

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-1581/JD(RD)/2022/ 38358 Dated 21-12-22

To

M/s. Rishika Buildtech Pvt. Ltd.  
Regd Office 109-110, MG Mall,  
Sector-14, Sonipat.

Subject:

Approval of standard designs of SCO's for Commercial Site having area measuring 0.55090 acre part of the affordable residential plotted colony area measuring 16.60625 acres (licence no. 28 of 2021 dated 18.06.2021 and licence no. 38 of 2022 dated 12.04.2022 in the revenue estate of village Shahpur Turk, Sector 9 & 18, District Sonipat - M/s. Rishika Buildtech Pvt. Ltd.


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

Description	Area	Drawing No.	Dated
Commercial site	0. 55090 acres	DTCP-8859 (I to III)	19.12.2022

The standard designs are approved with 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/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 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-1581/JD(RD)/2022/ \_\_\_\_\_ Dated \_\_\_\_\_

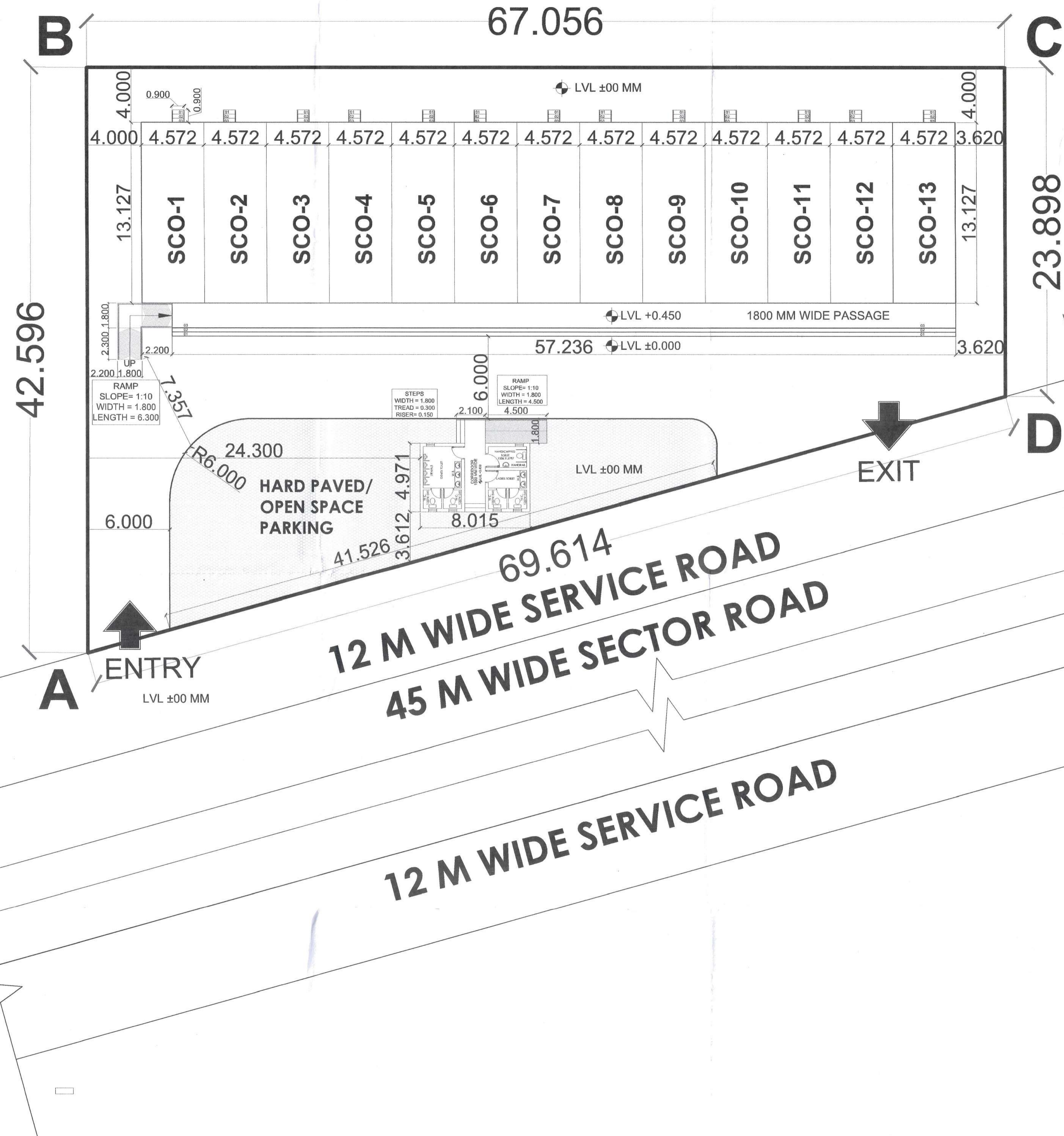
A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

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



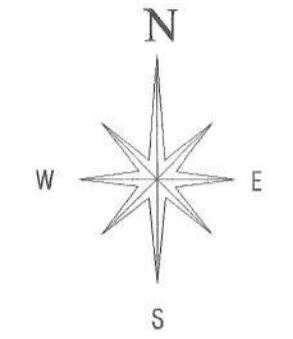


**JOB TITLE -**  
 LAYOUT PLAN OF COMMERCIAL POCKET OVER AN AREA MEASURING 0.55090 ACRES PART OF DEEN DAYAL JAN AWAS YOJNA-2016 MEASURING 16.60625 ACRES ( LICENSE NO. 38 OF 2022) GRANTED TO M/S RISHIKA BUILDTECH PVT. LTD. , BEING DEVELOPED BY- M/S RISHIKA BUILDTECH PVT. LTD.

**RRITAM DESIGN**  
 D-11, 11th FLOOR, PRASHANT VIHAR, ROHINI, DELHI-110085, INDIA  
 PHONE - 011-47082511, EMAIL : rritamdesign@gmail.com

**ARCHITECT :** [Signature]  
**APPLICANT :** For RISHIKA BUILDTECH PVT. LTD. Director/Auth.Sing.

**DATE :** 18-08-2022  
**SCALE :** 1:50  
**DRAWN BY :** KARAN  
**SHEET NO. :** 1/3



AREA STATEMENT			
	SQ.M.	ACRES	PERCENTAGE
TOTAL SITE AREA	2229.411	0.55090	100.00%
PERMISSIBLE GROUND COVERAGE	780.294	0.19282	35.00%
PROPOSED GROUND COVERAGE	780.221	0.19280	35.00%
PERMISSIBLE FAR	3344.117	0.82635	150.00%
PROPOSED FAR	2340.663	0.57839	104.99%
TOTAL COVERED AREA	3415.685	0.84404	153.21%

COVERED AREA DETAIL FOR SCO									
SR.NO.	CATEGORY	SIZE IN METERS		GROUND COVERAGE AREA	NO. OF STORIES	TOTAL FAR	NON FAR COVERED AREA ( SQ. M.)		TOTAL COVERED AREA
	SCO NO.	WIDTH (M)	LENGTH (M)	SQ.M.			BASEMENT	MUMTY	SQ. M.
1	1	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	2	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	3	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	4	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	5	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	6	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	7	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	8	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	9	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	10	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	11	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	12	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
1	13	4.572	13.127	60.017	3	180.051	60.017	22.677	262.745
2				<b>TOTAL</b>		<b>2340.663</b>	<b>780.221</b>	<b>294.801</b>	<b>3415.685</b>

PUBLIC UTILITY 8.015 X 4.971 = 39.84  
 + 39.84  
 3455.525 Sqm

Reg No DGTCP 8859-I Dated 19-12-2022

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



**JOB TITLE -**

DETAIL PLAN OF TOILET BLOCK OF COMMERCIAL POCKET OVER AN AREA MEASURING 0.55090 ACRES PART OF DEEN DAYAL JAN AWAS YOJNA-2016 MEASURING 16.60625 ACRES ( LICENSE NO. 38 OF 2022) GRANTED TO M/S RISHIKA BUILDTech PVT. LTD., BEING DEVELOPED BY- M/S RISHIKA BUILDTech PVT. LTD.

