Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar YojnaBhavan, 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-1683/JD(SP)/2026/ 13600 Dated 21-04-26

To

Nischay Housing Pvt. Ltd.
Flat No. 1004, 10th Floor,
Mercantile House, 15, K.G. Marg
New Delhi-110001.

Subject: - **Approval of Standard Design of SCOs in Commercial site measuring 1280.106 and forming part of Affordable Residential Plotted Colony (DDJAY-2016) measuring 9.11875 acres bearing licence no. 101 of 2022 dated 25.07.2022, falling in Sector-41, Kurukshetra.**

Reference: Your application dated on 01.04.2026 on the subject cited above.

Please find enclosed a set of approved standard designs of SCOs in Commercial site measuring 1280.106 and forming part of Affordable Residential Plotted Colony (DDJAY-2016) measuring 9.11875 acres bearing licence no. 101 of 2022 dated 25.07.2022, falling in Sector-41, Kurukshetra, given as under:-

Description	Area in sqm.	Drawing No.	Dated
Commercial site	1280.106	DTCP-12089 (i to v)	21.04.2026

The approval is subject to the following conditions:-

i. 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.
ii. The developer/individual allottees shall get detailed building plans of SCOs approved from DTP office as per SOP dated 31.01.2022.
iii. The parking/open area shall not be sold in any manner whatsoever.

DA/As above.

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

Endst. No. ZP-1683/JD(SP)/2026/_____ 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, Kurukshetra.

DA/As above.

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

Scanned with OKEN Scanner



AREA CHART			
Plot Area		1280.106	Sqm
Permissible Ground Coverage	35%	448.037	Sqm
Proposed Ground Coverage	34.992%	447.930	Sqm
Permissible FAR	150%	1920.159	Sqm
Proposed FAR	104.975%	1343.790	Sqm

F.A.R. AREA DETAIL

S.No.	Type	SIZE	AREA OF SINGLE SCO (IN SQMTR)	TOTAL NO OF PLOTS	GROUND COVERAGE (In Sqm)	NO OF FLOORS	TOTAL ACHIEVED F.A.R. (In Sqm)	
1	SCO -01 TO 09	4.50 X 11.06	49.77	9	447.930	3	1343.790	
TOTAL AREA				9	447.930	-	1343.790	SQM.

NON AREA DETAIL

S.No.	Type	SIZE	AREA OF SINGLE SCO (IN SQMTR)	TOTAL NO OF PLOTS	NON F.A.R. AREA (In Sqm)	
1	BASEMENT (SCO -01 TO 09)	4.50 X 11.06	49.77	9	447.930	
2	MUMTY (SCO -01 TO 09)	4.50 X 3.10	13.950	9	125.550	
3	TOILET	3.37 X 7.67	25.848	1	25.848	
TOTAL AREA					599.328	SQM.

TOTAL COVERED AREA = F.A.R. AREA + NON F.A.R. AREA= 1343.79 + 599.328 =	1943.118	SQM.

COMMERCIAL SITE BOUNDARY

NOTE-
PARKING AREA CANNOT BE SOLD IN ANY MANNER.

SITE PLAN

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

STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 1280.106 SQM. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) ON AN AREA MEASURING 9.11875 ACRES IN (LICENSE NO. 101 OF 2022 DATED:- 25-07-2022 FALLING IN SECTOR - 41, DISTRICT-KURUKSHETRA, HARYANA. BEING DEVELOPED BY M/S NISCHAY HOUSING PVT. LTD.

For Nischay Housing Pvt. Ltd.
Authorised Signatory/Director

AUTHORIZED SIGNATORY

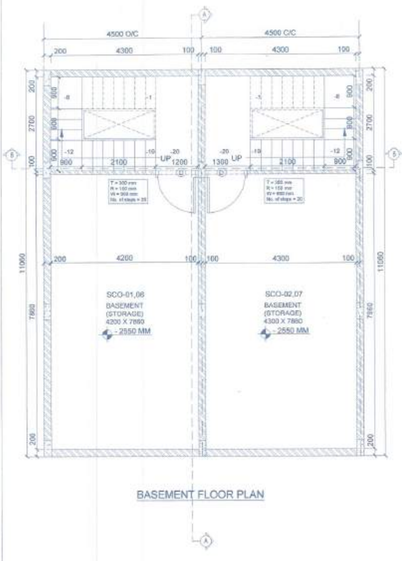
Seema Rani
Ar. SEEMA RANI
CA/2015/72259
SIGNATURE OF ARCHITECT

DRAWN BY:- PANKAJ KAPOOR (8800093157)

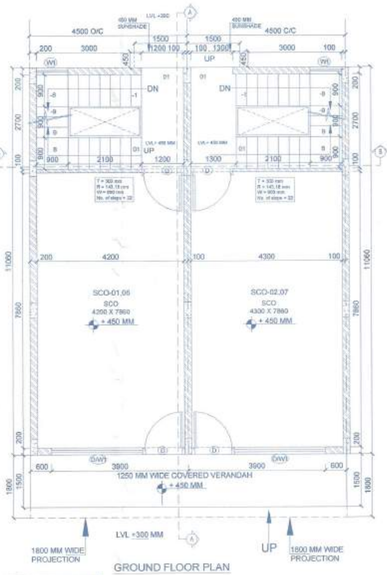
DRG No. DTCP 12089 (i)
Dated 21-04-2026

(SATYAPAL)	(RAMAN KUMAR)	(BABITA GUPTA)	(HITESH SHARMA)	(BHUVNESH KUMAR)	(AMIT KHATRI, IAS)
JD (HQ)	ATP (HQ)	DTP (HQ)	STP (HQ)	CTP (HR.)	DTCP (HR.)

