

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

Memo No. ZP-1933/JD(SP)/2025/ 6624 Dated 20-02-2025

To

Smt. Meena Sachdeva W/o Sh. ND Sachdeva, Unity Meadows LLP.,
In collaboration with Unity Meadows LLP,
Plot No. 195, Industrial Area, Phase-I,
Panchkula.

Subject: Approval of standard design of SCOs in Commercial site measuring 1898.119 sqm. (0.4693 acre) forming part of Affordable Residential Plotted Colony (under DDJAY Policy-2016) measuring 12.66875 acres bearing Licence. No. 169 of 2023 dated 23.08.2023 in the revenue estate of village Billah, Sector-14, KBUC, Dist Panchkula - Unity Meadows LLP.

Reference: Your application dated on 23.01.2025 on the subject cited above.

Please find enclosed a set of approved standard design of SCOs in Commercial site measuring 1898.119 sqm. (0.4693 acre) forming part of Affordable Residential Plotted Colony (under DDJAY Policy-2016) measuring 12.66875 acres bearing Licence. No. 169 of 2023 dated 23.08.2023 in the revenue estate of village Billah, Sector-14, KBUC, Dist Panchkula given as under:-

Description	Area	Drawing No.	Dated
Commercial Site	0.4693 acre	DTCP-10876 (i to iii)	18.02.2025

The standard designs are approved with 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 SCO/DSS approved from DTP office as per SOP dated 31.01.2022.
- The parking/open area shall not be sold in any manner whatsoever.
- That you shall transfer land falling under 100 mtr. wide green belt including 24 mtr wide internal circulation roads in favour of Govt within 30 days of this permission.
- That part of site earmarked for community site (i.e. 10.0% of licensed site) shall be transferred in favour of the Govt. within a period of 30 days from the date of approval of standard design. However, as per amendment dated 25.08.2022 in (DDJAY-2016) policy, alternatively, you have an option to develop community site at your own cost or through third party subject to the provisions of the policy amendment cited above. Hence, in case of opting for option 2, the same may be clarified.

DA/As above.


(Divya Dogra)

District town Planner (HQ)

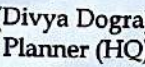
For: Director Town and Country Planning,
Haryana, Chandigarh.




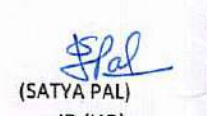
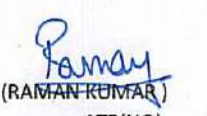
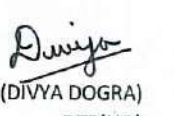
Endst. No. ZP-1933/JD(SP)/2025/ _____ Dated _____

A copy alongwith a set of approved Standard Design of SCOs of subject cited commercial site 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, Panchkula.
2. District Town Planner, Panchkula.

DA/As above.


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


 (HITESH SHARMA) STP(HQ)

 (JITENDER BHAG) CTP (HR)

 (AMIT KHATRI, IAS) DTCOP (HR)

 (SATYA PAL) ID (HQ)

 (RAMWARAN) ATP(HQ)

 (DIVYA DOGRA) DTP(HQ)

CONTENTS:-
SITE PLAN



STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 1899.119 SQ. MT. FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016 BEARING LICENSE NO 169 OF 2023 & 3 OF 2024, AREA 17.88125 ACRE, AT VILLAGE - BILLAH, SECTOR-14, KOT-BEHLA URBAN COMPLEX, DIST.- PANCHKULA, HARYANA. BEING DEVELOPED BY M/S UNITY MEADOWS LLP.

TOTAL AREA OF COMMERCIAL SITE - 1899.119 SQMT.
 TOTAL SITE AREA = 1899.119 SQMT.
 PERMISSIBLE FAR (1.50) = 2848.678 SQMT
 PERMISSIBLE GROUND COVERAGE @ 35% = 664.691 SQMT.
 PROPOSED GROUND COVERAGE 34.96% = 663.952 SQMT. (EXCLUDING PUBLIC TOILETS)
 PROPOSED F.A.R. = 2252.068 sq. mt. (1.19%)

S. NO.	TYPE	AREA DETAIL				TOTAL		
		SIZE(MT.)	AREA SQ.MT	NOS.	GROUND COVERAGE FAR OF 1 PLOT			
1	SCO 1 to 8	5.339	14.901	79.556	8	636.452	278.071	2224.568
2	1	5.000	5.5	27.500	1	27.500	27.5	27.5
TOTAL				9	663.952			2252.068
PUBLIC TOILET		3.075	6.105	18.773				FREE FROM FAR
								1.19

NOTES:-
 1. ALL PIPES PASSING UNDER FLOORS.
 2. COMMON WALL SHALL BE SHARED.
 3. ALL DIMENSIONS ARE IN METERS.
 4. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
 5. ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STR. DRAWING.
 6. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
 7. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
 8. PARKING AREA CANNOT BE SOLD AT ANY MANNER.

--- SITE BOUNDARY SHOWN BY

SITE PLAN

OWNER


M/S UNITY MEADOWS LLP.


