



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

SUPPLEMENTARY REGISTRATION

Registration Certificate No. HRERA-PKL-PNP-299-2022 dated 24.03.2022

Project: "Eldeco Paradiso" Affordable Residential Plotted Colony on land measuring 35.342 acres situated in Village Simla Maulana, Sector-40, Panipat.

Promoters: M/s Eldeco Green Park Infrastructure Ltd., 201-212, Splendor Forum, 2nd Floor Jasola District Centre New Delhi-110025.

The proposal to construct villas in the above mentioned registered colony bearing Registration No. HRERA-PKL-PNP-299-2022 dated 24.03.2022 was placed before the Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 09.05.2022, vide Item No. 173.12 where the Authority resolved to register the following villas as mentioned in the table below:-

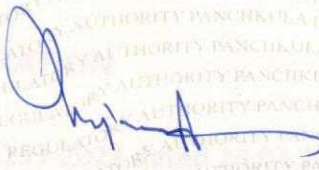
Plot No	No of Plots	Plot Type	Plot Area (Sq. yd each)	Carpet Area of each Villa (Sq. Mtrs)
1009-1012 1012A 1014-1019	11	J	116.78	1195.01
1094-1095 1116-1117	4	E	92.466	1179.41
1020-1030	11	B	108.43	1034.31
2012A and 2014 and 2025-2032	10	A	130.24	1301.58
1222-1225	04	C1	126.88	1302.44
1230-1233	04	C	126.94	1302.44
2001-2006	06	D	127.81	1304.38
1031	01	B	108.43	1034.31
Total Villas	51			

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

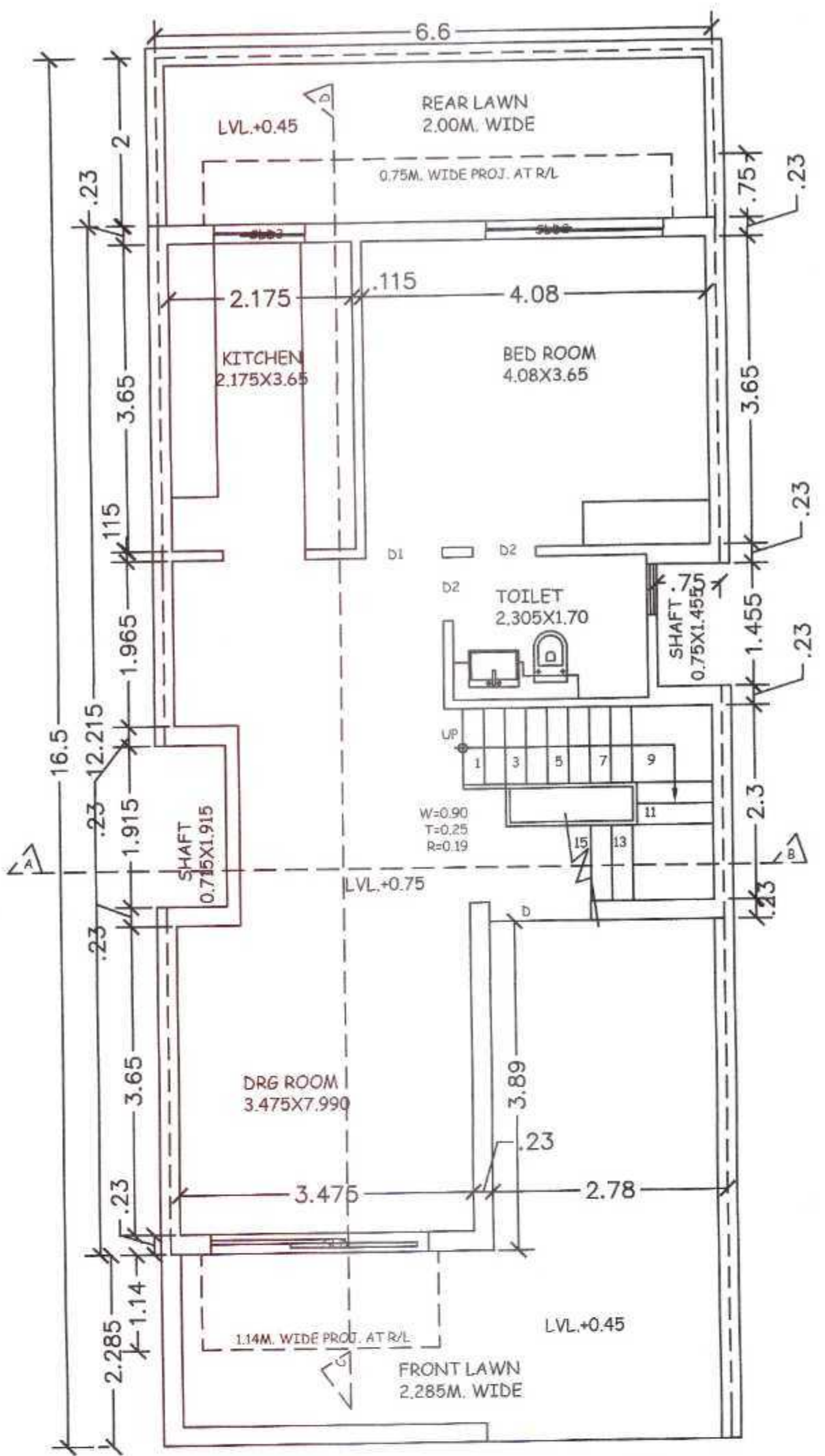
The building plans of these plots have been uploaded on the web portal of the Authority.

Rest of the terms and conditions of the said certificate shall remain unchanged. This Supplementary Registration shall be part and parcel of the Registration Certificate No. HRERA-PKL-PNP-299-2022 dated 24.03.2022 issued by the Authority.

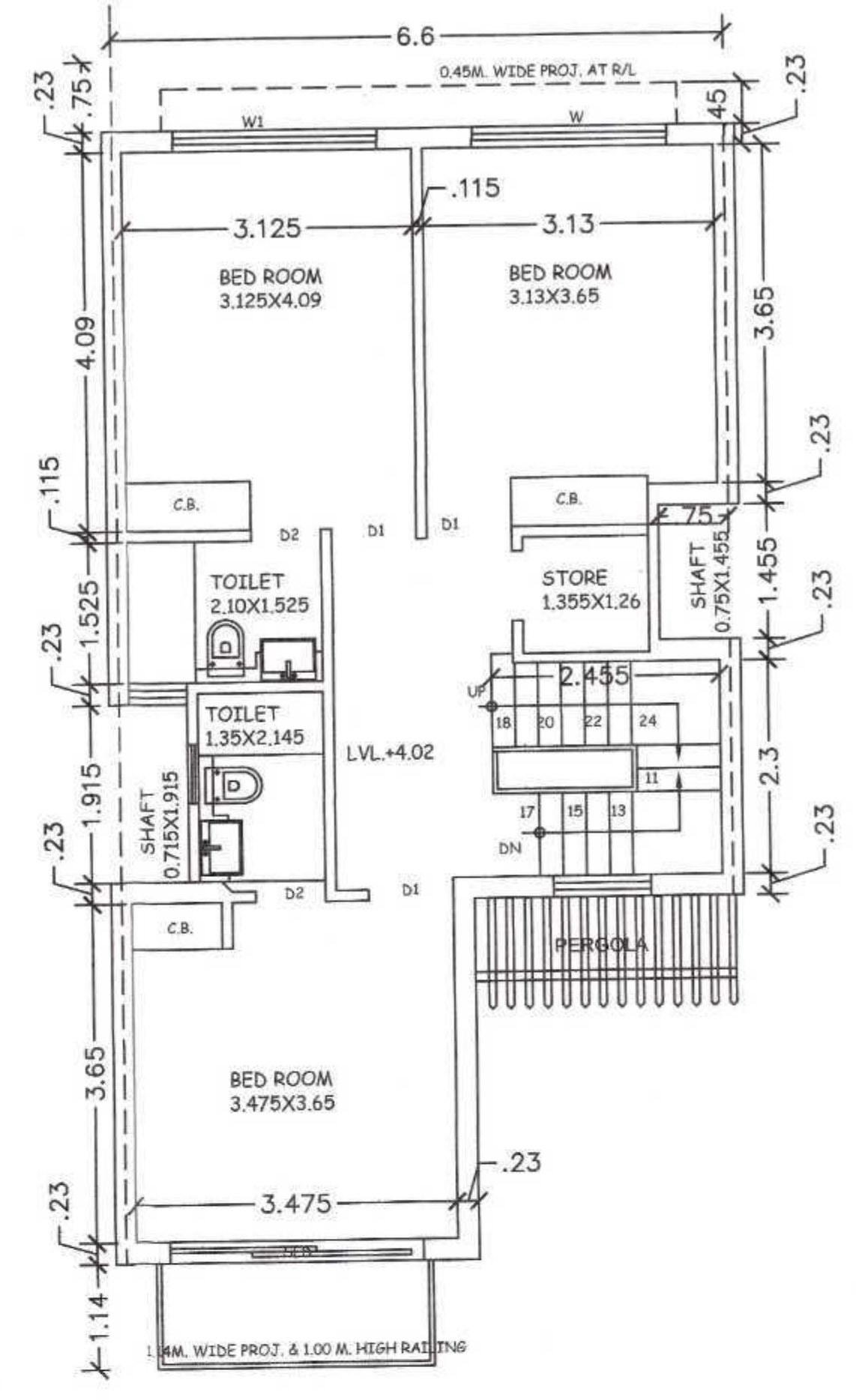

Dilbag Singh Sihag
Member


Rajan Gupta
Chairman

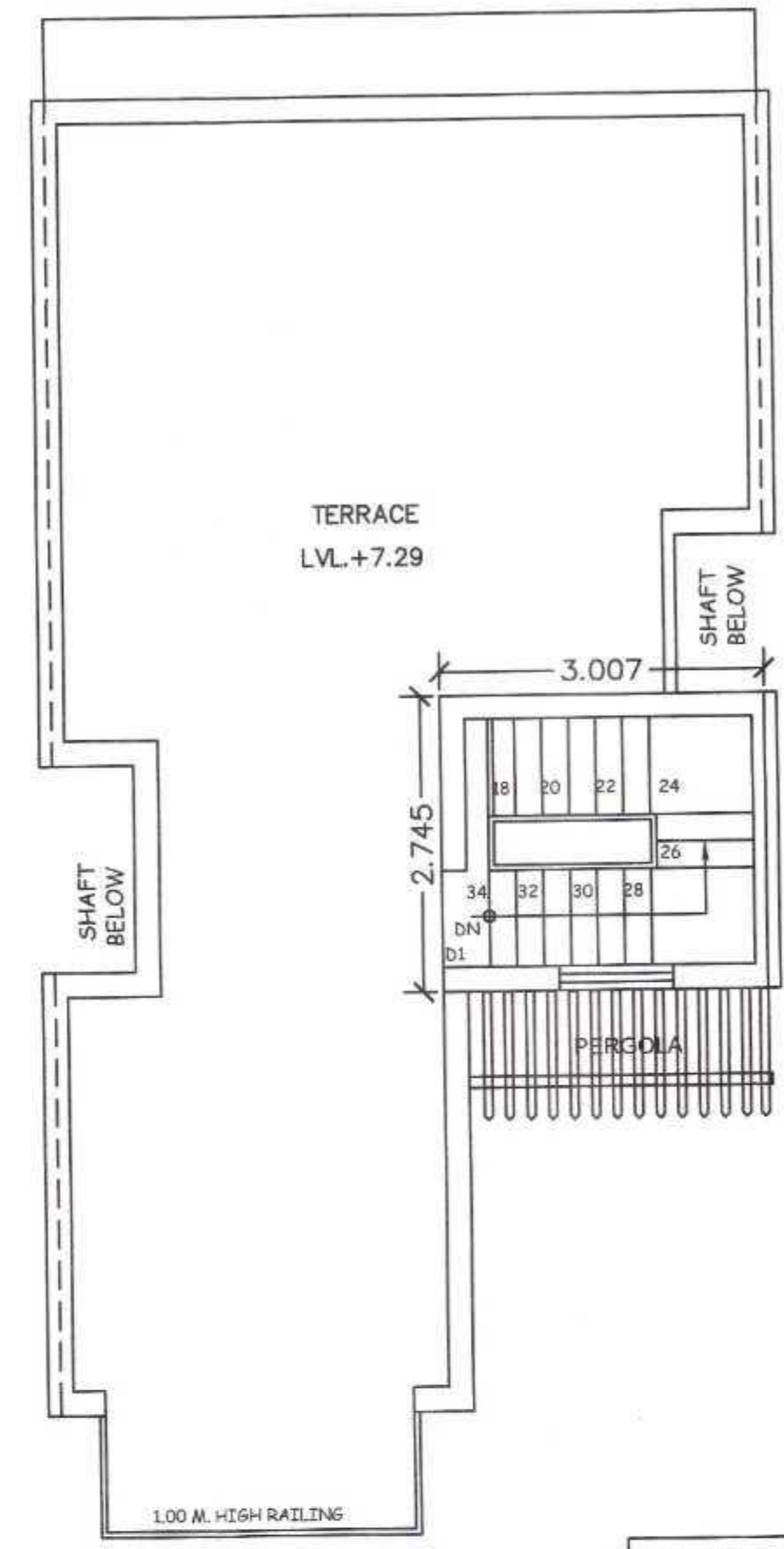
22/02/2022
21/02/2024



GROUND FLOOR PLAN



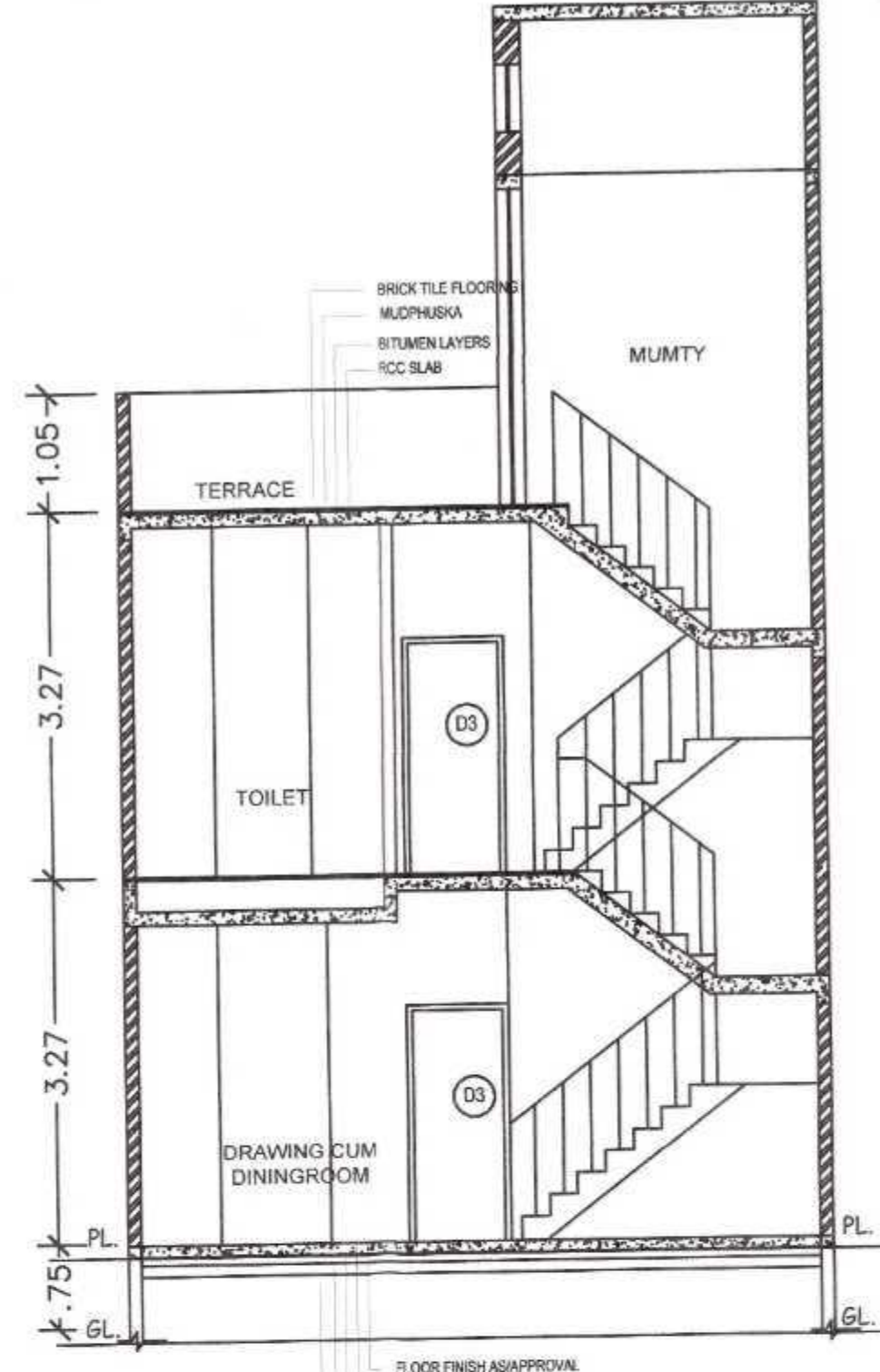
FIRST FLOOR PLAN



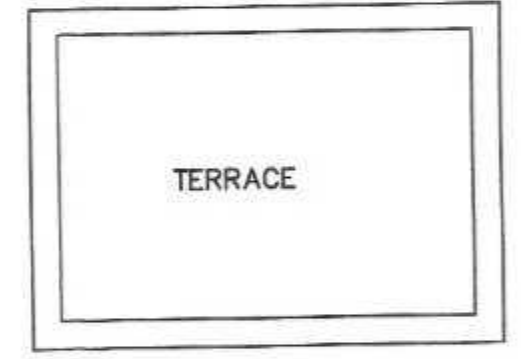
MUMTY/TERRACE PLAN

SCHEDULE OF DOOR AND WINDOW

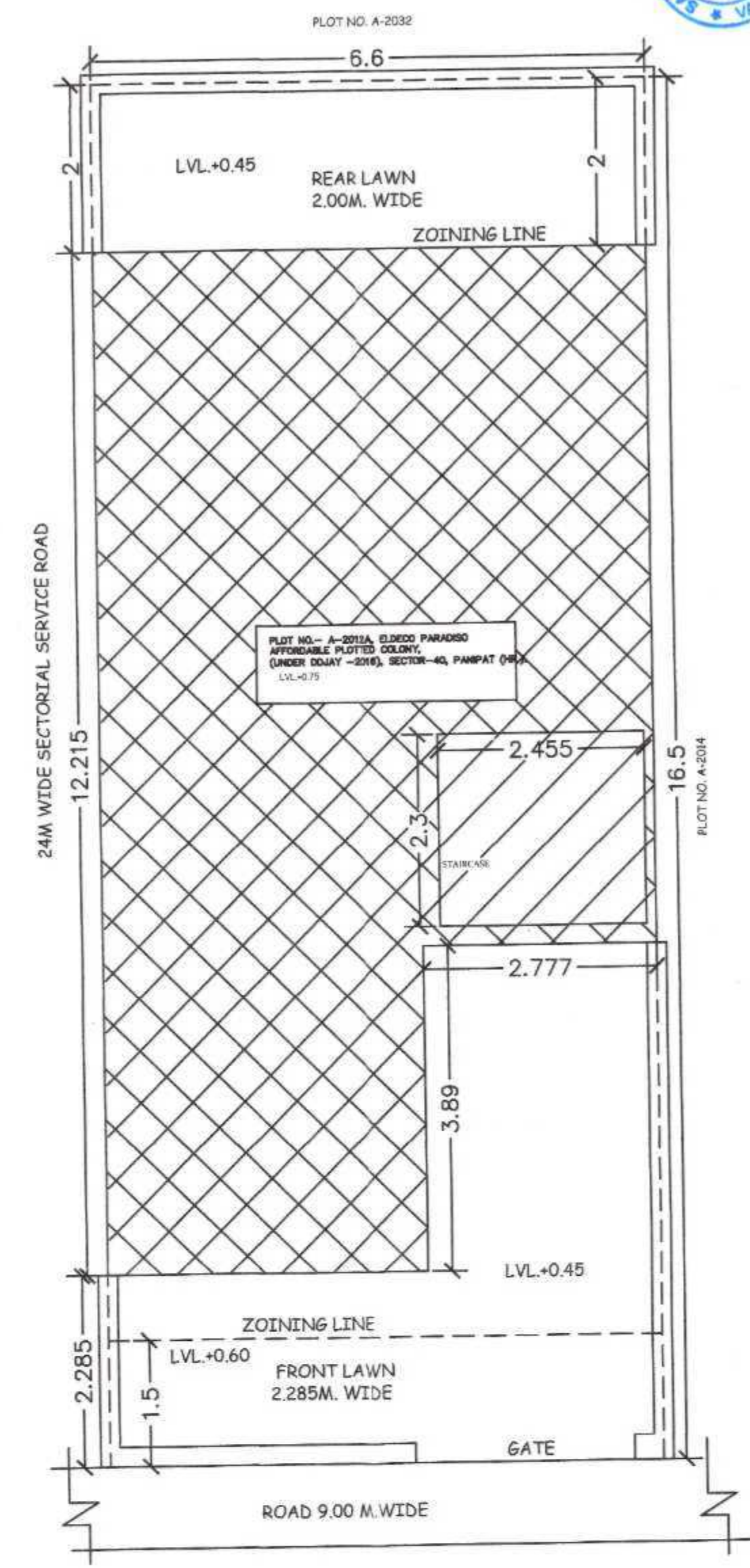
S.NO.	TAG	SIZE	CILL HT.
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2	D2	0.750 M X 2.100 M	--
3	D3	0.900 M X 2.100 M	--
4	SLD	2.600 M X 2.100 M	--
5	SLD	1.243 M X 2.100 M	--
6	SLD	1.350 M X 2.100 M	--
7	SLD	1.308 M X 2.100 M	--
8	SLD	1.500 M X 2.100 M	--
9	W1	1.200 M X 1.400 M	--
10	W2	0.800 M X 0.800 M	--