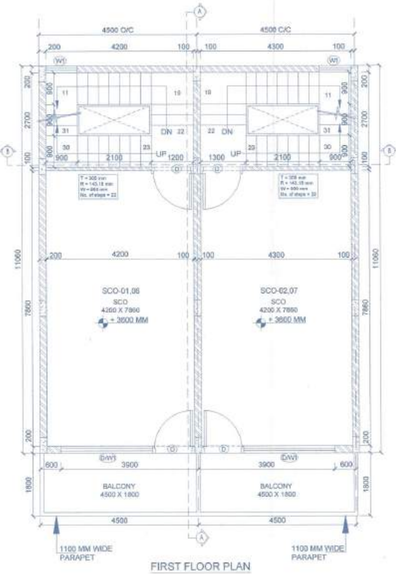
02



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



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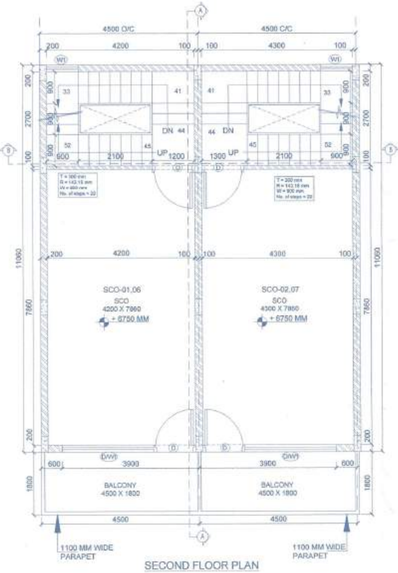
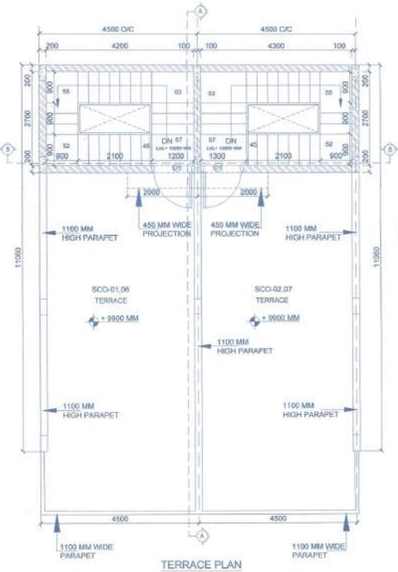


SECOND FLOOR PLAN



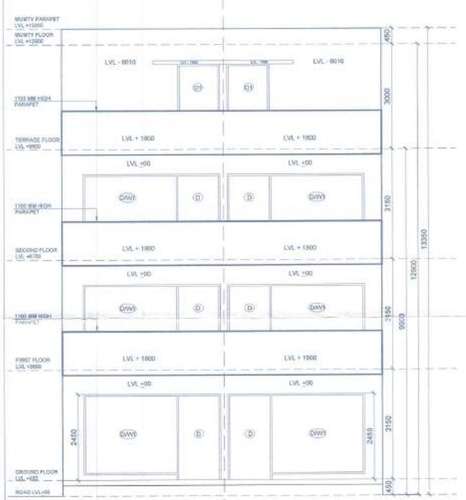
TERRACE PLAN



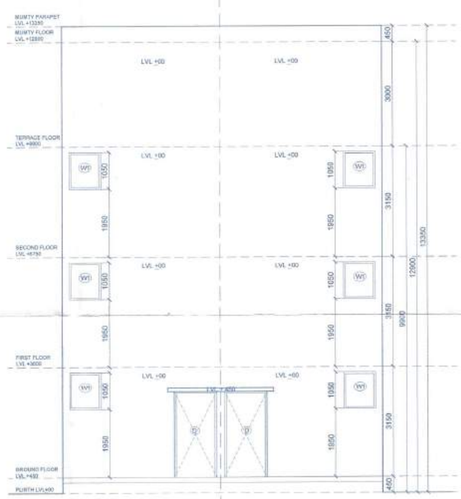
MUMTY PLAN

AREA DETAIL (01,02,06,07)							
S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	4.500	X	11.060	=	49.770	SQM
2	FIRST FLOOR AREA	4.500	X	11.060	=	49.770	SQM
3	SECOND FLOOR AREA	4.500	X	11.060	=	49.770	SQM
SCO FLOOR AREA					=	149.310	SQM
TOTAL SCO-01,02,06,07 FLOOR AREA		149.310	X	4	=	597.240	SQM
4	BASEMENT FLOOR AREA	4.500	X	11.060	=	49.770	SQM
BASEMENT FLOOR AREA					=	49.770	SQM
TOTAL SCO-01,02,06,07 BASEMENT AREA		49.770	X	4	=	199.080	SQM
5	MUMTY AREA	4.500	X	3.100	=	13.950	SQM
MUMTY AREA					=	13.950	SQM
TOTAL SCO-01,02,06,07 MUMTY AREA		13.950	X	4	=	55.800	SQM
TOTAL SCO-01,02,06,07 COVERED AREA (BASEMENT, GF TO SF & MUMTY)					=	852.120	SQM