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 ROHINI, DELHI-110085, INDIA  
 PHONE - 011-47082511, EMAIL  
 : rritamdesign@gmail.com

ARCHITECT :



APPLICANT :

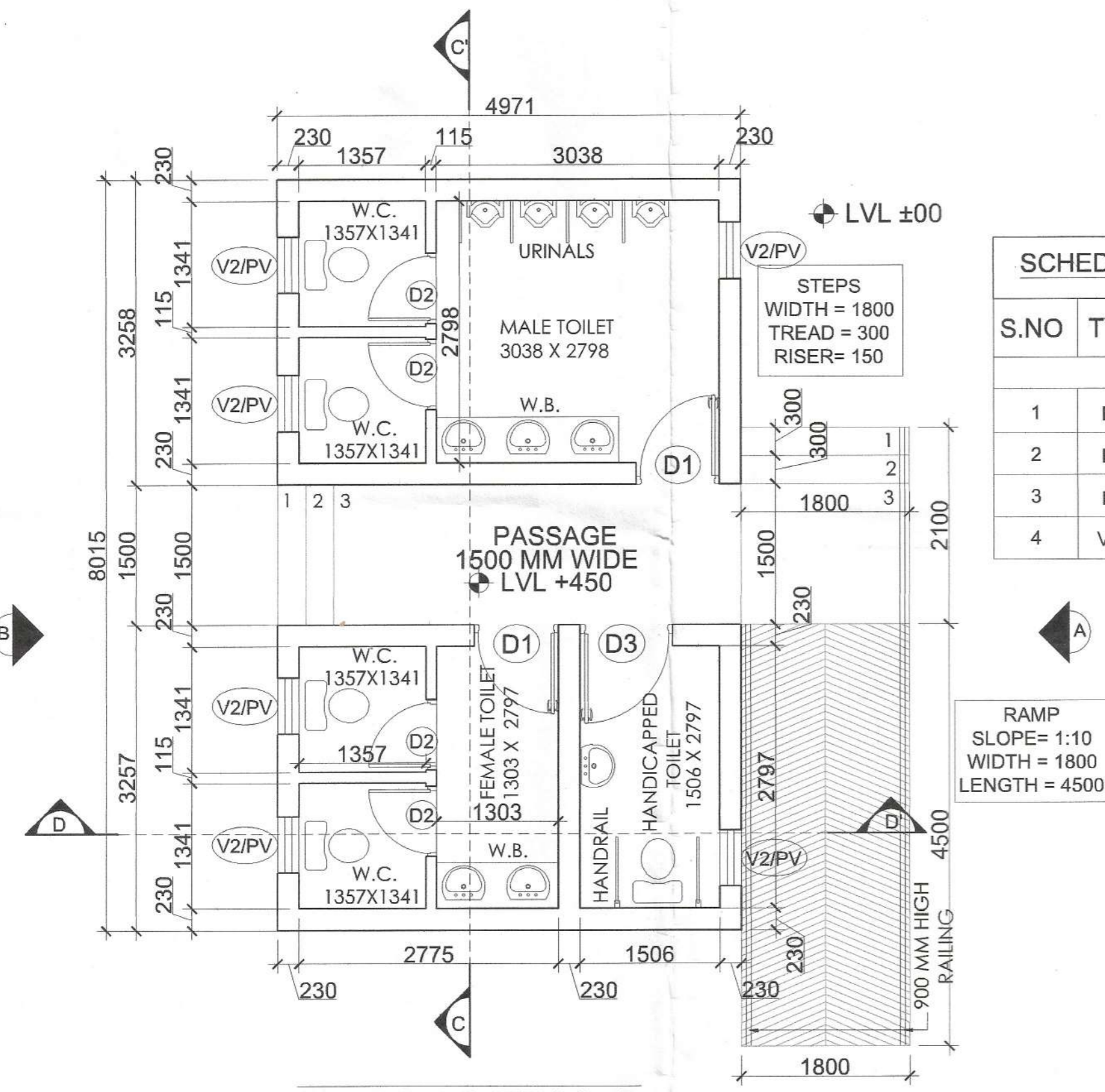
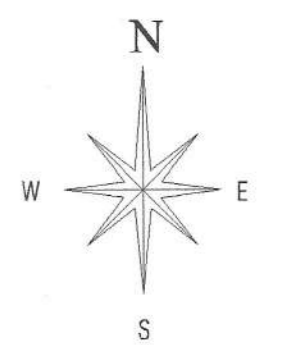
For RISHIKA BUILDTech PVT. LTD.  
 Director/ Auth. Sing.