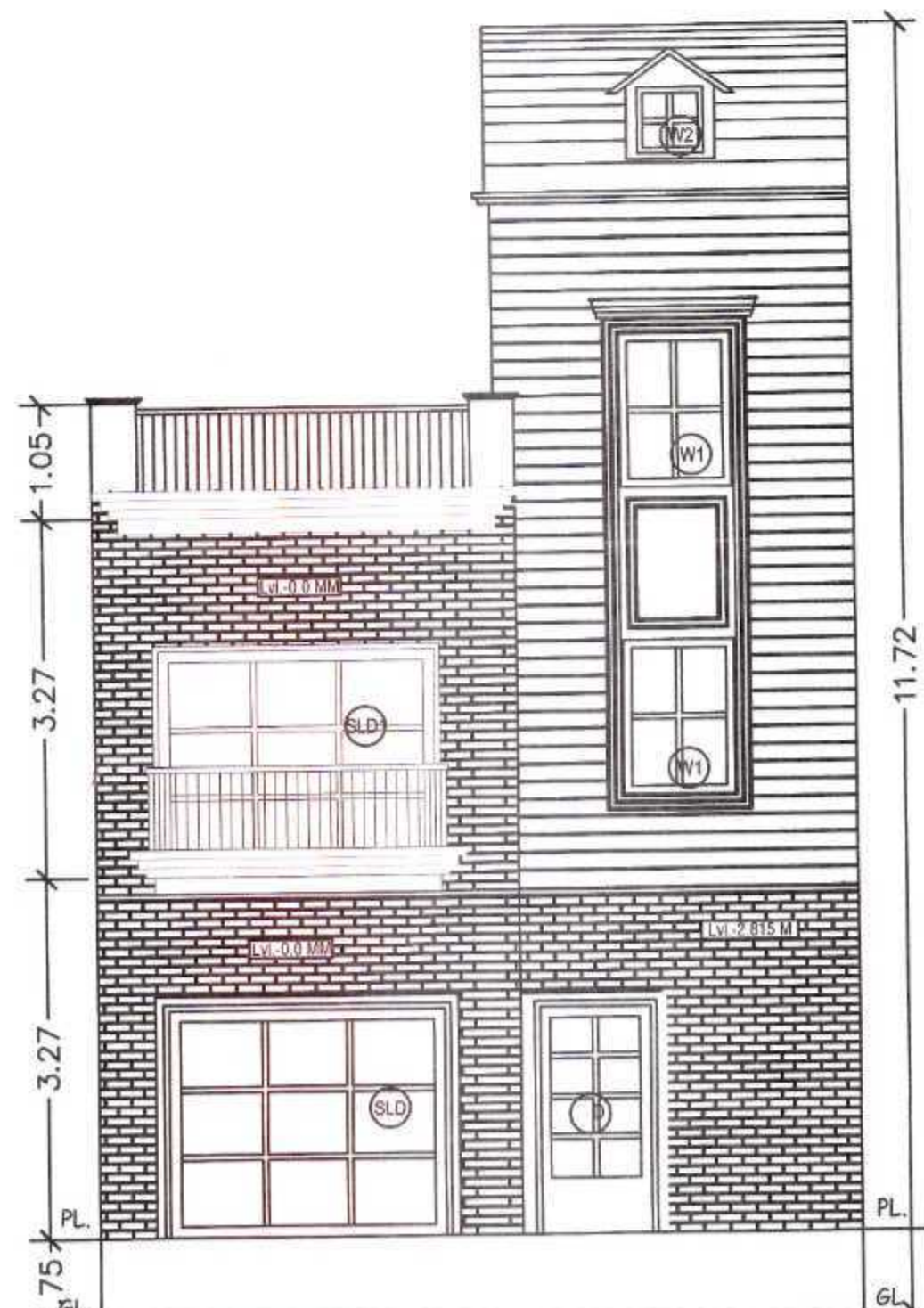
SECTION A-B



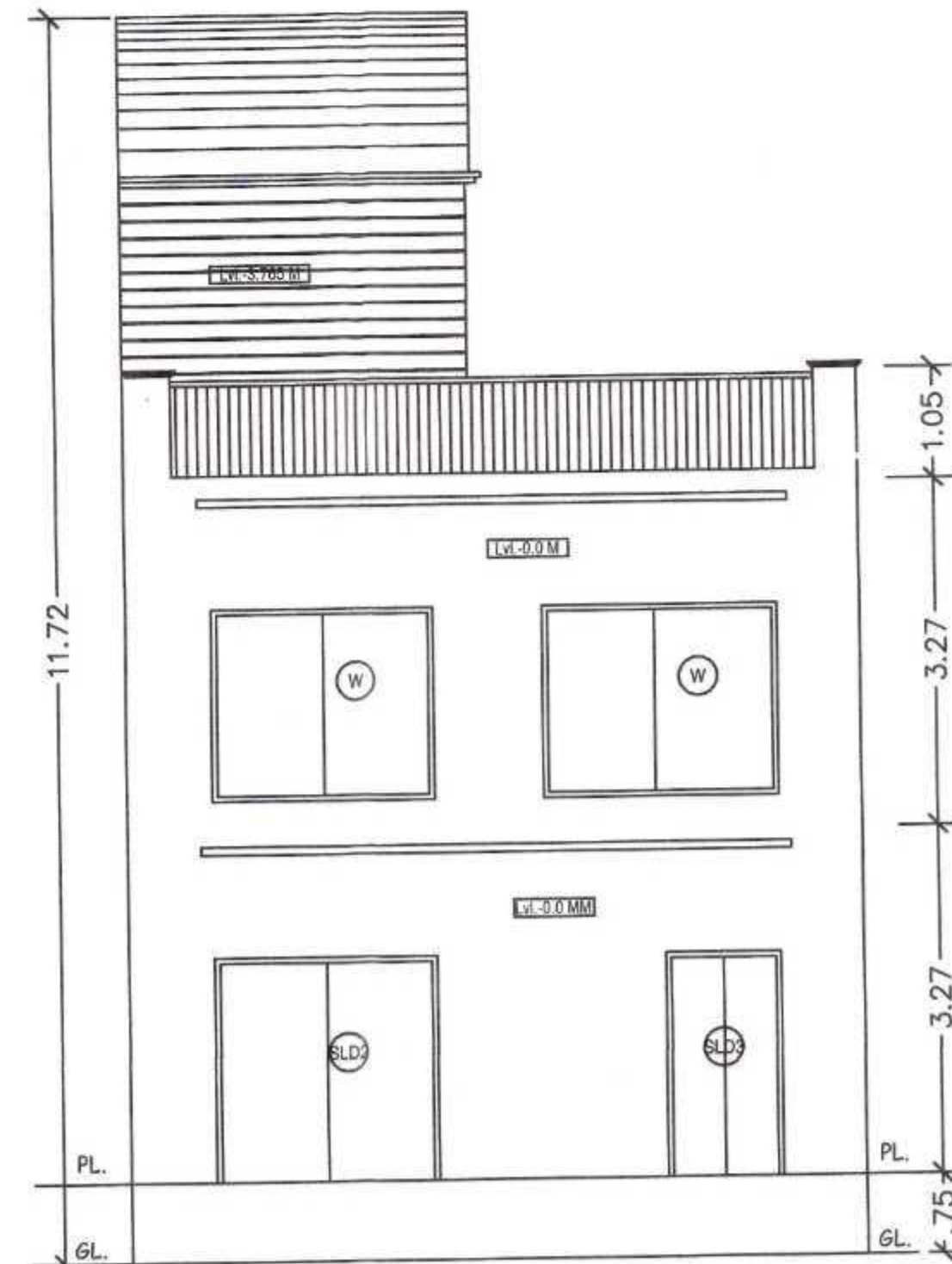
TERRACE PLAN



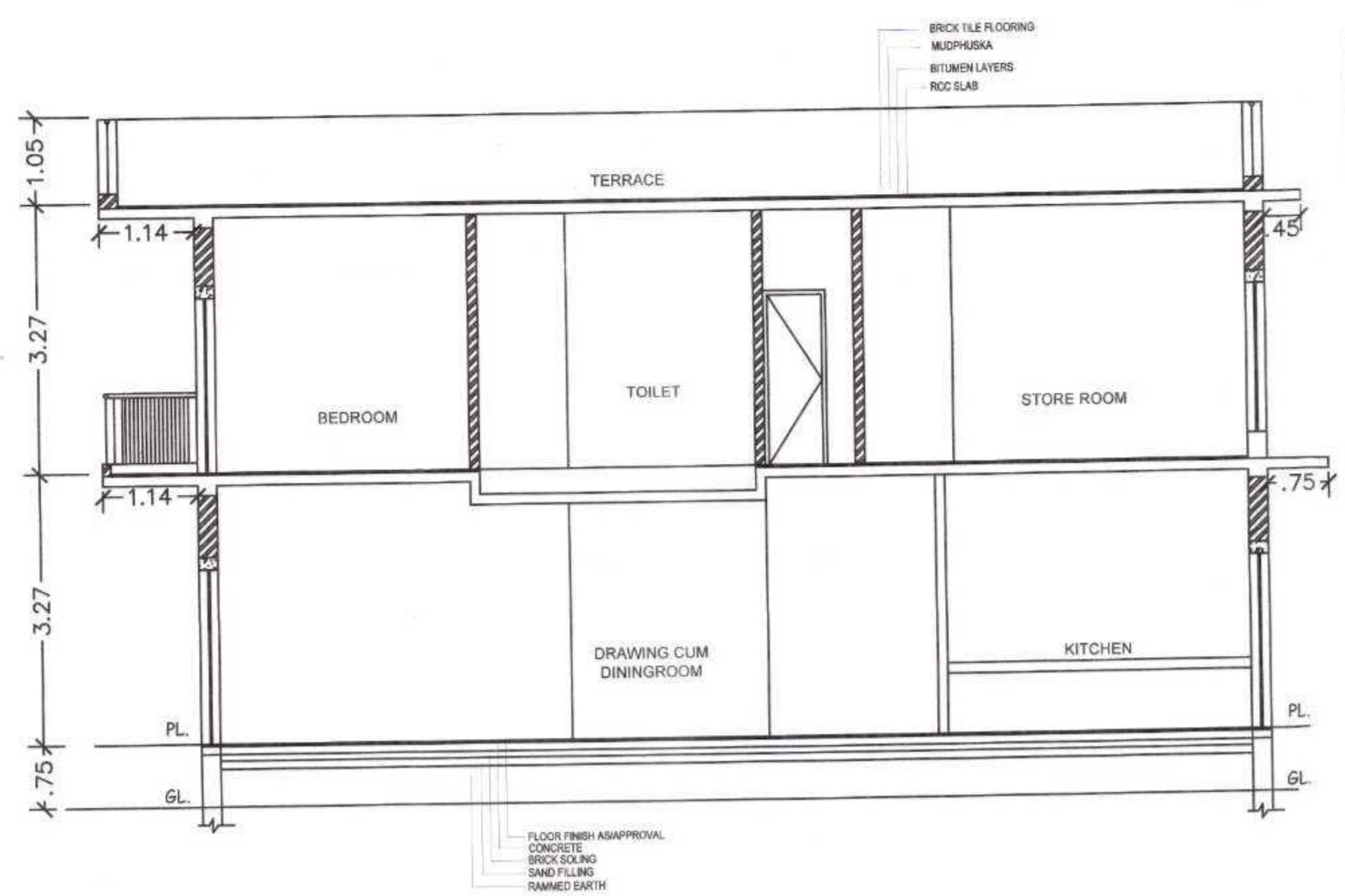
SITE PLAN



FRONT ELEVATION



REAR ELEVATION



SECTION C-D

SHEET NO. 1/1

PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO.- A-2012A , ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
 (UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
 BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
 AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA
 PLOT AREA = 6.60 X 16.50 = **108.90 SQMT**
 PERM. OLD FAR. 2.00% = **217.80 SQMT**
 PERM. AREA ON G. FLOOR = 108.90 @ 66% = **71.874 SQMT**
 PROP. COVD. AREA AT GROUND FLOOR IN FAR
 = 6.60 X 12.215 - (2.777 X 3.89)
 = 80.619 - 10.802 = **69.817 SQMT.**
 PROP. COVD AREA AT FIRST FLOOR = G. FLOOR AREA - (2.455 X 2.30)
 = 69.817 - 5.646 = **64.171 SQMT.**
 ARCHIVED FAR. = G. FLOOR + F. FLOOR
 = 69.817 + 64.171 = **133.988 SQMT**
 MUMTY AREA IS = 3.007 X 2.745 = **8.254 SQMT. (NON FAR)**
 STAIRCASE AREA = 2.455 X 2.30 = **5.646 SQMT (NON FAR)**
 TOTAL COVD AREA = 133.988 + 8.254 + 5.646 = **147.888 SQMT**

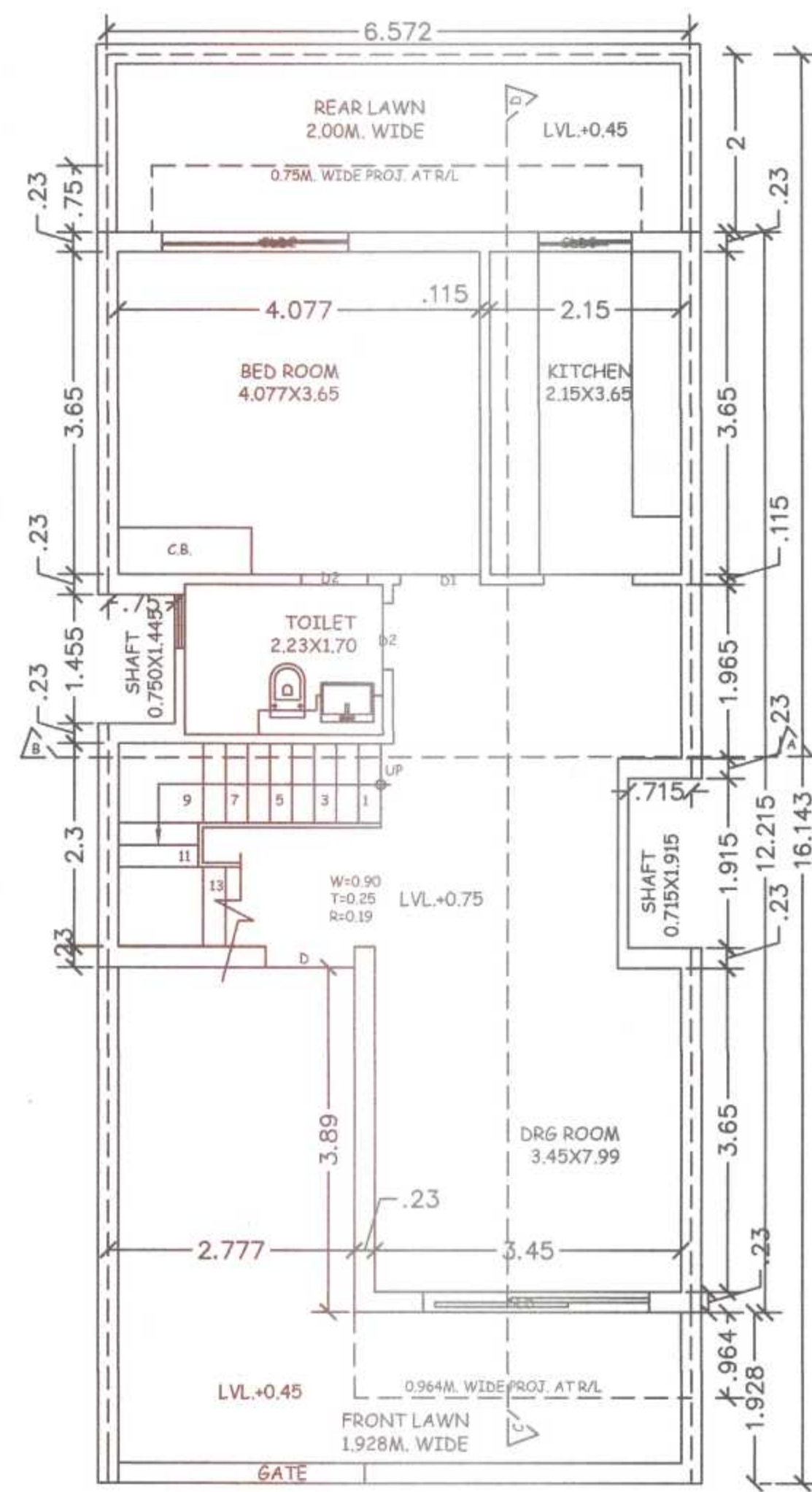
OWNER'S SIGN.

Ar. VIVEK KUMAR
 COA No. CA/2320/128709
 # 1018, Block-C, Shivalika Colony
 Gurugram-122001 (Haryana)

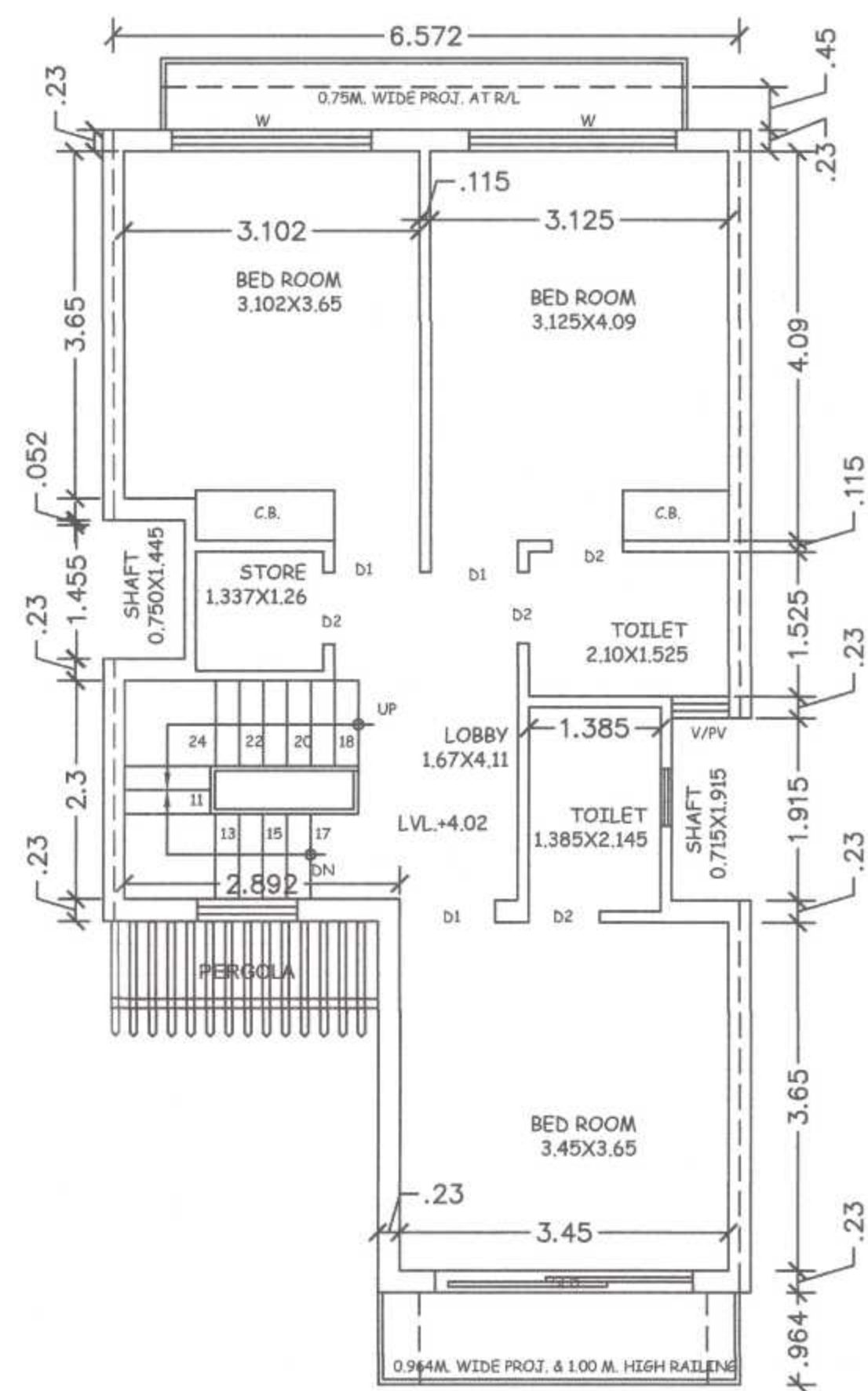
ARCHITECT'S SIGN.