 For Unity Meadows LLP
 Auth. Signatory

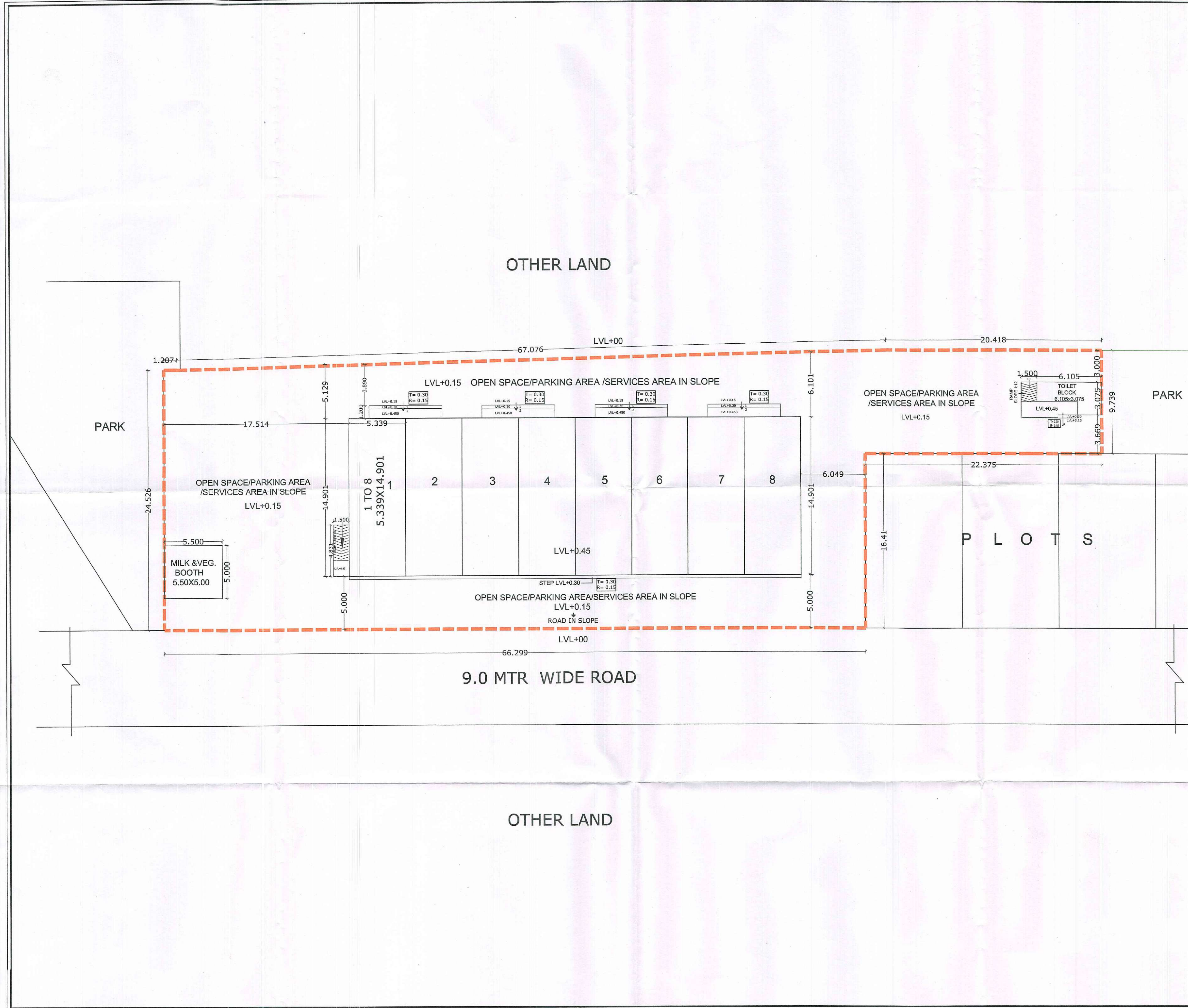
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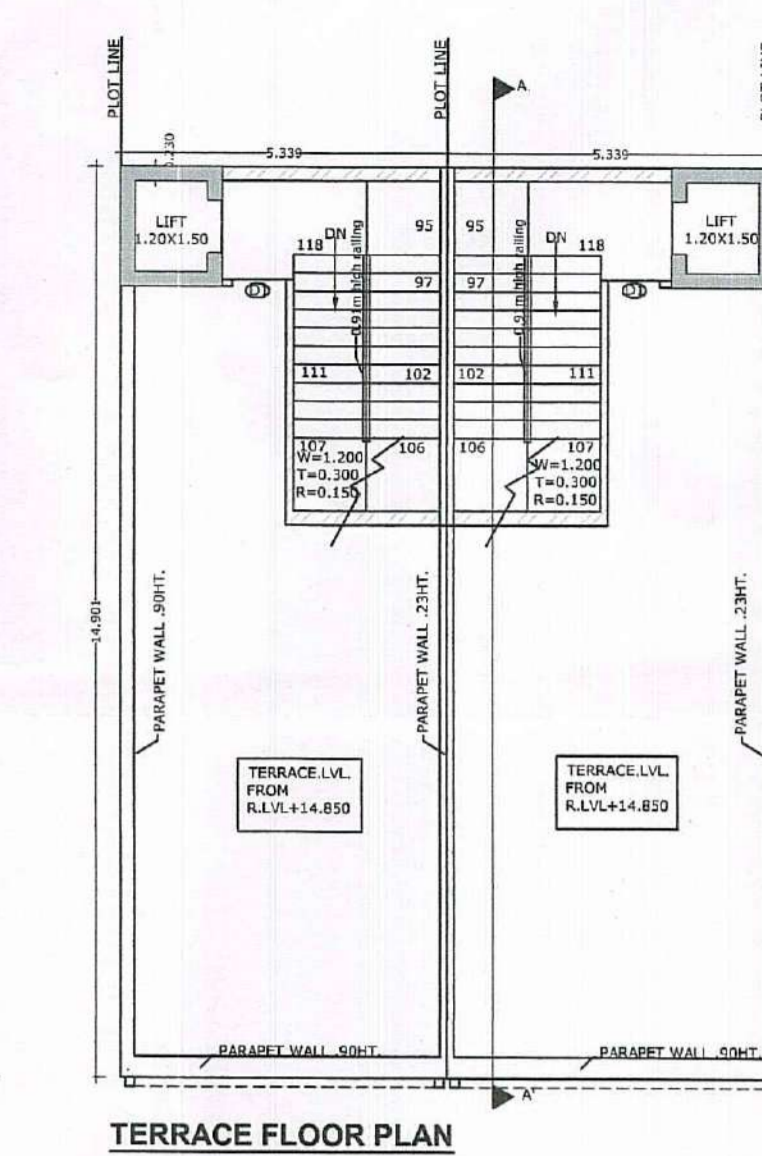
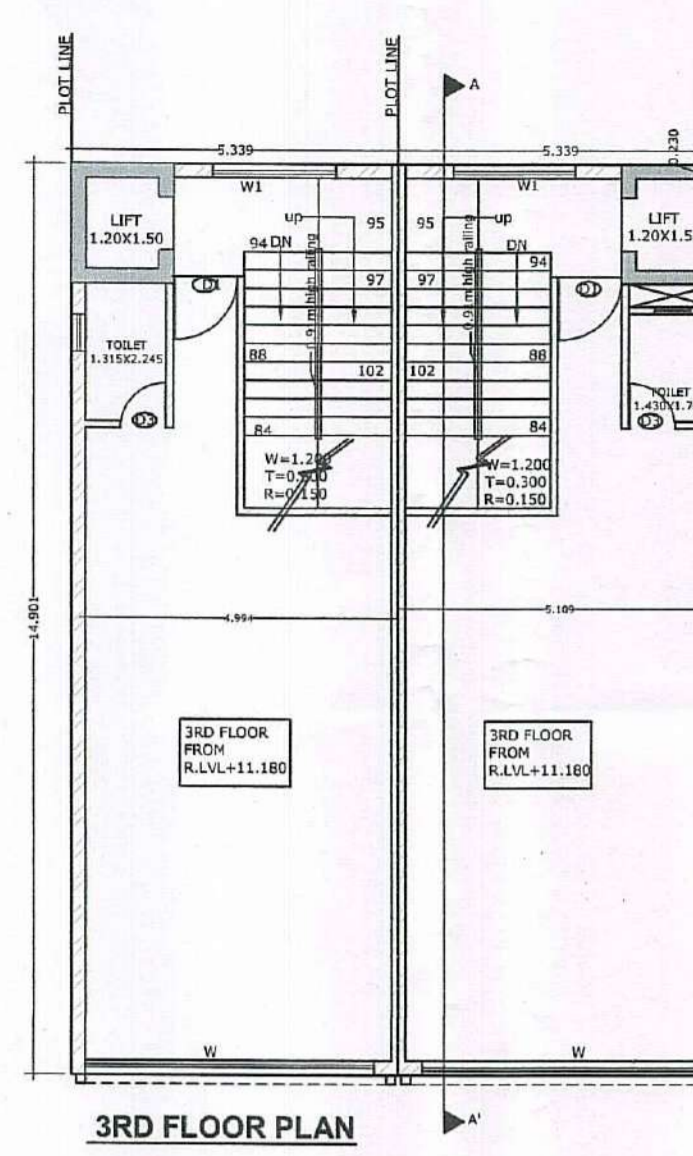
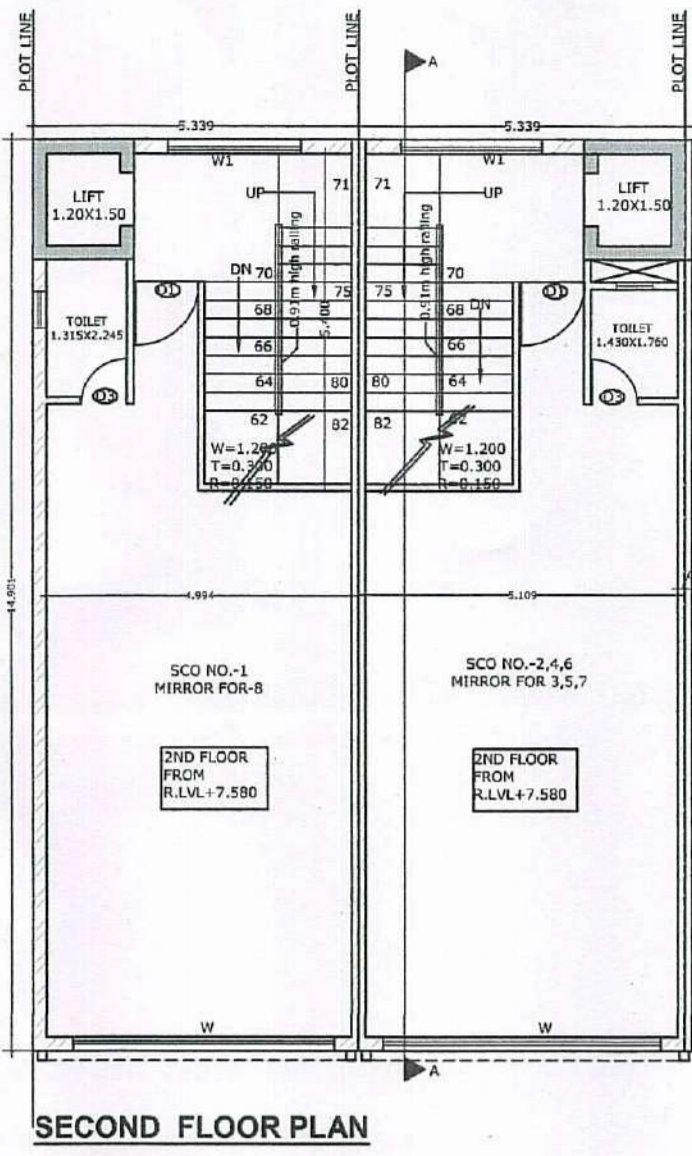
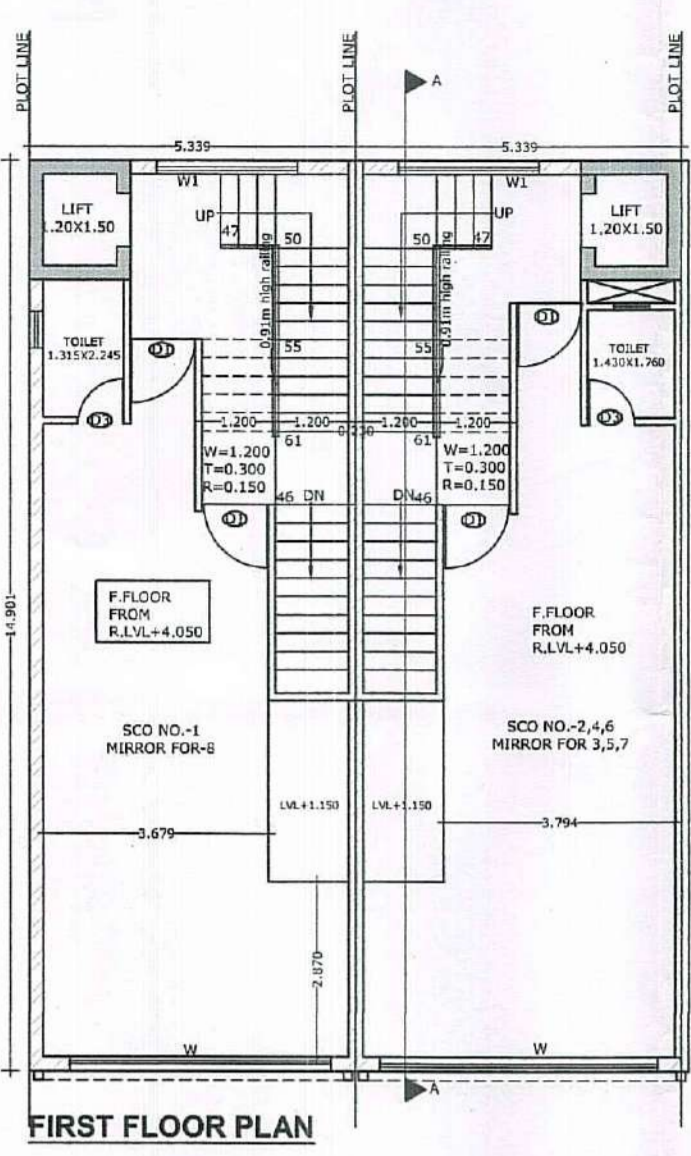
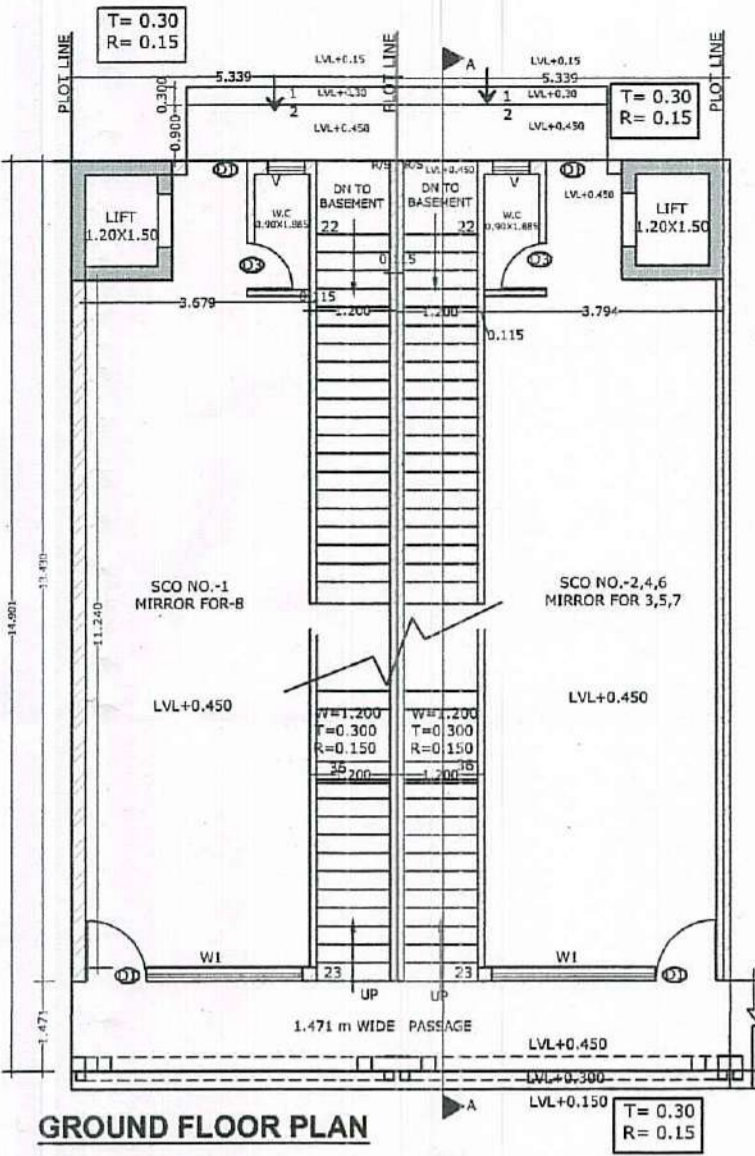
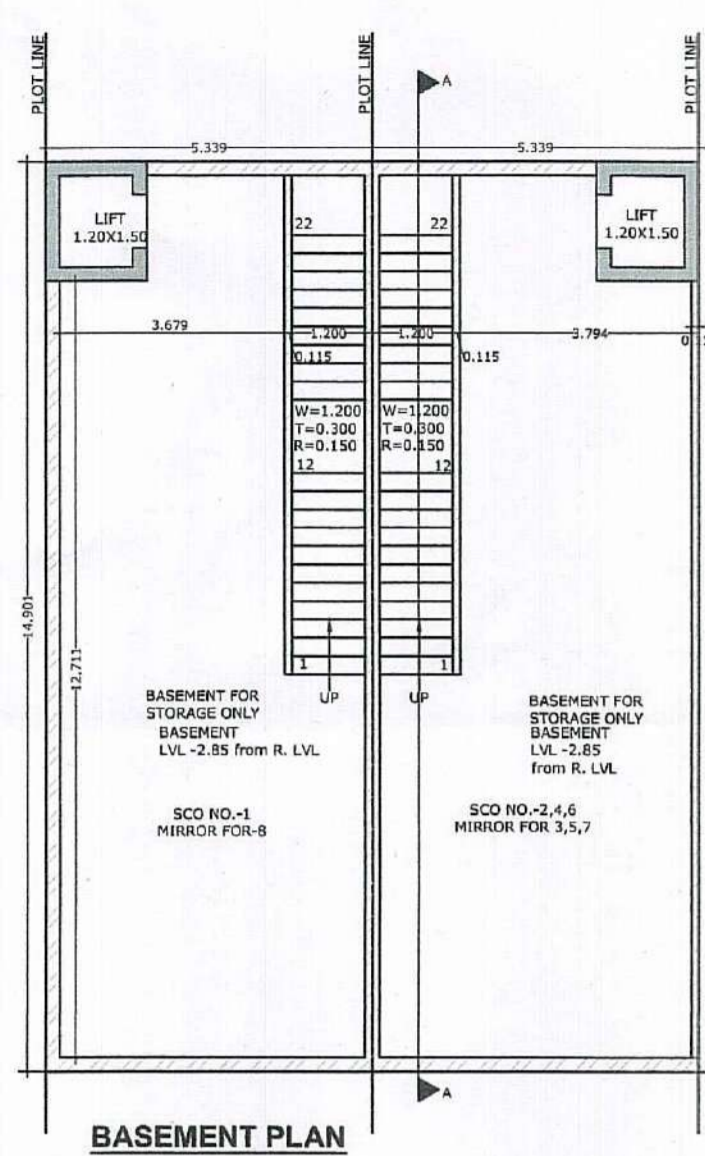
DRAWN BY:- SONIA KOCHER