DATE : 18-08-2022

SCALE : 1:50

DRAWN BY : KARAN

SHEET NO. : 3/3

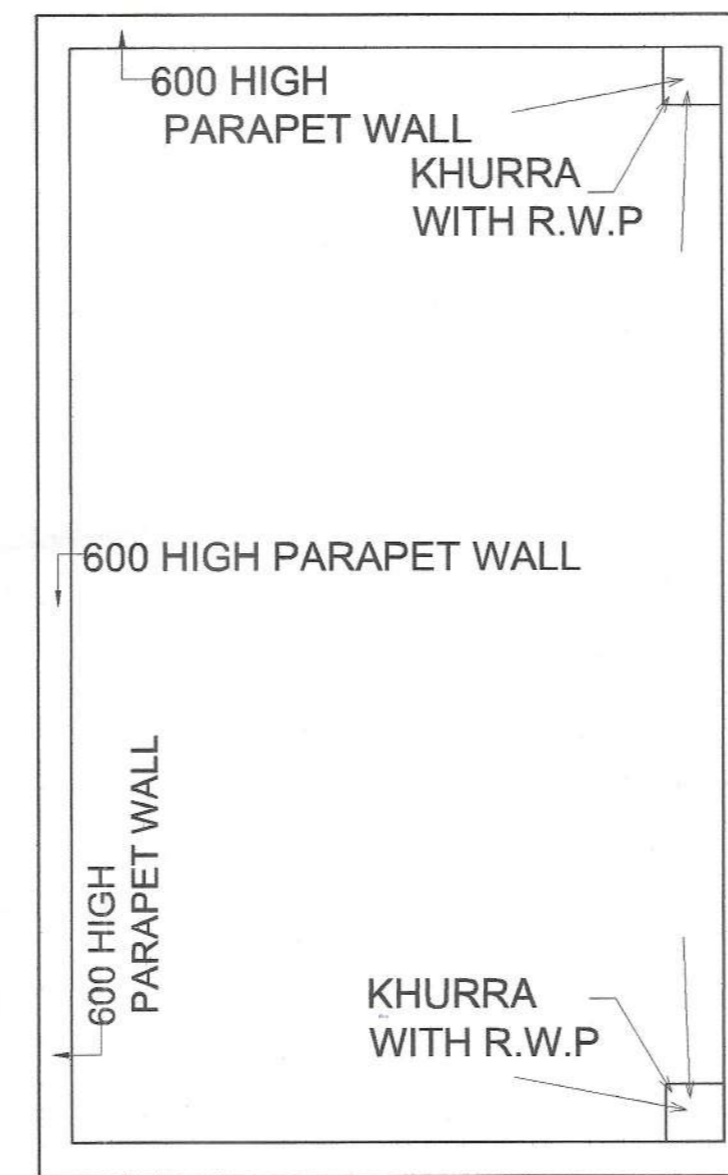


**TOILET DETAILS**

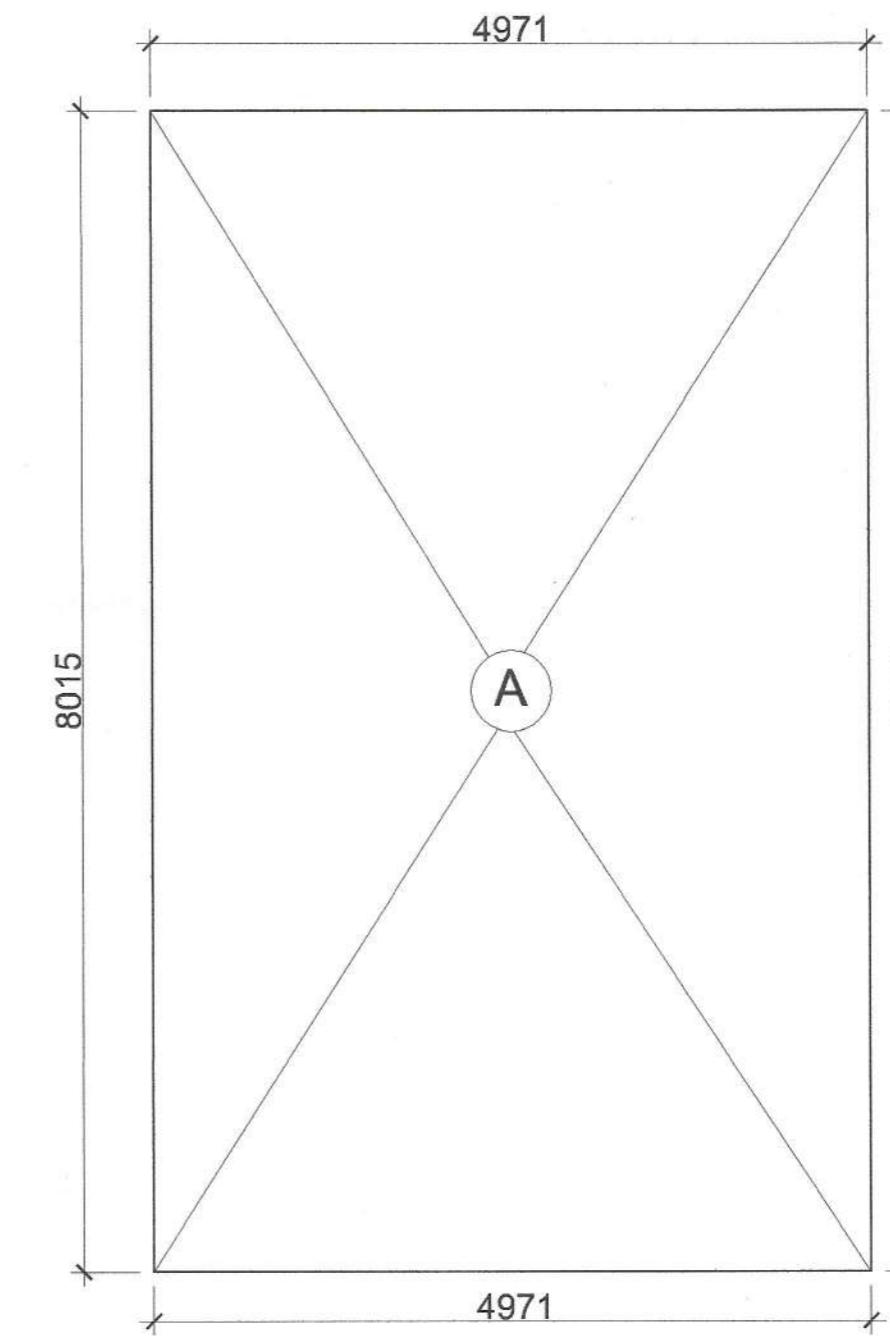
**SCHEDULE OF JOINERY**

S.NO	TYPE	SIZE	LIN.
1	D1	900 X 2100	2100
2	D2	750 X 2100	2100
3	D3	1000 X 2100	2100
4	V2/PV	600 X 600	2700

RAMP  
 SLOPE= 1:10  
 WIDTH = 1800  
 LENGTH = 4500

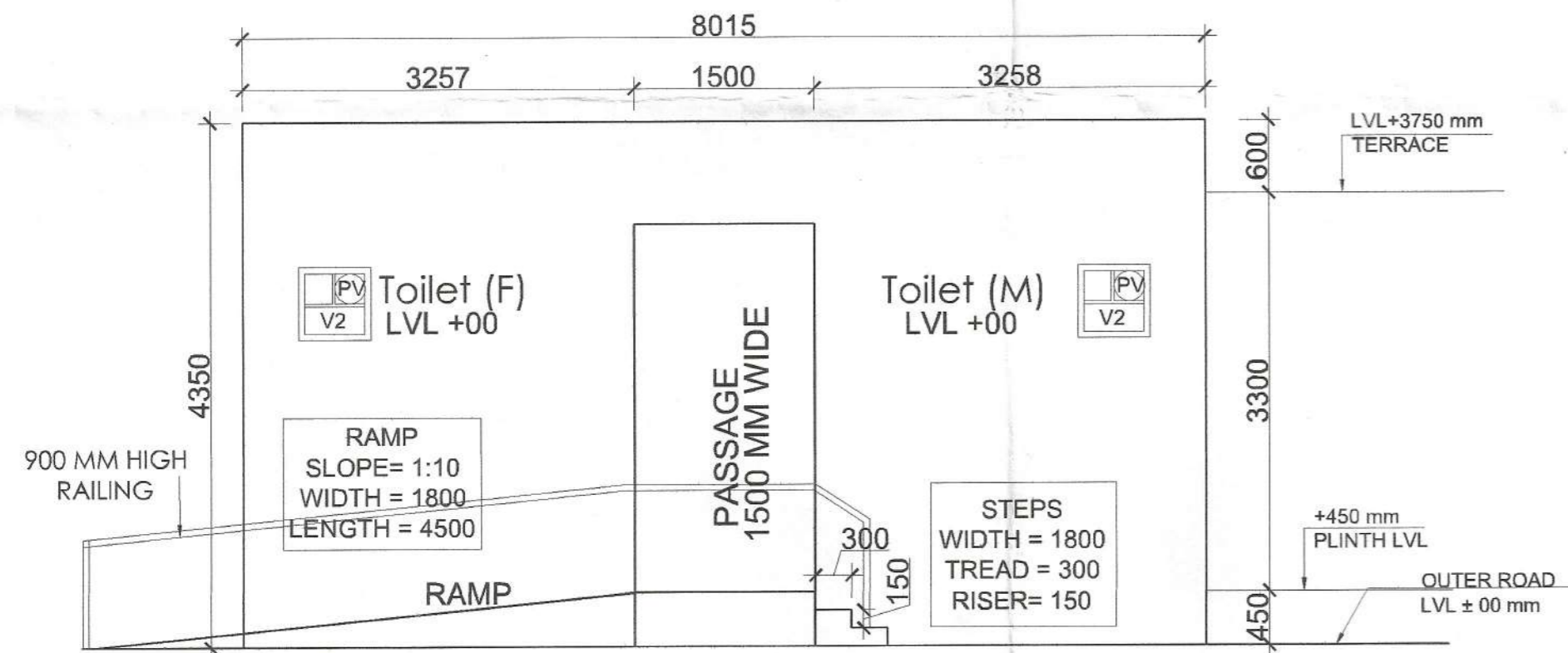


**TERRACE PLAN**

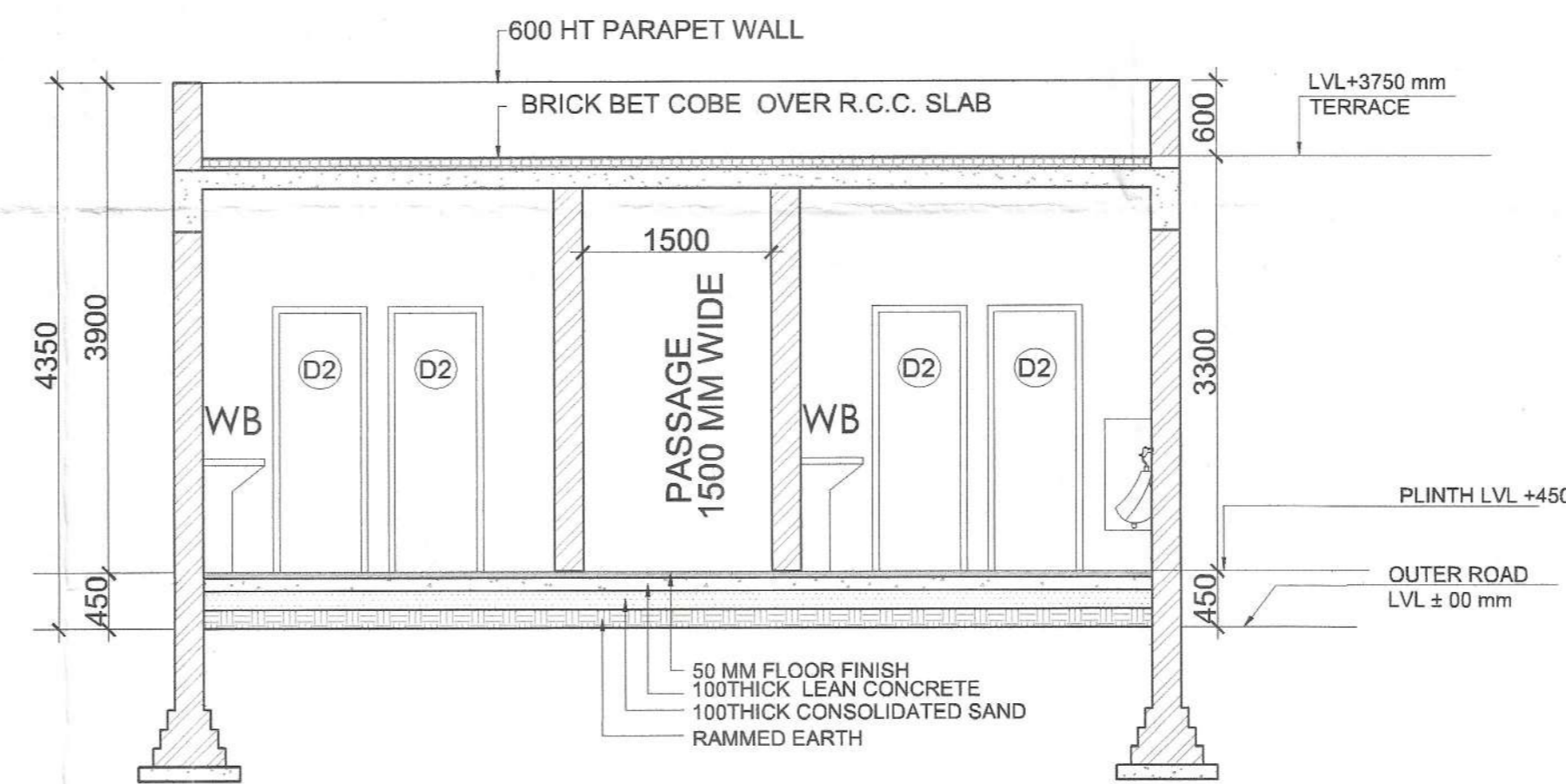


**AREA DETAIL**

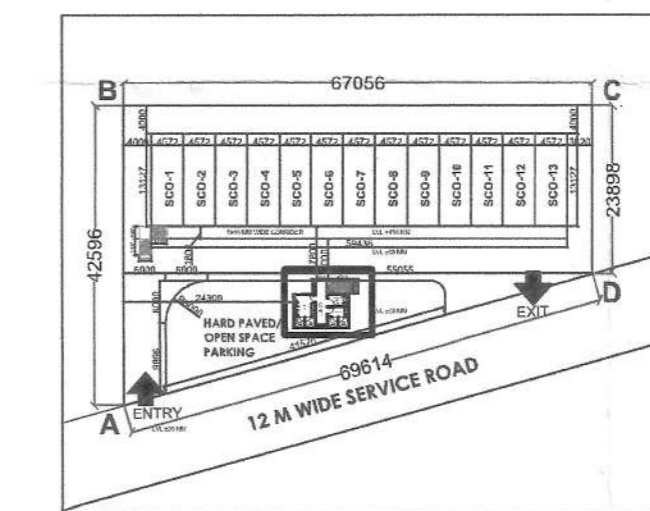
A = 4.971 X 8.015 = 39.843 SQ.M.



