



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. CIN No. U45201DL2006PLC145950.


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 18.07.2022, vide Item No. 179.09 where the Authority resolved to register the following villas as mentioned in the table below:-

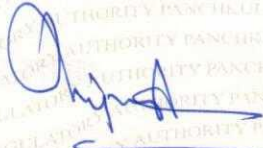
Villa No.	No of Villas	Villa Type	Carpet Area of each Villa (Sq. ft.)
1056-1059	4	I	1364.44
Total No. of Villas	4		

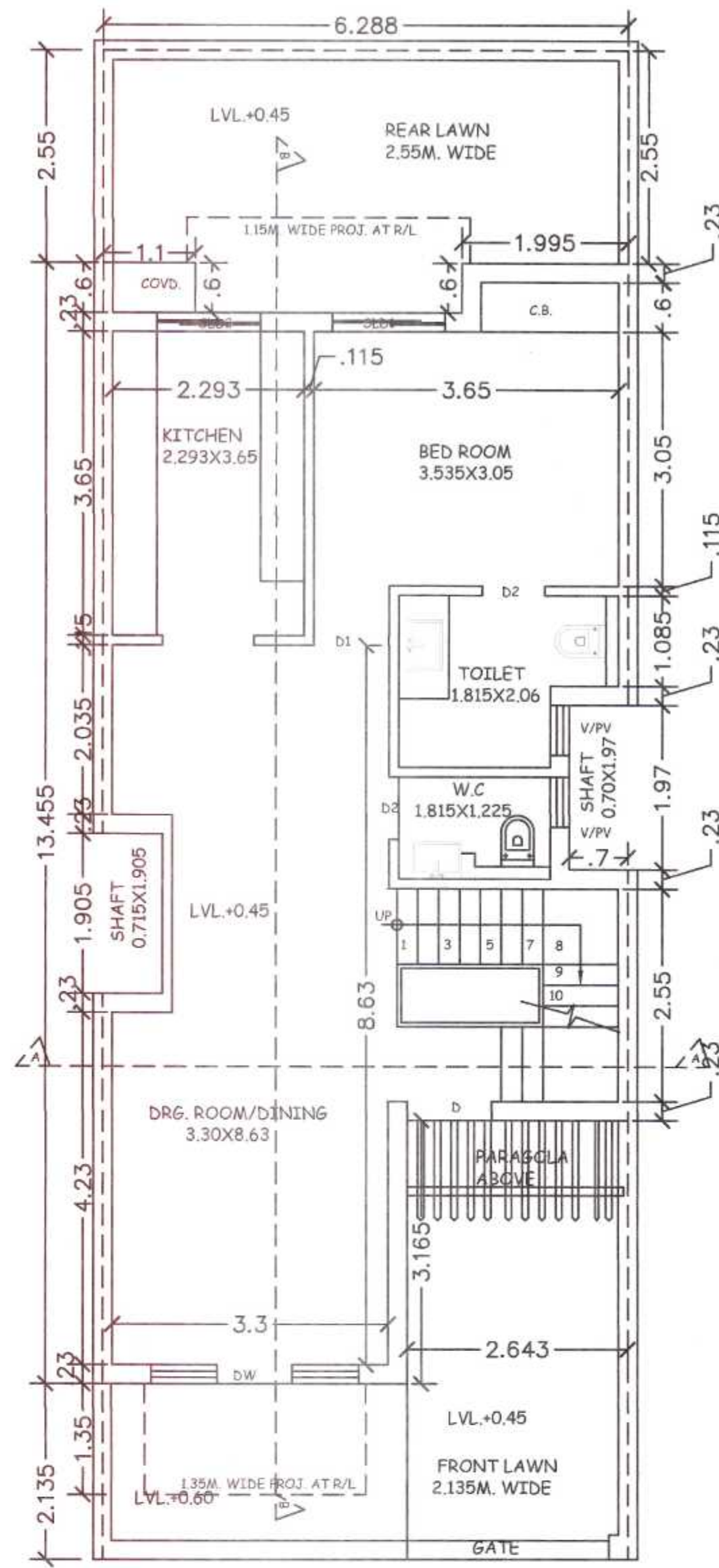
The building plans of these plots have been uploaded on the web portal of the Authority.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