ARCHITECT :-
 DR. G. NO. :- DTCOP (0876 C) DATED :- 10-02-25


 Ar. Vikas Dubey
 M. Arch, B. Arch
 CA/2014/66168
 Mob. -9915725569

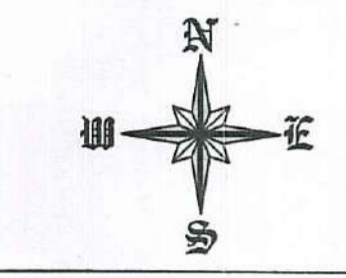

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 (TITENDER SHIHAG) CTP (HR)
 (AMIT KHATRI, IAS) DTP(HR)
 (SATYA PAL) JO (HQ)
 (RAMAN KOMAR) ATP(HQ)
 (DIVYA DOGRA) DTP(HQ)

STANDARD DESIGN OF SCO'S FOR COMMERCIAL SITE OVER AN AREA MEASURING 1899.119 SQ.MT. FALLING IN AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DEEN DAYAL JAN AWAS YOJNA-2016 BEARING LICENSE NO 169 OF 2023 & 3 OF 2024, AREA 17.88125 ACRE, AT VILLAGE - BILLAH, SECTOR-14, KOT-BEHLA URBAN COMPLEX, DISTT.- PANCHKULA, HARYANA. BEING DEVELOPED BY M/S UNITY MEADOWS LLP.



CONTENTS:-
 BASEMENT PLAN, GROUND, FIRST, SECOND, THIRD AND TERRACE FLOOR PLAN, FRONT ELEVATION, REAR ELEVATION AND SECTION-AA'

JOINERY SCHEDULE:-

DOOR & WINDOW SCHEDULE			
NAME	DIMENSIONS	SILL	LINTEL
D1	1.00X2.400	00	2.400
D2	1.90X2.400	00	2.400
D3	1.60X2.400	00	2.400
W	4.27X2.400	60	2.400
W1	2.41X2.400	760	2.400
V	6.00X.600	1.800	2.400

NOTE: THE LEVEL SHOWN ABOVE HAS BEEN TAKEN FROM FFL.

NOTES:-

- ALL PIPES PASSING UNDER FLOORS.
- COMMON WALL SHALL BE SHARED.
- ALL DIMENSIONS ARE IN METERS.
- THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT IF APPLICABLE.
- ALL WALLS, BEAMS & SLABS SHALL BE PROVIDED AS PER STR. DRAWING.
- THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRUCTURE DESIGN GIVEN BY STRUCTURAL ENGINEER.
- RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE SUPERVISING ENGINEER / OWNER.
- PARKING AREA CANNOT BE SOLD AT ANY MANNER.

DRAWING NUMBER/TYPE
SCO- (1 TO 8)

OWNER

M/S UNITY MEADOWS LLP.

For Unity Meadows LLP
 Auth. Signatory

AUTHORISED SIGNATORY.