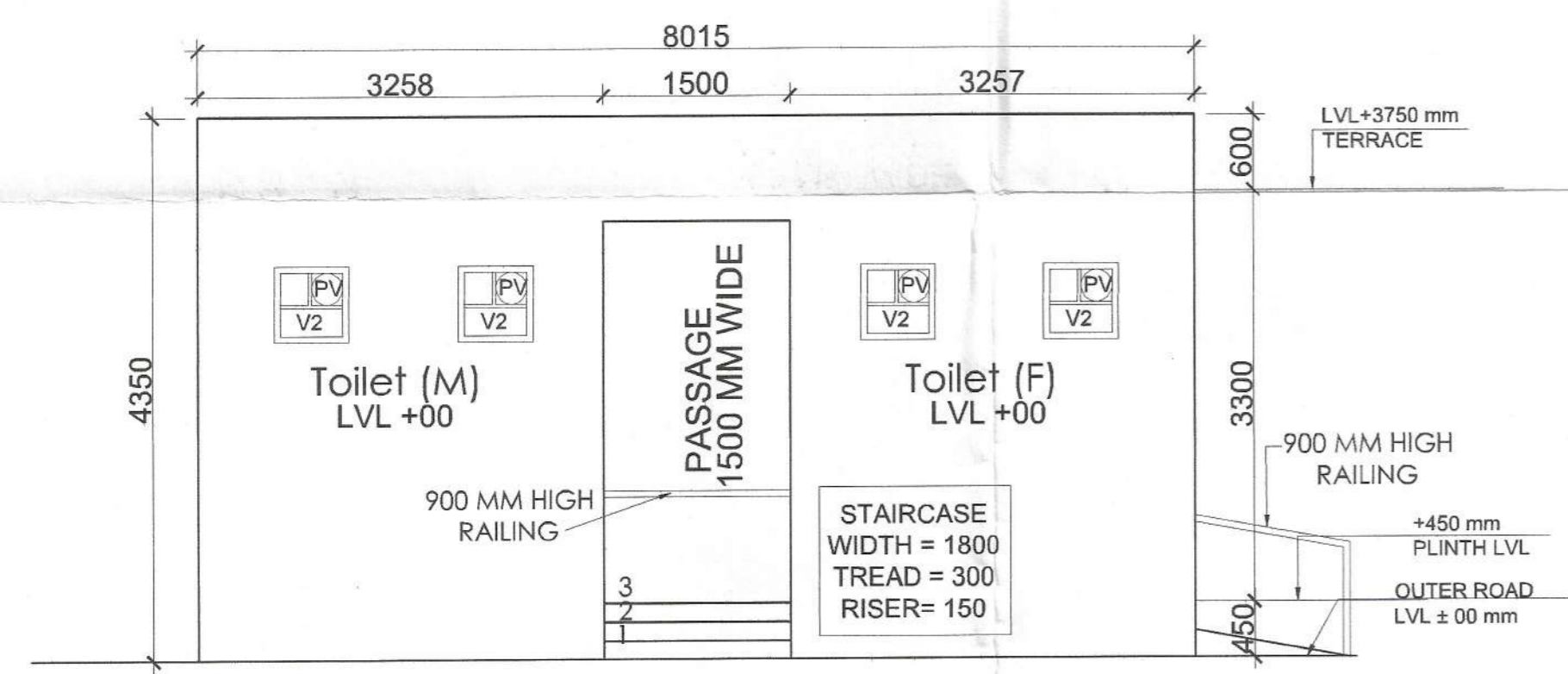
**ELEVATION-A**



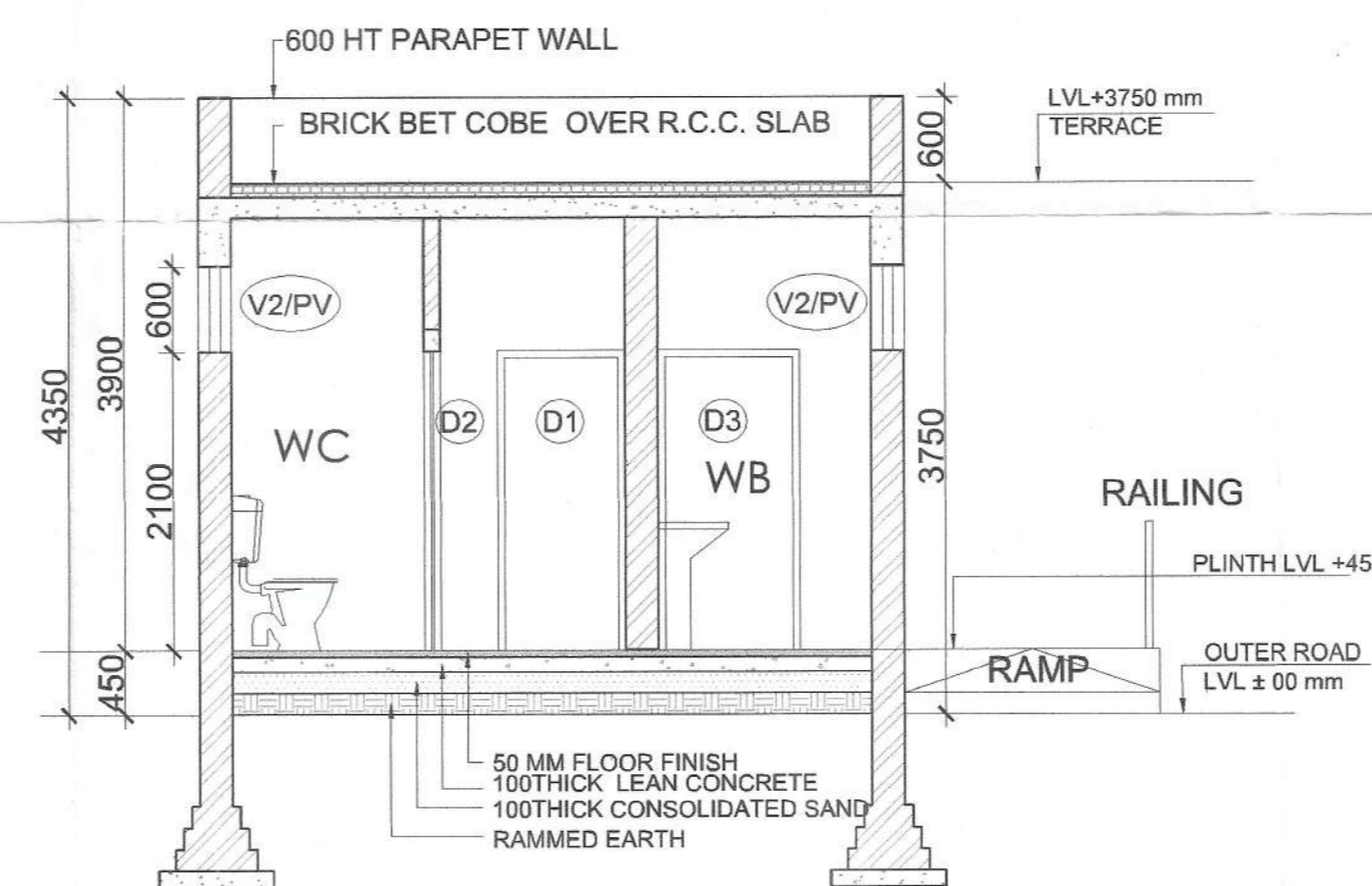
**SECTION-CC'**



**KEY PLAN**



**ELEVATION-B**



**SECTION-DD'**

Reg No. DGTCP 8859-III Dated 19-12-2022

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



**JOB TITLE -**

DETAIL PLAN OF SCO OF COMMERCIAL POCKET OVER AN AREA MEASURING 0.55090 ACRES PART OF DEEN DAYAL JAN AWAS YOJNA-2016 MEASURING 16.60625 ACRES ( LICENSE NO. 38 OF 2022) GRANTED TO M/S RISHIKA BUILDTech PVT. LTD. , BEING DEVELOPED BY- M/S RISHIKA BUILDTech PVT. LTD.