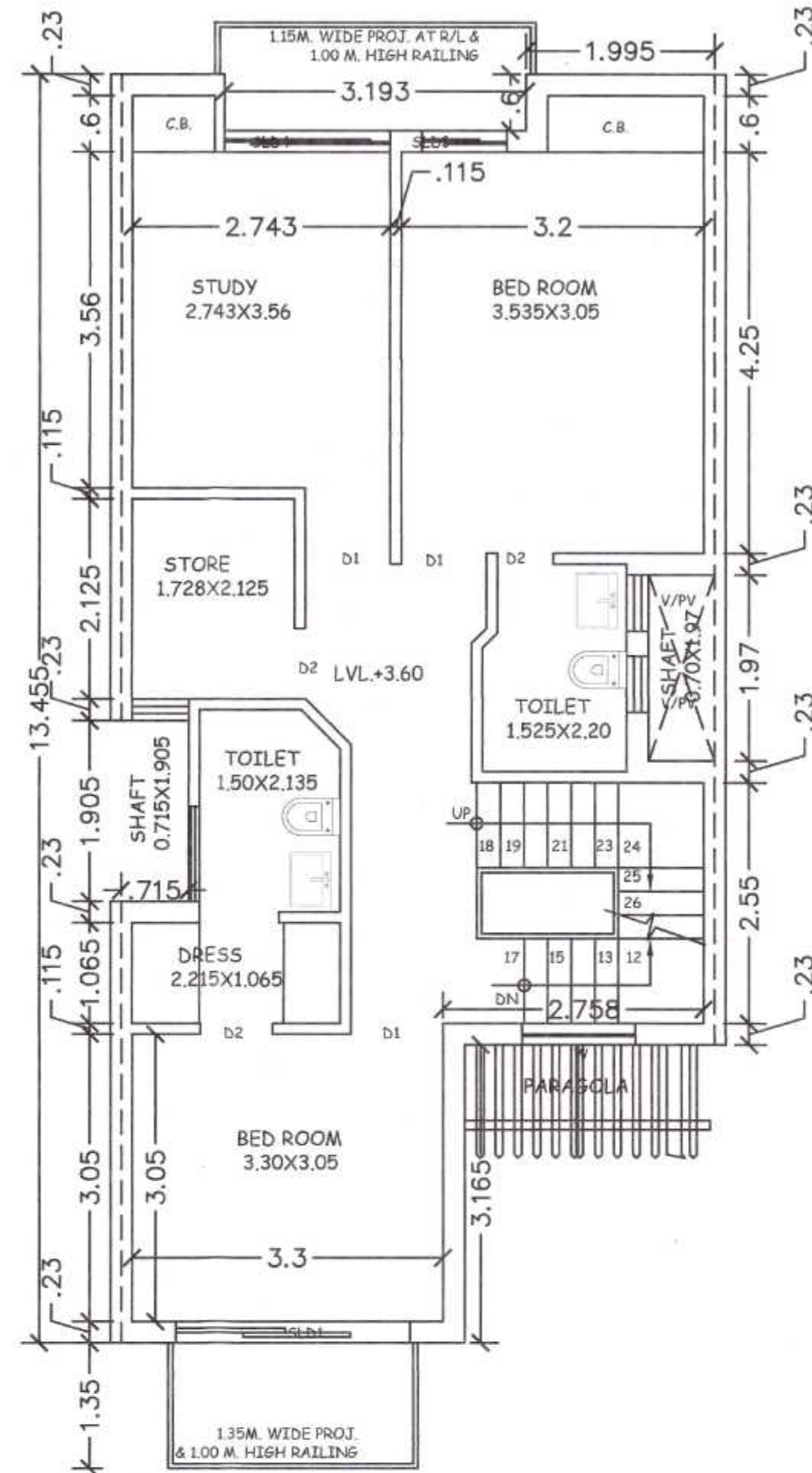
Rest of the terms and conditions of the said certificate shall remain unchanged. This Supplementary Registration shall be part and parcel of the Registration Certificate No. HRERA-PKL-PNP-299-2022 dated 24.03.2022 issued by the Authority.