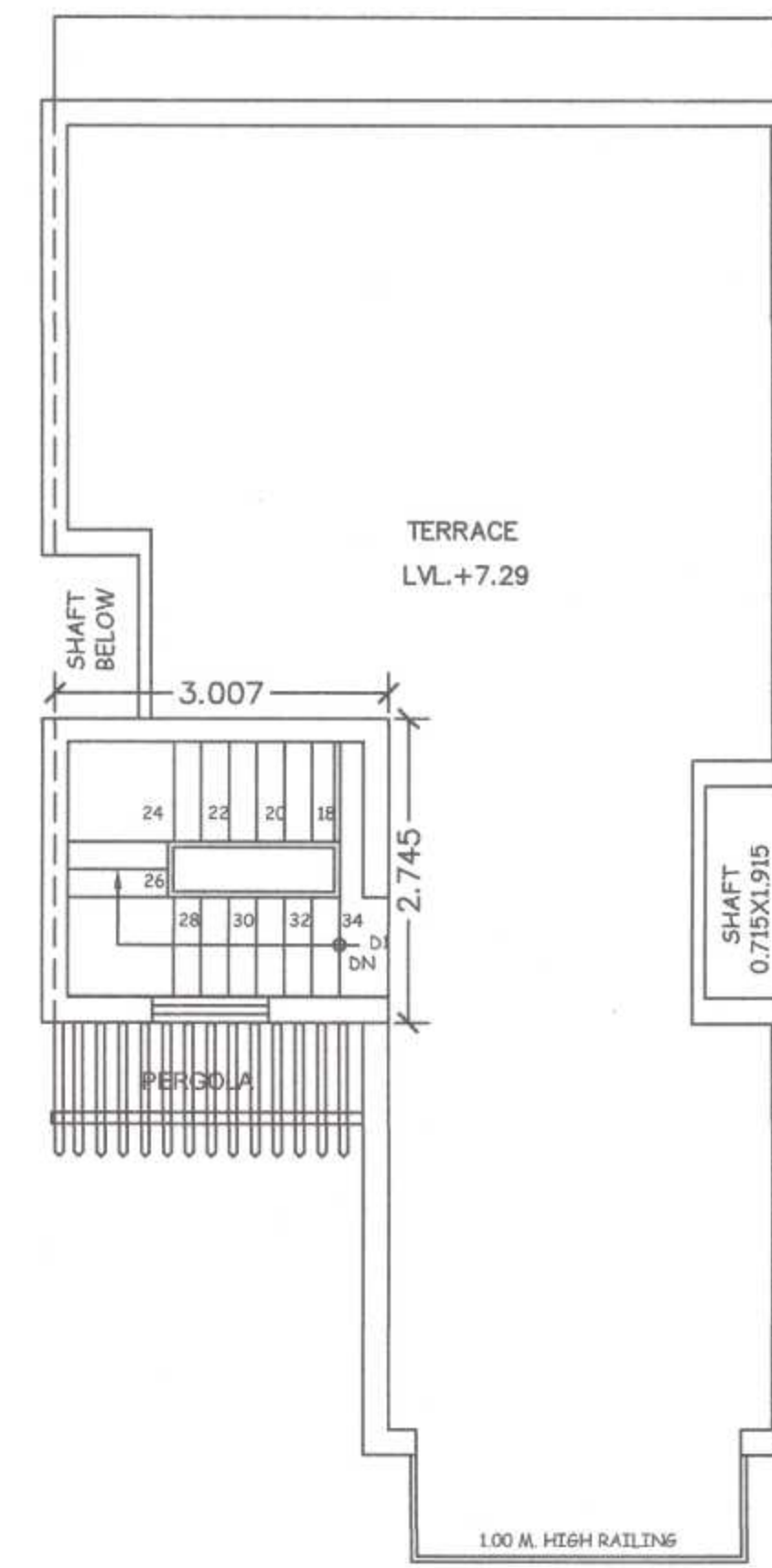
21/2/22
5
21/2/24



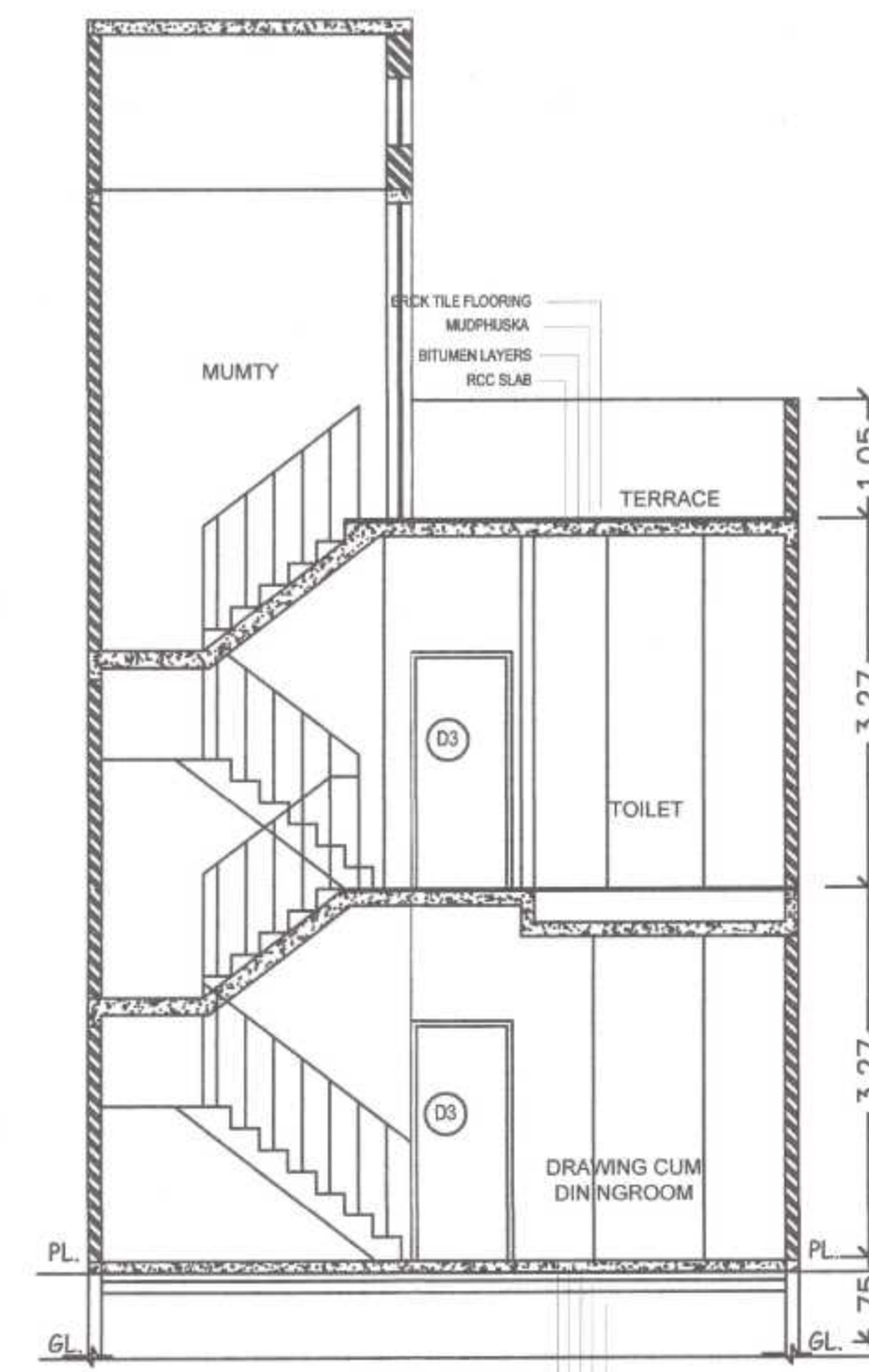
GROUND FLOOR PLAN



FIRST FLOOR PLAN

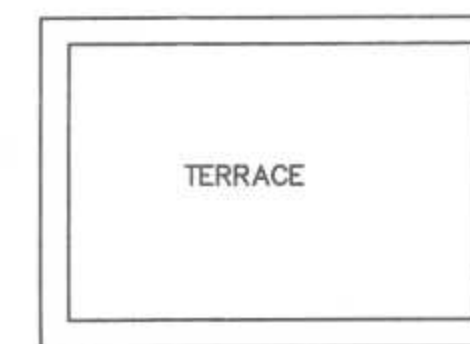


MUMTY/TERRACE PLAN

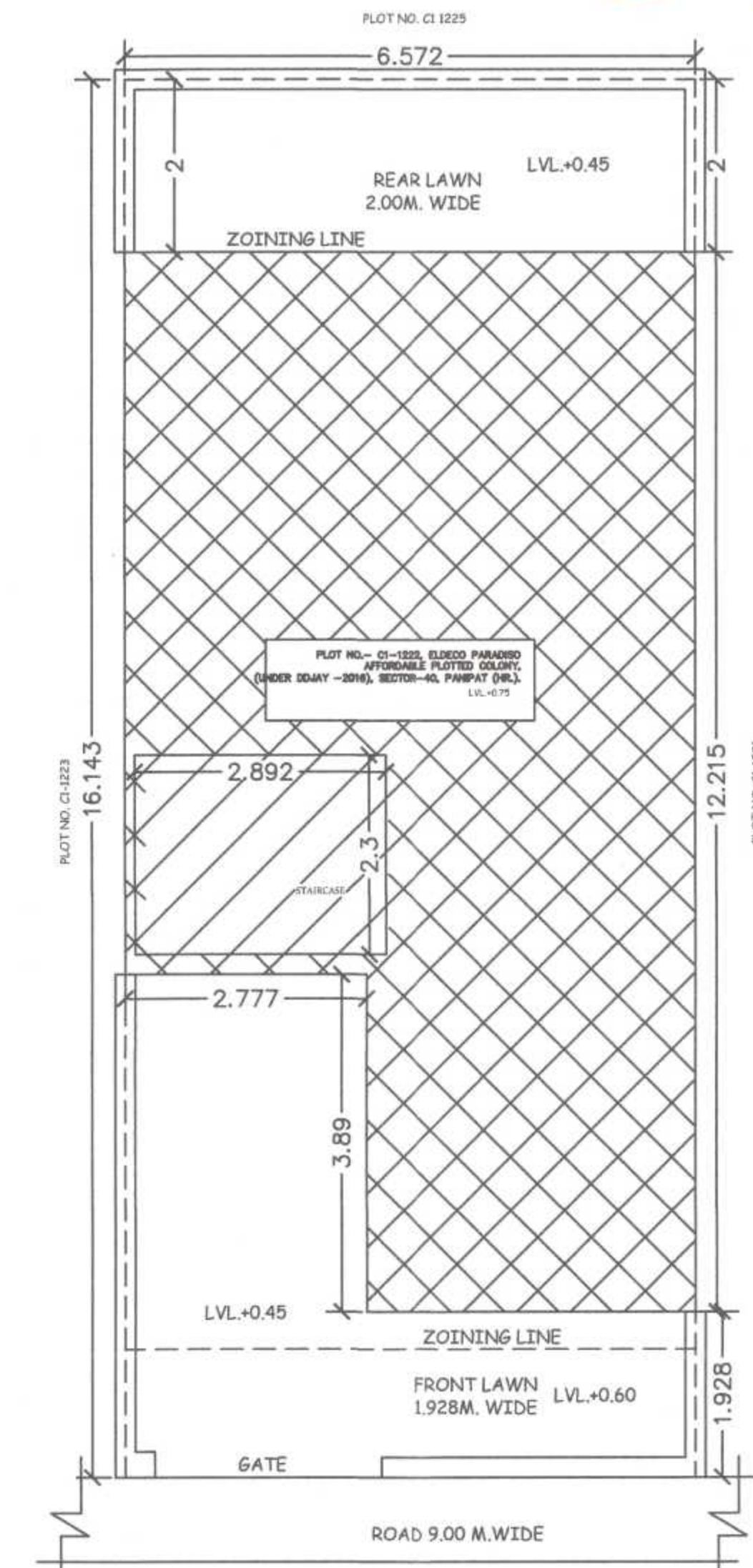


SECTION A-B

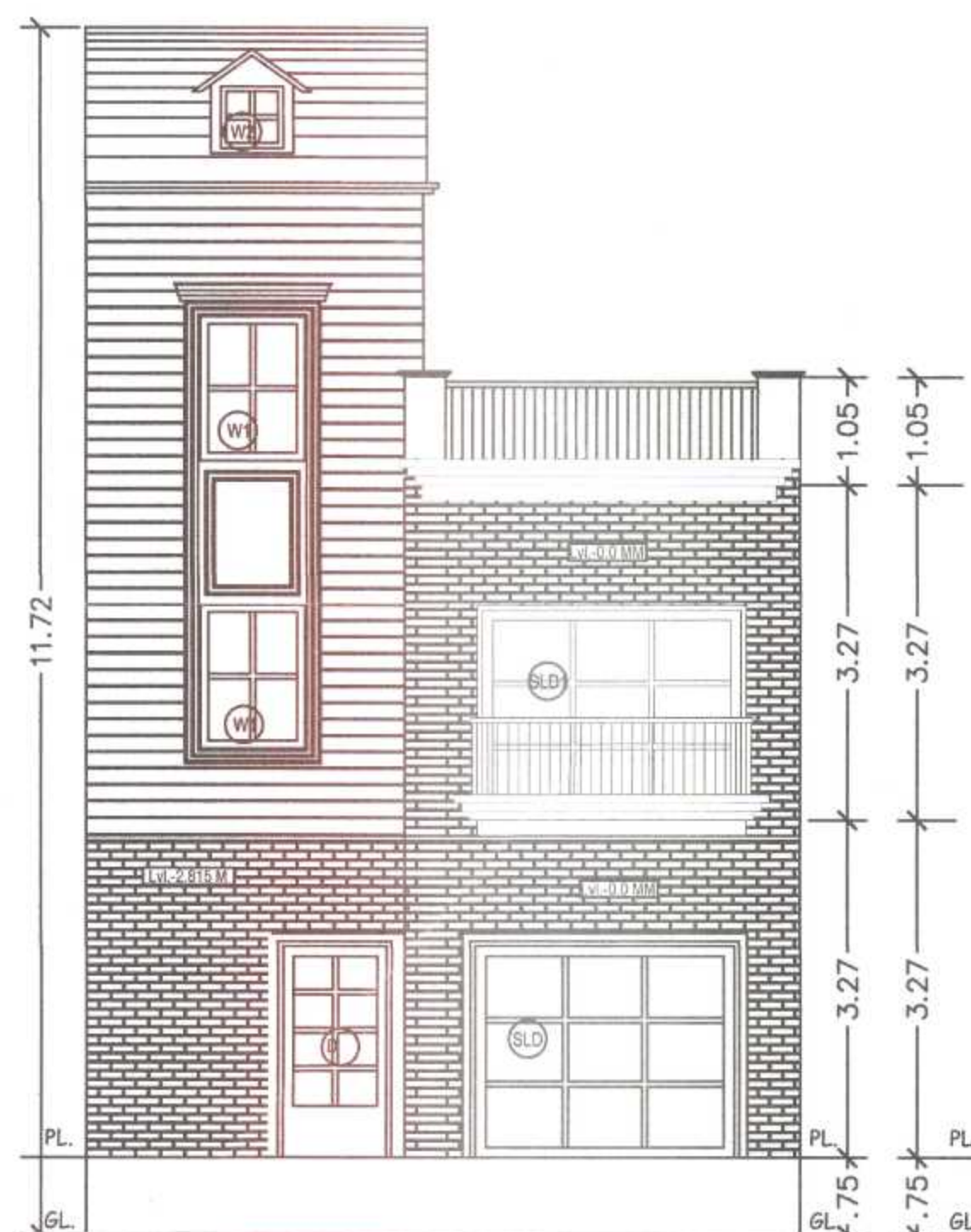
S.NO.	TAG	SIZE	CILL HT.
1	(D1)	1.200 M X 2.100 M	---
2	(D2)	0.750 M X 2.100 M	---
3	(D3)	0.900 M X 2.100 M	---
4	(SLD)	2.600 M X 2.100 M	---
5	(SLD)	1.243 M X 2.100 M	---
6	(SLD)	1.350 M X 2.100 M	---
7	(SLD)	1.308 M X 2.100 M	---
8	(SLD)	1.500 M X 2.100 M	---
9	(W1)	1.200 M X 1.400 M	---
10	(W2)	0.600 M X 0.600 M	---



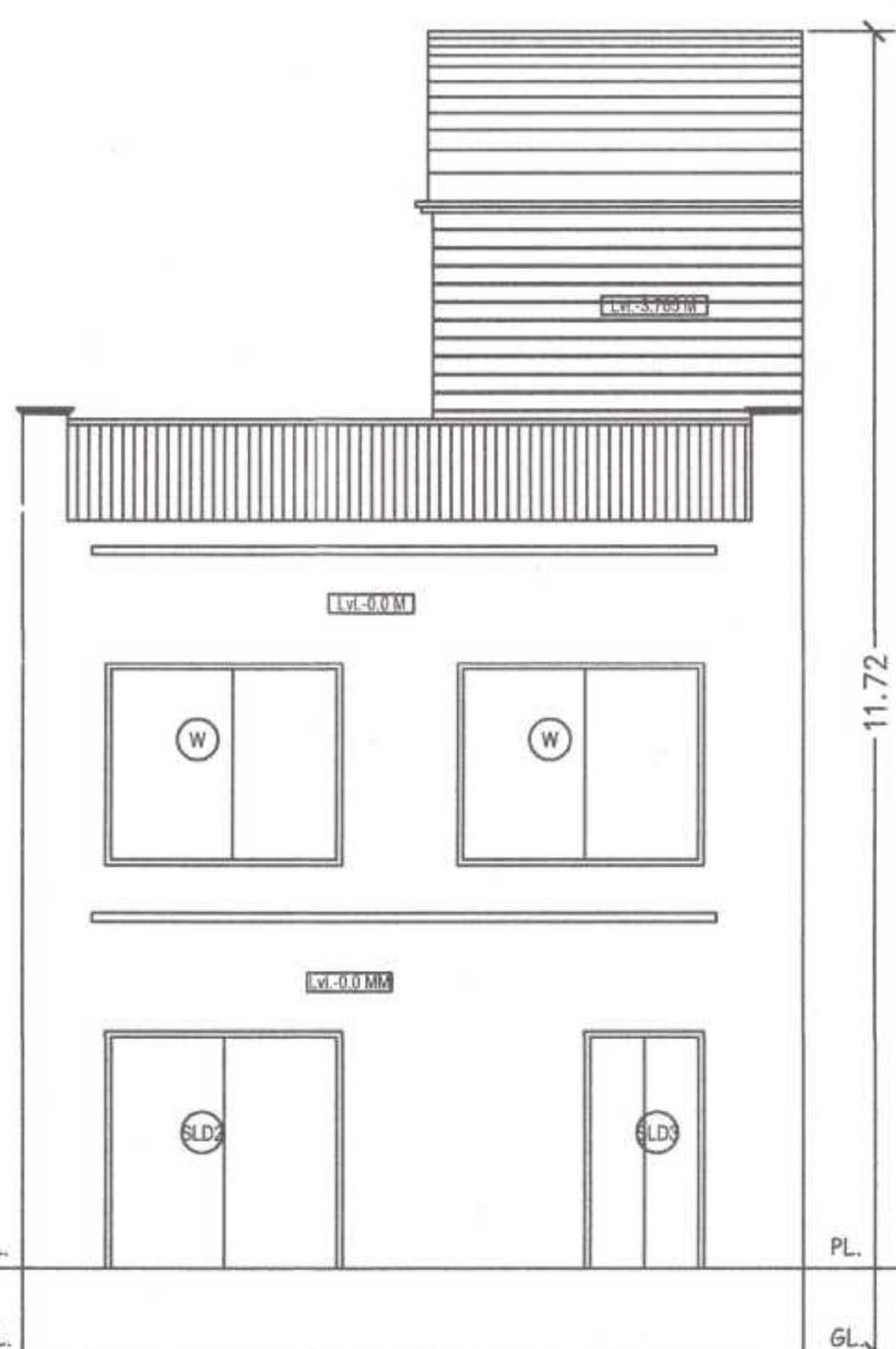
TERRACE PLAN



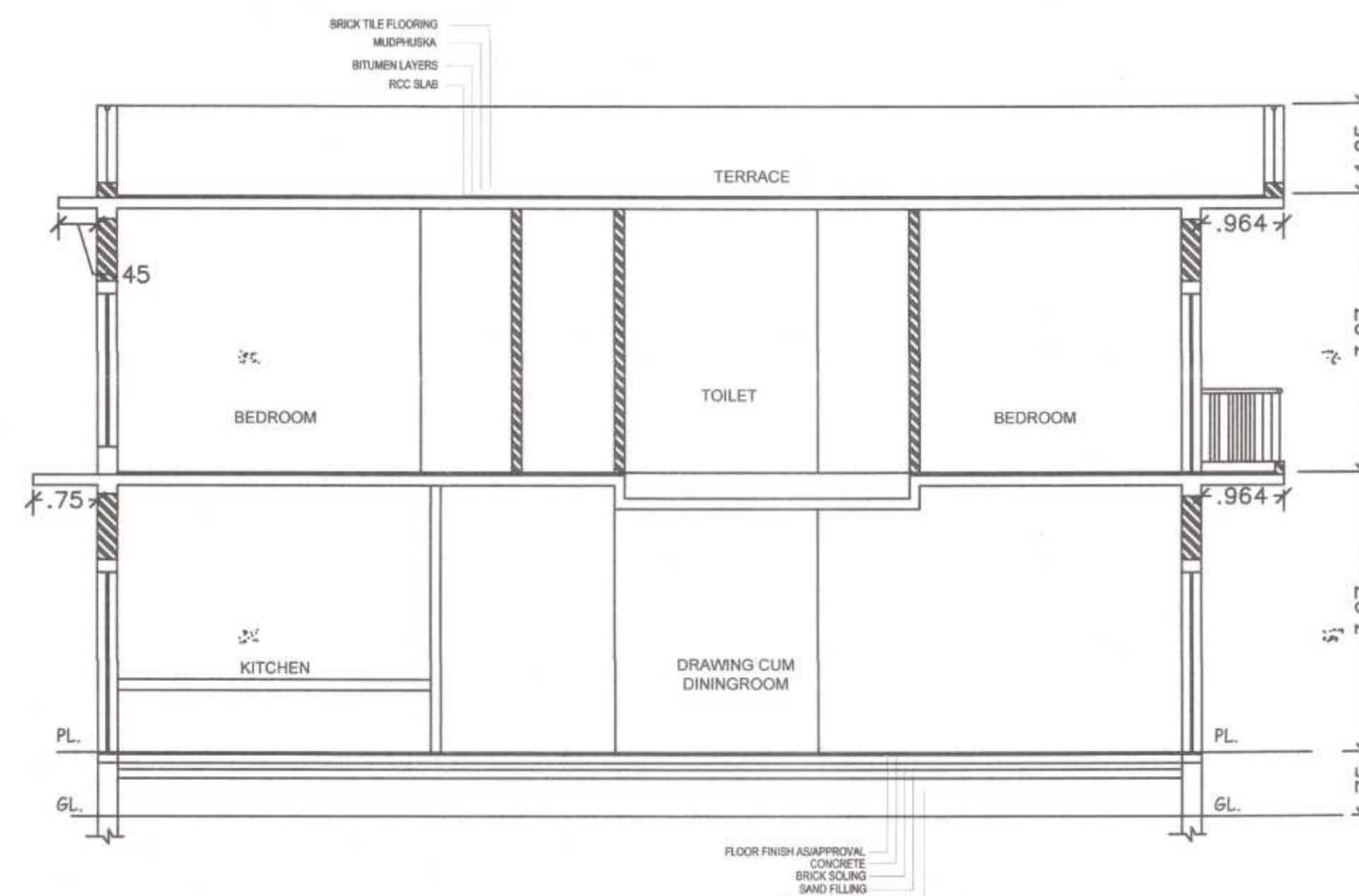
SITE PLAN



FRONT ELEVATION



REAR ELEVATION



SECTION C-D

SHEET NO. 1/1

PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO.- C1-1222 , ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
 (UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
 BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
 AUTH. SIGNATORY :- MR. SAMEER SAXENA

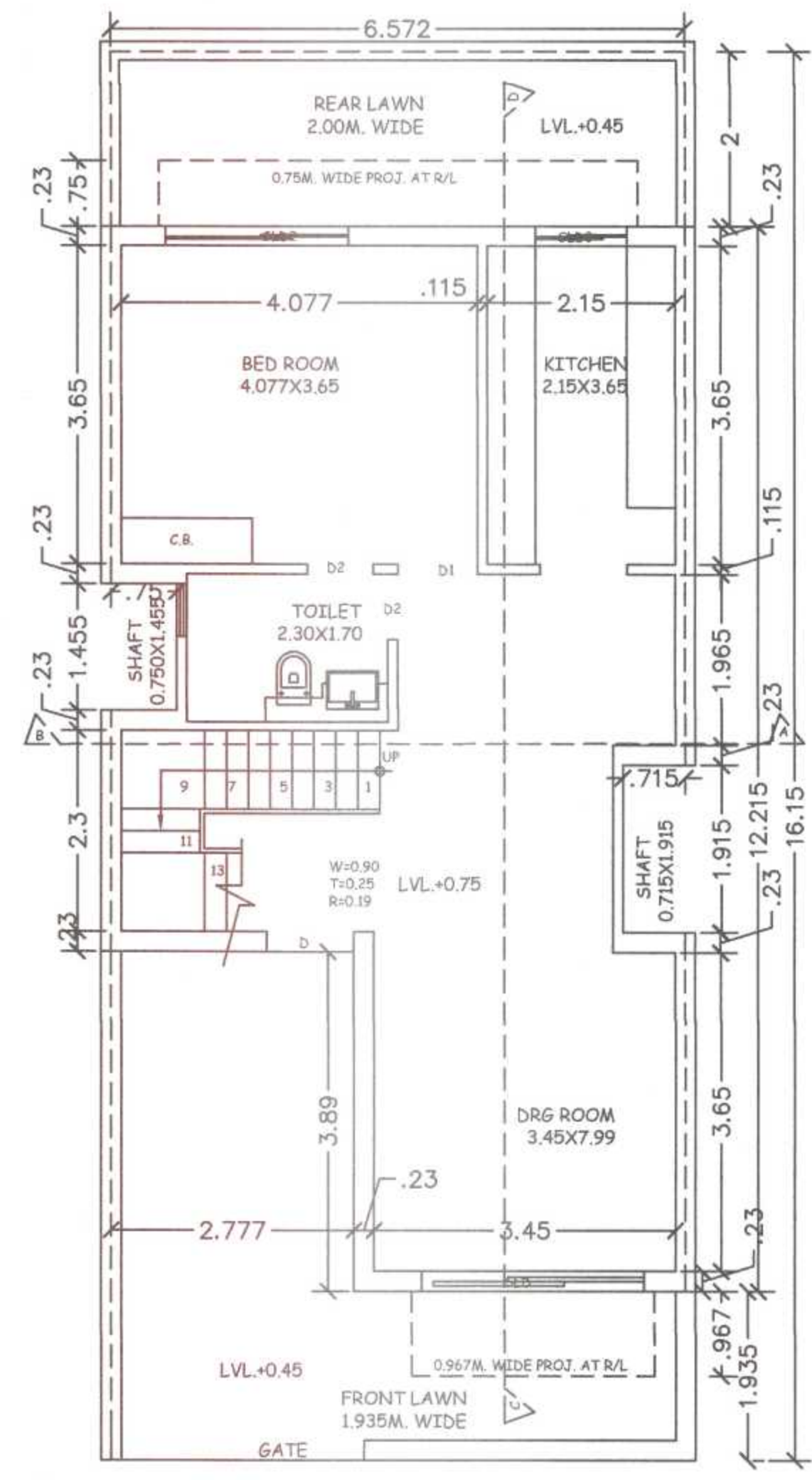
DETAIL OF AREA
 PLOT AREA = 6.572 X 16.143 = **106.092 SQMT**
 PERM. OLD FAR. 2.00 % = **212.184 SQMT**
 PERM. AREA ON G. FLOOR=106.092@66%= **70.020 SQMT**
 PROP. COVD.AREA AT GROUND FLOOR IN FAR
 =6.572X12.215 - (2.777X3.89)
 =80.276 - 10.802 = 69.474 SQMT.
 PROP.COVD AREA AT FIRST FLOOR = G. FLOOR AREA - (2.892X2.30)
 = 69.474 - 6.651 = 62.823 SQMT.
 ARCHIVED FAR. =G. FLOOR+F.FLOOR
 = 69.474+62.823 = **132.297 SQMT**
 MUMMITY AREA IS = 3.007X2.745 = 8.254 SQMT. (NON FAR)
 STAIRCASE AREA = 2.892X2.30 = 6.651 SQMT (NON FAR)
 TOTAL COVD AREA= 132.297+8.254+6.651= **147.202 SQMT**

OWNER'S SIGN.

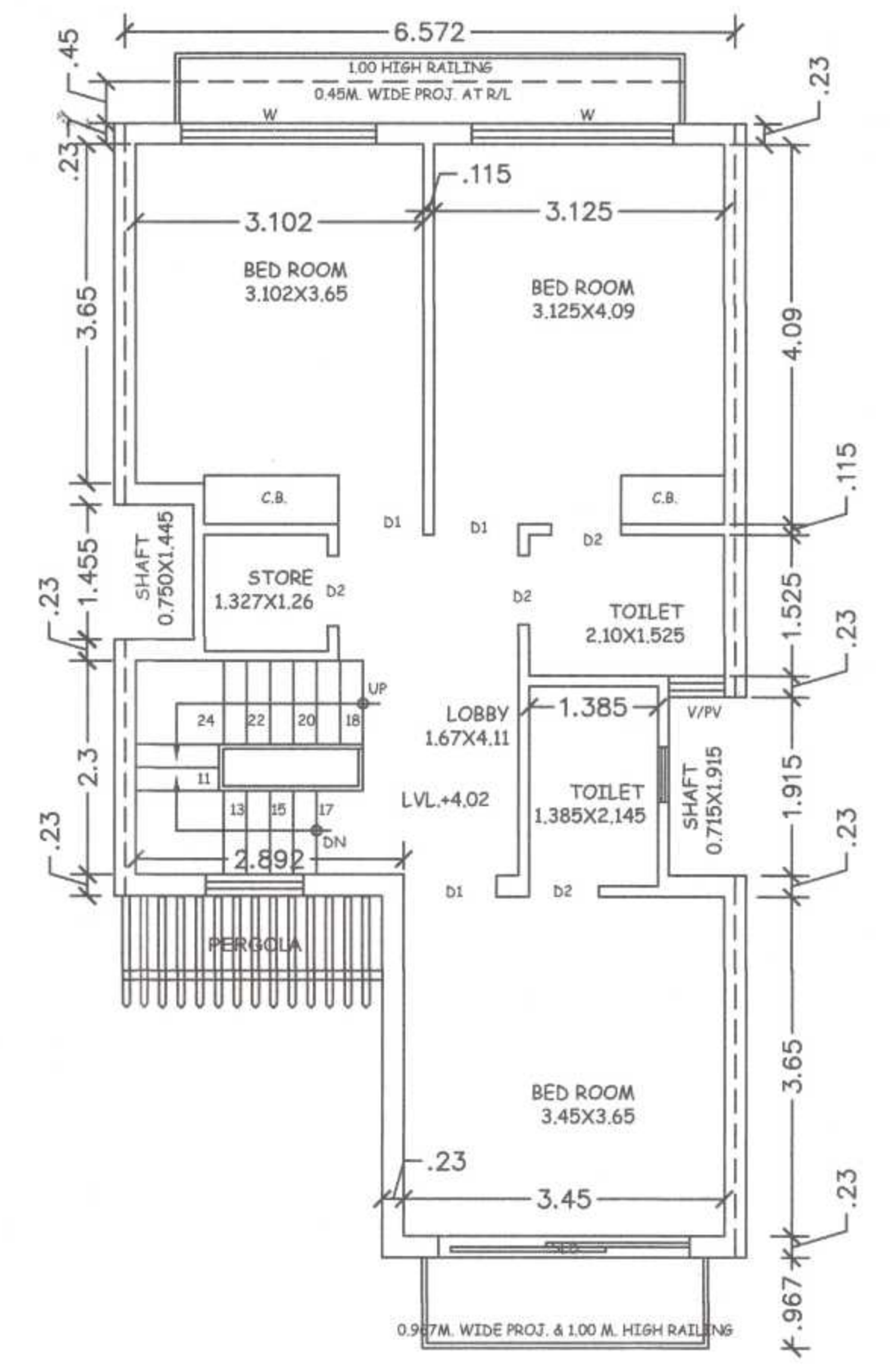
Ar. Vivek Kumar
 Ar. VIVEK KUMAR
 COA No. CA/2020/126708
 #108, Block-C, Sheela Colony
 Gurugram-122001 (Haryana)

ARCHITECT'S SIGN.

