SCALE 1: 50



SECTION B-B  
SCALE 1: 50

DRG. NO. - DTP (11757 (14)) DT 30.10.2025

(PARVEEN KUMAR) SD(HQ)  
 (PRIYA SONI) ATP (HQ)  
 (DIVYA DOGRA) DTP (HQ)  
 (VIJENDER SINGH) STP (HQ)  
 (BHUVNESH KUMAR) CTP (HR)  
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<p>CLIENT/ OWNER SANKALP INFRA LINE LLP Deep Chamber Khasra no. 72/11/2 Mundka, West Delhi-41</p>	<p>CLIENT/OWNER SIGNATURE <i>[Signature]</i> AUTHORISED SIGNATORY FOR: SANKALP INFRA LINE LLP</p>	<p><b>A</b> ARORA ASSOCIATES Cabin 105 FF, Sco' 91-93, Ansal Sampark Building, Sector- 5 Panchkula. # +91-9888-327587</p>	<p>ARCHITECT AT. VISHAL ARORA COUNCIL OF ARCHITECTURE <i>[Signature]</i></p>	<p>PROJECT CODE: L2102 PROJECT TITLE STANDARD DESIGN OF SCO FOR AREA MEASURING 0.225 ACRES IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY ON LAND MEASURING 5.70 ACRES, SECTOR- 15, JIND FOR M/S SANKALP INFRA LINE LLP LICENSE NO 08 of 2022.</p>	<p>NORTH ↑</p>	<p>DRAWING TITLE <b>SECTIONS</b></p>	<p>KEY PLAN </p>	<p>SCALE 1: 50 DATE: 30.10.2025 SHEET NO. 4 of 4 REV 01</p>
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