DRAWN BY: - SONIA KOCHER

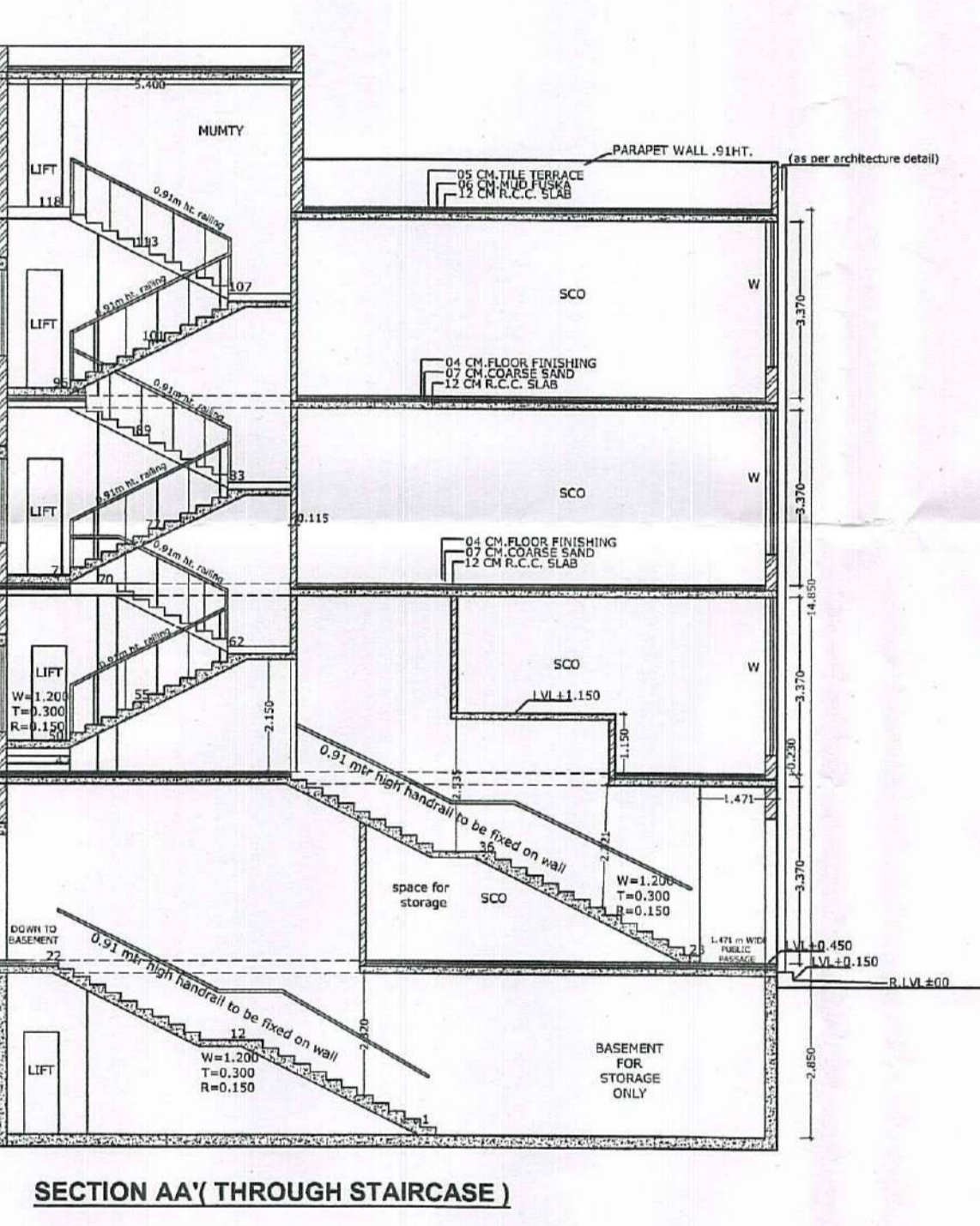
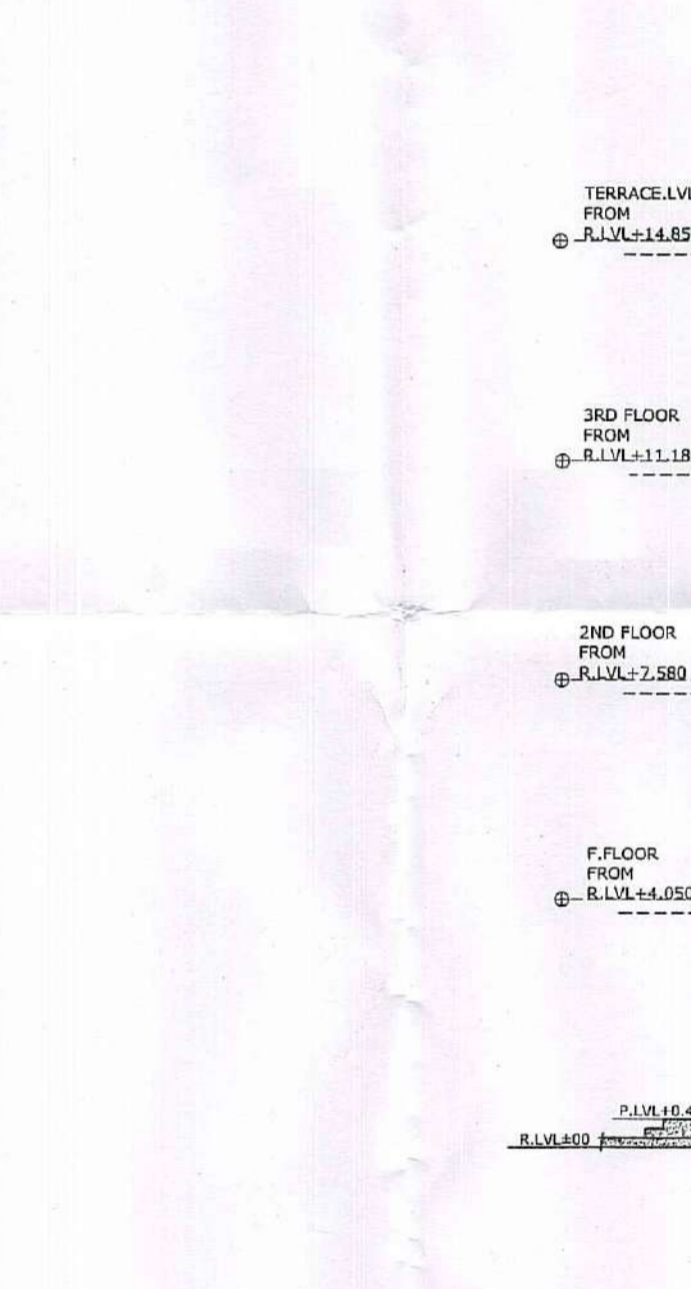
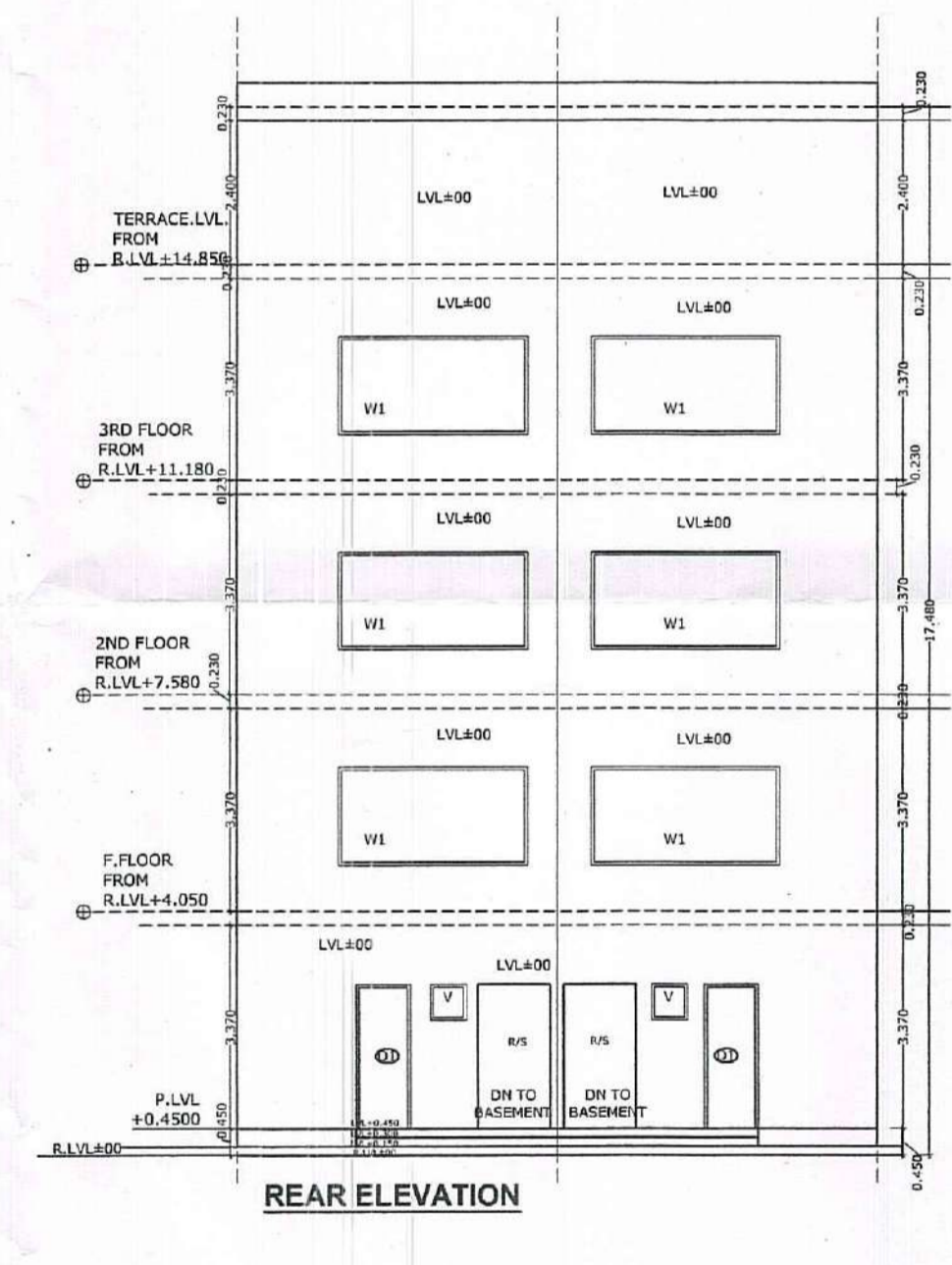
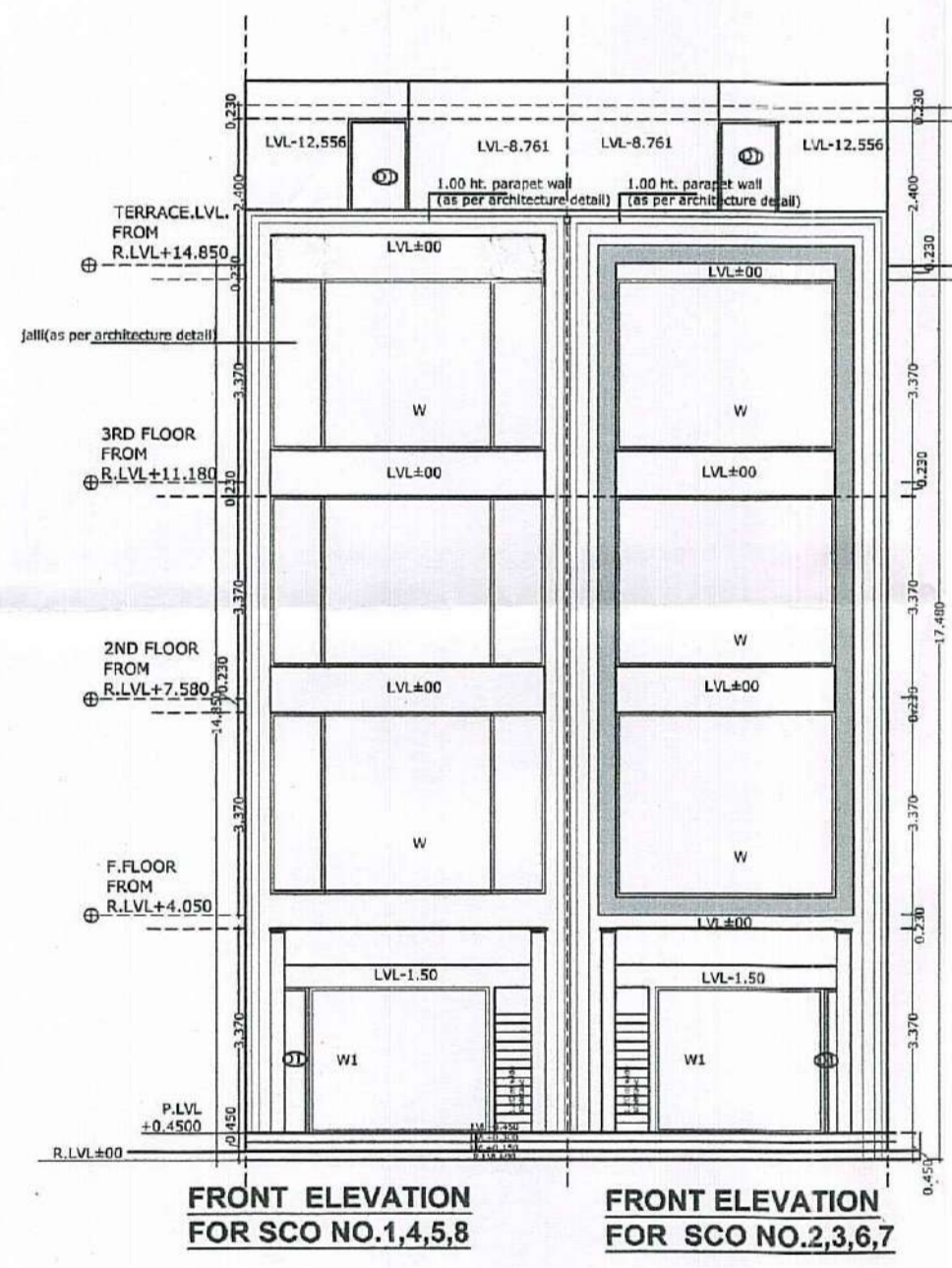
ARCHITECT :-
 Dtg. NO:-DTP 10876 (ii) DATE:- 18-02-25