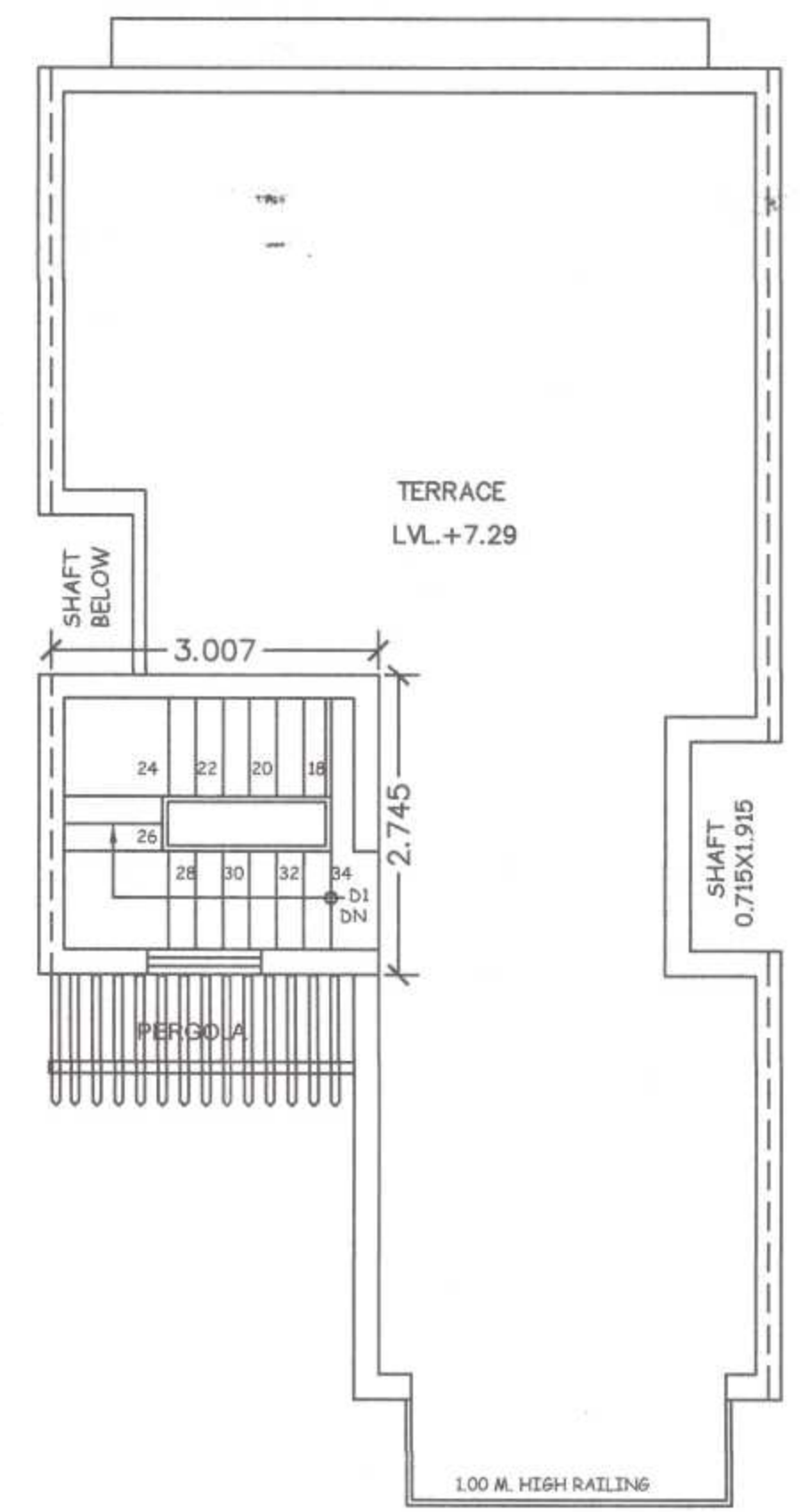
21/12/20
to
21/12/24



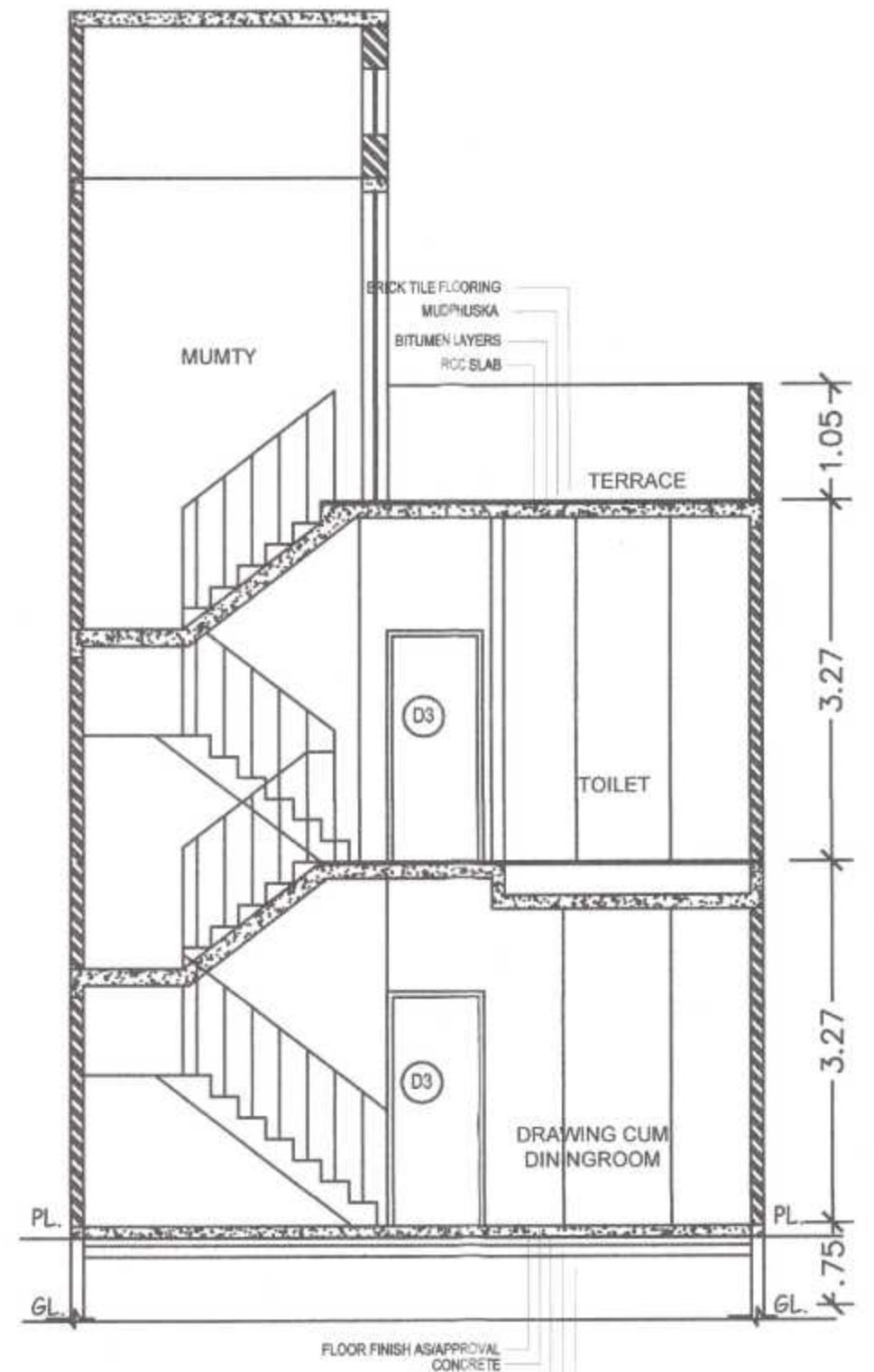
GROUND FLOOR PLAN



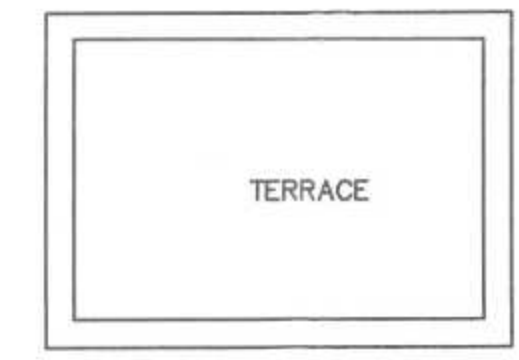
FIRST FLOOR PLAN



MUMTY/TERRACE PLAN

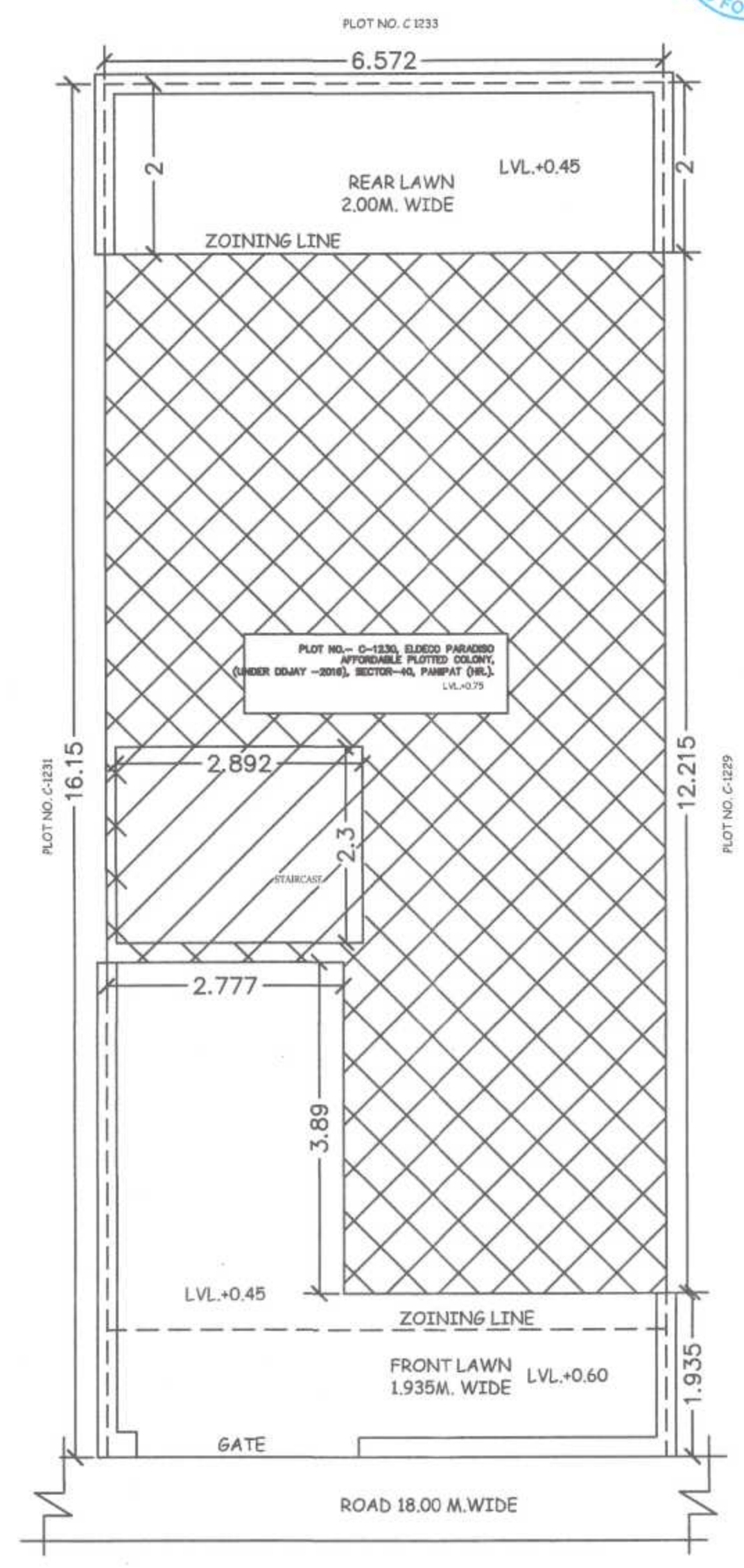


SECTION A-B

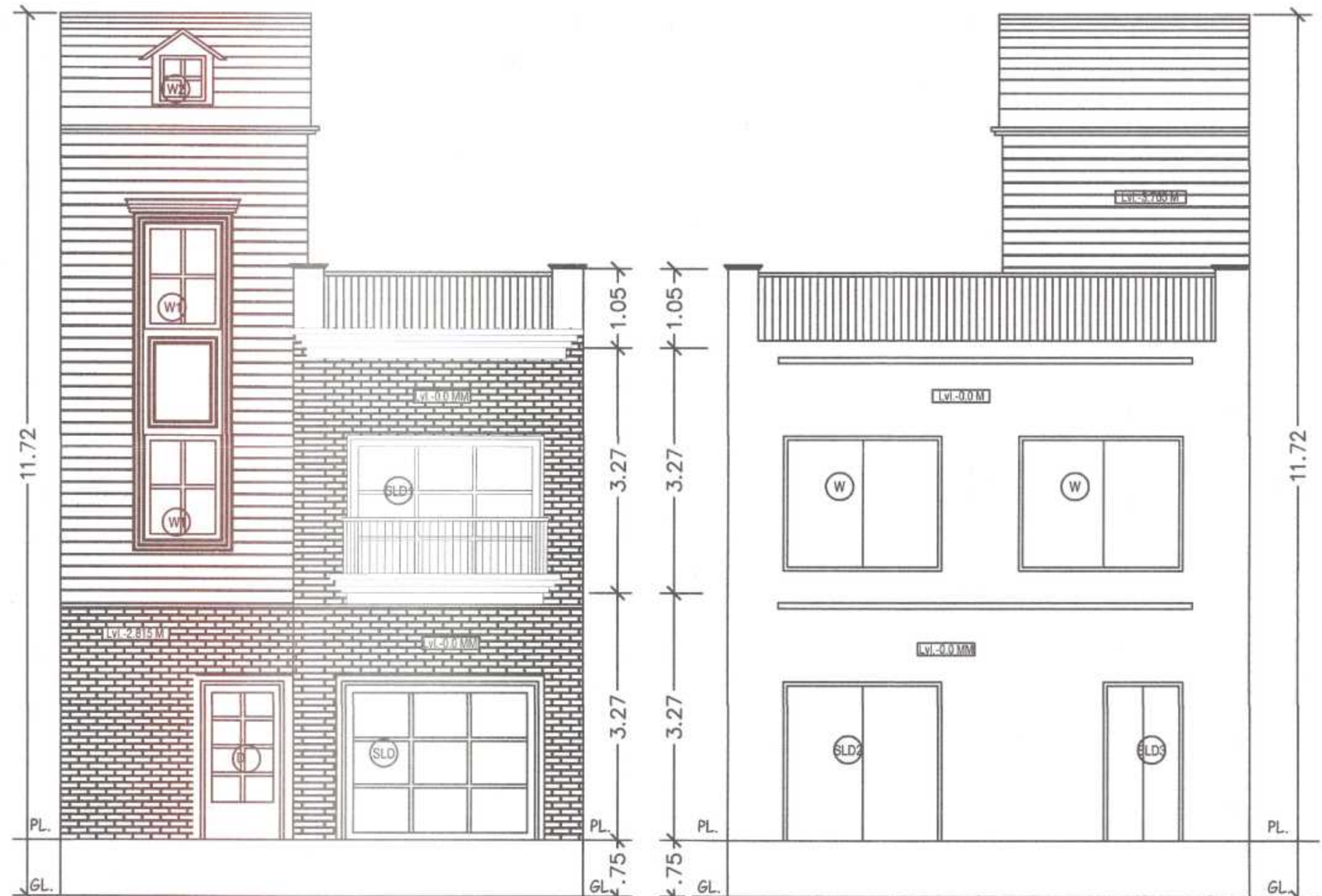


TERRACE PLAN

S.NO.	TAG	SIZE	CILL HT.
1	(D1)	1.200 M X 2.100 M	--
2	(D2)	0.750 M X 2.100 M	--
3	(D3)	0.900 M X 2.100 M	--
4	(SLD)	2.892 M X 2.100 M	--
5	(SLD)	1.243 M X 2.100 M	--
6	(SLD)	1.350 M X 2.100 M	--
7	(SLD)	1.308 M X 2.100 M	--
8	(SLD)	1.500 M X 2.100 M	--
9	(W1)	1.200 M X 1.400 M	--
10	(W2)	0.800 M X 0.800 M	--

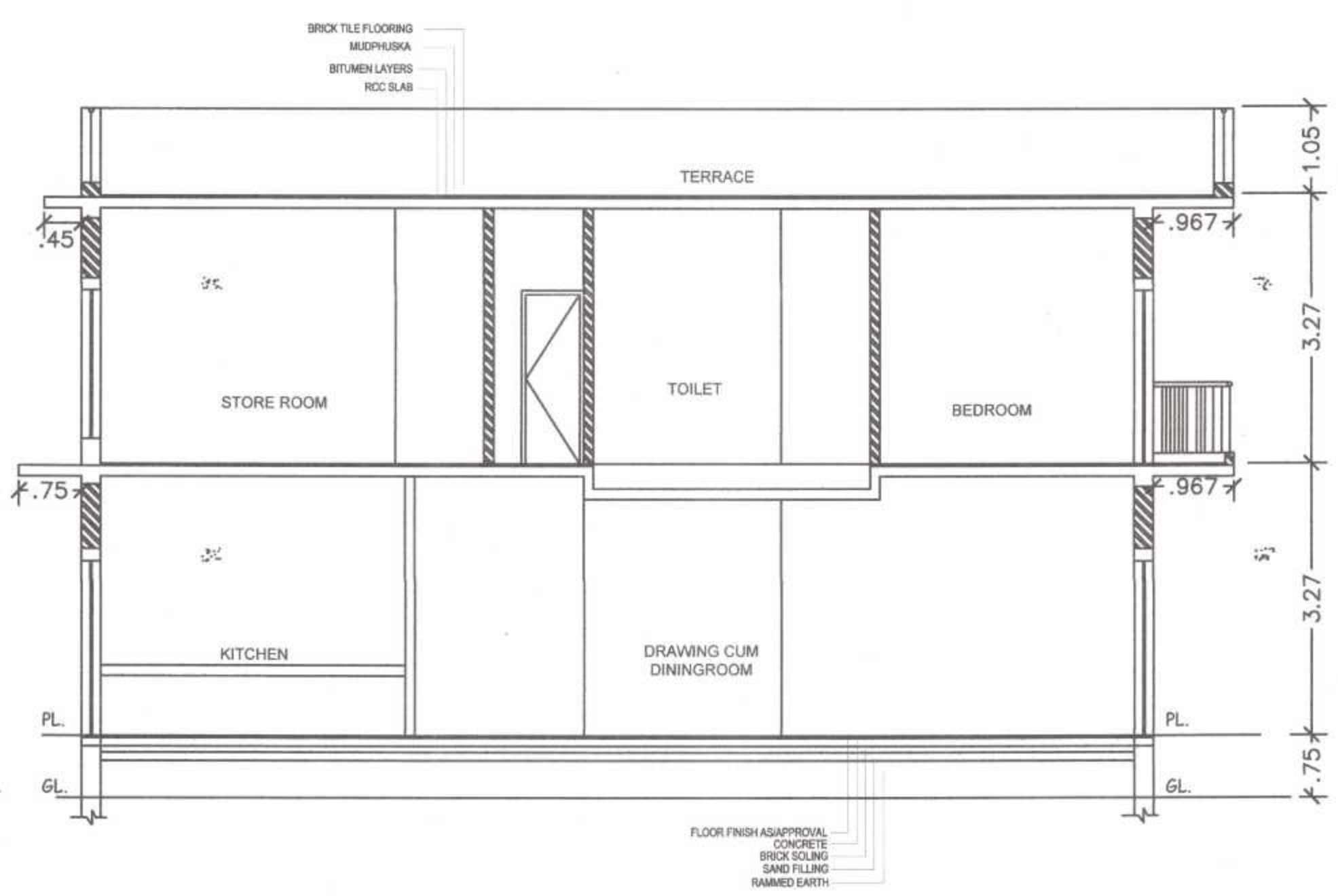


SITE PLAN



FRONT ELEVATION

REAR ELEVATION



SECTION C-D

SHEET NO. 1/1

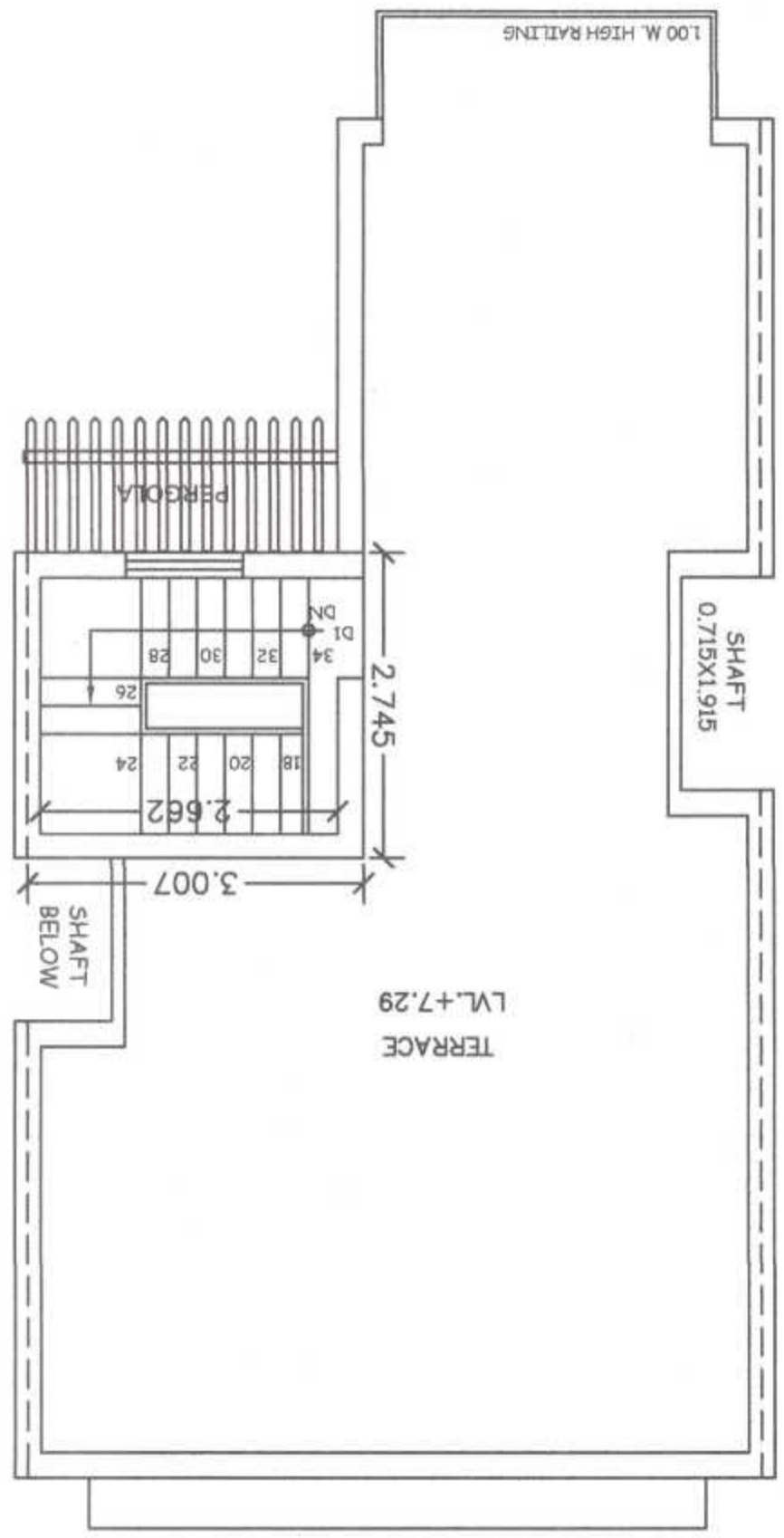
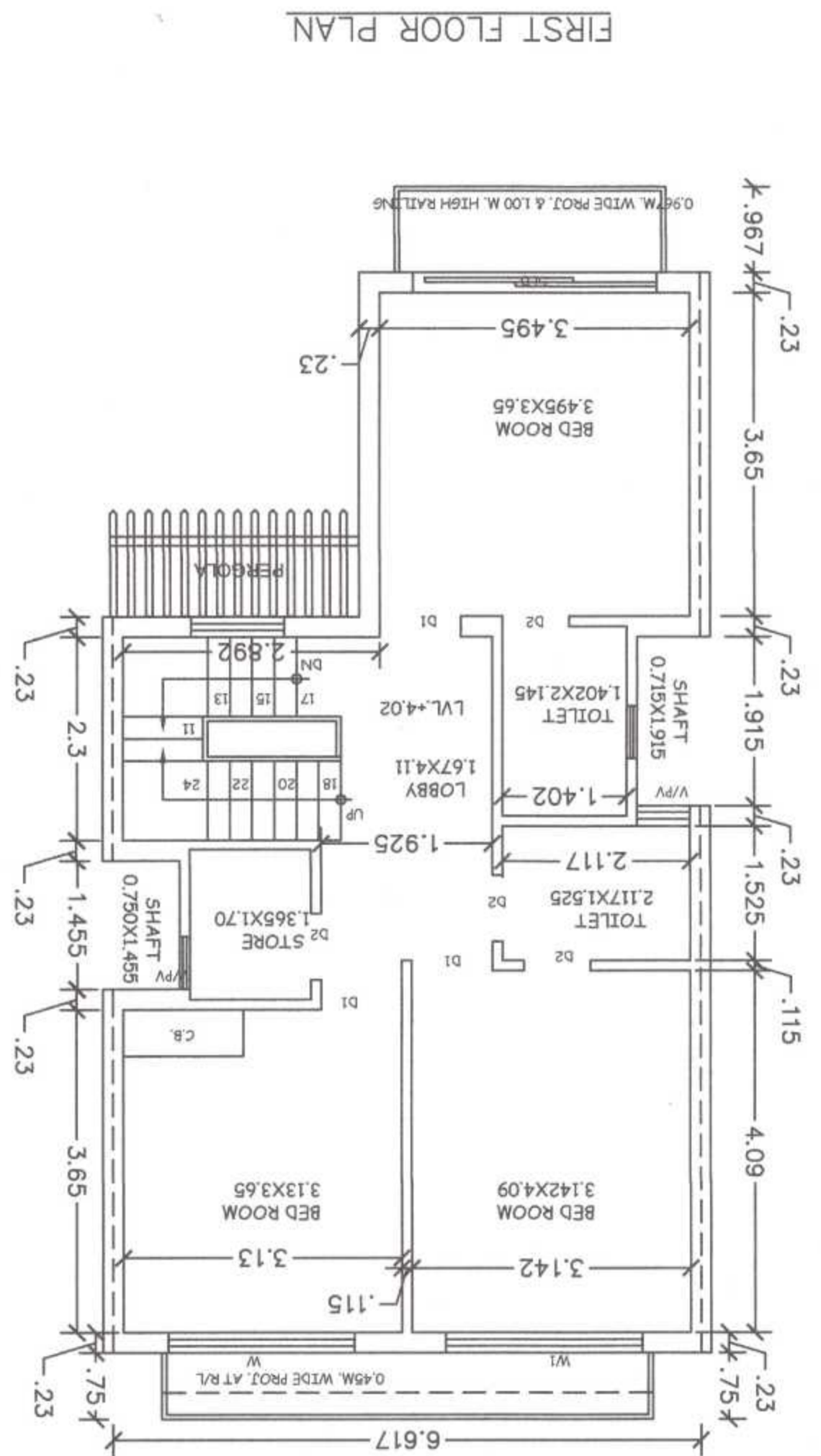
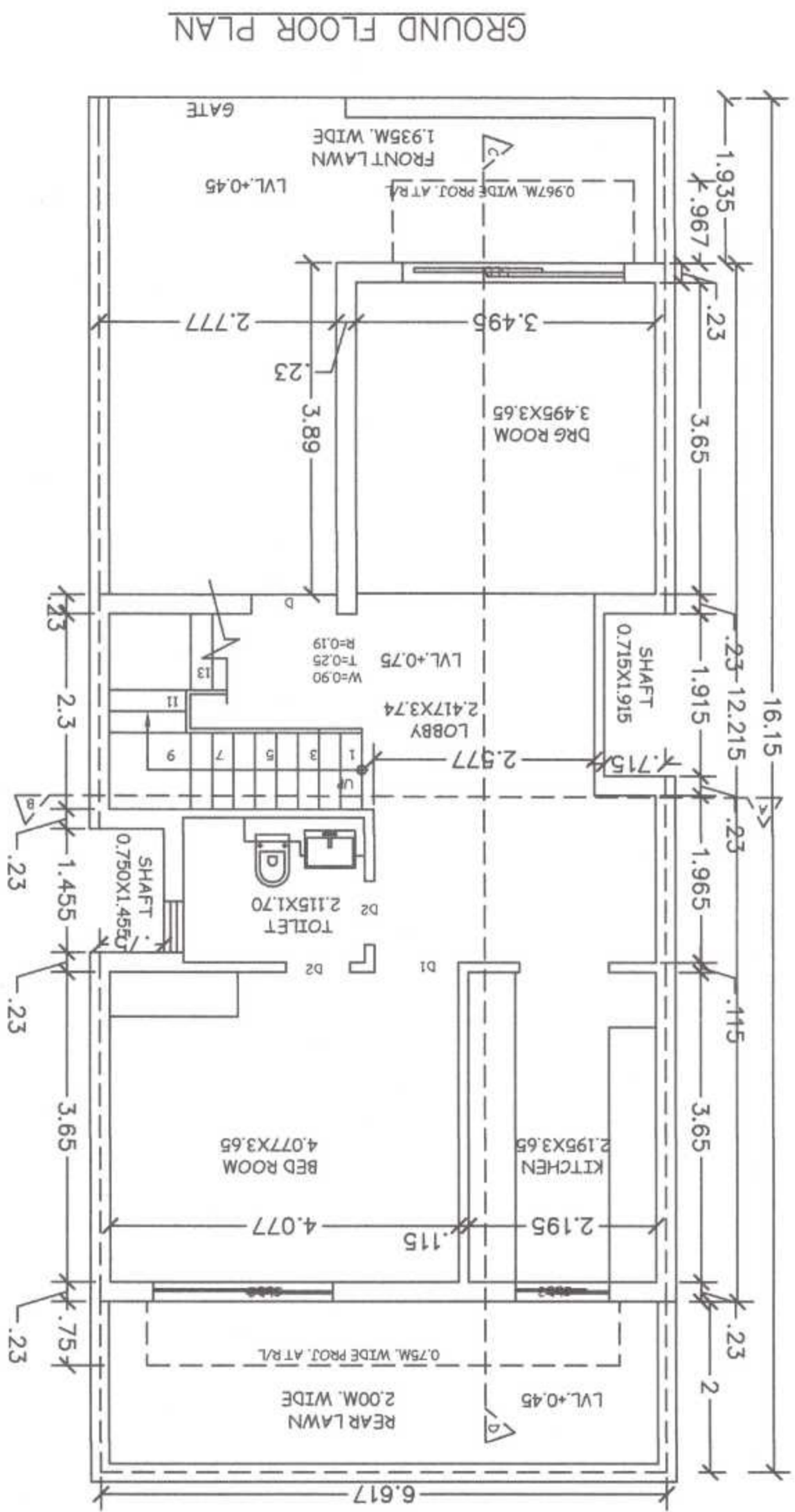
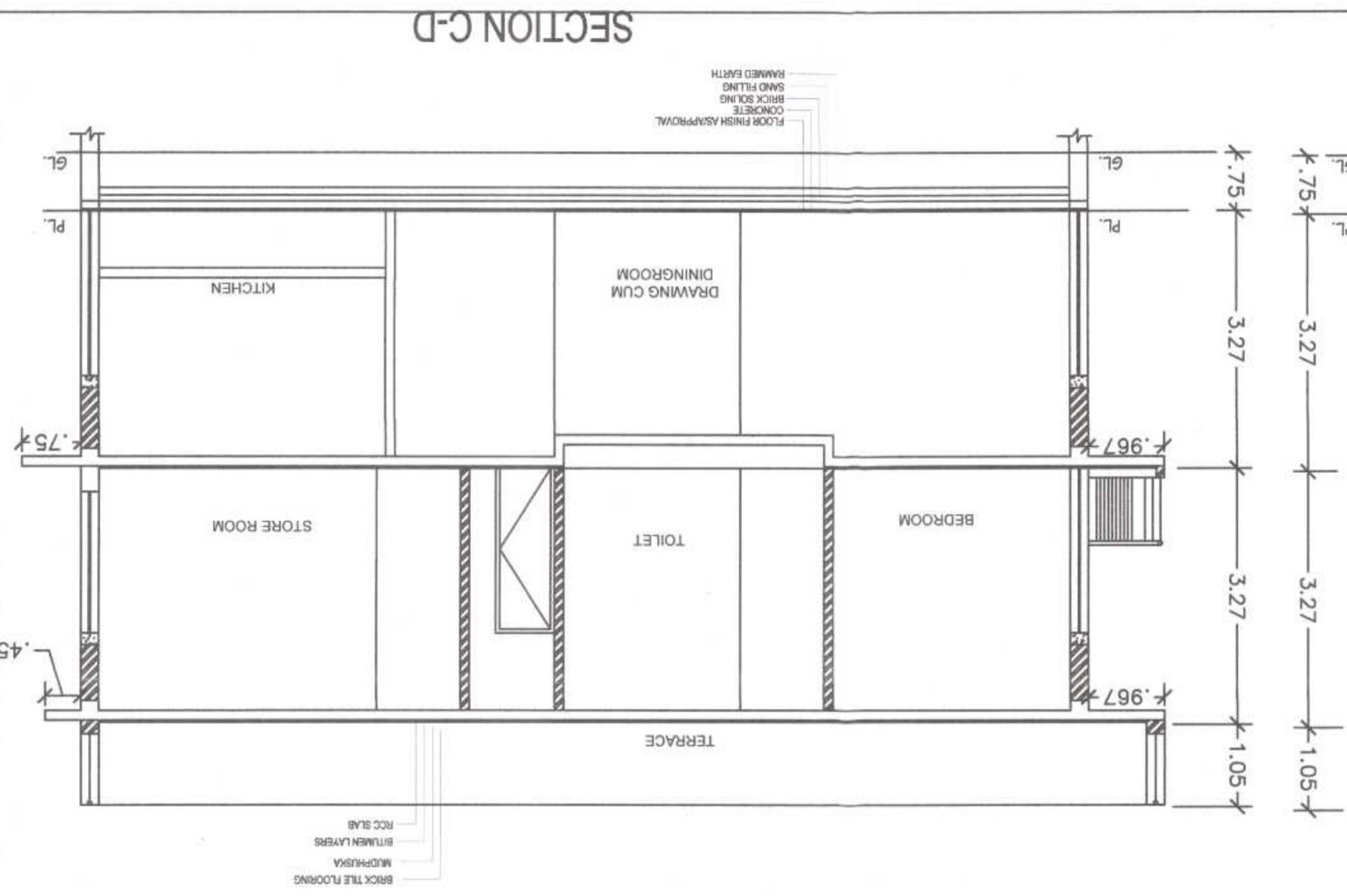
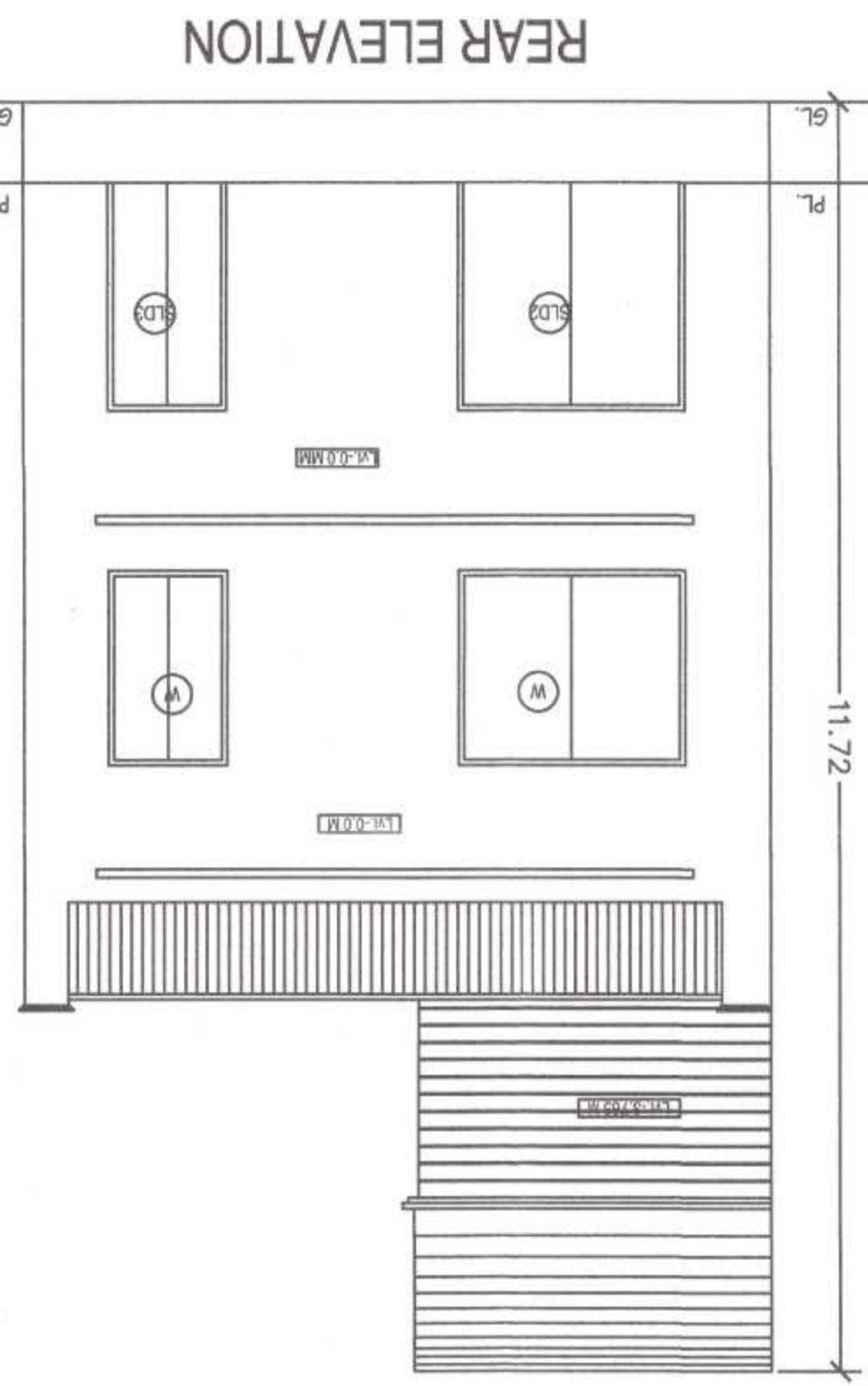
PROPOSED RESIDENCE BUILDING
PLAN ON PLOT NO.- C-1230 , ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
(UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA
PLOT AREA = 6.572 X 16.15 = 106.138 SQMT
PERM. OLD FAR. 2.00 % = 212.276 SQMT
PERM. AREA ON G. FLOOR=106.138@66%= 70.051 SQMT
PROP.COVD.AREA AT GROUND FLOOR IN FAR
=6.572X12.215 - (2.777X3.89)
=80.276 - 10.802 = 69.474 SQMT.
PROP.COVD AREA AT FIRST FLOOR = G. FLOOR AREA - (2.892X2.30)
= 69.474 - 6.651 = 62.823 SQMT.
ARCHIVED FAR. =G. FLOOR+F.FLOOR
= 69.474+62.823 = 132.297 SQMT
MUMMTY AREA IS = 3.007X2.745 = 8.254 SQMT. (NON FAR)
STAIRCASE AREA = 2.892X2.30 = 6.651 SQMT (NON FAR)
TOTAL COVD AREA= 132.297+8.254+6.651 = 147.202 SQMT