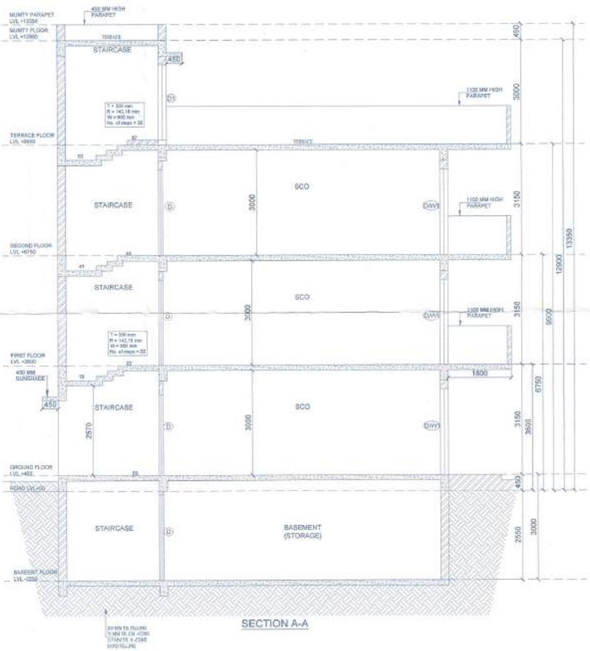
DOOR / WINDOW SCHEDULE				
S.No.	TYPE	WIDTH (in mm)	CILL (in mm)	LINTEL (in mm)
1	D	1200	0	2450
2	D1	1200	0	2150
3	D/W1	3900	0/150	2450
4	W1	900	1950	3000



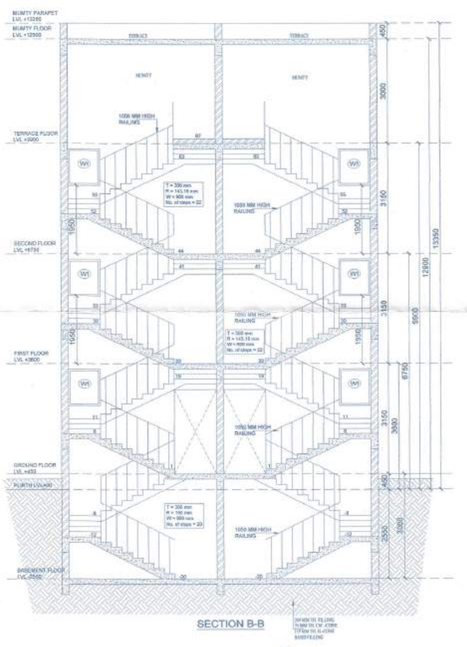
FRONT ELEVATION



REAR ELEVATION



SECTION A-A



SECTION B-B

NOTE :-

200/100 MM THICK P.C.C. BLOCK WALL SHALL BE PROVIDED

S.C.O. NO = (01,02,06 & 07)

DRG. No. 02 OF 05 | SCALE 1:50

PROJECT TITLE :-

STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 1280.106 SQM. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) ON AN AREA MEASURING 9.11875 ACRES IN (LICENSE NO. 101 OF 2022 DATED:- 25-07-2022 FALLING IN SECTOR - 41, DISTRICT-KURUKSHETRA, HARYANA. BEING DEVELOPED BY M/S NISCHAY HOUSING PVT. LTD.

CONTENTS.

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

For Nischay Housing Pvt. Ltd.
Authorised Signatory/Director
AUTH. SIGN

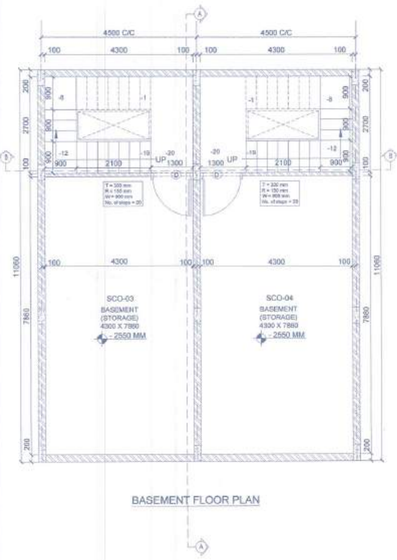
Seema Rani
Ar. SEEMA RANI
CA/2015/72259
ARCHITECT

DRG BY:-PANKAJ KAPOOR (8800093157)

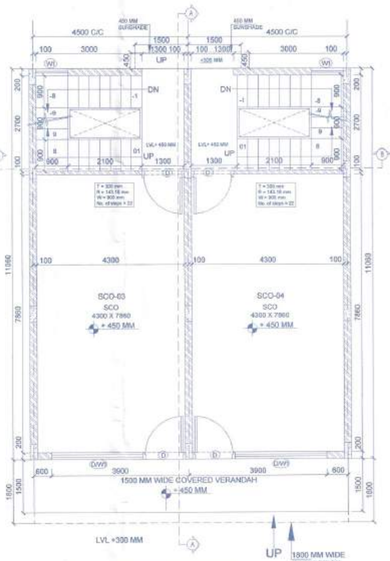
DRG No. DTCP 12099(ii)
Dated 21-04-2026

(SATYAPAL) JD (HQ)
(RAMAN KUMAR) ATP (HQ)
(BABITA GUPTA) DTP (HQ)
(HITESH SHARMA) STP (HQ)
(BHUVNESH KUMAR) CTP (HR.)
(AMIT KHATRI, IAS) DTCP (HR.)