Ar. Vikas Dubey
 M.Arch, B.Arch
 CA/2014/64368
 Mob.-9915725569

ARCHITECTS, INTERIORS, CONSTRUCTION
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 AMBALA HIGHWAY, OPPO-COSMO MALL, ZIRAKPUR, PB
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AREA DETAIL SCO 1 TO 8

AREA DETAIL SUMMARY IN (SQMT)

FLOORS	F.A.R.	NON F.A.R.
BASEMENT		79.556
GROUND FLOOR	79.556	
FIRST FLOOR	68.923	
SECOND FLOOR	64.796	
THIRD FLOOR	64.796	
MUMTY		20.721
TOTAL	278.071	100.278

BASEMENT AREA DETAIL NON F.A.R.

WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
5.339 X 14.901 X 1.000 X 1.000	79.556
BUILT-UP AREA TOTAL	79.556
TOTAL BASEMENT AREA (NON- F.A.R.)	79.556

GROUND FLOOR AREA DETAIL IN F.A.R.

WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
5.339 X 14.901 X 1.000 X 1.000	79.556
BUILT-UP AREA TOTAL	79.556
TOTAL FLOOR AREA F.A.R.	79.556

FIRST FLOOR AREA DETAIL IN F.A.R.

WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
5.339 X 14.901 X 1.000 X 1.000	79.556
BUILT-UP AREA TOTAL	79.556

DEDUCTION AREA

WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
1.200 X 1.500 X 1.000 X 1.000	1.800
1.200 X 7.361 X 1.000 X 1.000	8.833
TOTAL AREA	10.633
DEDUCTION AREA	10.633
TOTAL FLOOR F.A.R. AREA	68.923

SECOND, 3RD FLOOR AREA DETAIL IN F.A.R.

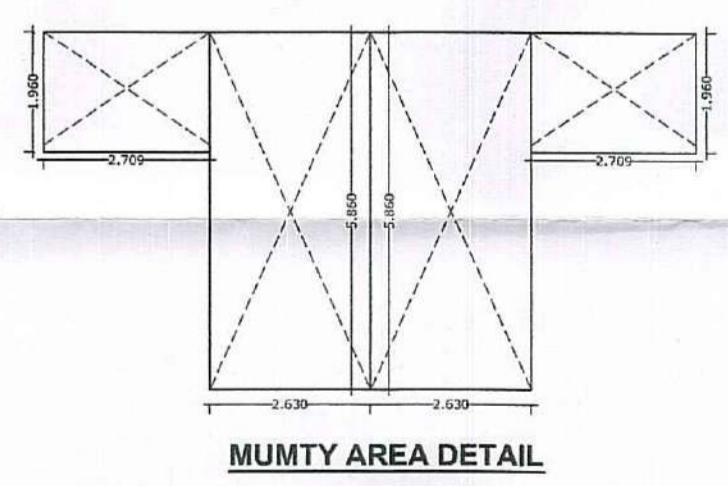
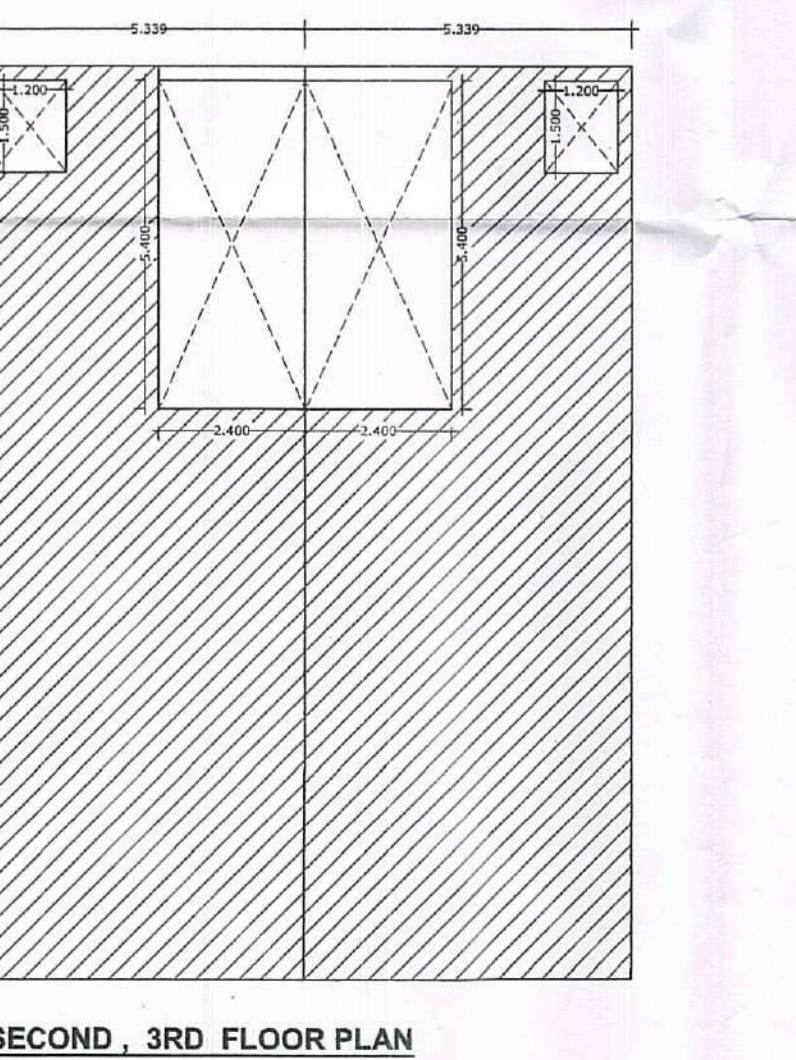
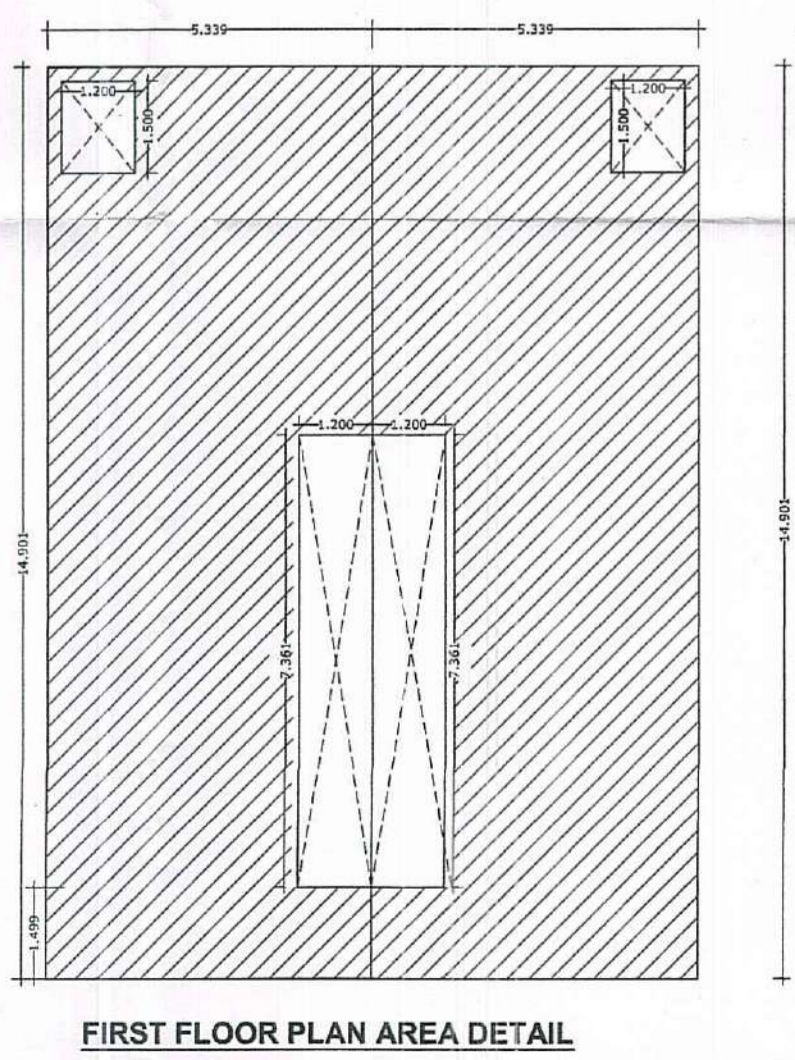
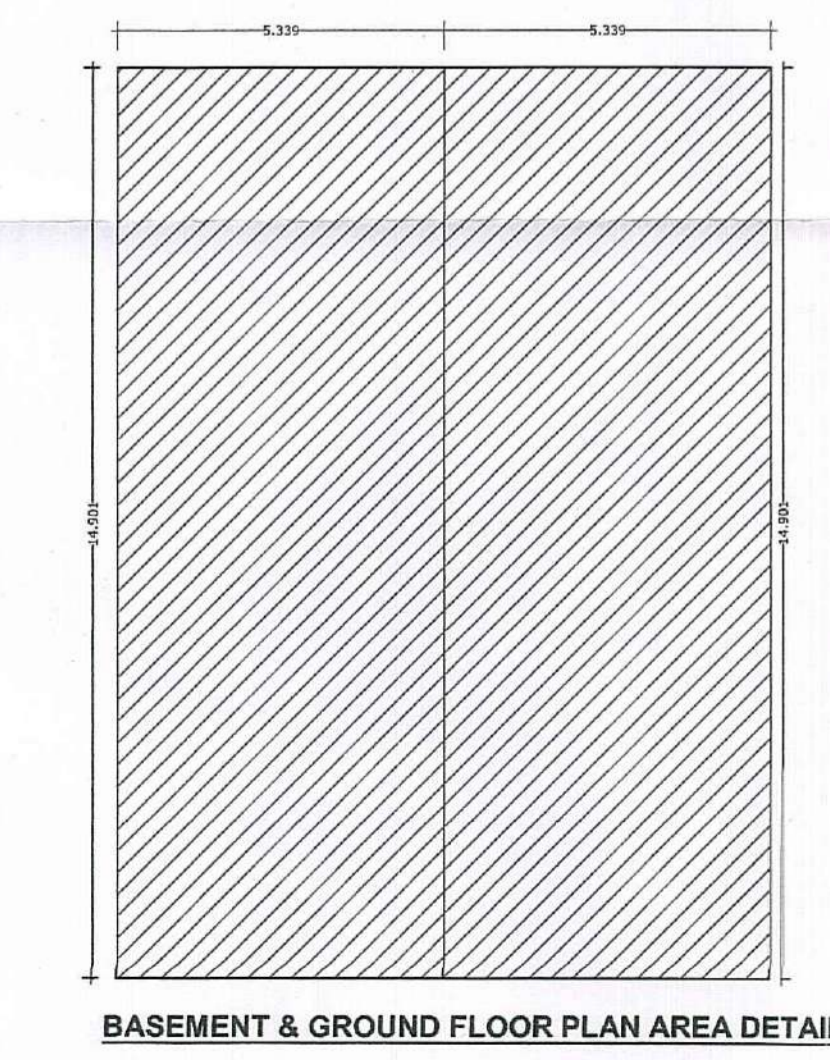
WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
5.339 X 14.901 X 1.000 X 1.000	79.556
BUILT-UP AREA TOTAL	79.556