OWNER'S SIGN.

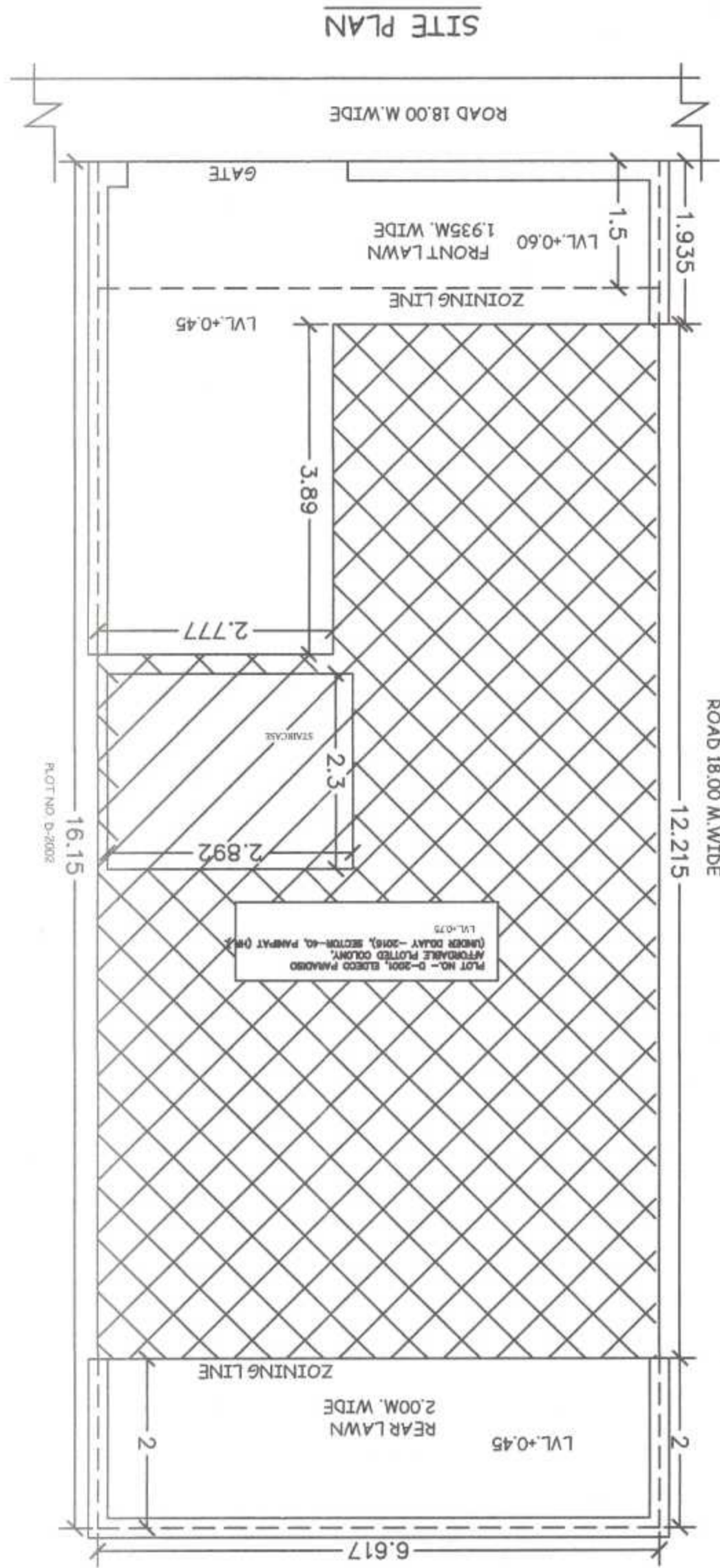
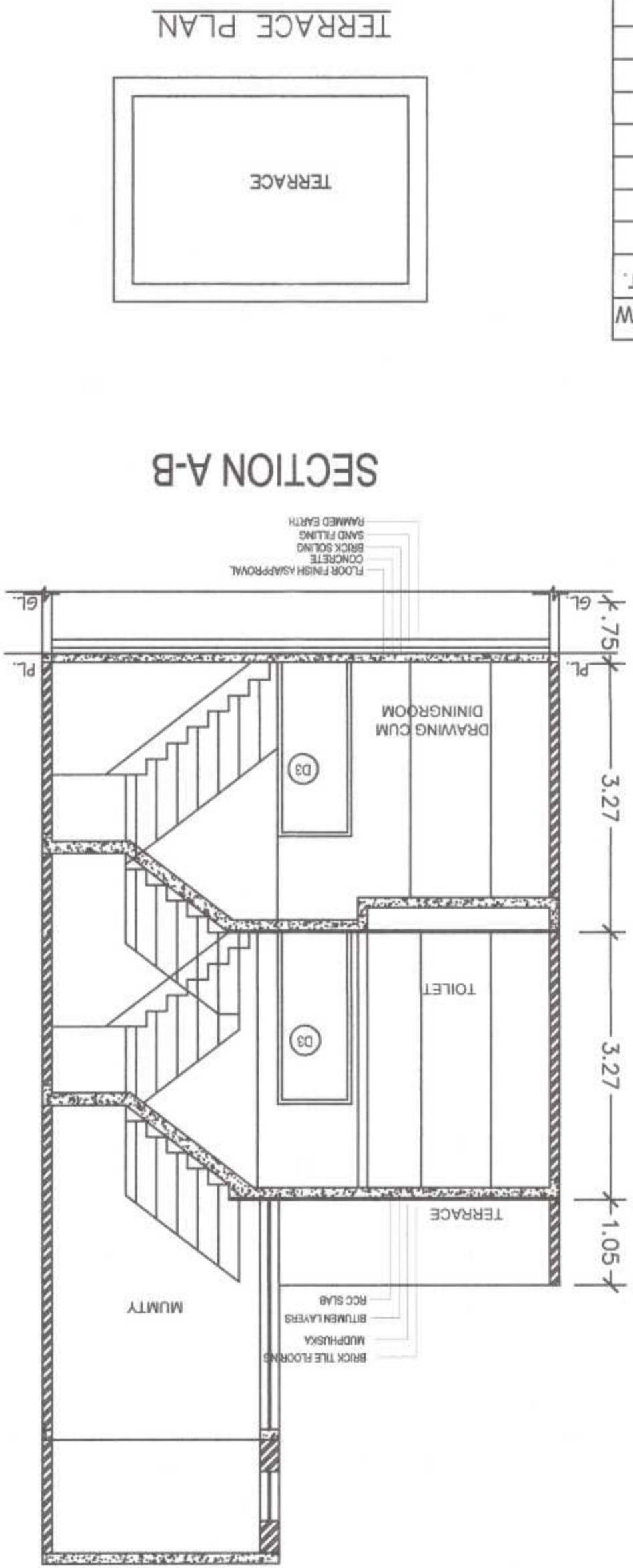
(Signature)
Ar. VIVEK KUMAR
 COA No. CA/2020/128709
 # 1018, Block-C, Sheela Colony
 Gurugram-122001 (Haryana)

ARCHITECT'S SIGN.



SCHEDULE OF DOOR AND WINDOW

S.NO.	TAG	SIZE	CILL HT.
1	D1	1.200 M X 2.100 M	--
2	D2	0.750 M X 2.100 M	--
3	D3	0.900 M X 2.100 M	--
4	SLD1	2.800 M X 2.100 M	--
5	SLD2	1.243 M X 2.100 M	--
6	SLD3	1.350 M X 2.100 M	--
7	SLD4	1.308 M X 2.100 M	--
8	SLD5	1.500 M X 2.100 M	--
9	W1	1.200 M X 1.400 M	--
10	W2	0.600 M X 0.600 M	--



PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO.-D-2001, ELDECO PARADISO, AFFORDABLE PLOTTED COLONY,
 (UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
 BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
 AUTH. SIGNATORY :- MR. SAMEER SAXENA

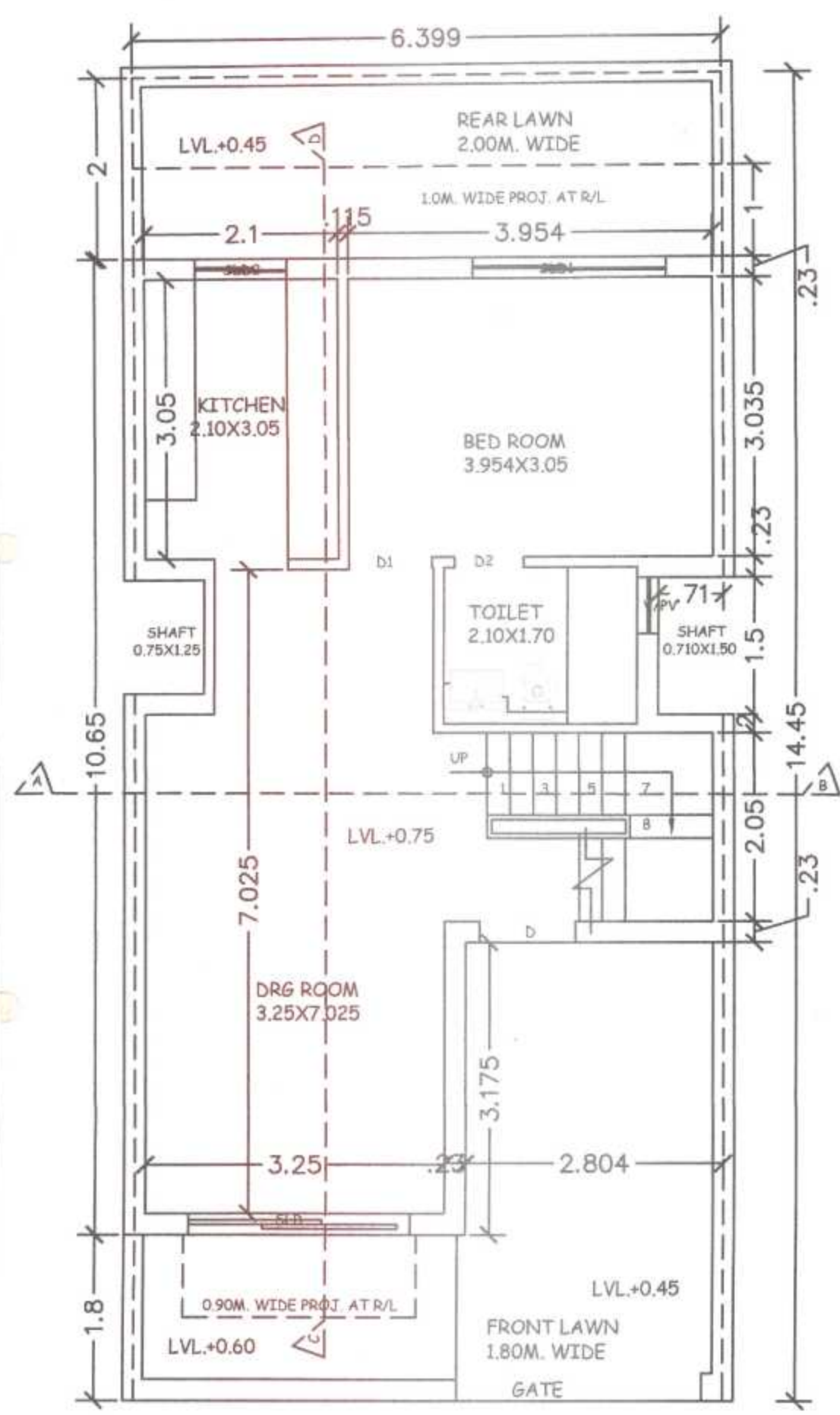
DETAIL OF AREA
 PLOT AREA = 6.617 X 16.15 = 106.865 SQMT
 PERM. OLD FAR 2.00% = 213.73 SQMT
 PERM. AREA ON G. FLOOR = 106.865 @ 69% = 70.530 SQMT
 PROP. COVD. AREA AT GROUND FLOOR IN FAR = 6.617 X 12.215 = 80.276 - 10.802 = 69.474 SQMT
 PROP. COVD. AREA AT FIRST FLOOR = G. FLOOR AREA - (2.892 X 2.30) = 69.474 - 6.651 = 62.823 SQMT
 ARCHIVED FAR = G. FLOOR + F. FLOOR = 69.474 + 62.823 = 132.297 SQMT
 MUMMITY AREA IS = 3.007 X 2.745 = 8.254 SQMT (NON FAR)
 STAIRCASE AREA = 2.662 X 2.30 = 6.123 SQMT (NON FAR)
 TOTAL COVD. AREA = 132.297 + 8.254 + 6.123 = 146.674 SQMT

ARCHITECT'S SIGN.

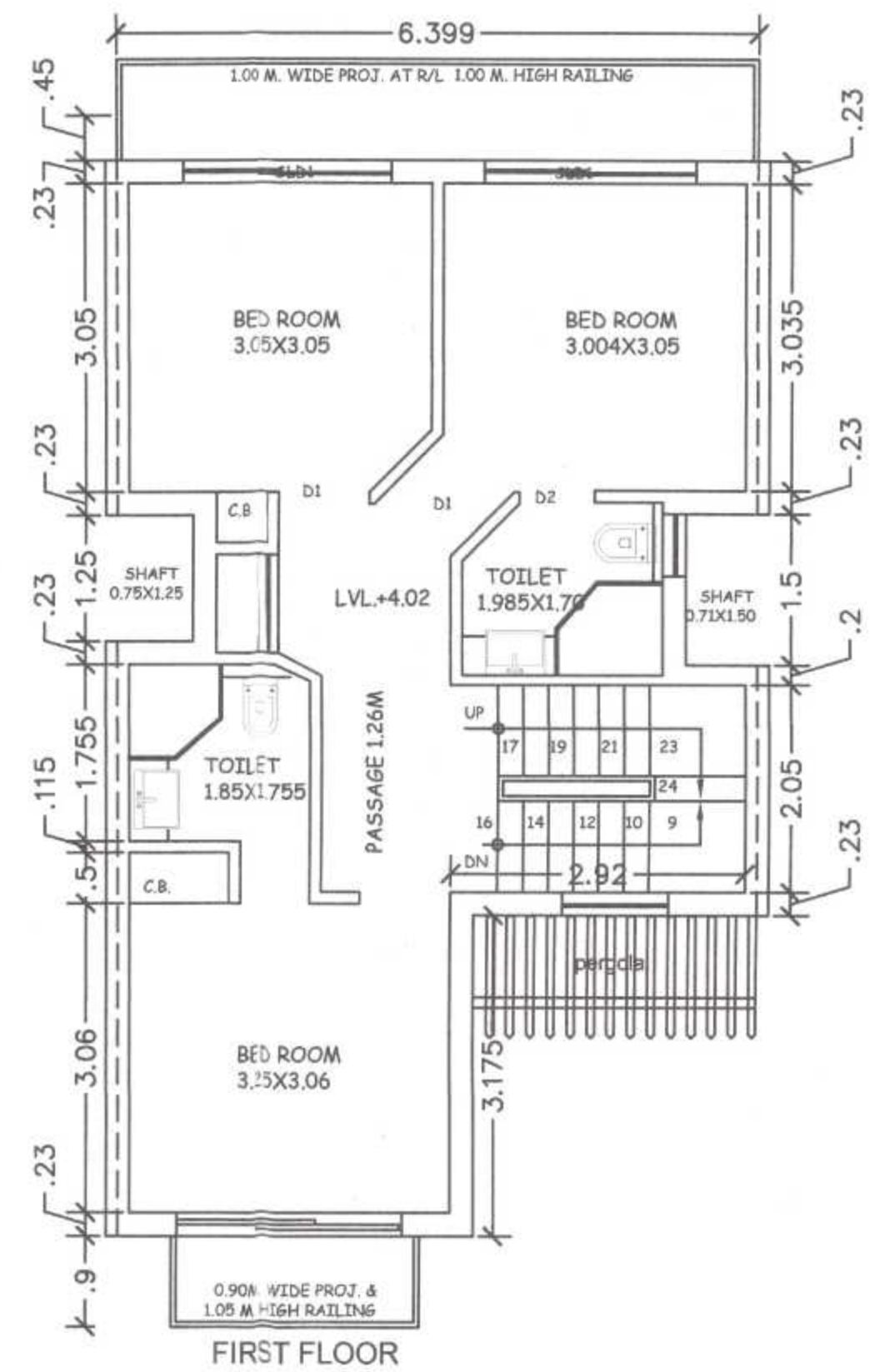
OWNER'S SIGN.