Dilbag Singh Sihag
Member

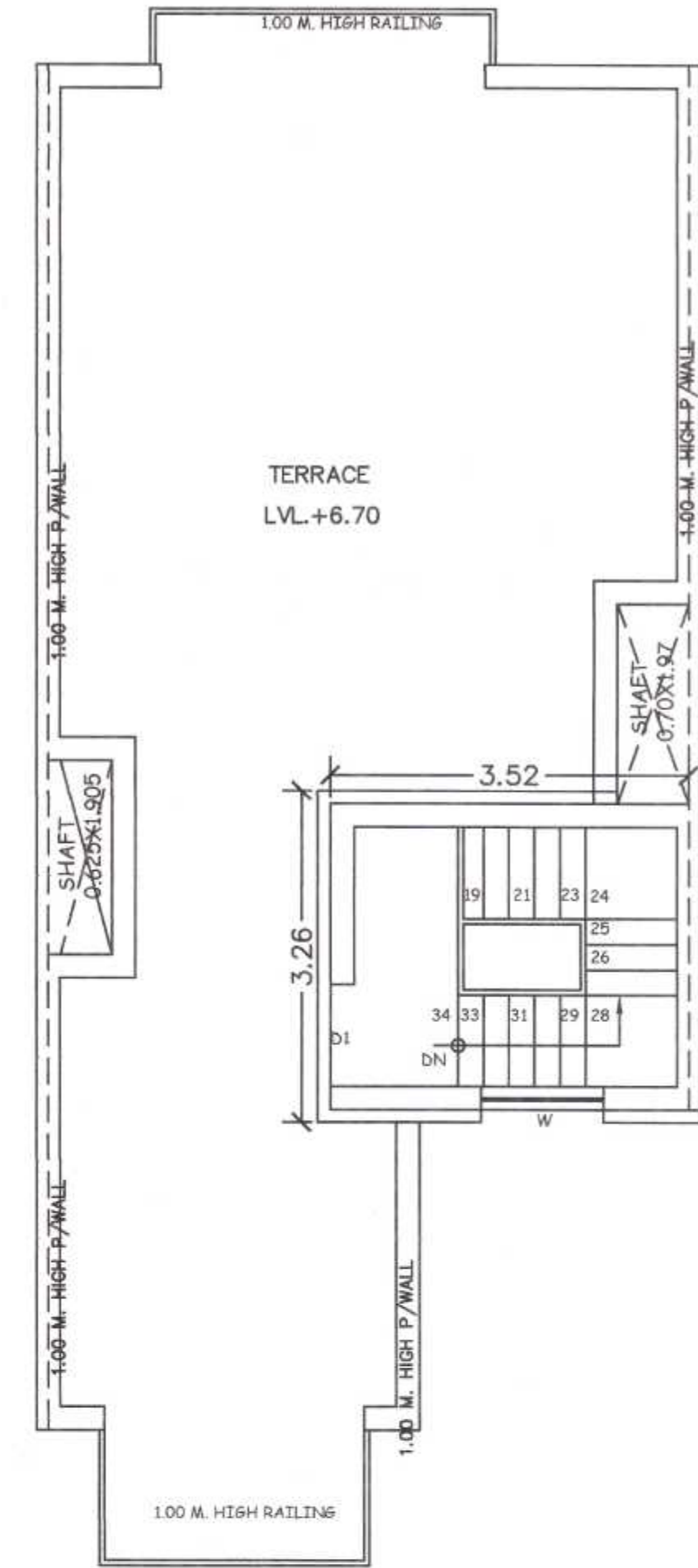

Rajan Gupta
Chairman



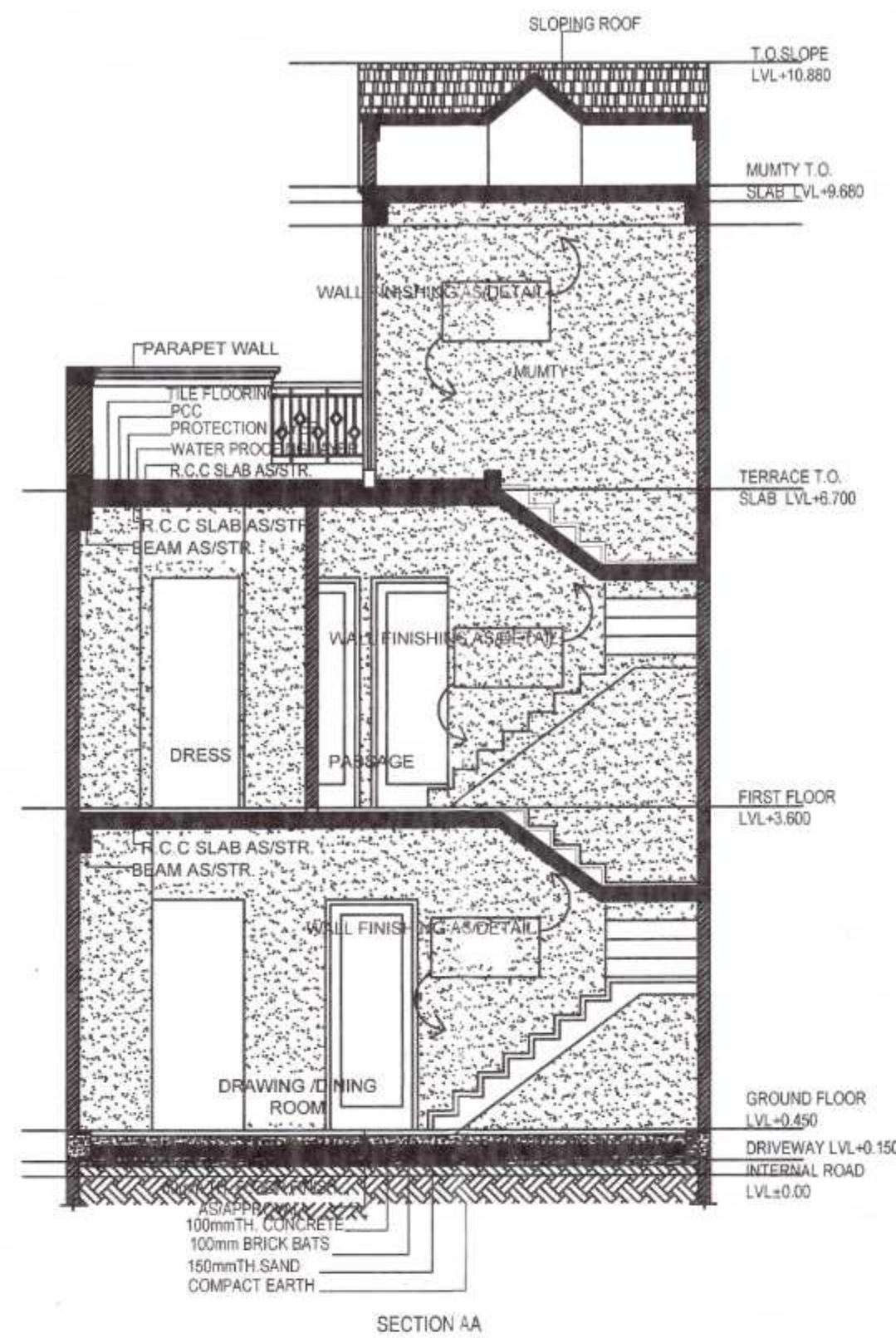
GROUND FLOOR PLAN



FIRST FLOOR PLAN