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ARCHITECT :

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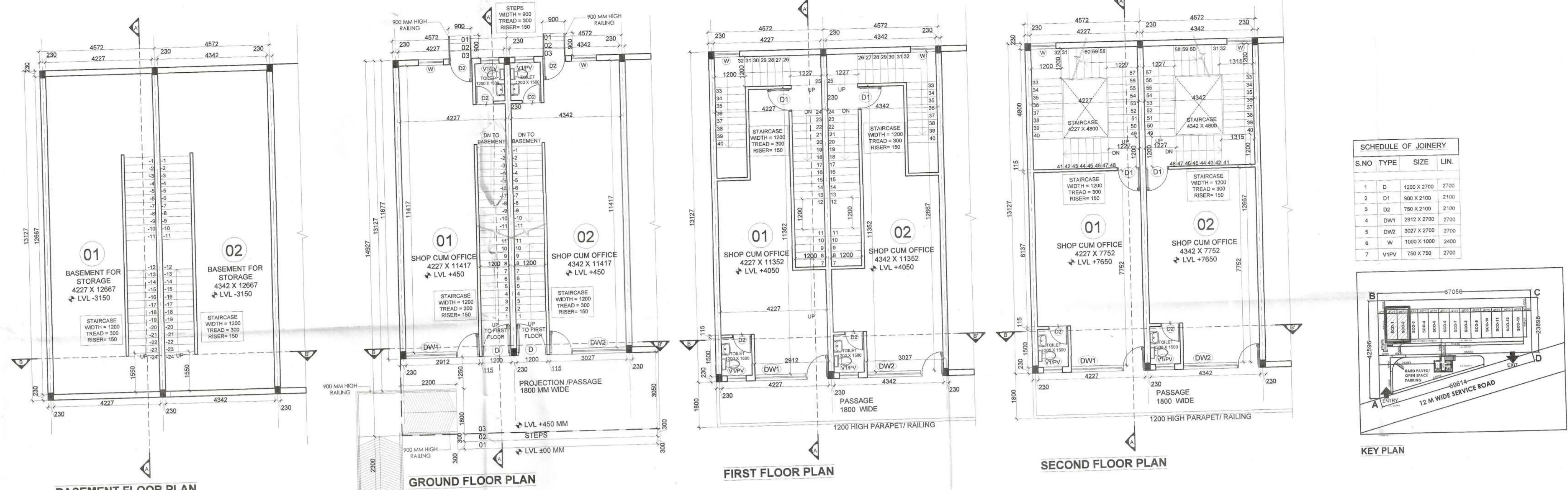
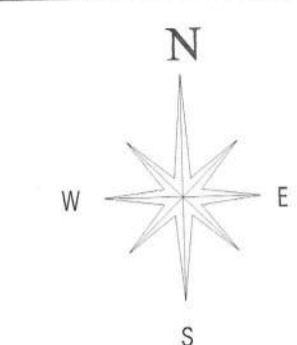
For RISHIKA BUILDTech PVT.LTD.  
Director/ Auth. Sign.