SHEET NO. 1/1

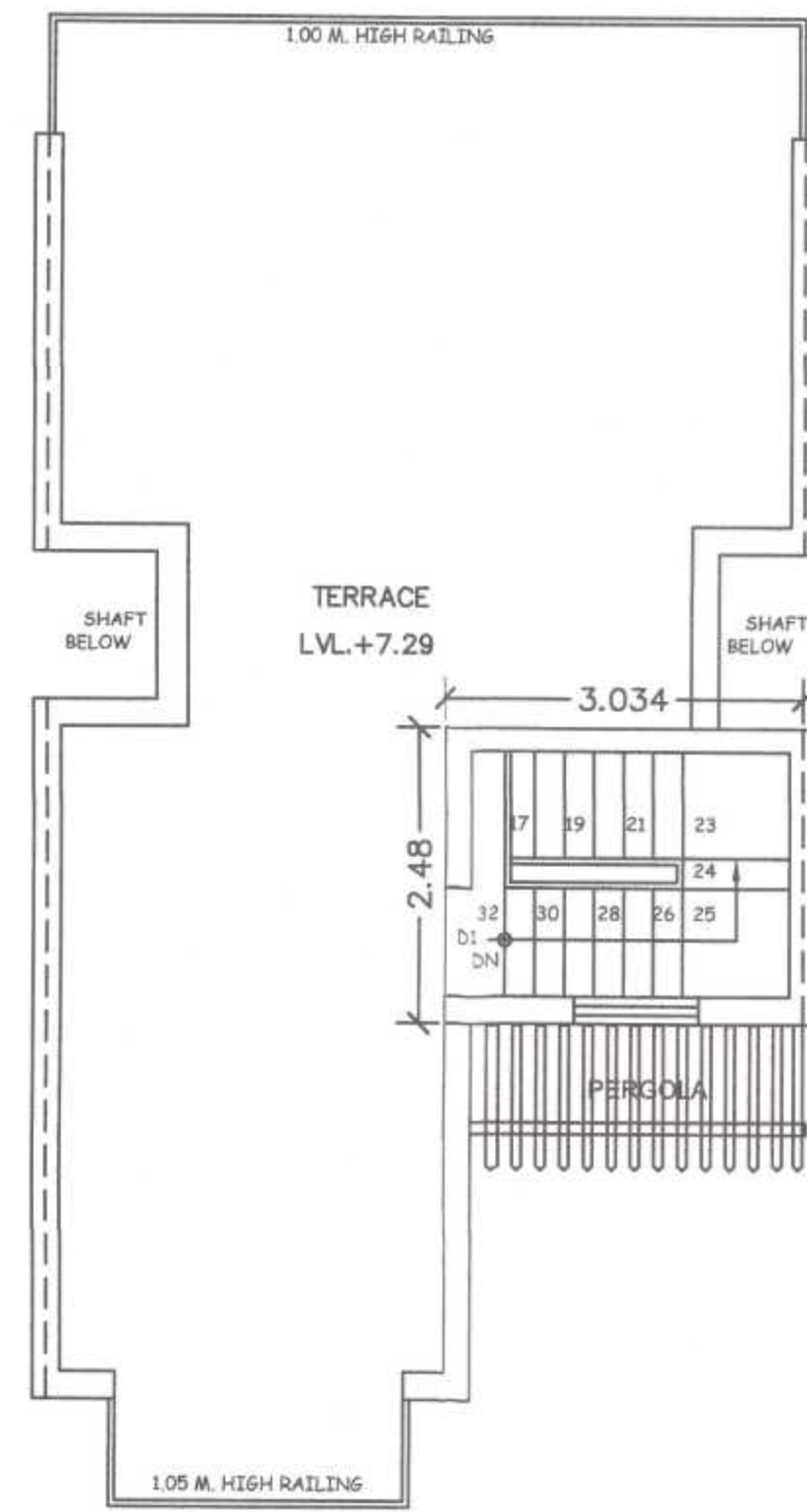




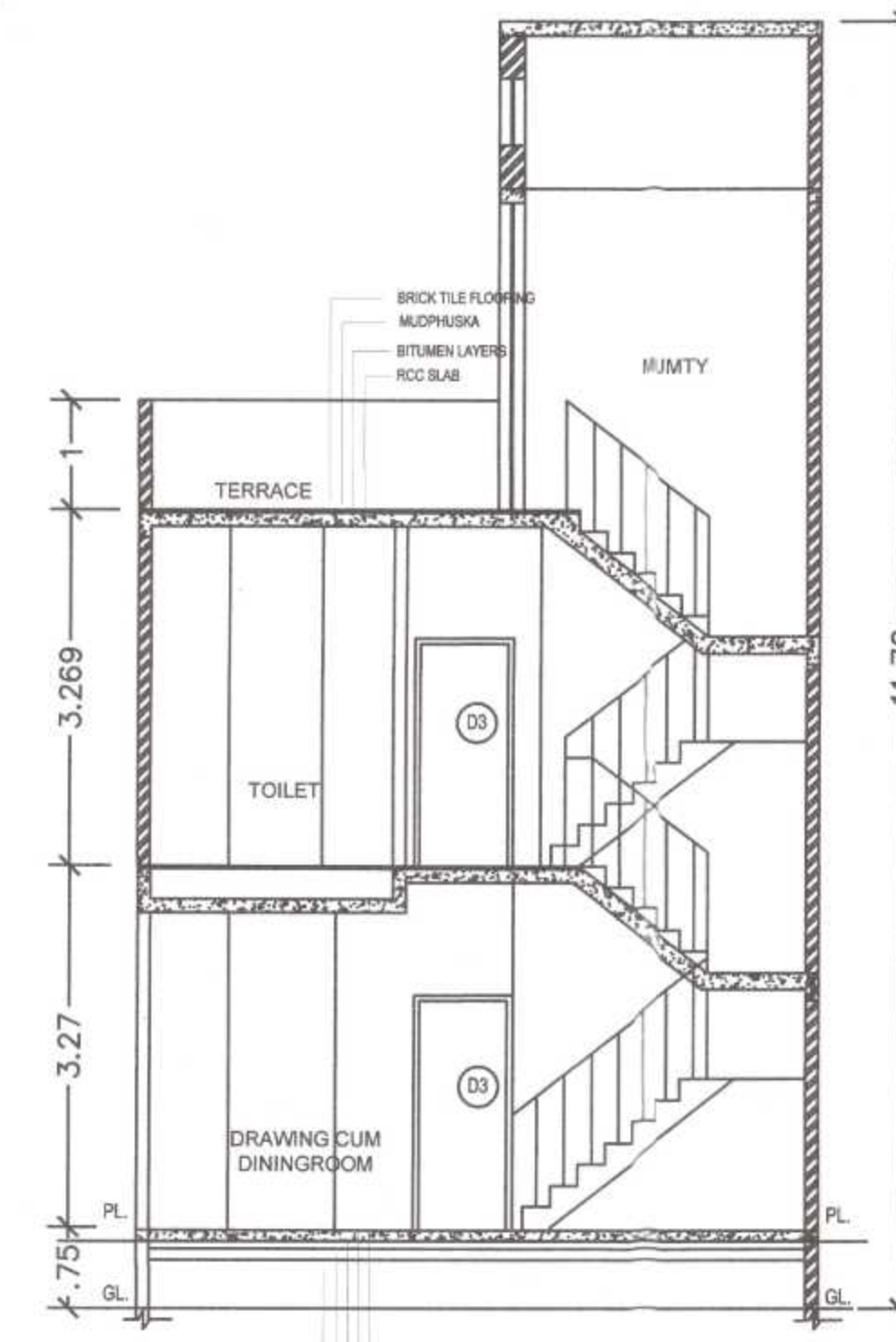
GROUND FLOOR



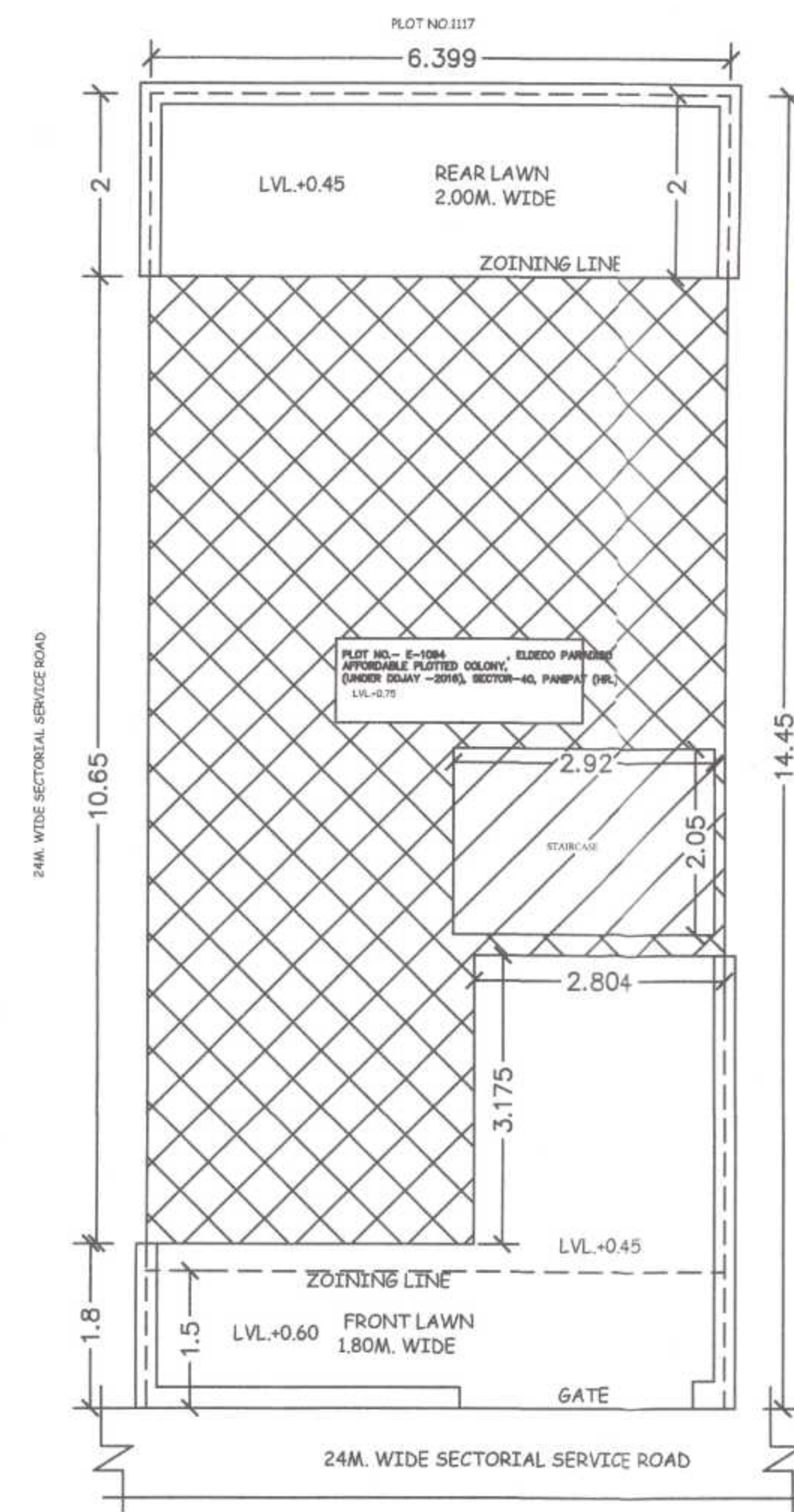
FIRST FLOOR



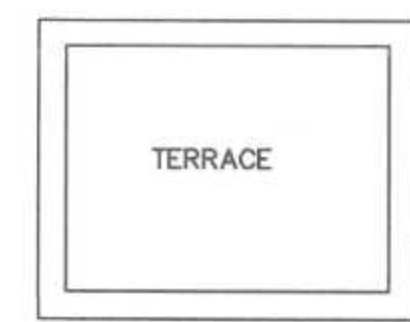
MUMTY/TERRACE PLAN



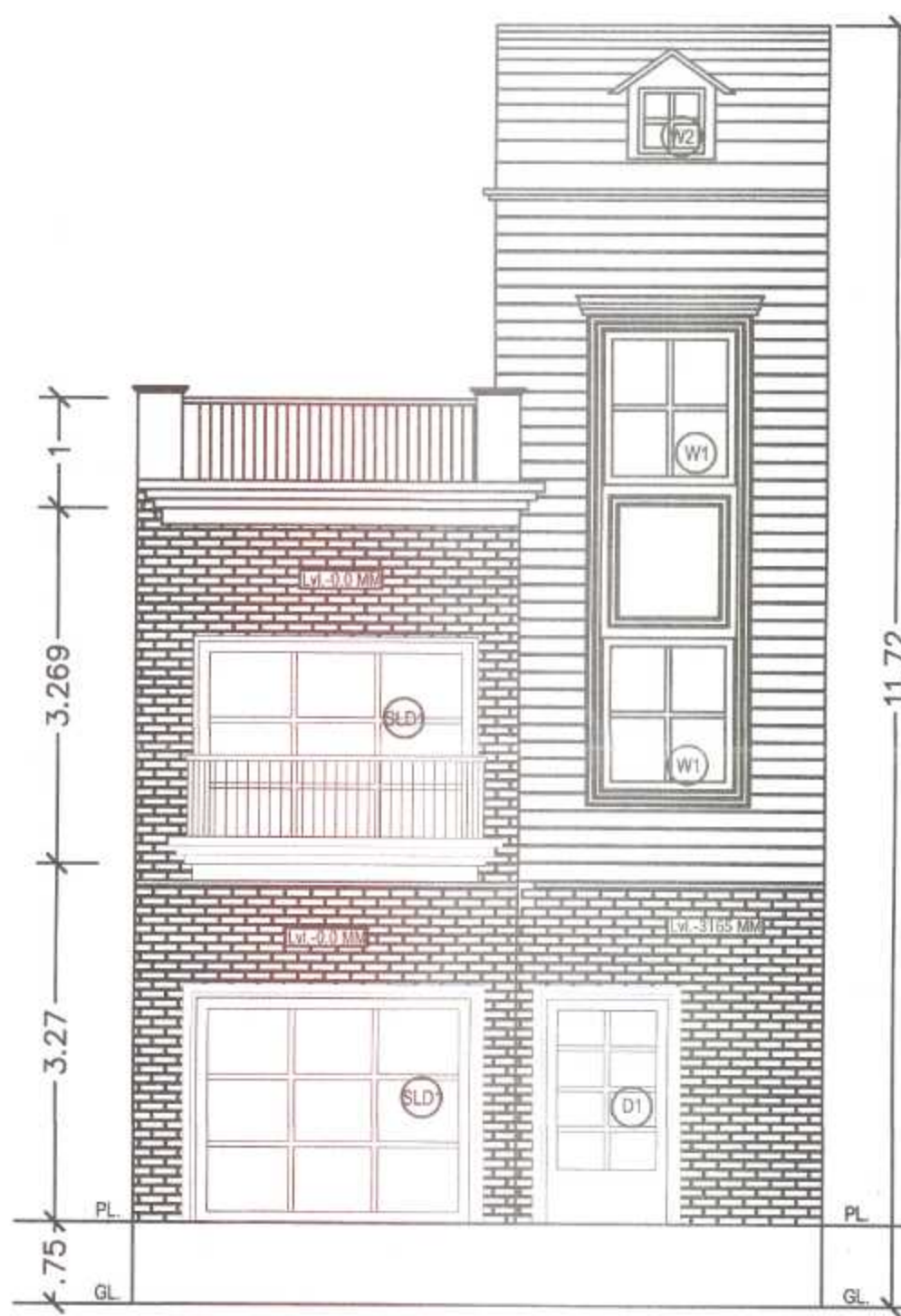
SECTION B



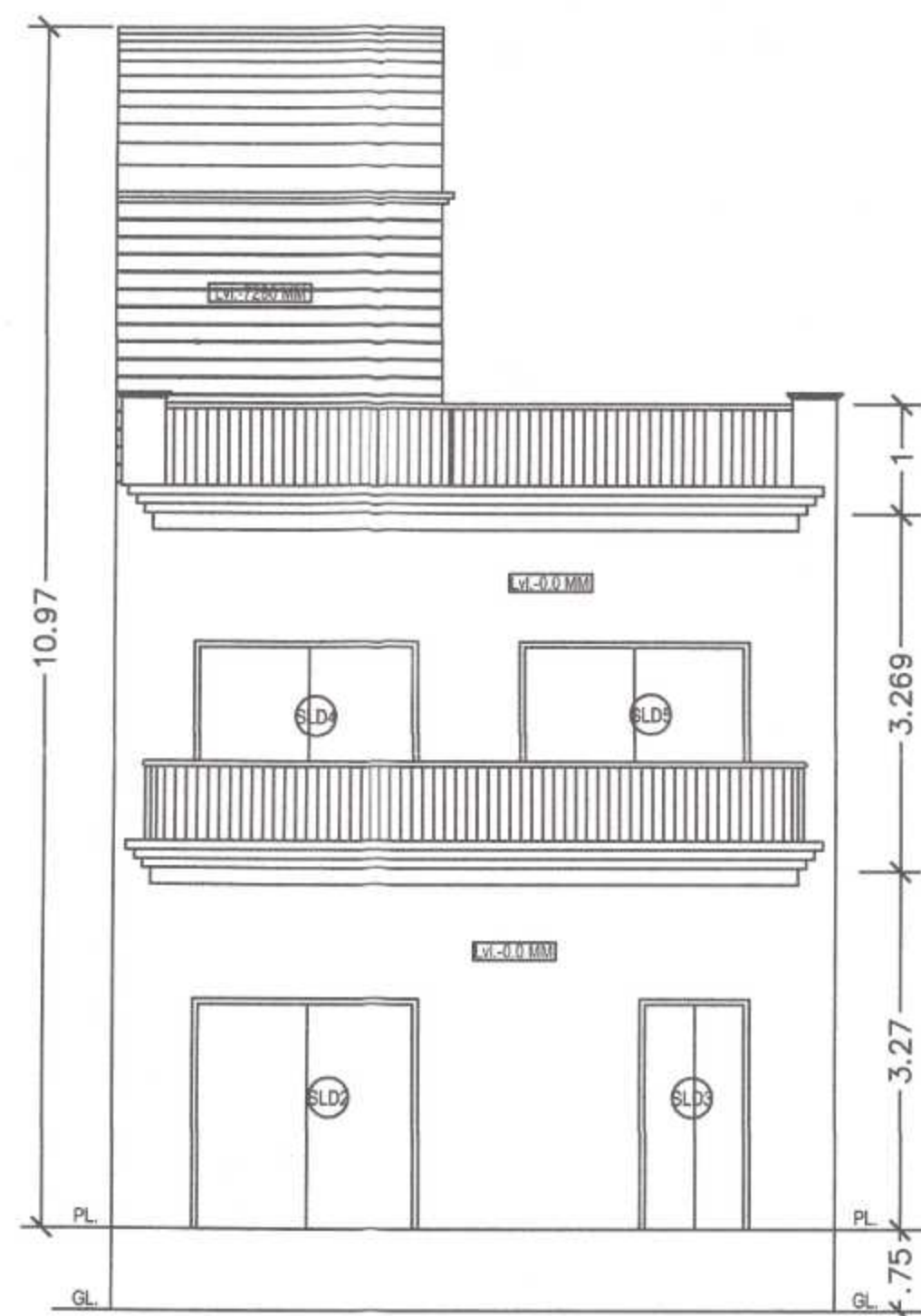
SITE PLAN



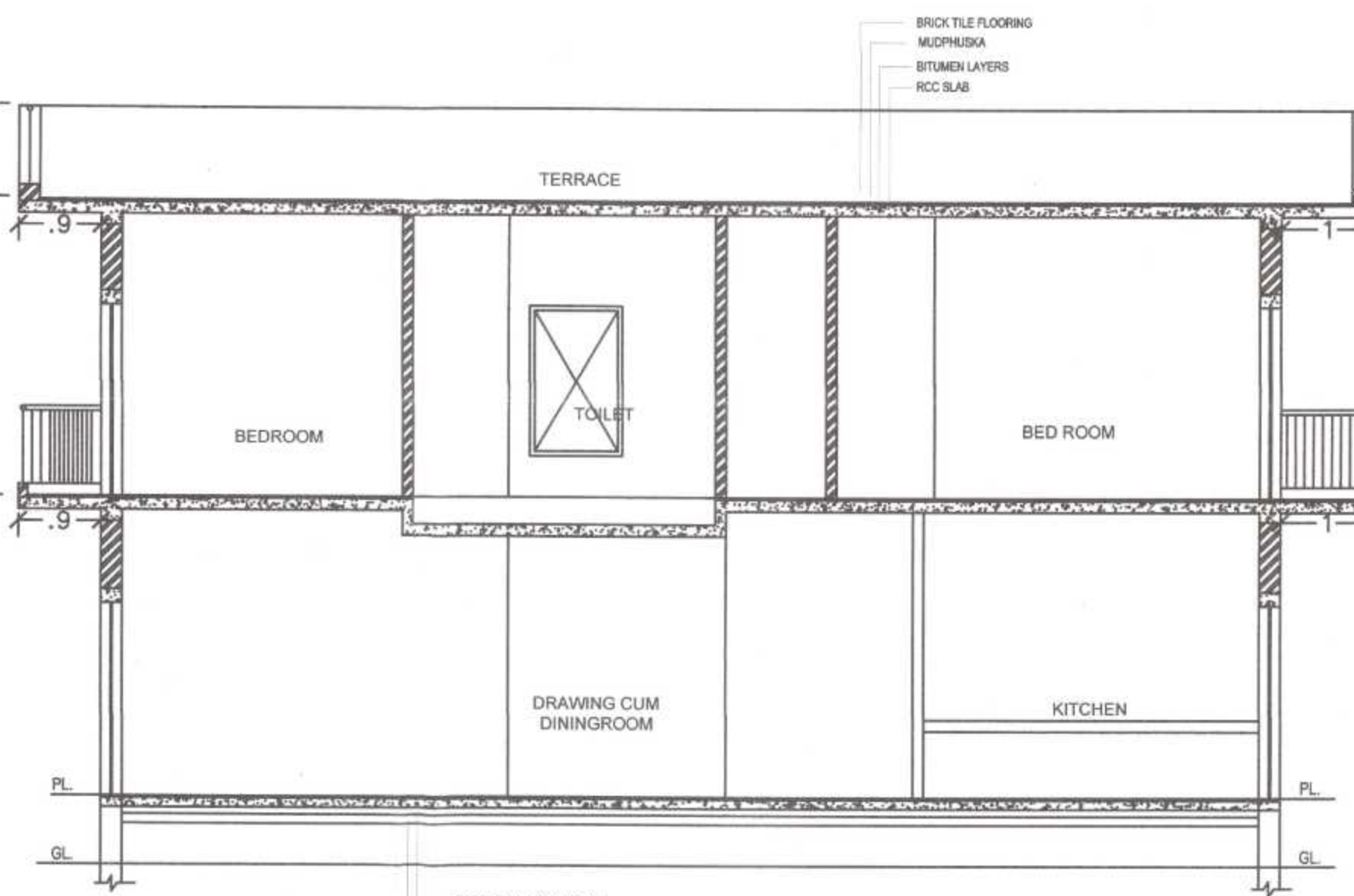
TERRACE PLAN



FRONT ELEVATION



REAR ELEVATION



SECTION A

SHEET NO. 1/1

PROPOSED RESIDENCE BUILDING

PLAN ON PLOT NO. - E-1094, ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
(UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)

BELONGING TO :- HERMAN PROPERTIES PVT. LTD.

AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA

PLOT AREA = 6.399 X 14.45 = 92.466 SQMT

PERM. OLD FAR. 2.00 % = 184.932 SQMT

PERM. AREA ON G. FLOOR = 92.466 @ 66% = 61.027 SQMT

PROP. COVD. AREA AT GROUND FLOOR IN FAR

= 6.399 X 10.65 - (2.804 X 3.175)

= 68.149 - 8.902 = 59.247 SQMT.

PROP. COVD. AREA AT FIRST FLOOR = G. FLOOR AREA - (2.92 X 2.05)

= 59.247 - 5.986 = 53.261 SQMT.

ARCHIVED FAR. = G. FLOOR + F. FLOOR

= 59.247 + 53.261 = 112.508 SQMT

MUMMITY AREA IS = 3.034 X 2.48 = 7.524 SQMT. (NON FAR)

STAIRCASE AREA = 2.92 X 2.05 = 5.986 SQMT (NON FAR)

TOTAL COVD. AREA = 112.508 + 7.524 + 5.986 = 126.018 SQMT

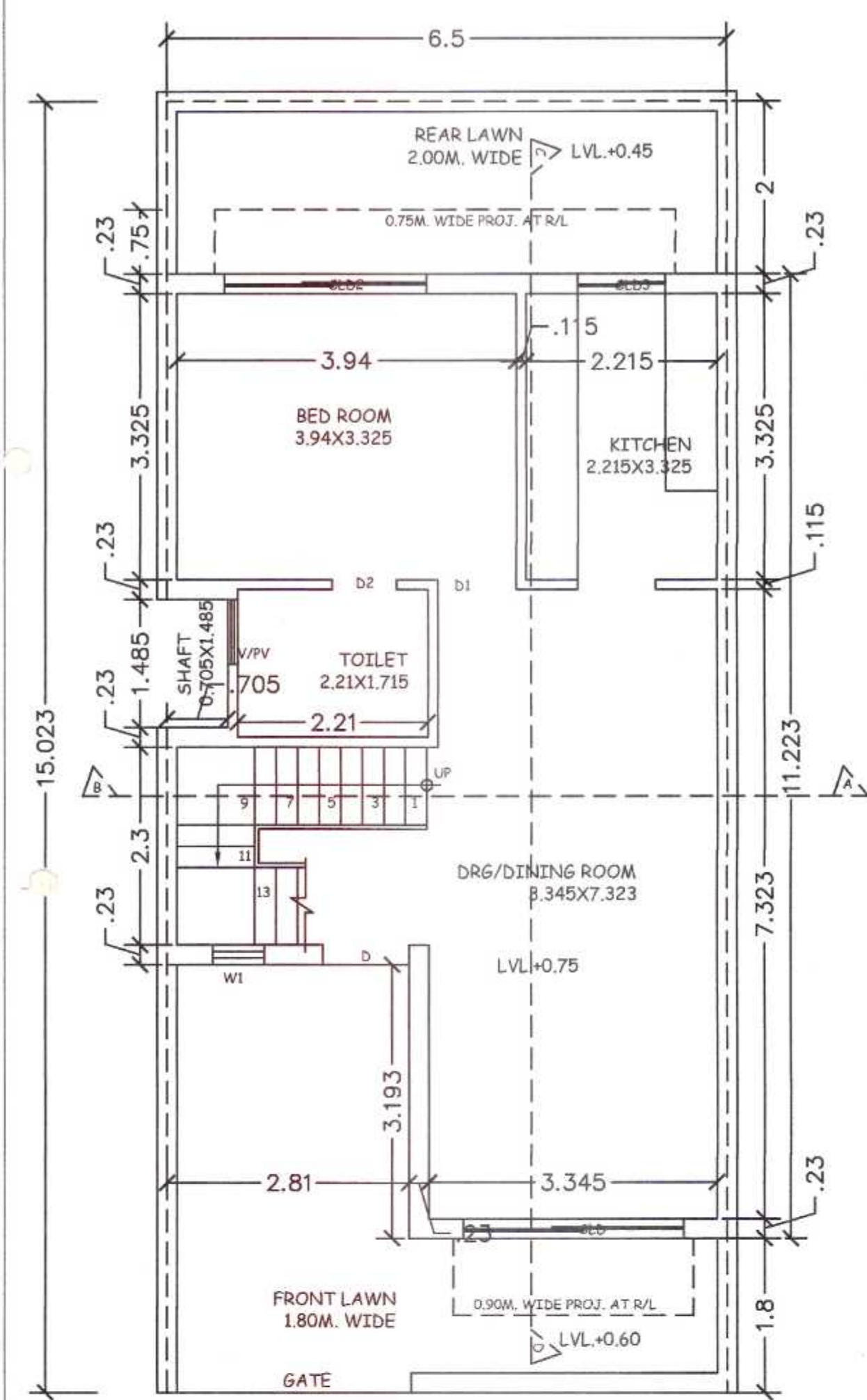
OWNER'S SIGN.