03



BASEMENT FLOOR PLAN



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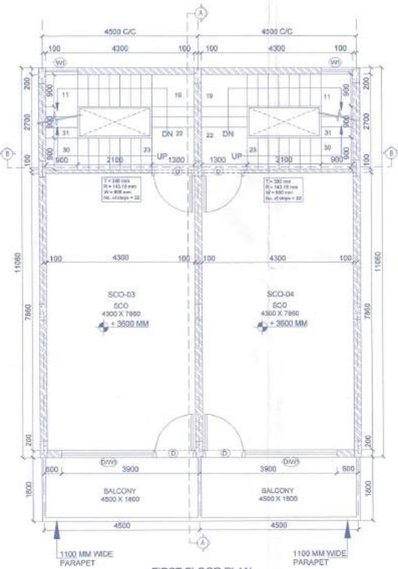

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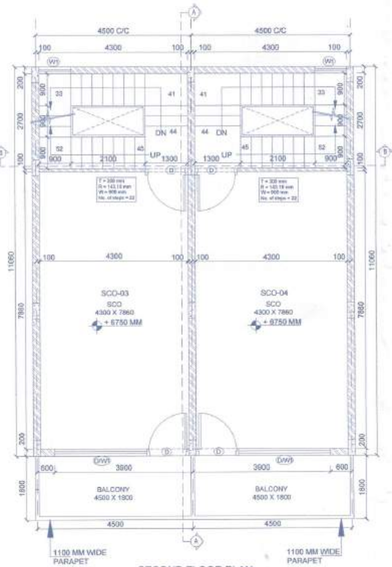
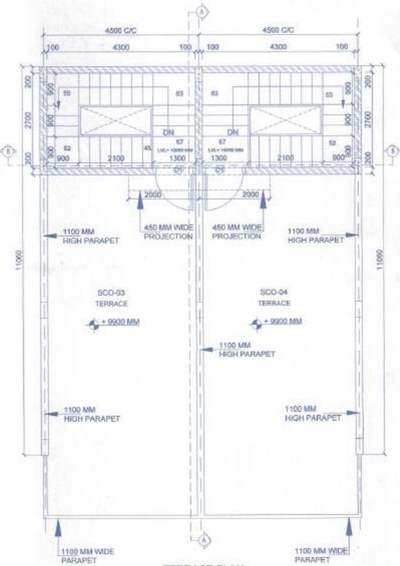


SECOND FLOOR PLAN



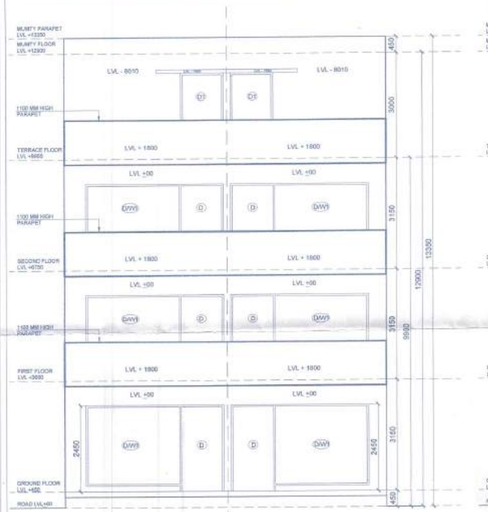
TERRACE PLAN



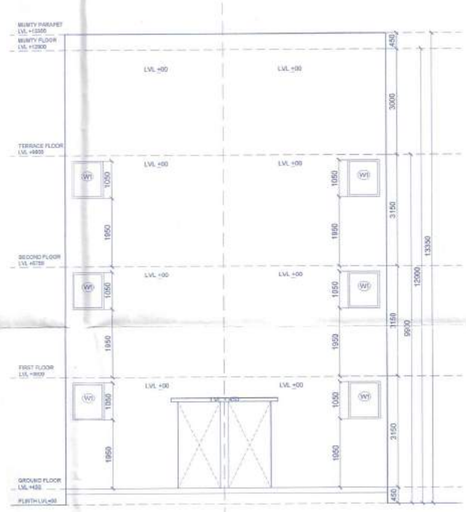
MUMTY PLAN

AREA DETAIL (03,04)							
S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	4.500	X	11.060	=	49.770	SQM
2	FIRST FLOOR AREA	4.500	X	11.060	=	49.770	SQM
3	SECOND FLOOR AREA	4.500	X	11.060	=	49.770	SQM
SCO FLOOR AREA					=	149.310	SQM
TOTAL SCO-03,04 FLOOR AREA		149.310	X	2	=	298.620	SQM
4	BASEMENT FLOOR AREA	4.500	X	11.060	=	49.770	SQM
BASEMENT FLOOR AREA					=	49.770	SQM
TOTAL SCO-03,04 BASEMENT AREA		49.770	X	2	=	99.540	SQM
5	MUMTY AREA	4.500	X	3.100	=	13.950	SQM
MUMTY AREA					=	13.950	SQM
TOTAL SCO-03,04 MUMTY AREA		13.950	X	2	=	27.900	SQM
TOTAL SCO-03,04 COVERED AREA (BASEMENT, GF TO SF & MUMTY)					=	426.060	SQM

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	3900	0/150	2450
4	W1	900	1950	3000