DATE : 18-08-2022

SCALE : 1:100

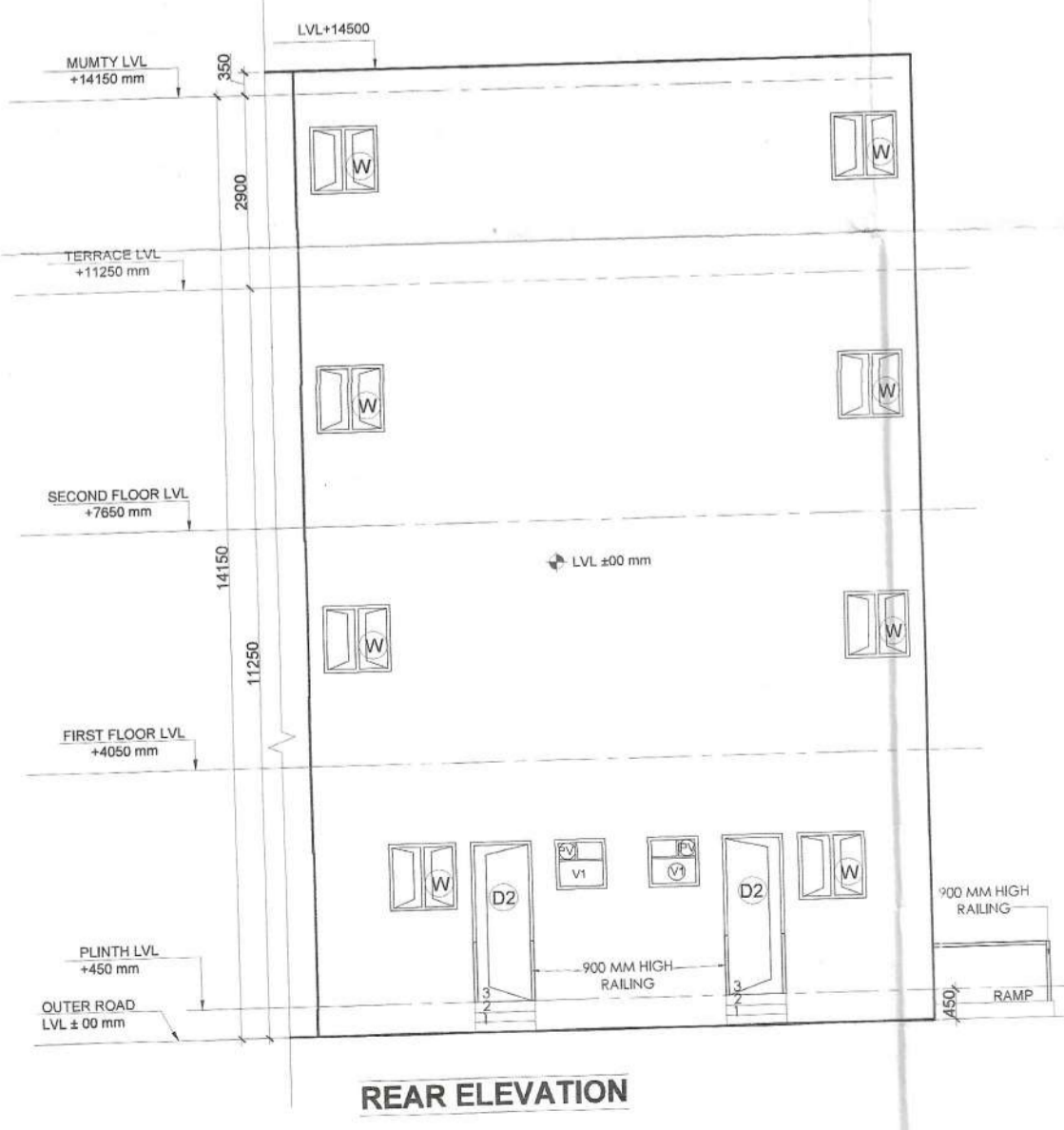
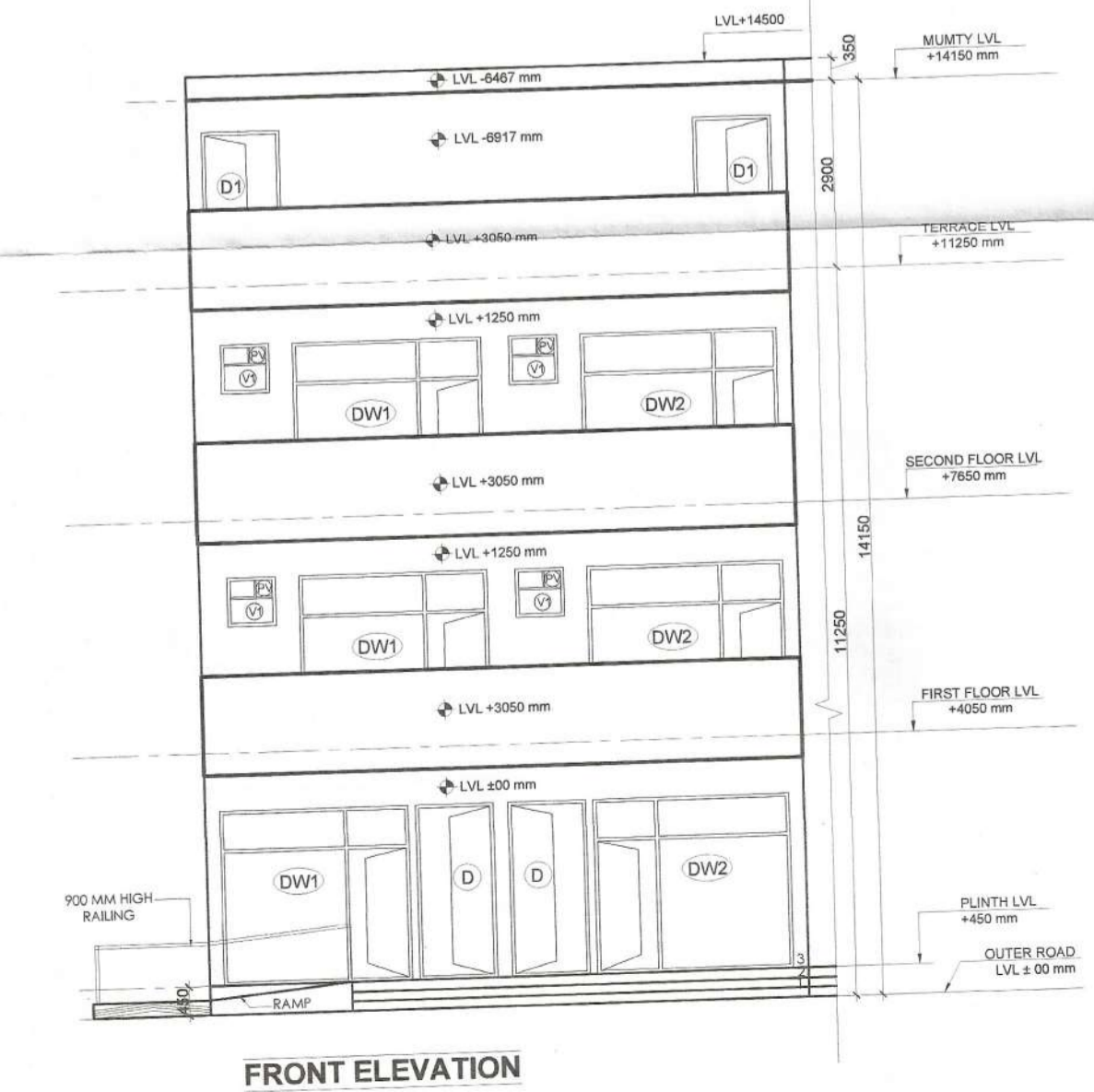