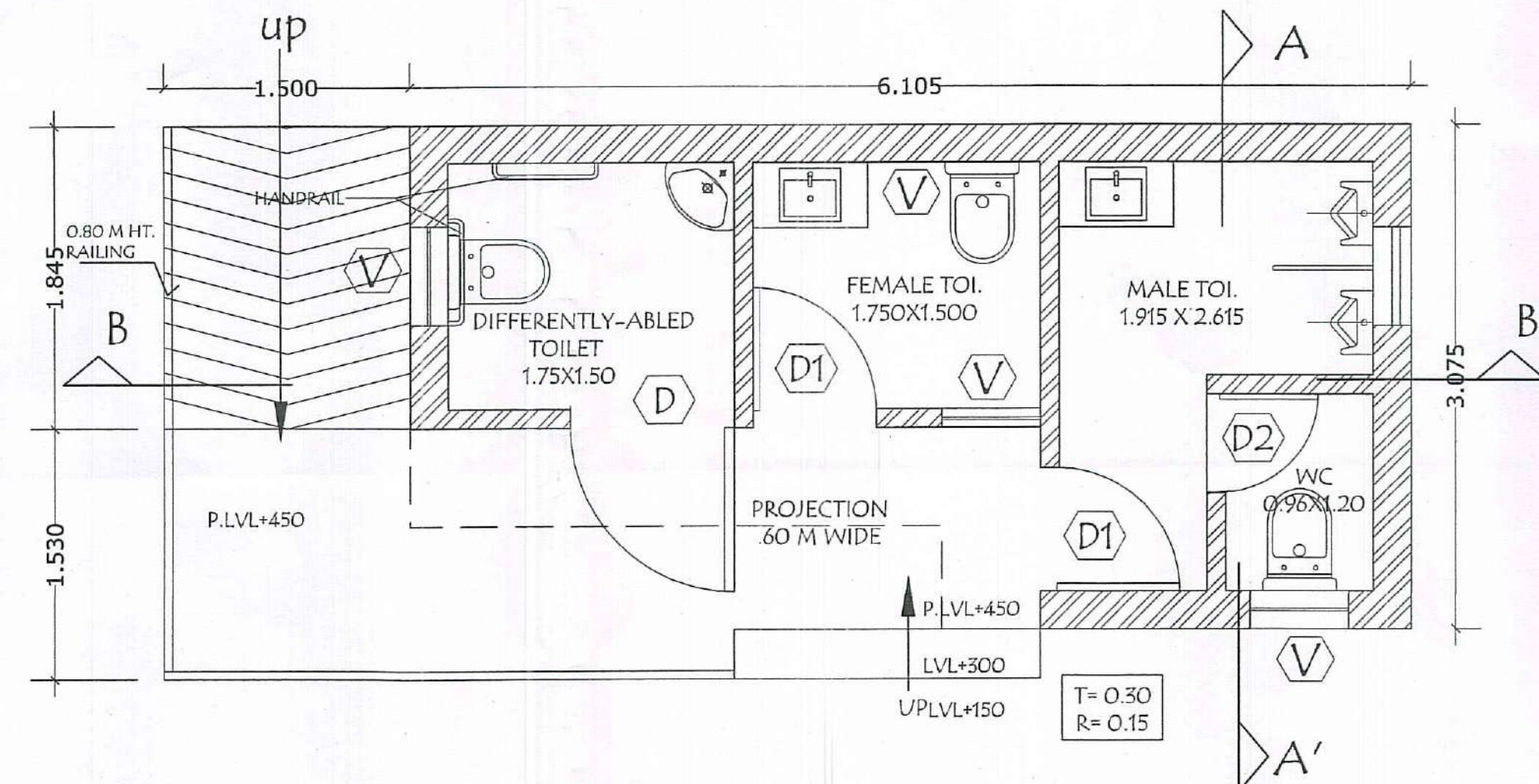
DEDUCTION AREA

WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
1.200 X 1.500 X 1.000 X 1.000	1.800
2.400 X 5.400 X 1.000 X 1.000	12.960
TOTAL AREA	14.760
DEDUCTION AREA	14.760
TOTAL FLOOR F.A.R. AREA	64.796