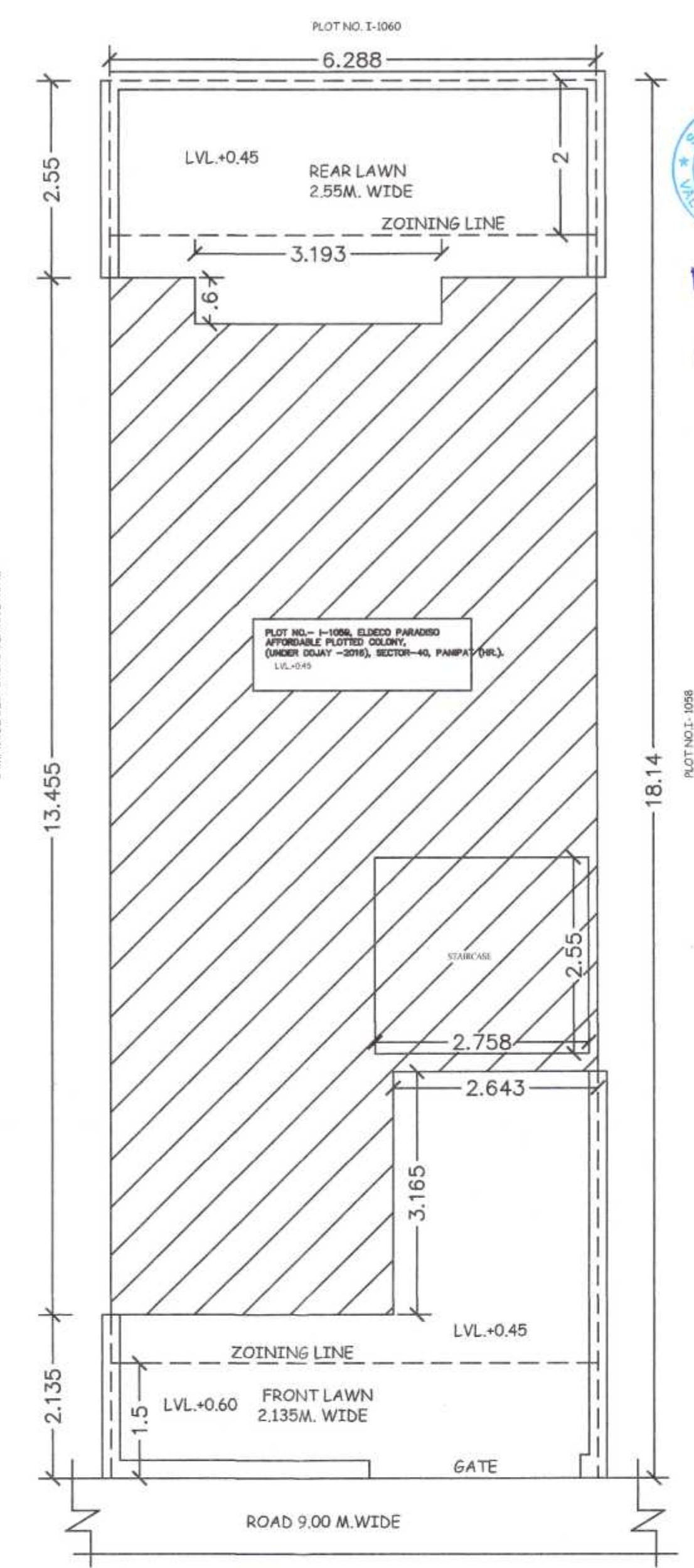
MUMTY/TERRACE PLAN



TERRACE PLAN

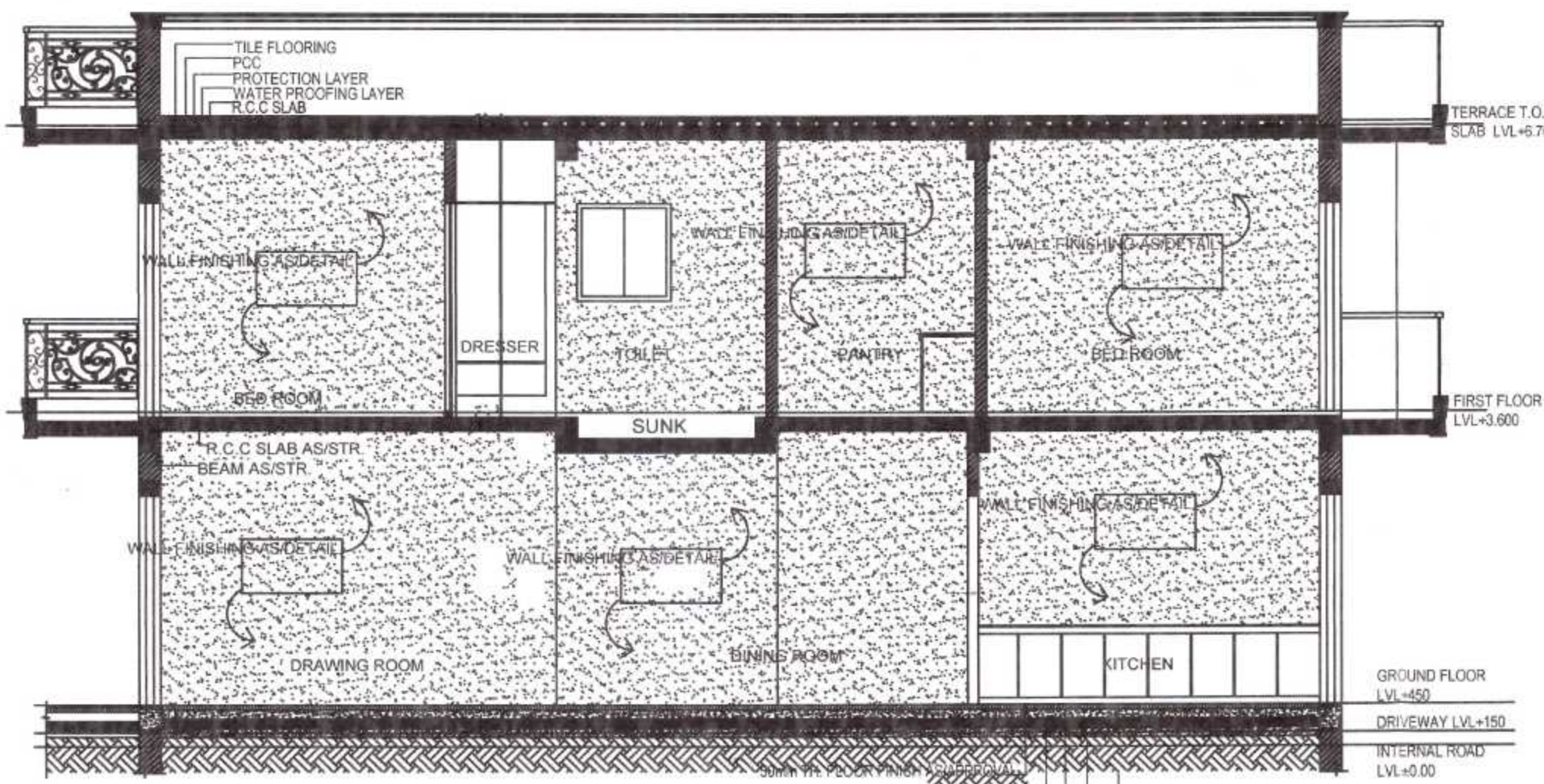
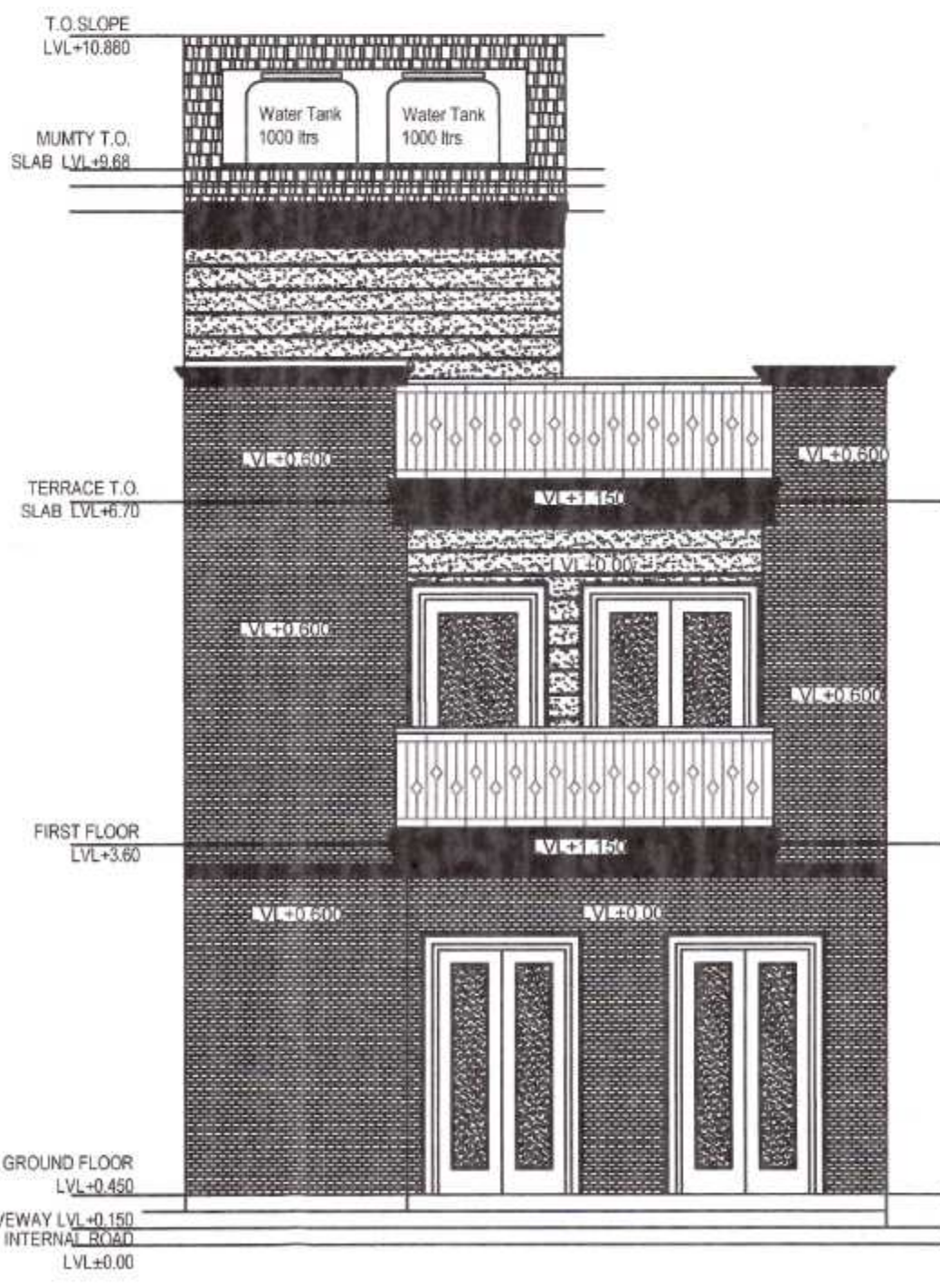