FRONT ELEVATION



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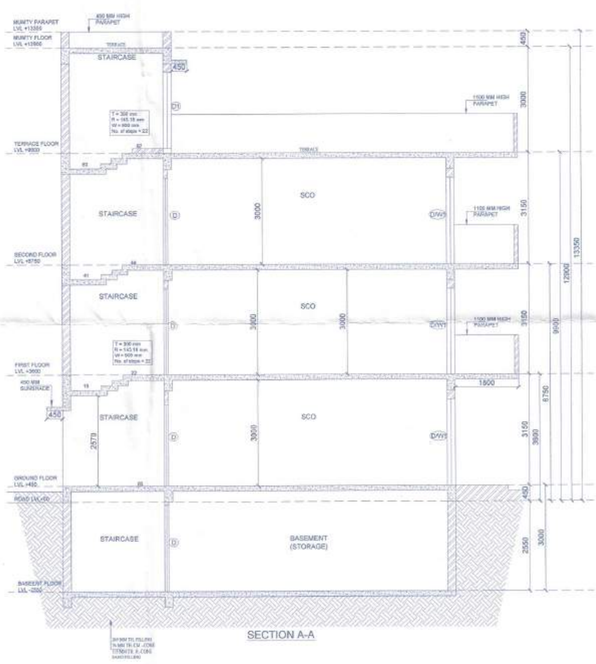
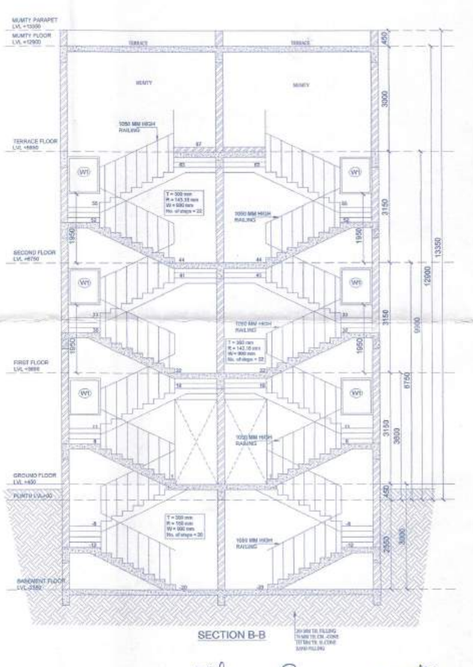


SECTION A-A



SECTION B-B

NOTE :-

200/100 MM THICK P.C.C. BLOCK WALL SHALL BE PROVIDED

S.C.O. NO = (03 TO 04)

DRG. No. 03 OF 05 | SCALE 1:50

PROJECT TITLE :-

STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 1280.106 SQM. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) ON AN AREA MEASURING 9.11875 ACRES IN (LICENSE NO. 101 OF 2022 DATED:- 25-07-2022 FALLING IN SECTOR -41, DISTRICT-KURUKSHETRA, HARYANA. BEING DEVELOPED BY M/S NISCHAY HOUSING PVT. LTD.

CONTENTS.

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

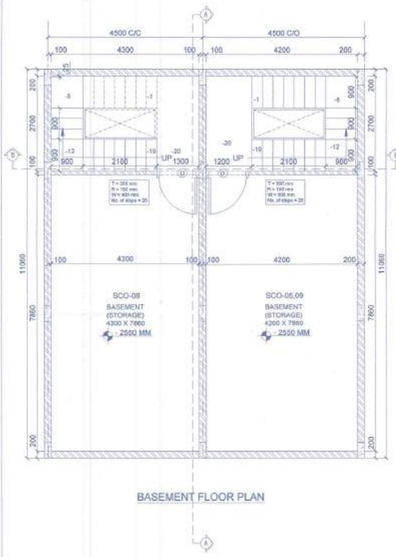
For Nischay Housing Pvt. Ltd.
Authorised Signatory/Director
AUTH. SIGN

Seema Rani
Ar. SEEMA RANI
CA/2015/72259
ARCHITECT

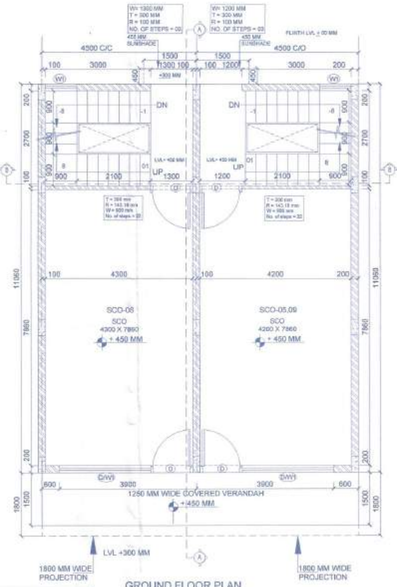
DRG BY:-PANKAJ KAPOOR (8800093157)

DRG No. DTCP... 12089(III)..
Dated ...21-04-2026

(SATYAPAL) JD (HQ) | (KAMAN KUMAR) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)