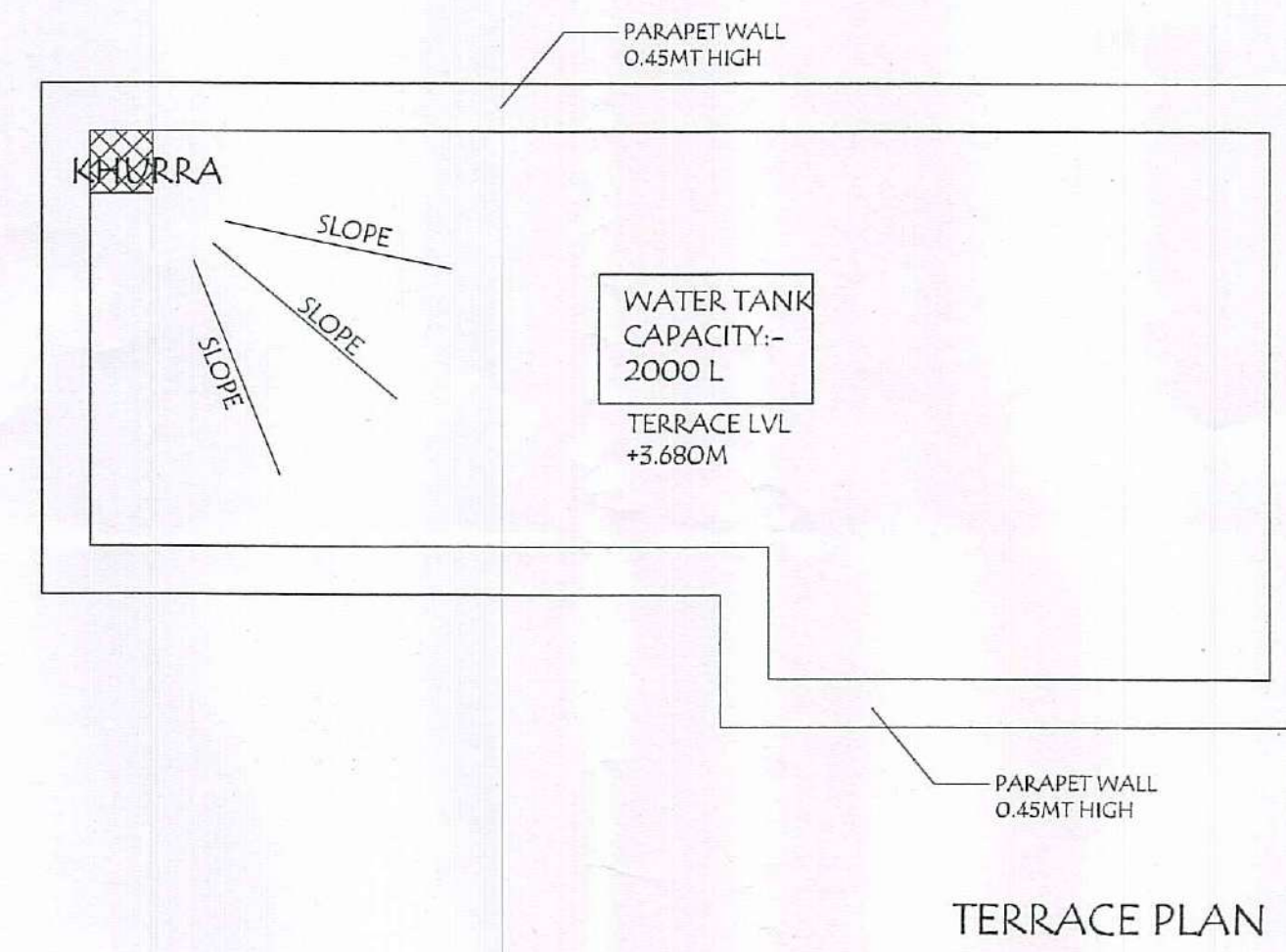
MUMTY AREA DETAIL

WIDTH X LENGTH X FACTOR X NOS	AREA (SQMT)
2.709 X 1.960 X 1.000 X 1.000	5.310
2.630 X 5.860 X 1.000 X 1.000	15.412
BUILT-UP AREA TOTAL	20.721
TOTAL MUMTY AREA (NON- F.A.R.)	20.721