Ar. VIVEK KUMAR
COA No. CA2020120709
108, Block-C, Sharda Colony
Gurgaon-122001 (Haryana)

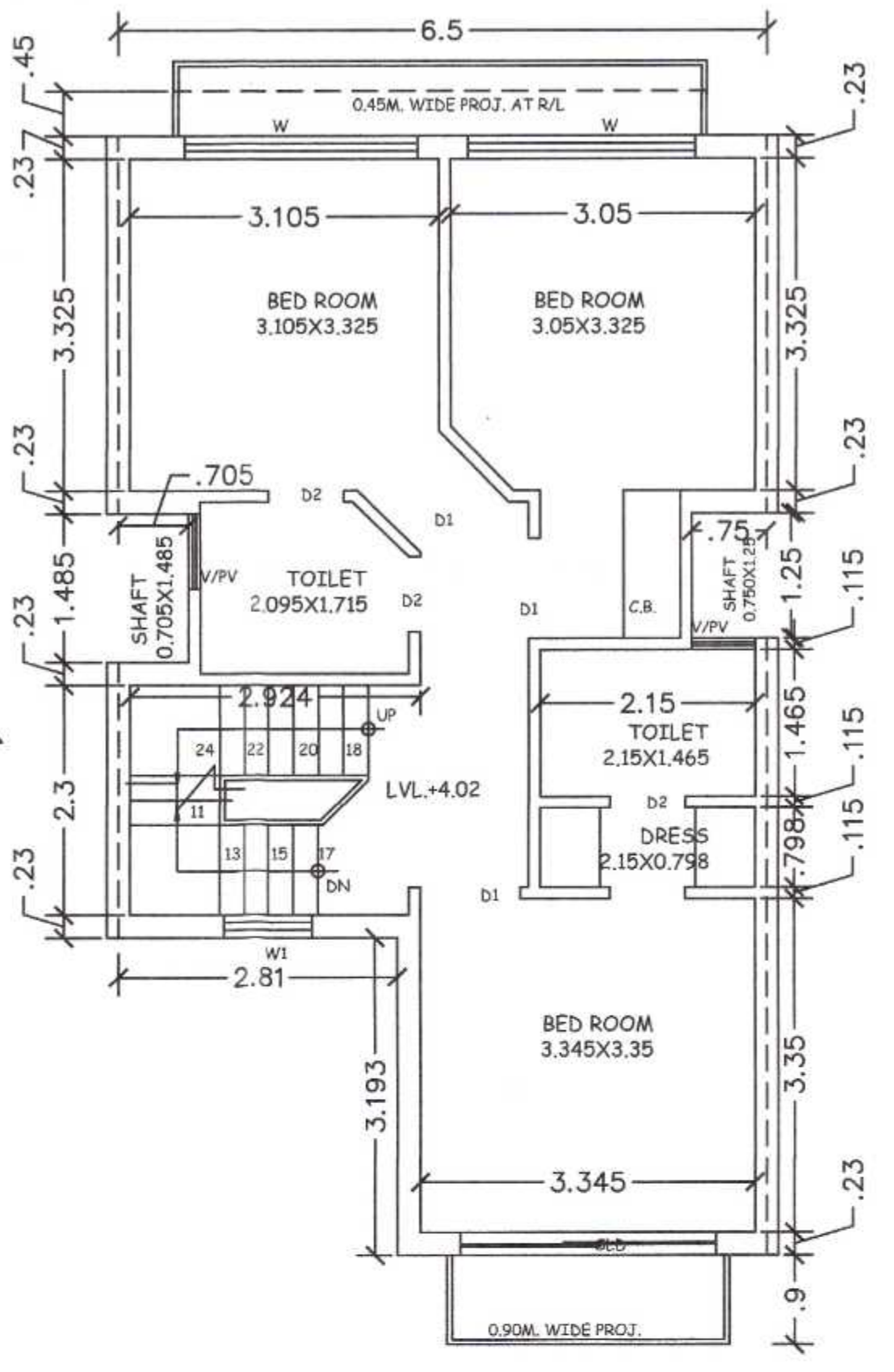
ARCHITECT'S SIGN.

Sanctioned
Valid for 2 Years
21/2/2022
b
21/2/2022

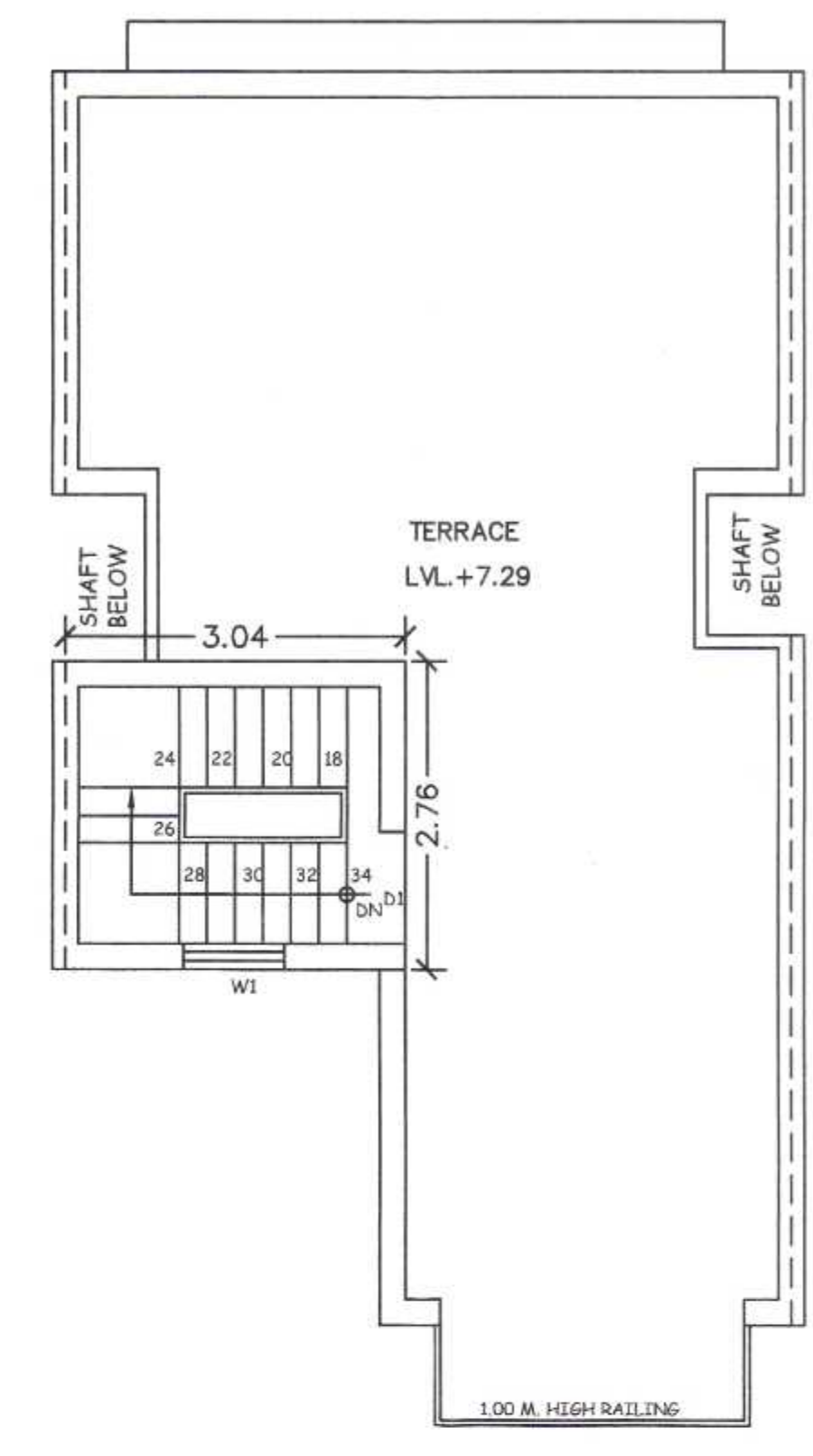
21/2/2022
21/2/2024



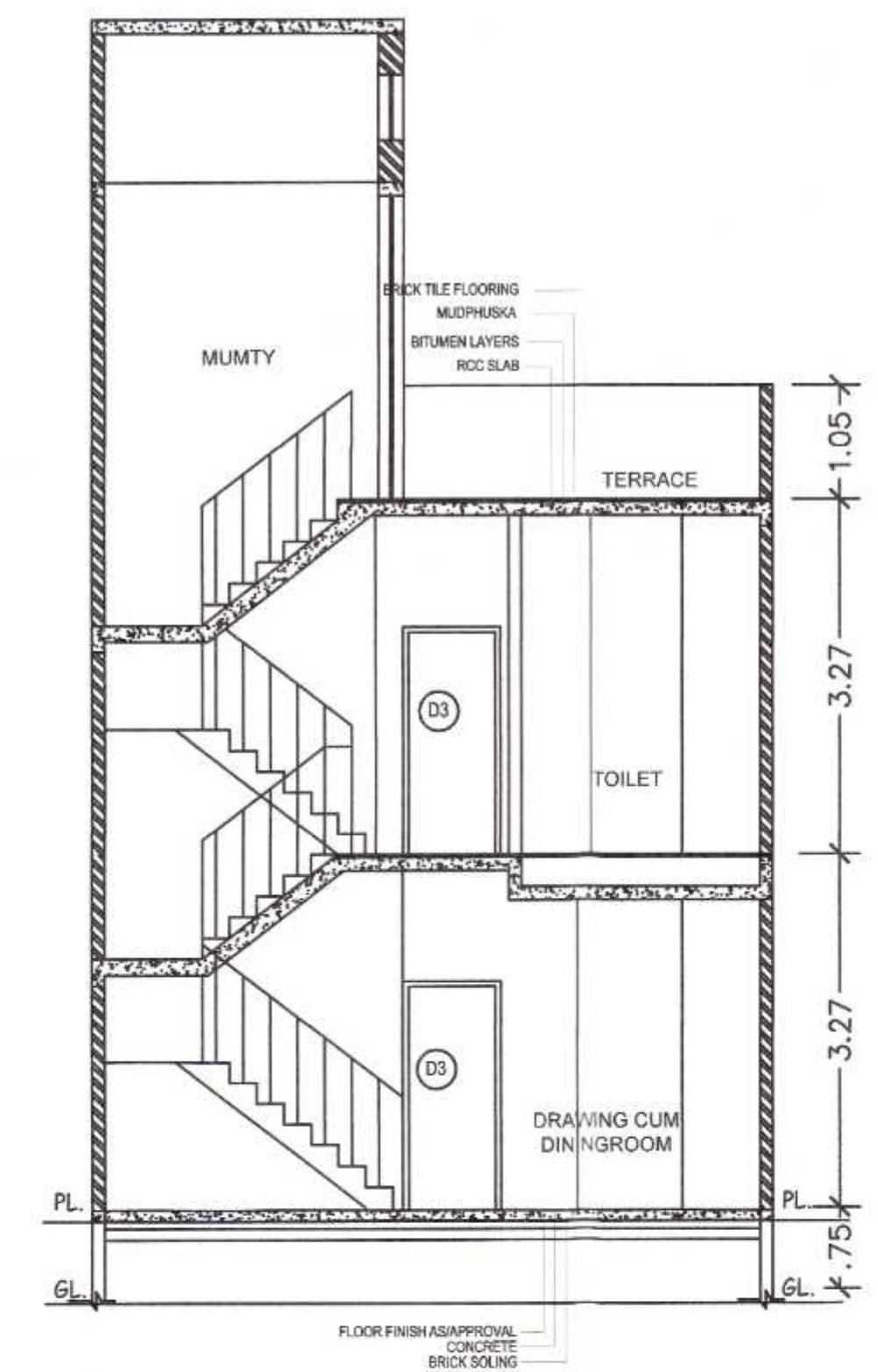
GROUND FLOOR PLAN



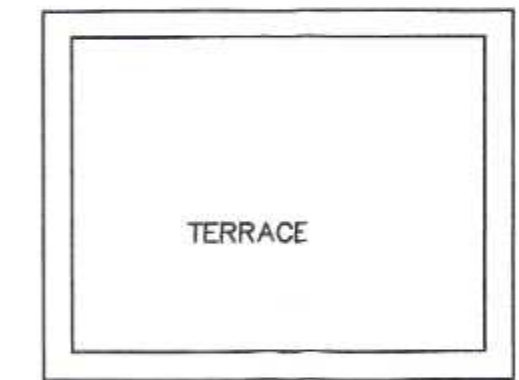
FIRST FLOOR PLAN



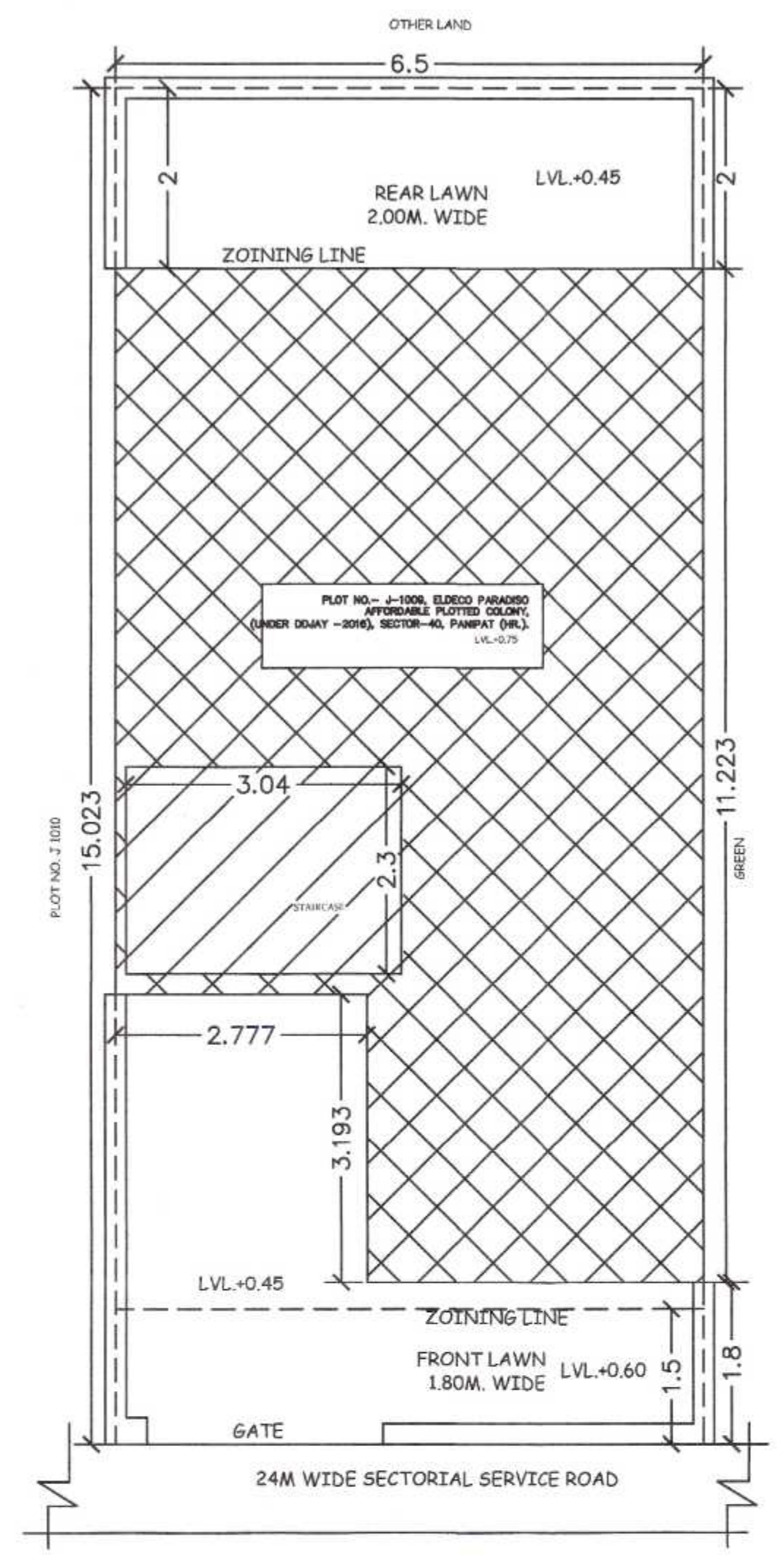
MUMTY/TERRACE PLAN



SECTION A-B



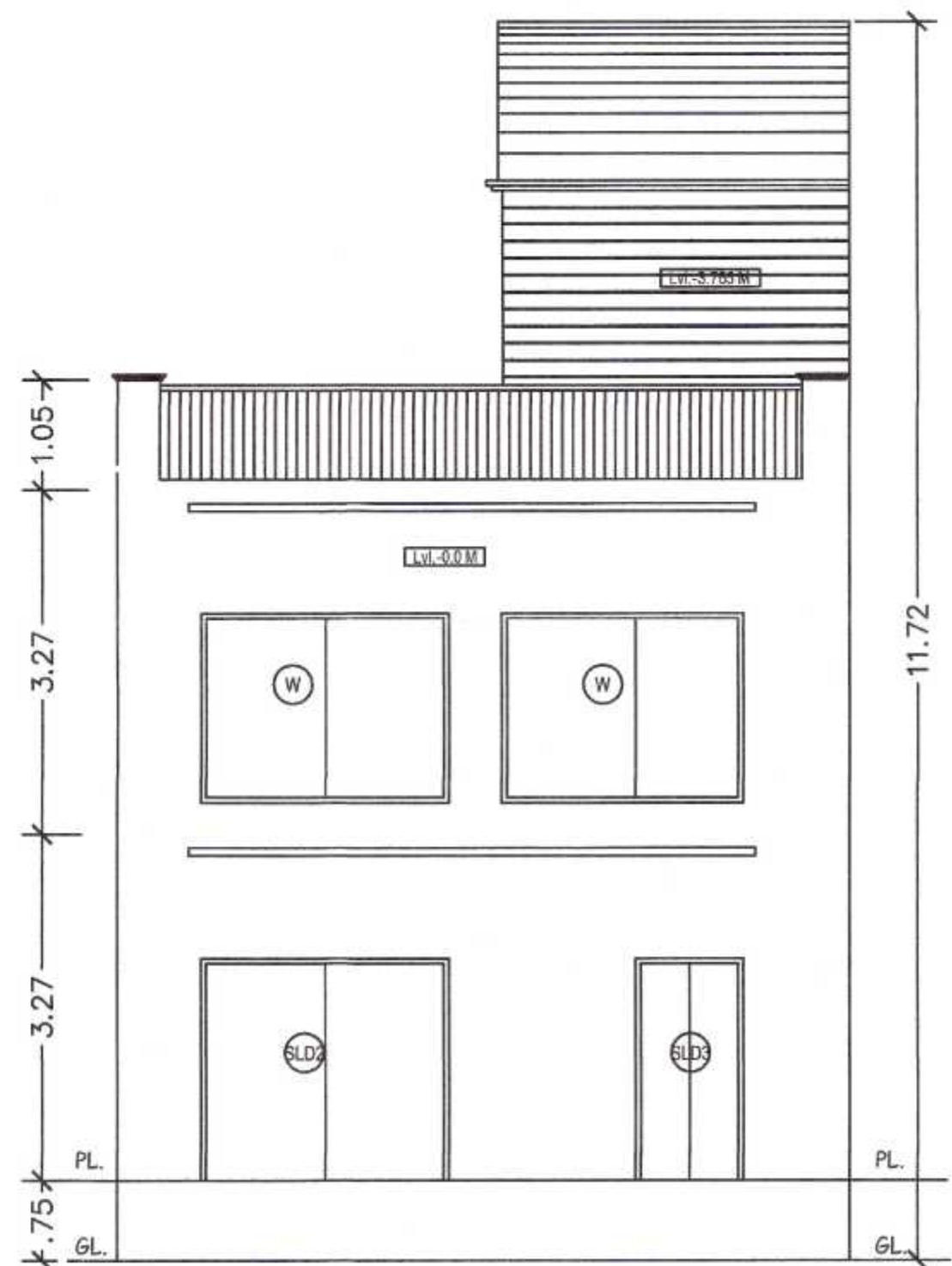
TERRACE PLAN



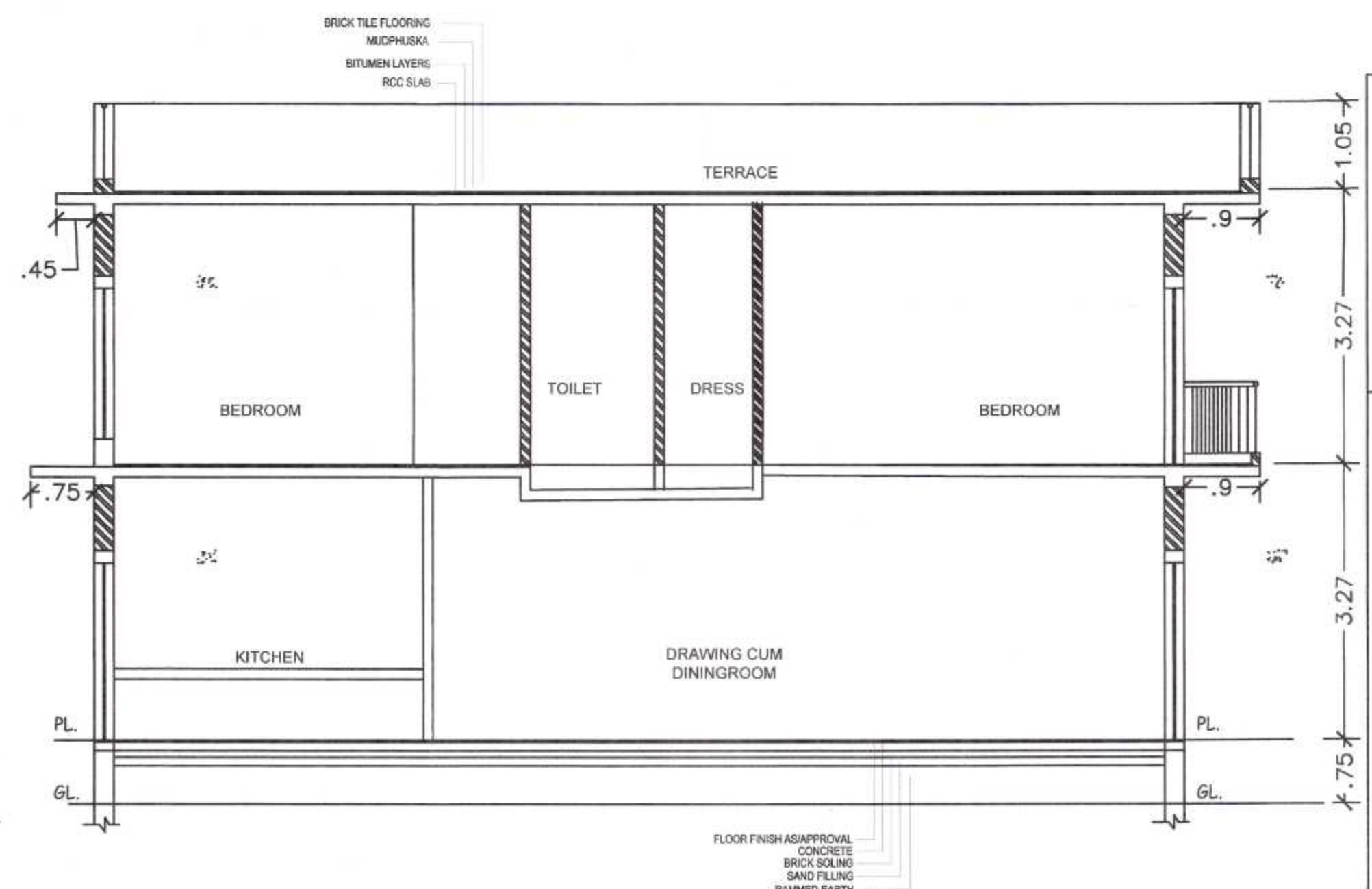
SITE PLAN



FRONT ELEVATION



REAR ELEVATION



SECTION C-D

SHEET NO. 1/1

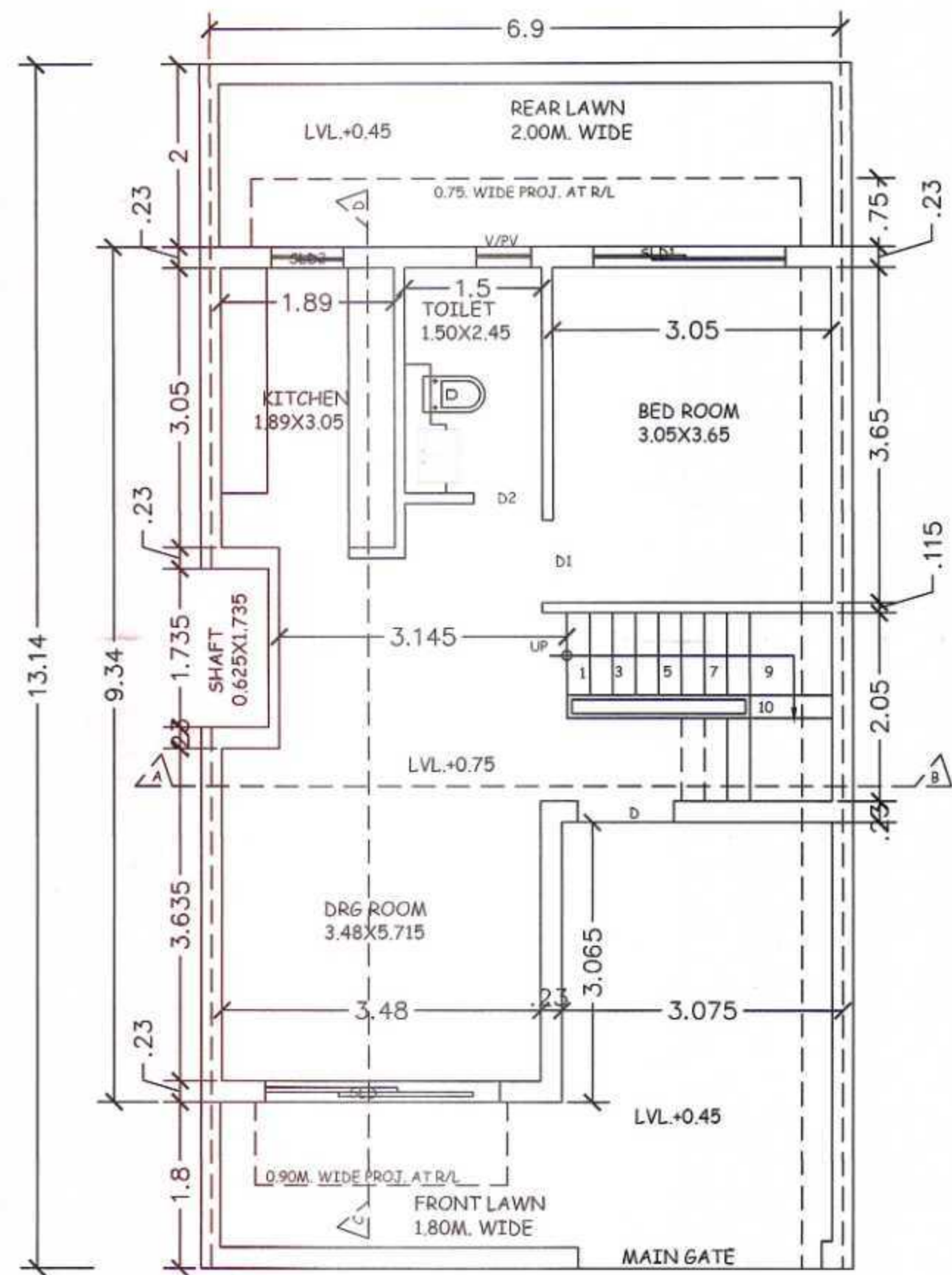
PROPOSED RESIDENCE BUILDING
PLAN ON PLOT NO.- J-1009 , ELDECO PARADISO , AFFORDABLE PLOTTED COLONY.
(UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA
PLOT AREA = 6.50 X 15.023 = 97.65 SQMT
PERM. OLD FAR. 2.00 % = 195.30 SQMT
PERM. AREA ON G. FLOOR=97.65@66%= 64.449 SQMT
PROP.COVD.AREA AT GROUND FLOOR IN FAR
=6.50X11.223 - (2.777X3.193)
=72.949 - 8.866 = 64.083 SQMT.
PROP.COVD AREA AT FIRST FLOOR = G. FLOOR AREA - (3.075X2.30)
= 64.083 - 7.072 = 57.011 SQMT.
ARCHIVED FAR. =G. FLOOR+F.FLOOR
= 64.083+57.011 = 121.094 SQMT
MUMMITY AREA IS = 3.04X2.76 = 8.39 SQMT. (NON FAR)
STAIRCASE AREA = 2.924X2.30 = 6.725 SQMT (NON FAR)
TOTAL COVD AREA= 121.094+8.39+6.725= 136.209 SQMT