BASEMENT FLOOR PLAN



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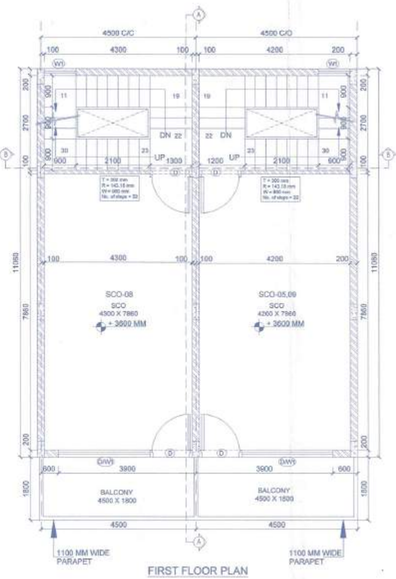
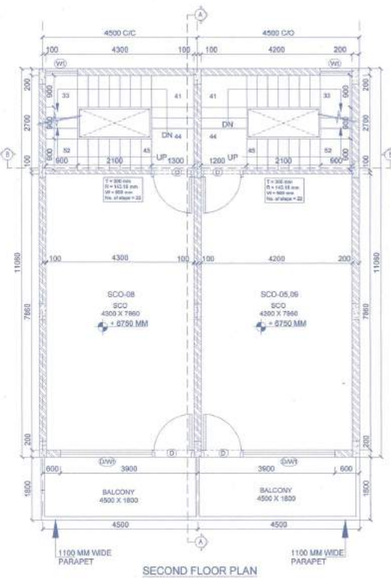
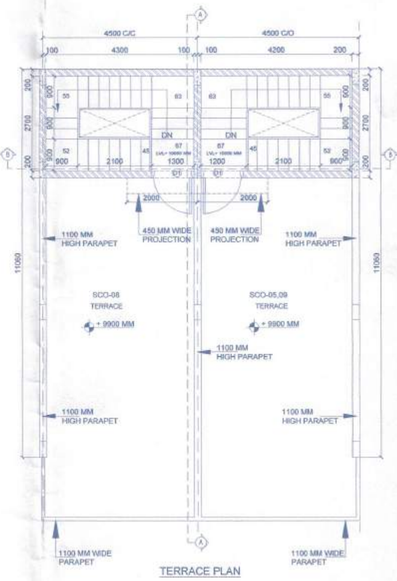


FIRST FLOOR PLAN



SECOND FLOOR PLAN



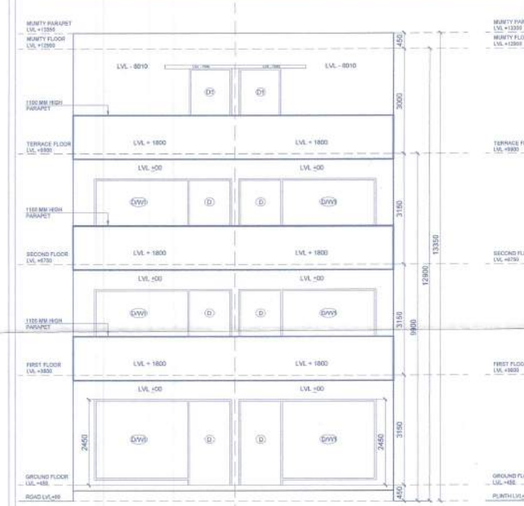
TERRACE PLAN



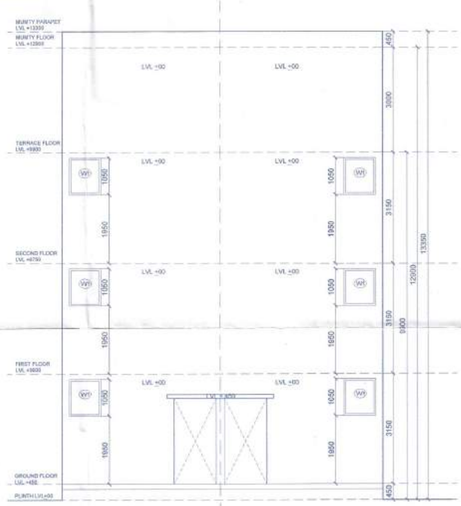
MUMTY PLAN

AREA DETAIL (05,08,09)							
S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	4.500	X	11.060	=	49.770	SQM
2	FIRST FLOOR AREA	4.500	X	11.060	=	49.770	SQM
3	SECOND FLOOR AREA	4.500	X	11.060	=	49.770	SQM
SCO FLOOR AREA					=	149.310	SQM
TOTAL SCO-05,08,09 FLOOR AREA		149.310	X	3	=	447.930	SQM
4	BASEMENT FLOOR AREA	4.500	X	11.060	=	49.770	SQM
BASEMENT FLOOR AREA					=	49.770	SQM
TOTAL SCO-05,08,09 BASEMENT AREA		49.770	X	3	=	149.310	SQM
5	MUMTY AREA	4.500	X	3.100	=	13.950	SQM
MUMTY AREA					=	13.950	SQM
TOTAL SCO-05,08,09 MUMTY AREA		13.950	X	3	=	41.850	SQM
TOTAL SCO-05,08,09 COVERED AREA (BASEMENT, GF TO SF & MUMTY)					=	639.090	SQM

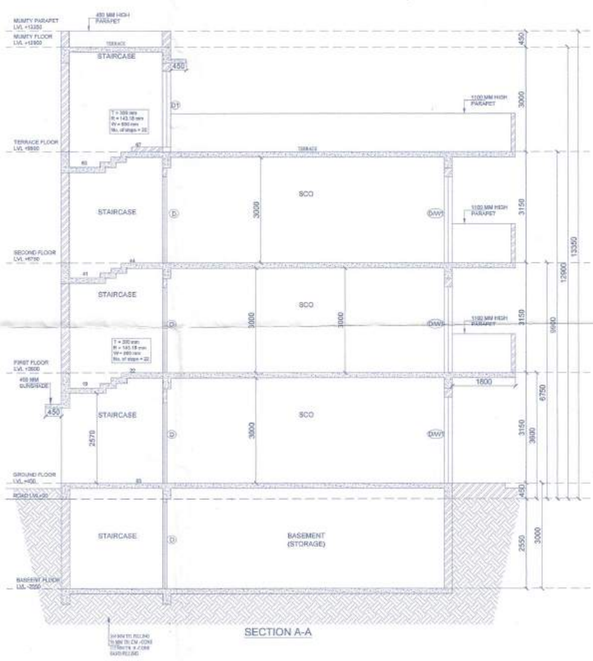
DOOR / WINDOW SCHEDULE				
S.No.	TYPE	WIDTH (in mm)	CILL (in mm)	LINTEL (in mm)
1	D	1200	0	2450
2	D1	1200	0	2150
3	D/W1	3900	0/150	2450
4	W1	900	1950	3000