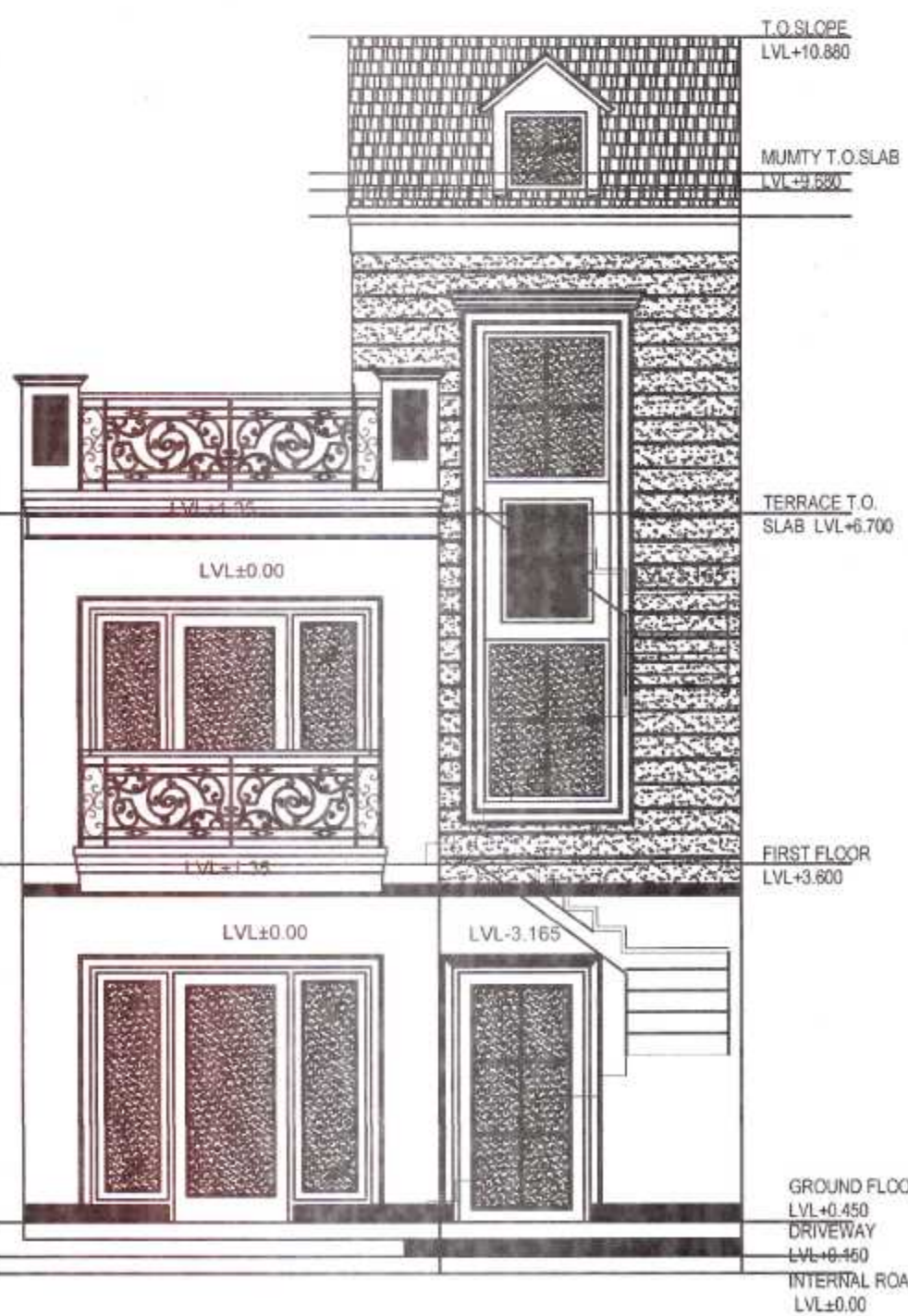
SINO.	TAG	SIZE	CHILL HT.
1	D1	1.200 M X 2.100 M	--
2	D2	0.750 M X 2.100 M	--
3	D3	0.900 M X 2.100 M	--
4	SLD1	2.600 M X 2.100 M	--
5	SLD2	1.243 M X 2.100 M	--
6	SLD3	1.350 M X 2.100 M	--
7	SLD4	1.308 M X 2.100 M	--
8	SLD5	1.500 M X 2.100 M	--
9	W1	1.200 M X 1.400 M	--
10	W2	0.600 M X 0.600 M	--