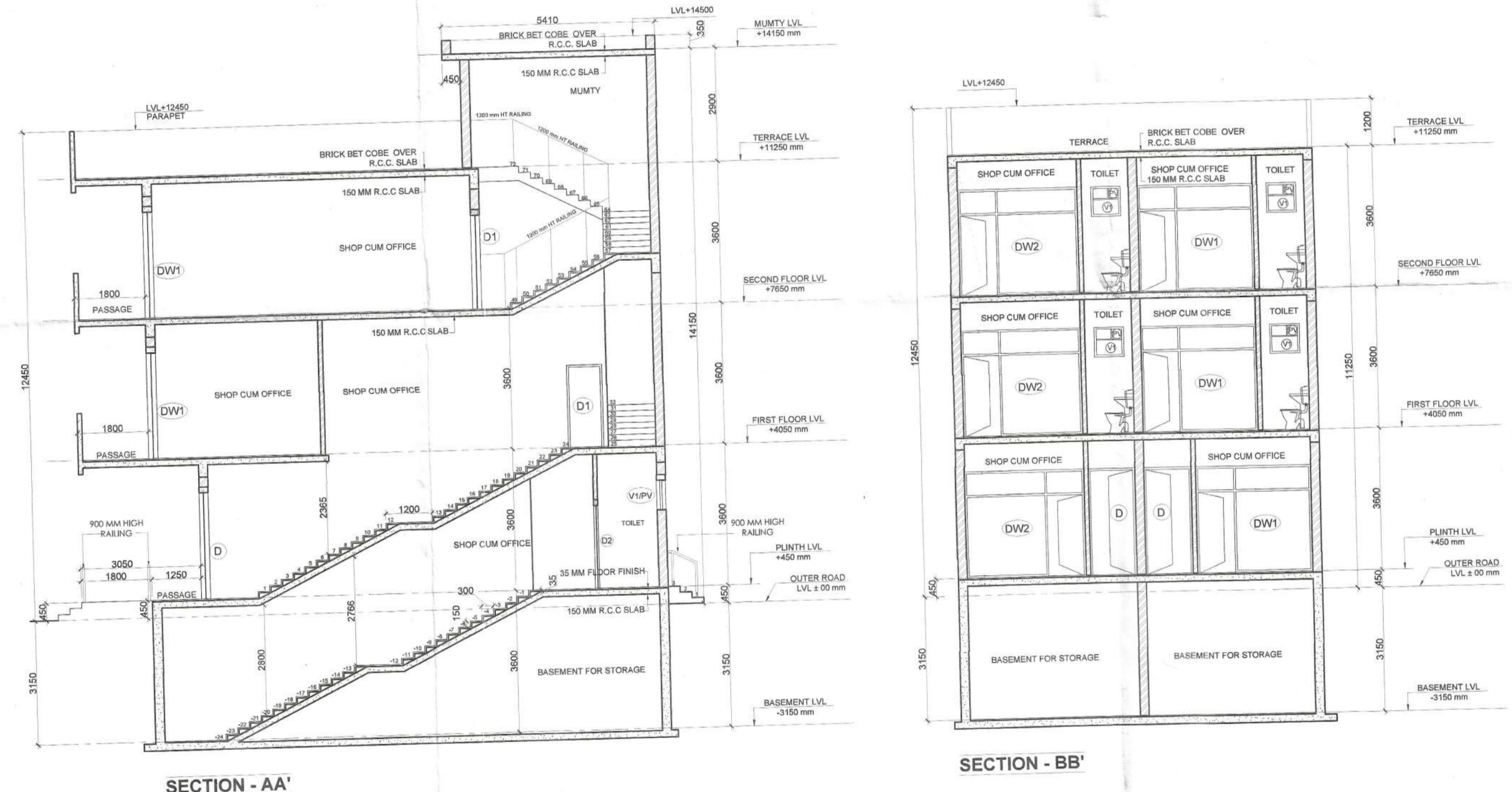
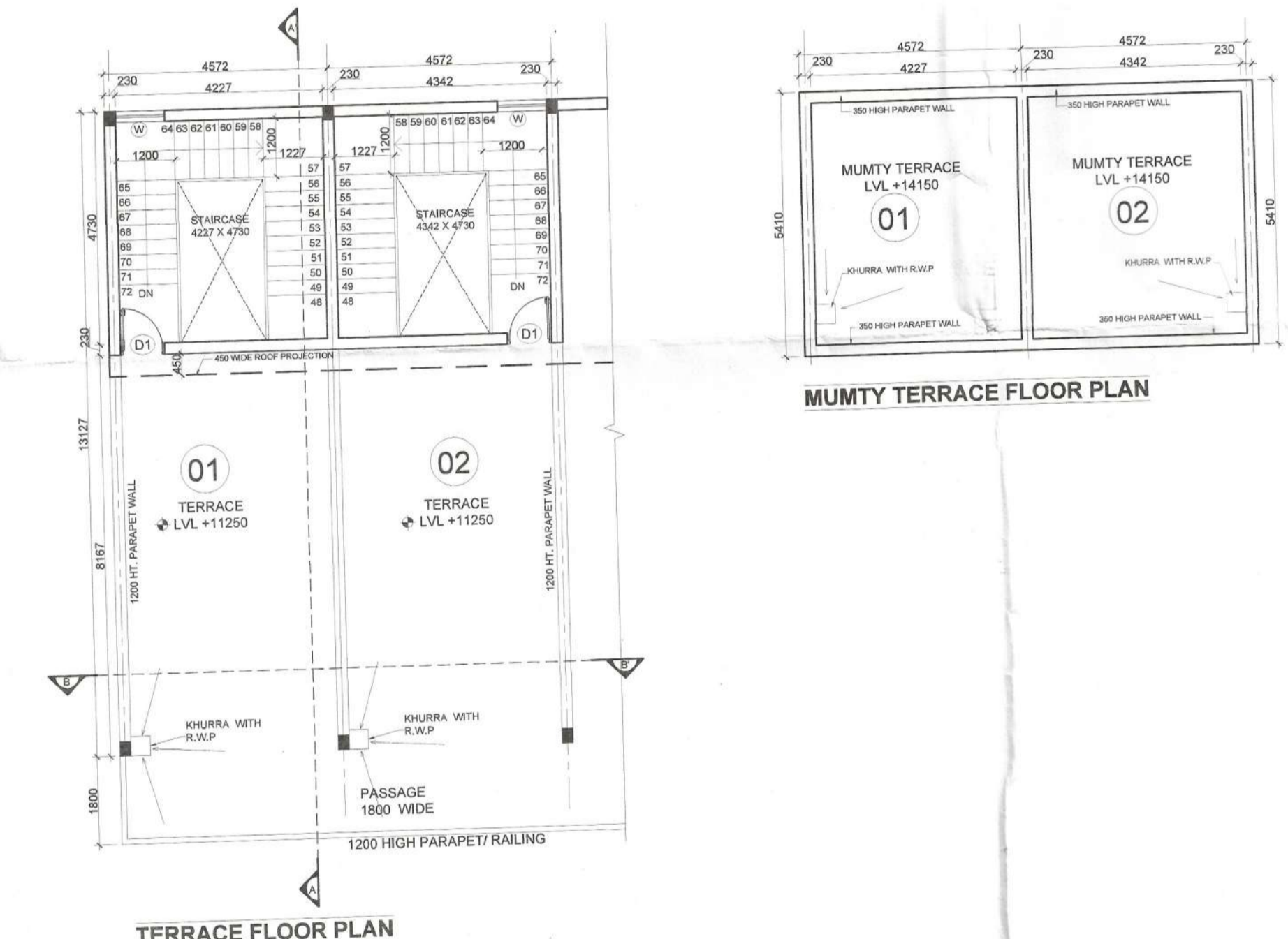
DRAWN BY : KARAN