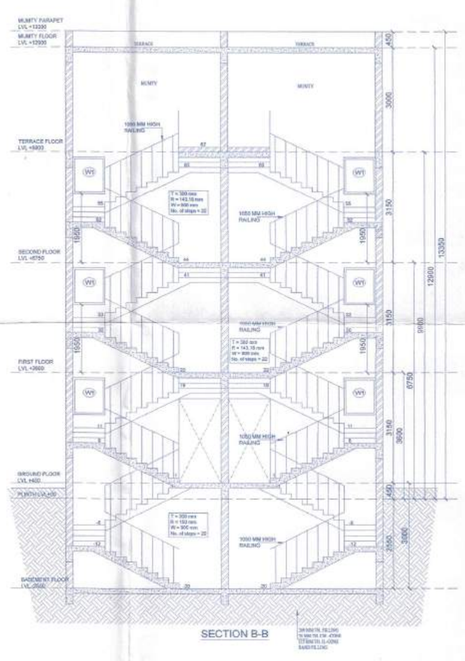
FRONT ELEVATION



REAR ELEVATION



SECTION A-A



SECTION B-B

NOTE :-

200/100 MM THICK P.C.C. BLOCK WALL SHALL BE PROVIDED

S.C.O. NO = (05,08 & 09)

DRG. No. 04 OF 05 | SCALE 1:50

PROJECT TITLE :-
STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 1280.106 SQM. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) ON AN AREA MEASURING 9.11875 ACRES IN (LICENSE NO. 101 OF 2022 DATED:- 25-07-2022 FALLING IN SECTOR - 41, DISTRICT-KURUKSHETRA, HARYANA. BEING DEVELOPED BY M/S NISCHAY HOUSING PVT. LTD.

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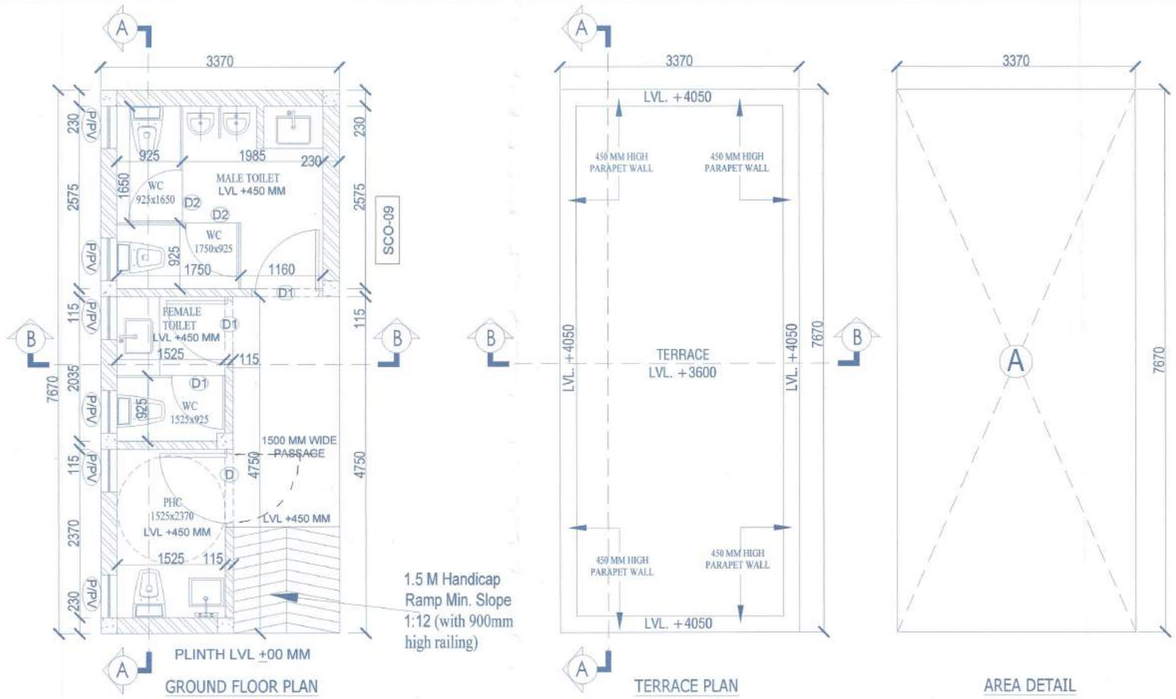
For Nischay Housing Pvt. Ltd.
Authorised Signatory/Director
AUTH. SIGN

Seema Rani
Ar. SEEMA RANI
CA/2015/72259
ARCHITECT

DRG BY:-PANKAJ KAPOOR (8800093157)