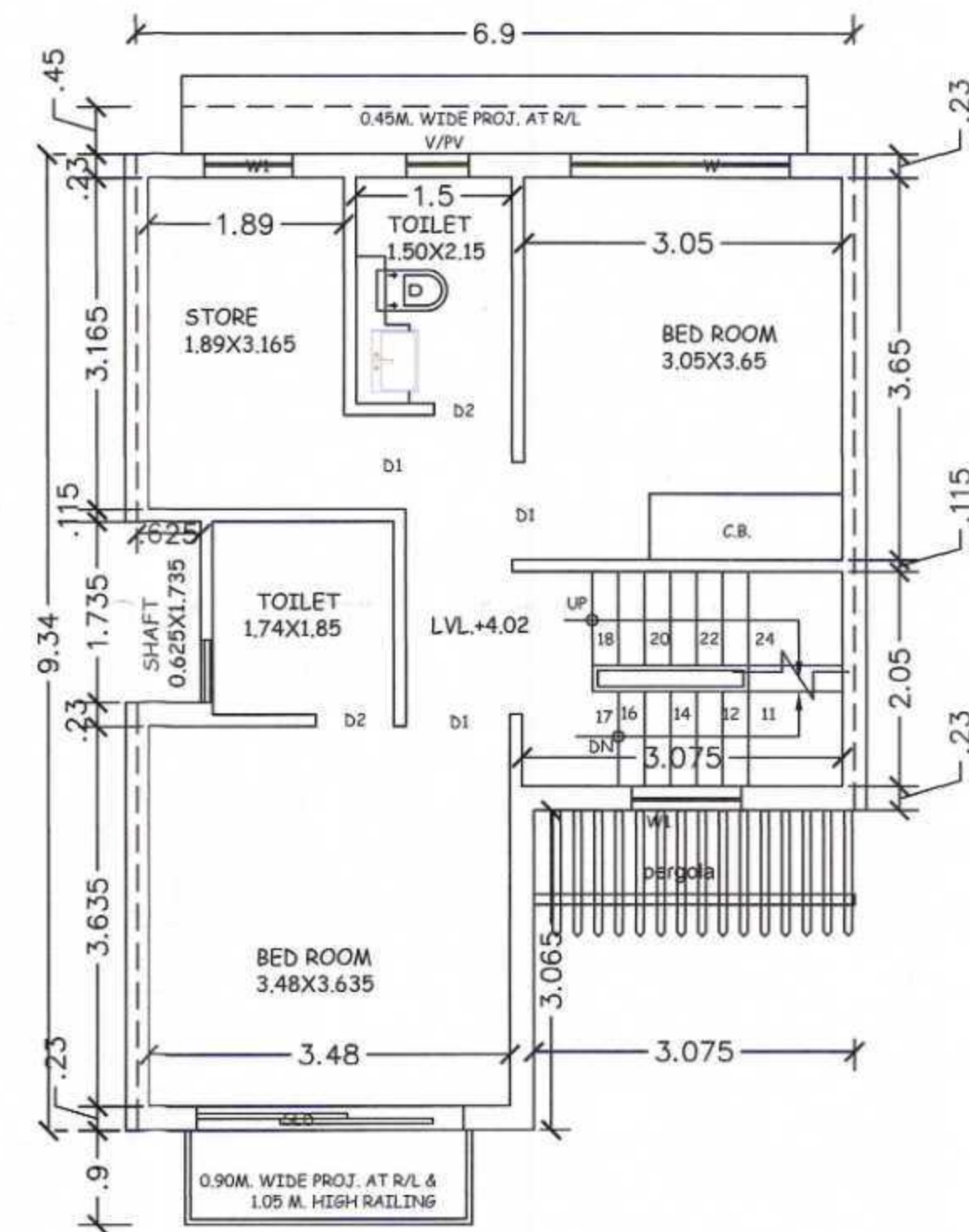
OWNER'S SIGN.

Ar. VIVEK KUMAR
 COA No. CA/2020/126709
 # 108, Block-C, Shastri Colony
 Gurugram-122001 (Haryana)

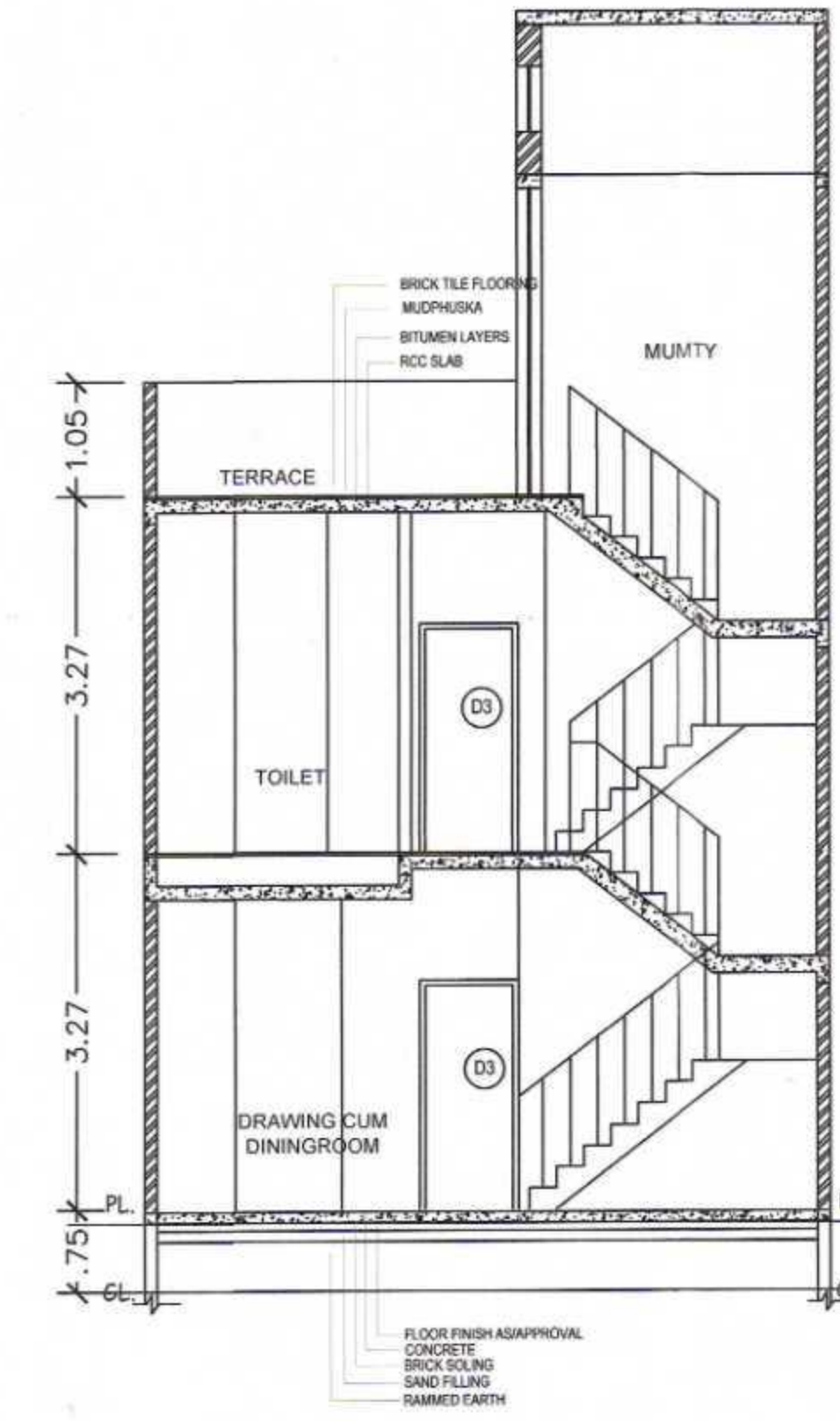
ARCHITECT'S SIGN.



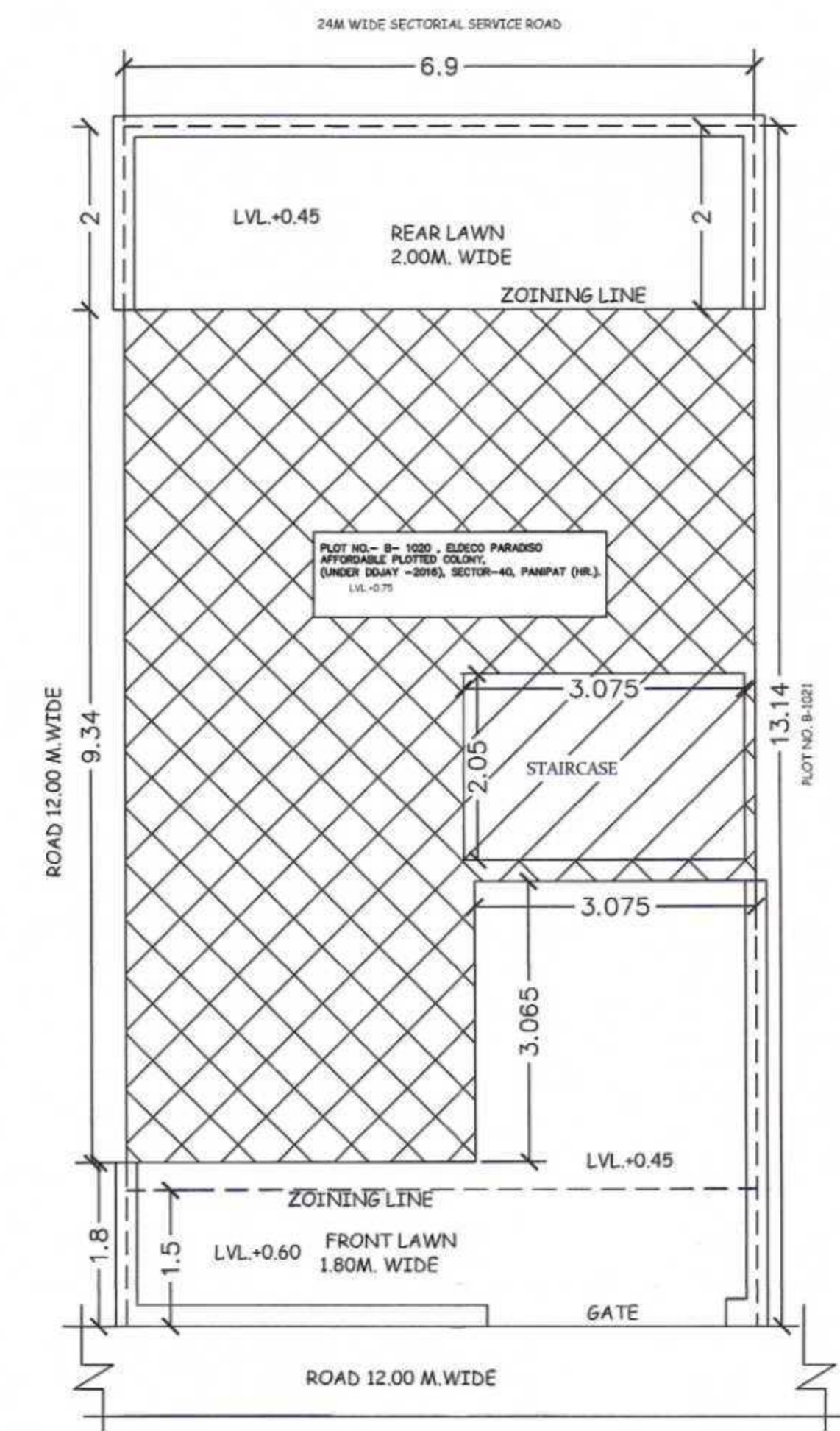
GROUND FLOOR PLAN



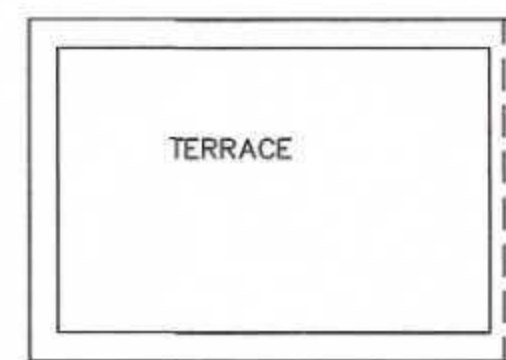
MUMTY/TERRACE PLAN



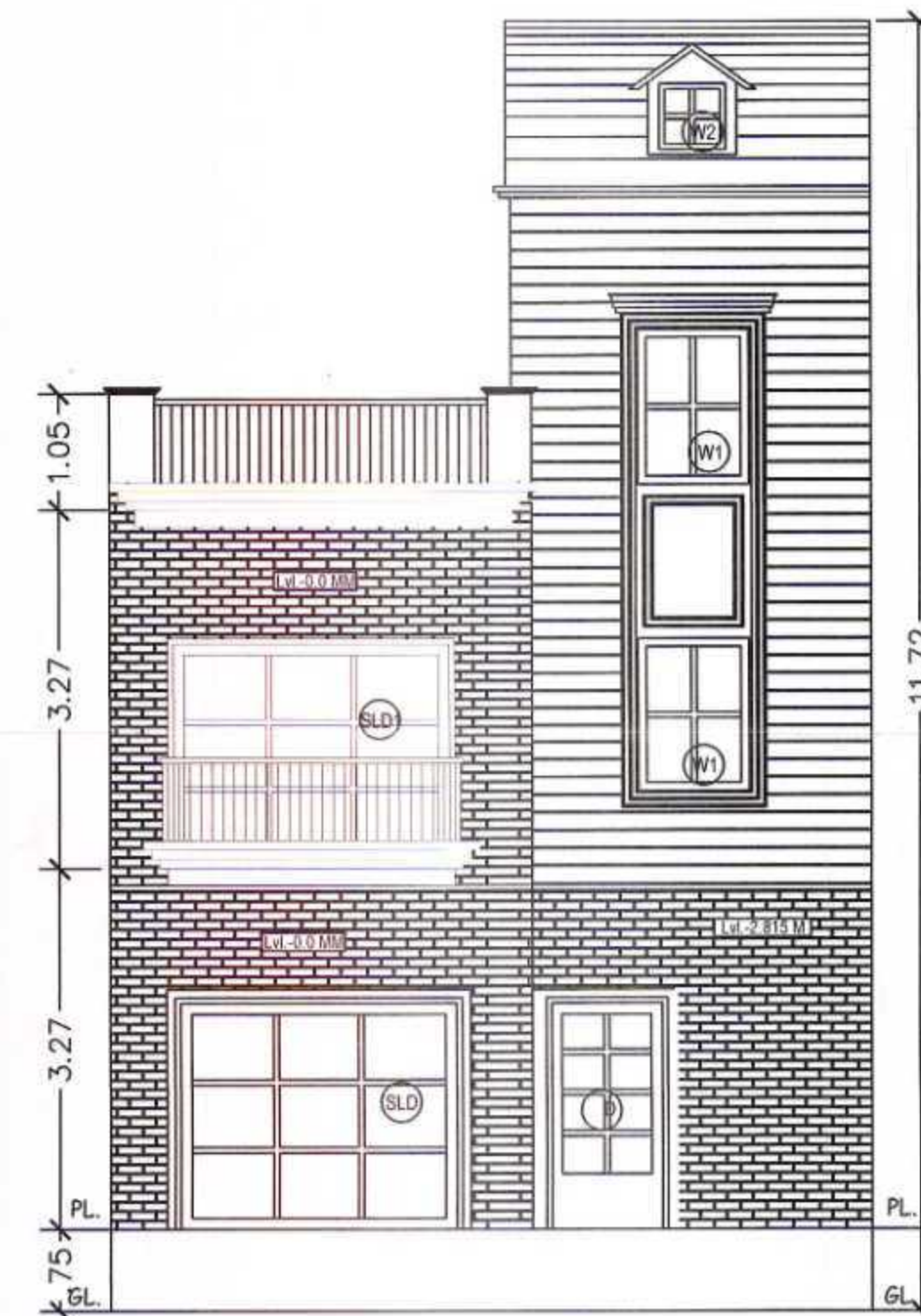
SECTION A-B



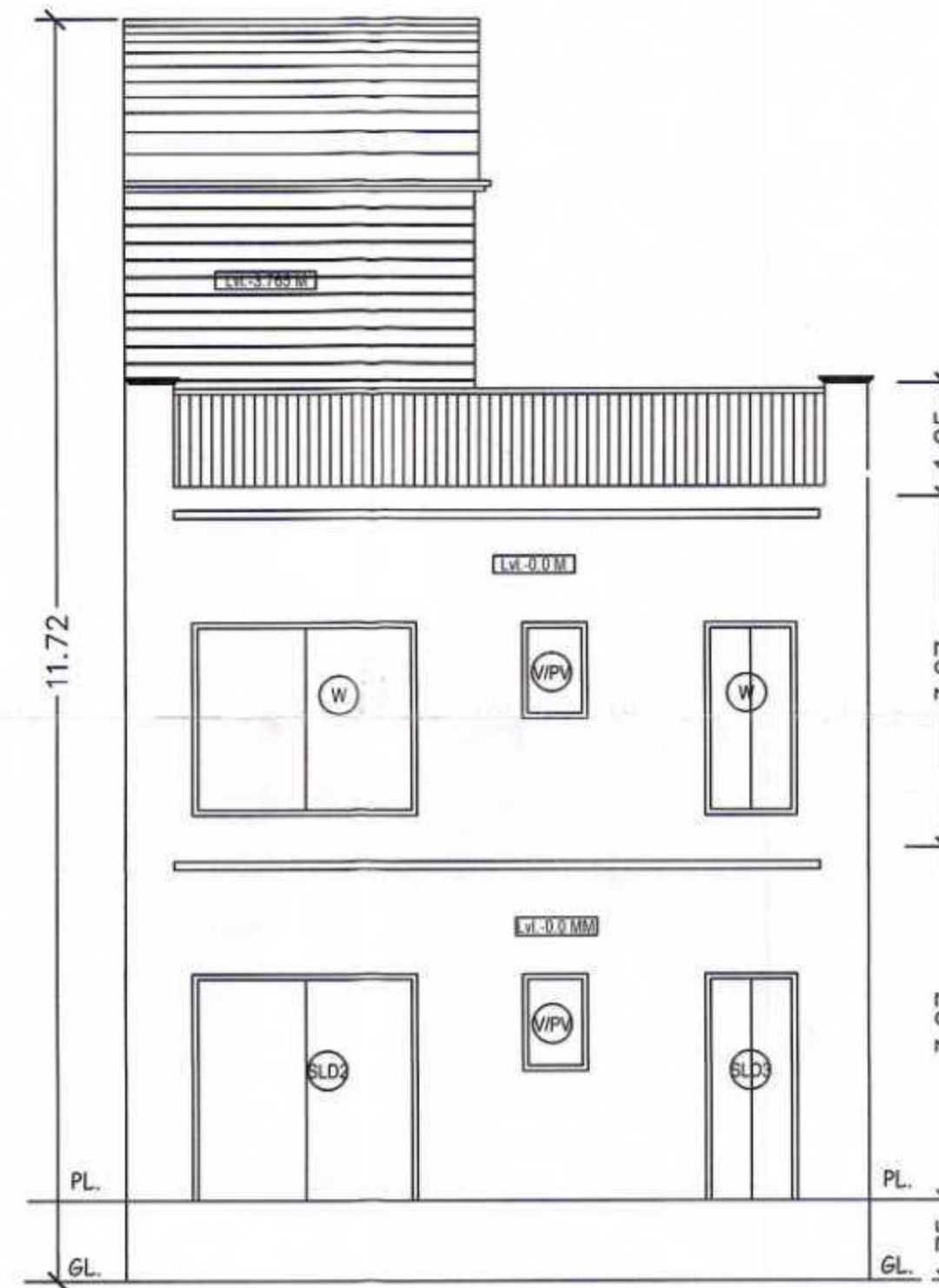
SITE PLAN



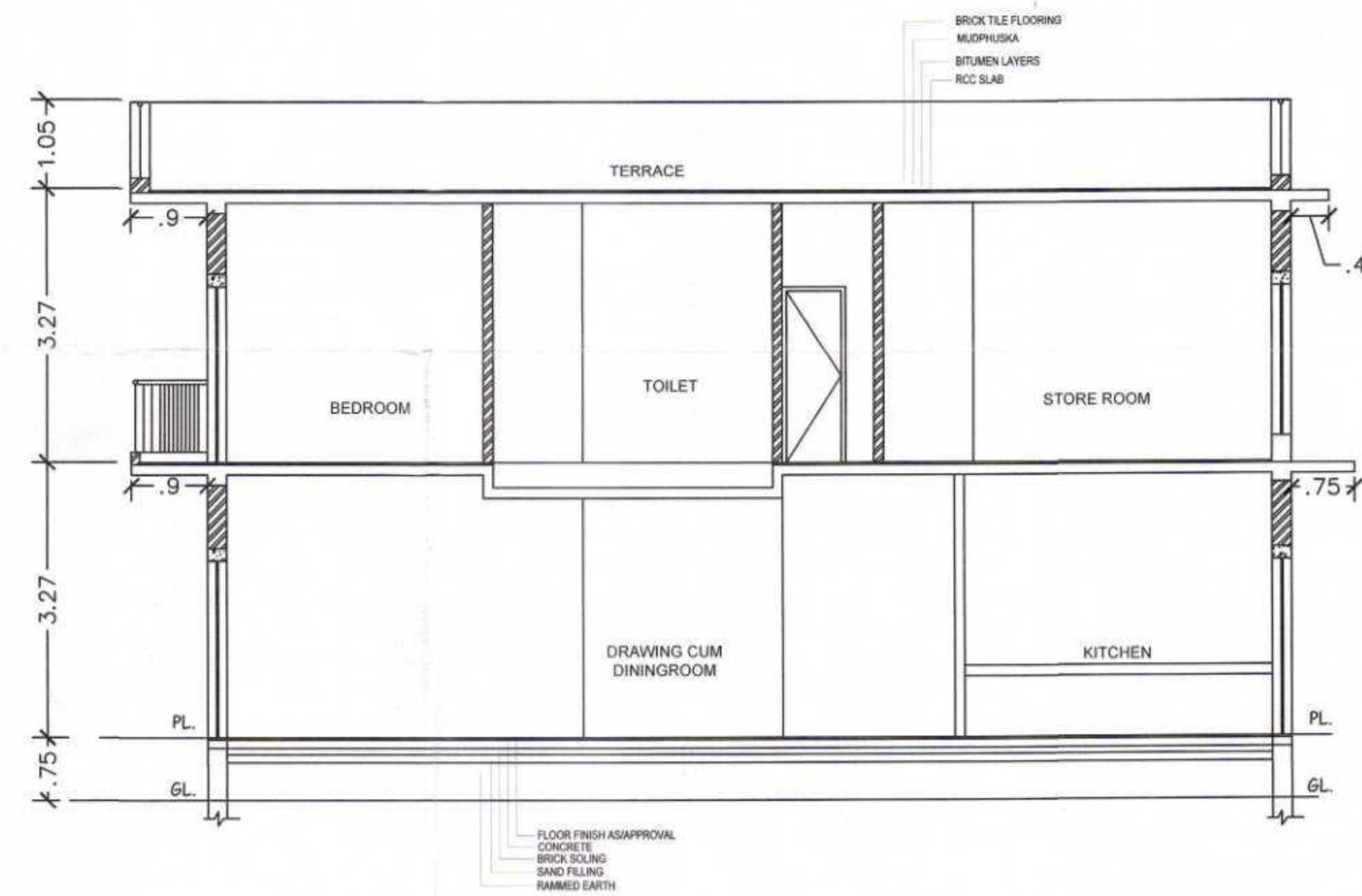
TERRACE PLAN



FRONT ELEVATION



REAR ELEVATION



SECTION C-D

SHEET NO. 1/1

PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO. - B-1020 , ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
 (UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
 BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
 AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA
 PLOT AREA = 6.90 X 13.14 = **90.66 SQMT**
 PERM. OLD FAR. 2.00 % = **181.32 SQMT**
 PERM. AREA ON G. FLOOR = 90.66 @ 66% = **59.835 SQMT**
 PROP. COVD. AREA AT GROUND FLOOR IN FAR
 = 6.90 X 9.34 - (3.075 X 3.065)
 = 64.446 - 9.424 = 55.022 SQMT.
 PROP. COVD AREA AT FIRST FLOOR = G. FLOOR AREA - (3.075 X 2.05)
 = 55.022 - 6.303 = 48.719 SQMT.
 ARCHIVED FAR. = G. FLOOR + F. FLOOR
 = 55.022 + 48.719 = **103.741 SQMT**
 MUMMITY AREA IS = 3.28 X 2.51 = 8.232 SQMT. (NON FAR)
 STAIRCASE AREA = 3.075 X 2.05 = 6.303 SQMT (NON FAR)
 TOTAL COVD AREA = 103.741 + 8.232 + 6.303 = **118.276 SQMT**

OWNER'S SIGN.

Ar. Vivek Kumar
 Ar. VIVEK KUMAR
 COA No. CA/2020/126709
 # 1018, Block-C, Sheela Colony
 Gurugram-122001 (Haryana)

ARCHITECT'S SIGN.