SHEET NO. : 2/3



**SCHEDULE OF JOINERY**

S.NO	TYPE	SIZE	LIN
1	D	1200 X 2700	2700
2	D1	800 X 2100	2100
3	D2	750 X 2100	2100
4	DW1	2912 X 2700	2700
5	DW2	3027 X 2700	2700
6	W	1000 X 1000	2000
7	VIPV	750 X 750	2700



**AREA DETAIL OF SCO-01**

1	GROUND FLOOR	=	4.572	X	13.127	=	60.017	SQ.M.
2	FIRST FLOOR	=	4.572	X	13.127	=	60.017	SQ.M.
3	SECOND FLOOR	=	4.572	X	13.127	=	60.017	SQ.M.
TOTAL AREA						=	180.050	SQ.M.
BASEMENT AREA		=	4.572	X	13.127	=	60.017	SQ.M.
MUMTY AREA		=	4.572	X	4.960	=	22.677	SQ.M.

**AREA DETAIL OF SCO-02**

1	GROUND FLOOR	=	4.572	X	13.127	=	60.017	SQ.M.
2	FIRST FLOOR	=	4.572	X	13.127	=	60.017	SQ.M.
3	SECOND FLOOR	=	4.572	X	13.127	=	60.017	SQ.M.
TOTAL AREA						=	180.050	SQ.M.
BASEMENT AREA		=	4.572	X	13.127	=	60.017	SQ.M.
MUMTY AREA		=	4.572	X	4.960	=	22.677	SQ.M.

NOTE- FOR SCO NO. 1 TO 13, TYPICAL FLOOR PLAN OF SCO NO. 1 & 2 TO BE FOLLOWED

Reg No- DGT CP 8819-II Dated 19-12-22

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