SCHEDULE OF DOOR AND WINDOW



SITE PLAN

SHEET NO. 1/1



SECTION BB

PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO.- I-1059 , 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 = 6.288 X 18.14 = **114.064 SQMT**
 PERM. OLD FAR. 2.00 % = **228.128 SQMT**
 PERM. AREA ON G. FLOOR=114.064@66%= **75.282 SQMT**
 PROP.COVD.AREA AT GROUND FLOOR IN FAR
 =6.288X13.455 - (3.193X0.60+2.643X3.165)
 =84.605 - 1.915 - 8.365 = 84.605 - 10.28 = **74.325 SQMT.**
 PROP.COVD AREA AT FIRST FLOOR = G. FLOOR AREA - (2.758X2.55)
 = 74.325 - 7.032 = **67.293 SQMT.**
 ARCHIVED FAR. =G. FLOOR+F. FLOOR
 = 74.325+67.293 = **141.618 SQMT**
 MUMMTY AREA IS = 3.52X3.26 = **11.475 SQMT. (NON FAR)**
 STAIRCASE AREA = 2.758X2.55 = **7.032 SQMT (NON FAR)**
 TOTAL COVD AREA= 141.618+11.475+7.032= **160.125 SQMT**

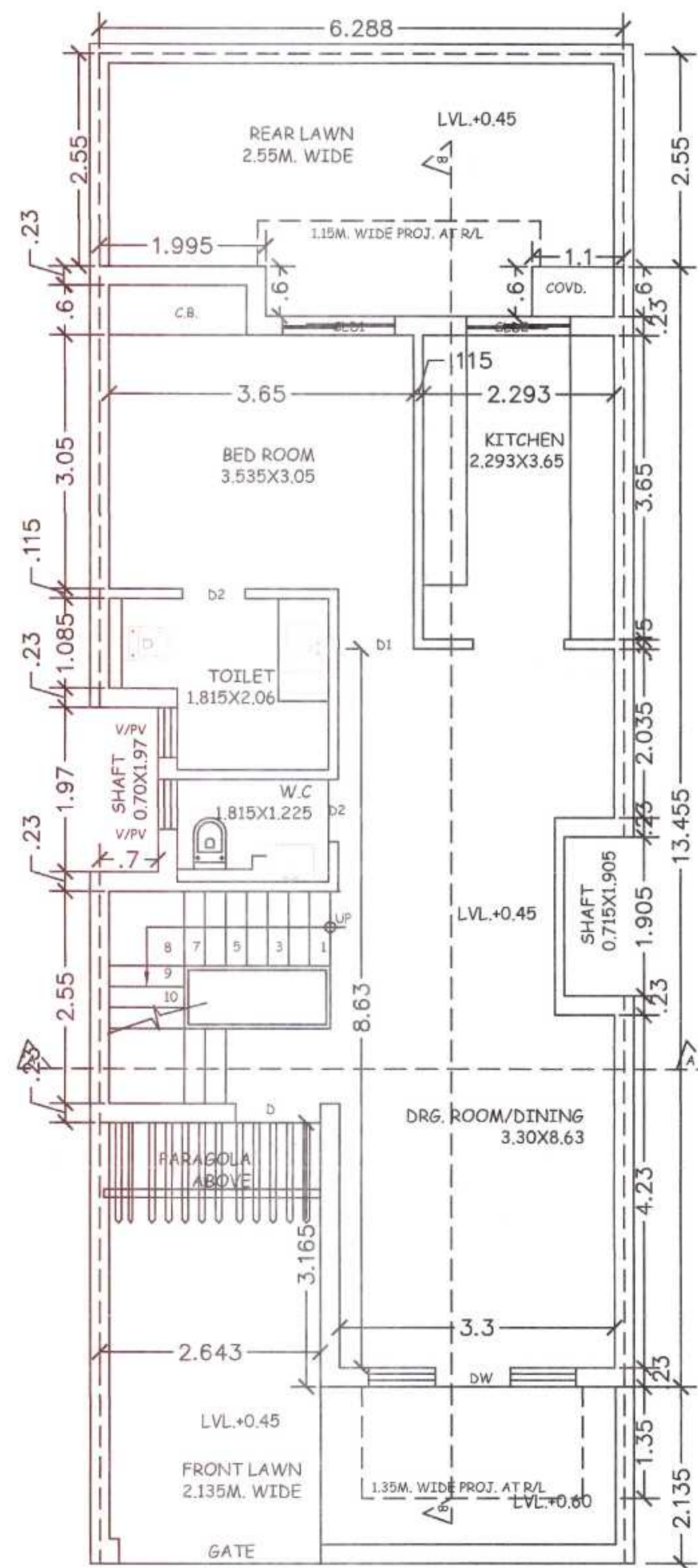
OWNER'S SIGN.

Ar. VIVER KUMAR
 COA No. GA/2020/126709
 # 109, Block-C, Shwetla Colony
 Gurugram-122001 (Haryana)

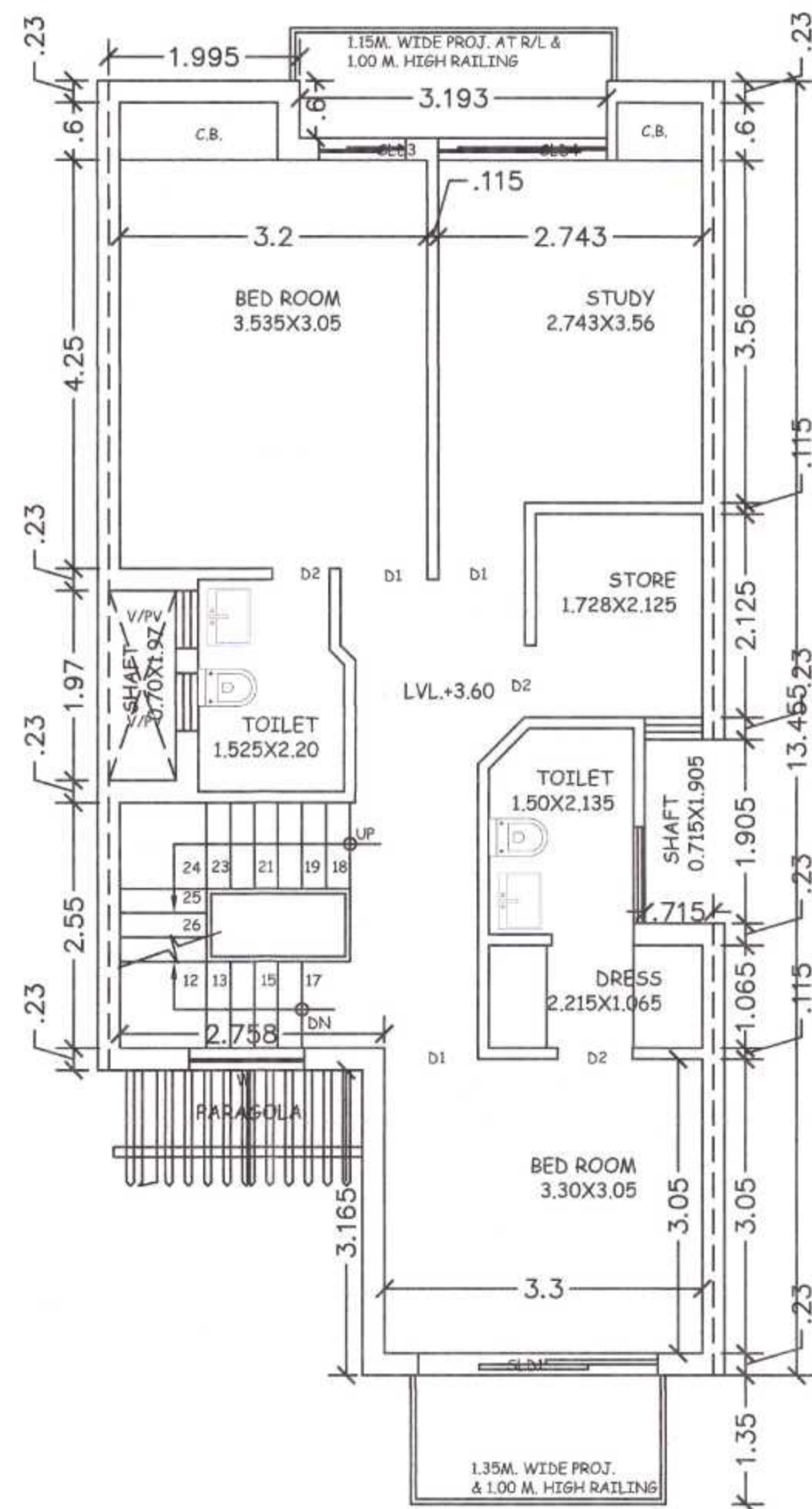
ARCHITECT'S SIGN.