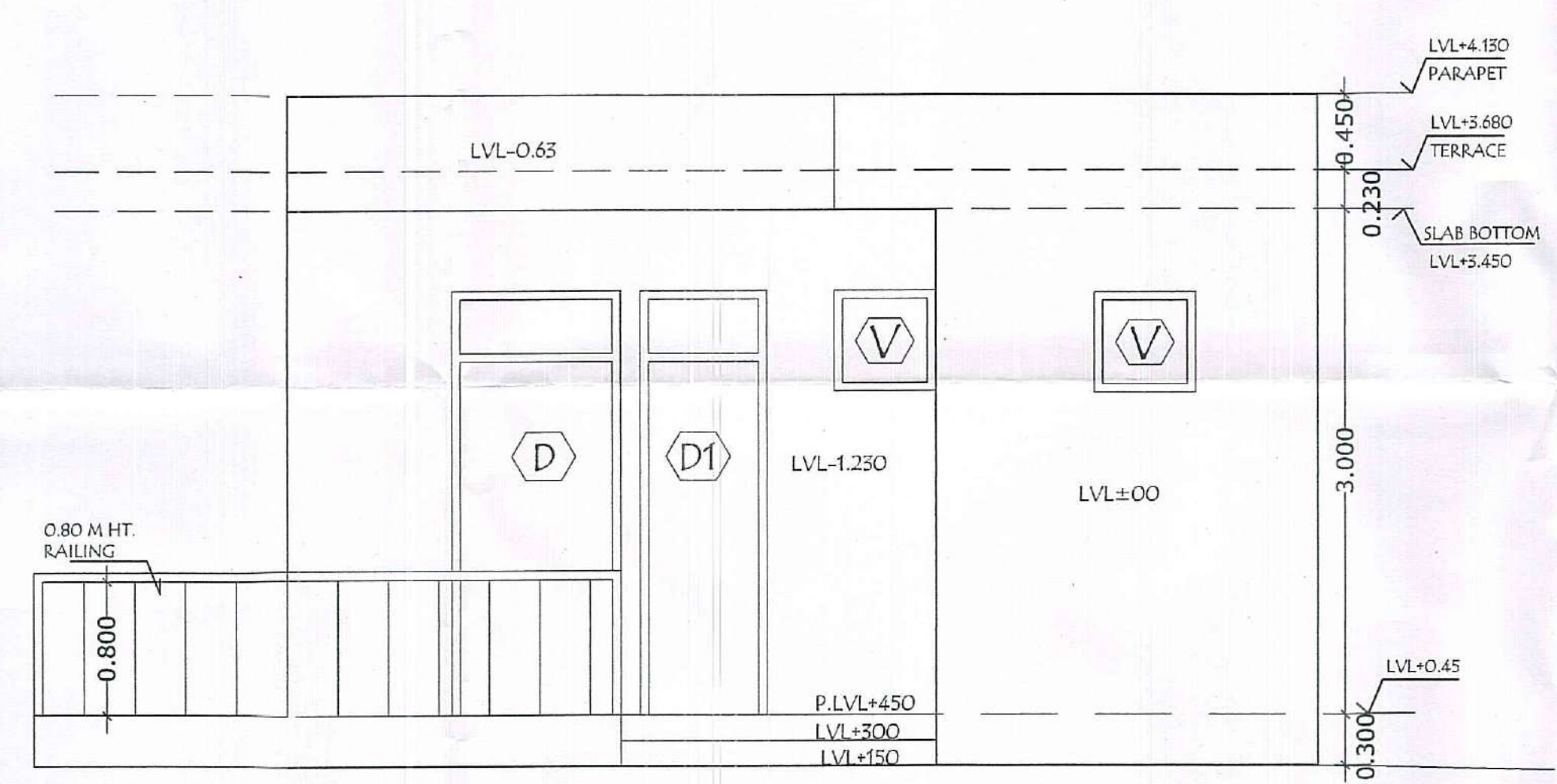




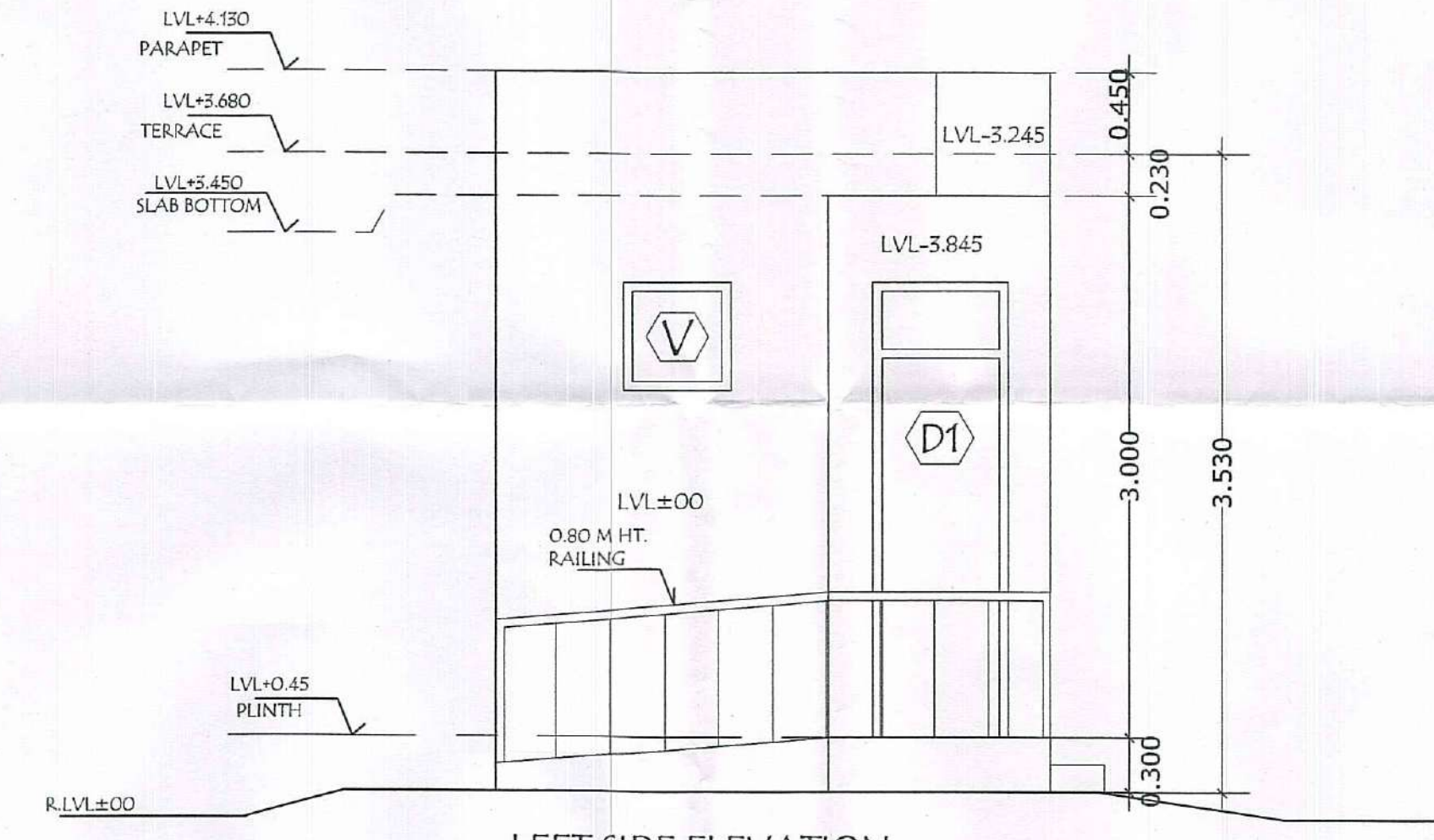
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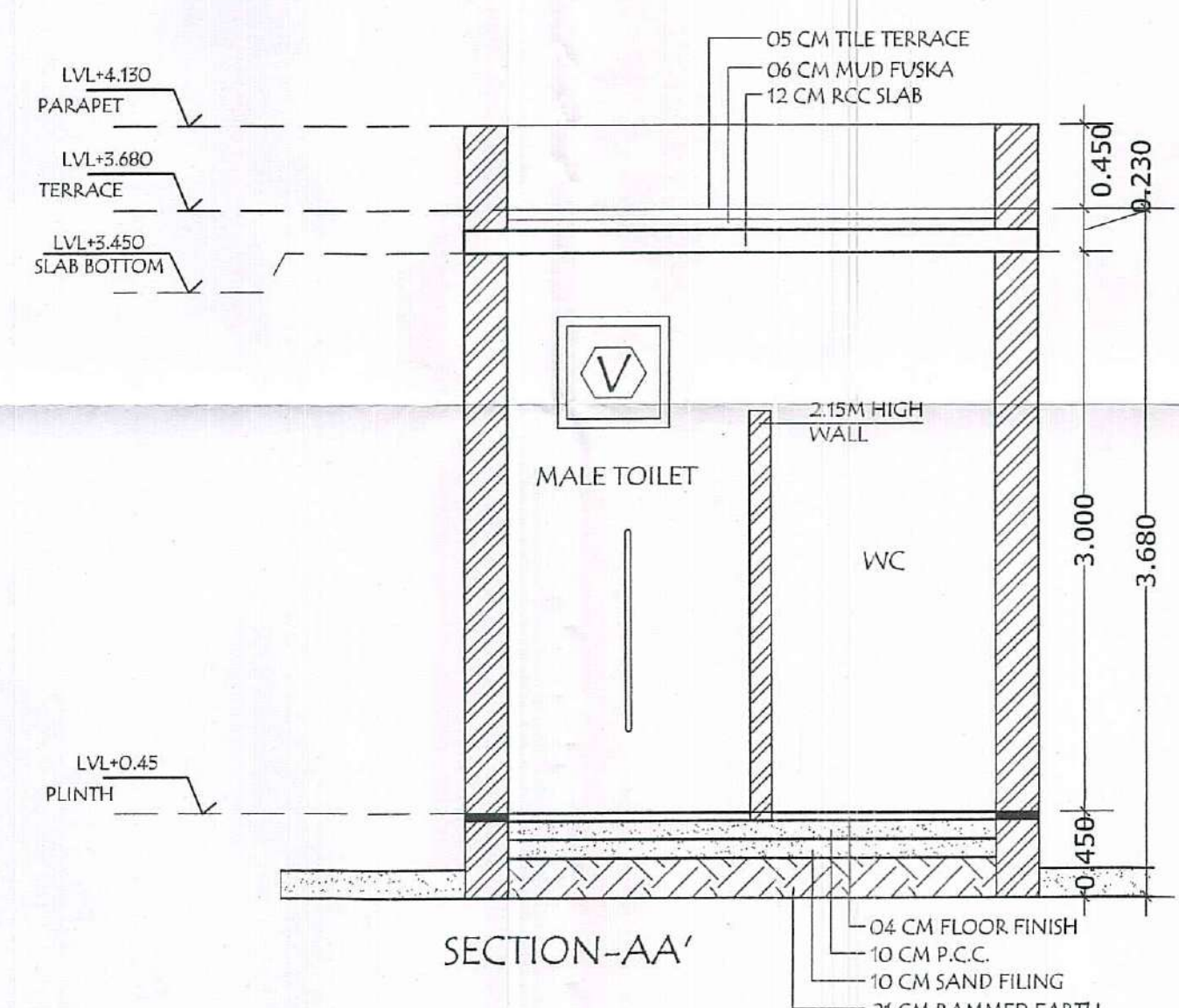
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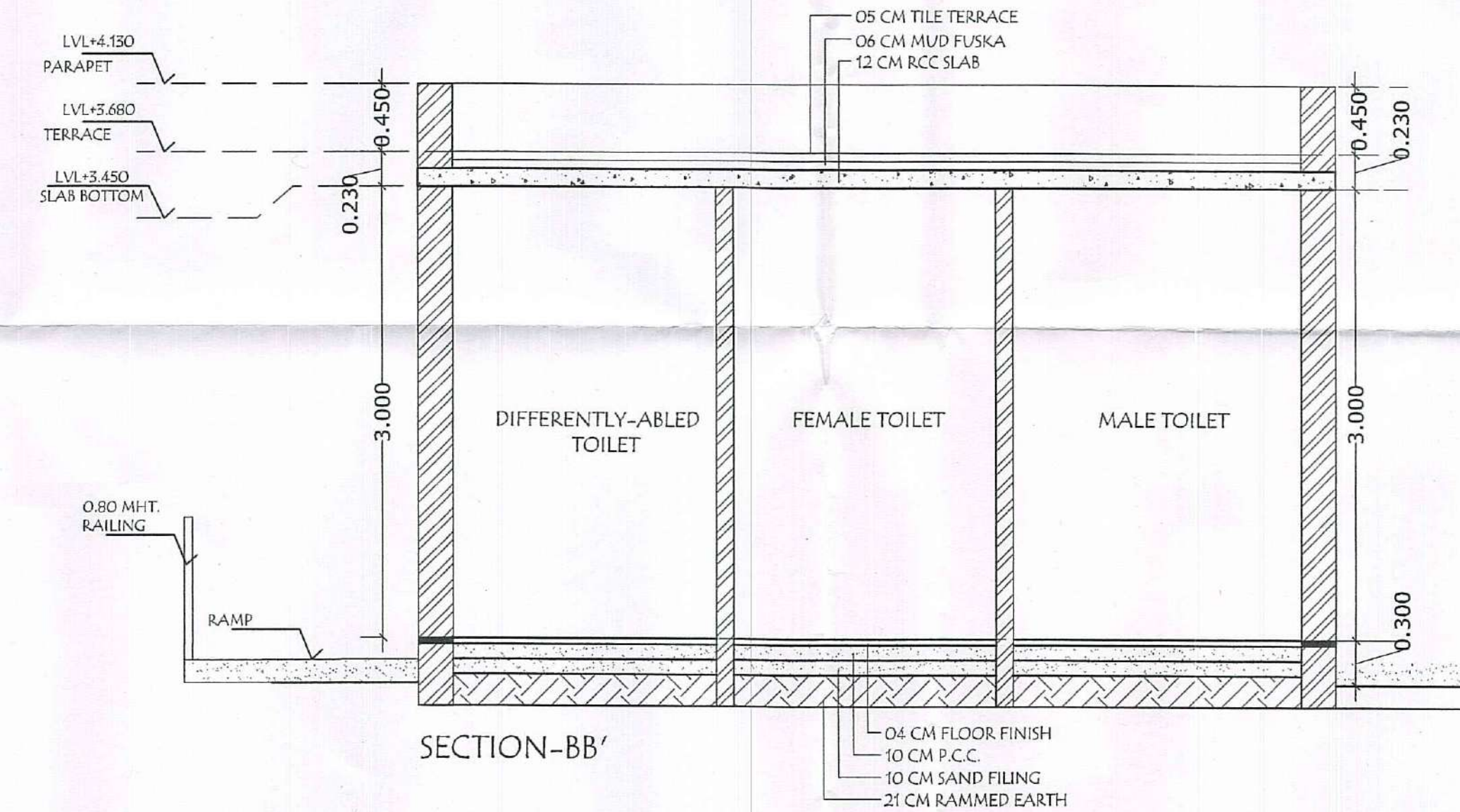
FRONT ELEVATION



LEFT SIDE ELEVATION



SECTION-AA'



SECTION-BB'

[Signature] (HITESH SHARMA) STP(HQ)
 [Signature] (HITENDERSHAG) CTP (HR)
 [Signature] (AMIT KHATRI, IAS) DTP (HR)
 [Signature] (SATYA PAL) JD (HQ)
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CONTENTS:-
 GROUND FLOOR PLAN, TERRACE PLAN, FRONT ELEVATION, REAR ELEVATION, LEFT SIDE ELEVATION, SECTION-A-A & B-B.

JOINERY SCHEDULE:-

DOOR & WINDOW SCHEDULE			
NAME	DIMENSIONS	CILL	LINTEL
D	1.000X2.520	00	2.520
D1	0.750X2.520	00	2.520
D2	0.600X2.520	00	2.520
V	0.600X0.600	1.920	2.520

NOTE: THE LEVEL SHOWN ABOVE HAS BEEN TAKEN FROM PL.

- NOTES:-**
- ALL PIPES PASSING UNDER FLOORS.
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DRAWING NUMBER/TYPE

PUBLIC TOILET

COVERED AREA DETAIL:-
3.075X6.105 =18.773



OWNER

M/S UNITY MEADOWS LLP.

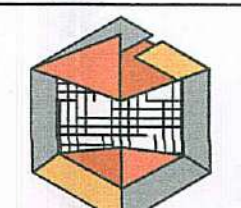
For Unity Meadows LLP
[Signature] Auth. Signatory

AUTHORISED SIGNATORY.

DRAWN BY.- SONIA KOCHER

ARCHITECT :-
DRG. NO:- DTP (0878 CII) Date:- 18.02.25

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CA/2014/66168
Mob.-9915725569



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