DRG No. DTCP 12689 (W.)...
Dated ... 22-04-2026

(SATYAPAL) JD (HQ) | (RAMAN KUMAR) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)



GROUND FLOOR PLAN

TERRACE PLAN

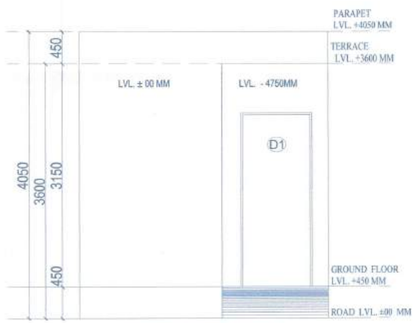
AREA DETAIL

TOILET AREA (NON FAR AREA)

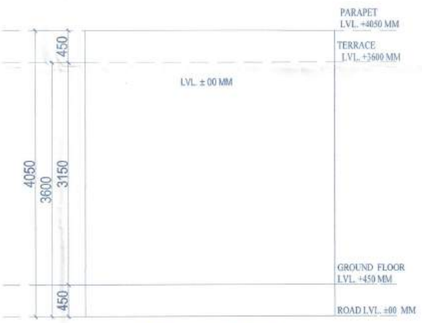
S.NO.	FLOORS	LENGTH	X	WIDTH	=	AREA	SQM
1	GROUND FLOOR AREA	3.370	X	7.670	=	25.848	SQM
	TOILET (FLOOR AREA)				=	**25.848**	**SQM**

DOOR / WINDOW SCHEDULE

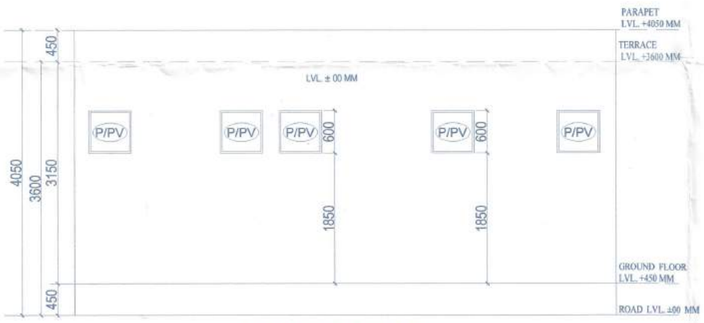
S.No.	TYPE	WIDTH (in mm)	CILL (in mm)	LINTEL (in mm)
1	D	1100	0	2100
2	D1	1000	0	2100
3	D2	750	0	2100
4	V/PV	600	2100	2700



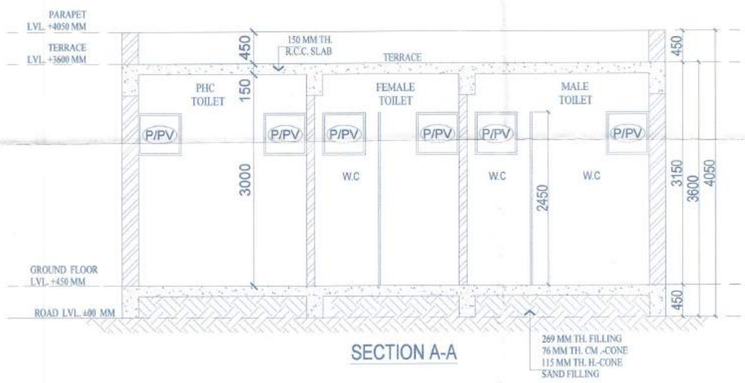
FRONT ELEVATION



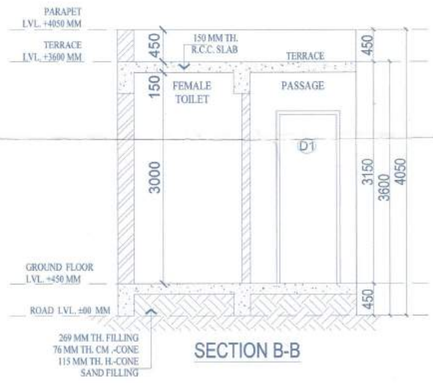
REAR ELEVATION



LEFT SIDE ELEVATION



SECTION A-A



SECTION B-B

TOILET

DRG. No. 05 OF 05		SCALE 1:150	DATE:-

PROJECT TITLE :-
STANDARD DESIGN OF S.C.O IN COMMERCIAL SITE AREA MEASURING 1280.106 SQM. FORMING PART OF AFFORDABLE RESIDENTIAL PLOTTED COLONY (UNDER DDJAY POLICY-2016) ON AN AREA MEASURING 9.11875 ACRES IN (LICENSE NO. 101 OF 2022 DATED:- 25-07-2022 FALLING IN SECTOR - 41, DISTRICT-KURUKSHETRA, HARYANA. BEING DEVELOPED BY M/S NISCHAY HOUSING PVT. LTD.

For Nischay Housing Pvt. Ltd.
Authorised Signatory/Director

Ar. SEEMA RANI
CA/2015/72259

AUTH. SIGN | ARCHITECT

DRG BY:-PANKAJ KAPOOR (8800093157)

DRG No. DTCP 12089 (K)
Dated 21.04.2026

(SATYAPAL) JD (HQ) | (RAMAN KUMAR) ATP (HQ) | (BABITA GUPTA) DTP (HQ) | (HITESH SHARMA) STP (HQ) | (BHUVNESH KUMAR) CTP (HR.) | (AMIT KHATRI, IAS) DTCP (HR.)