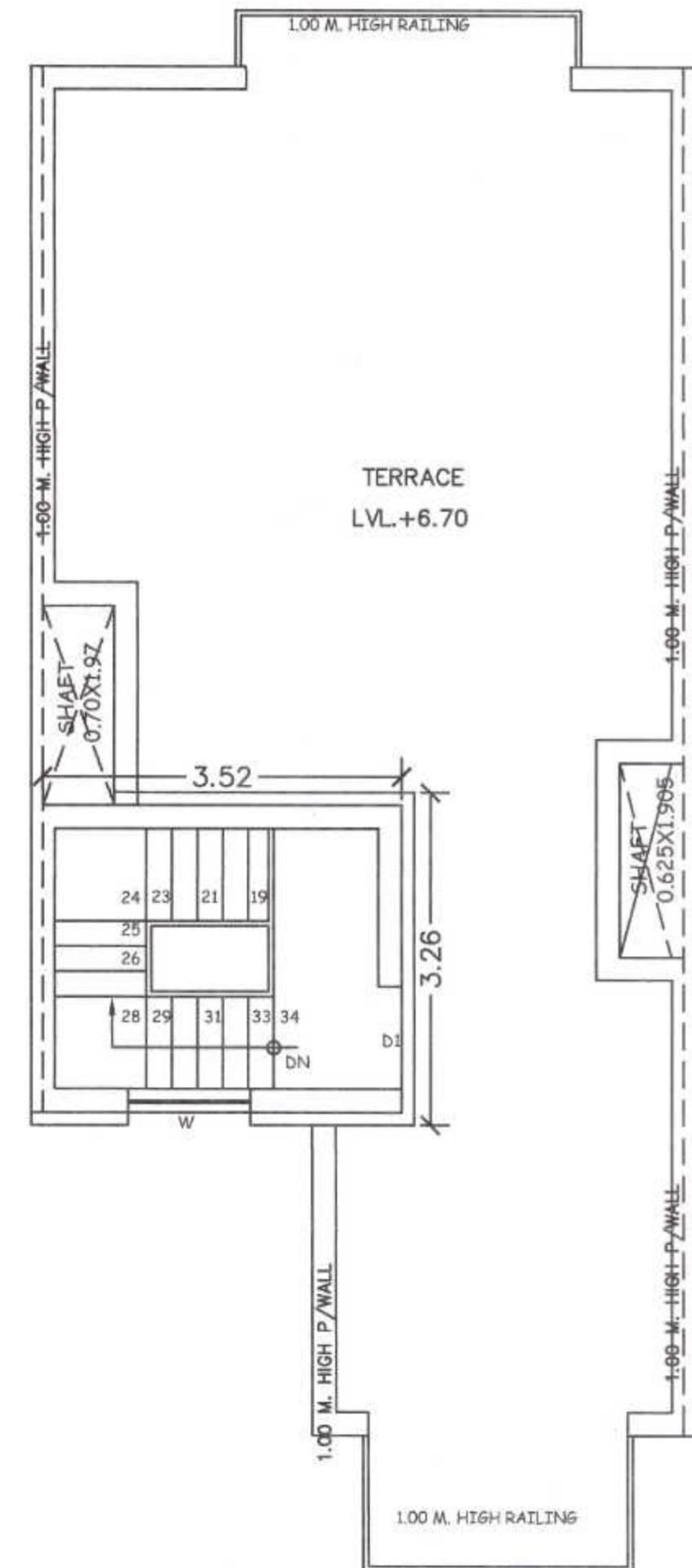
12.4.2022
 to
 11/4/2024



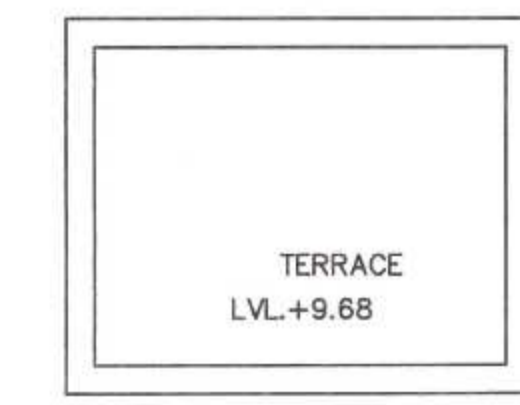
GROUND FLOOR PLAN



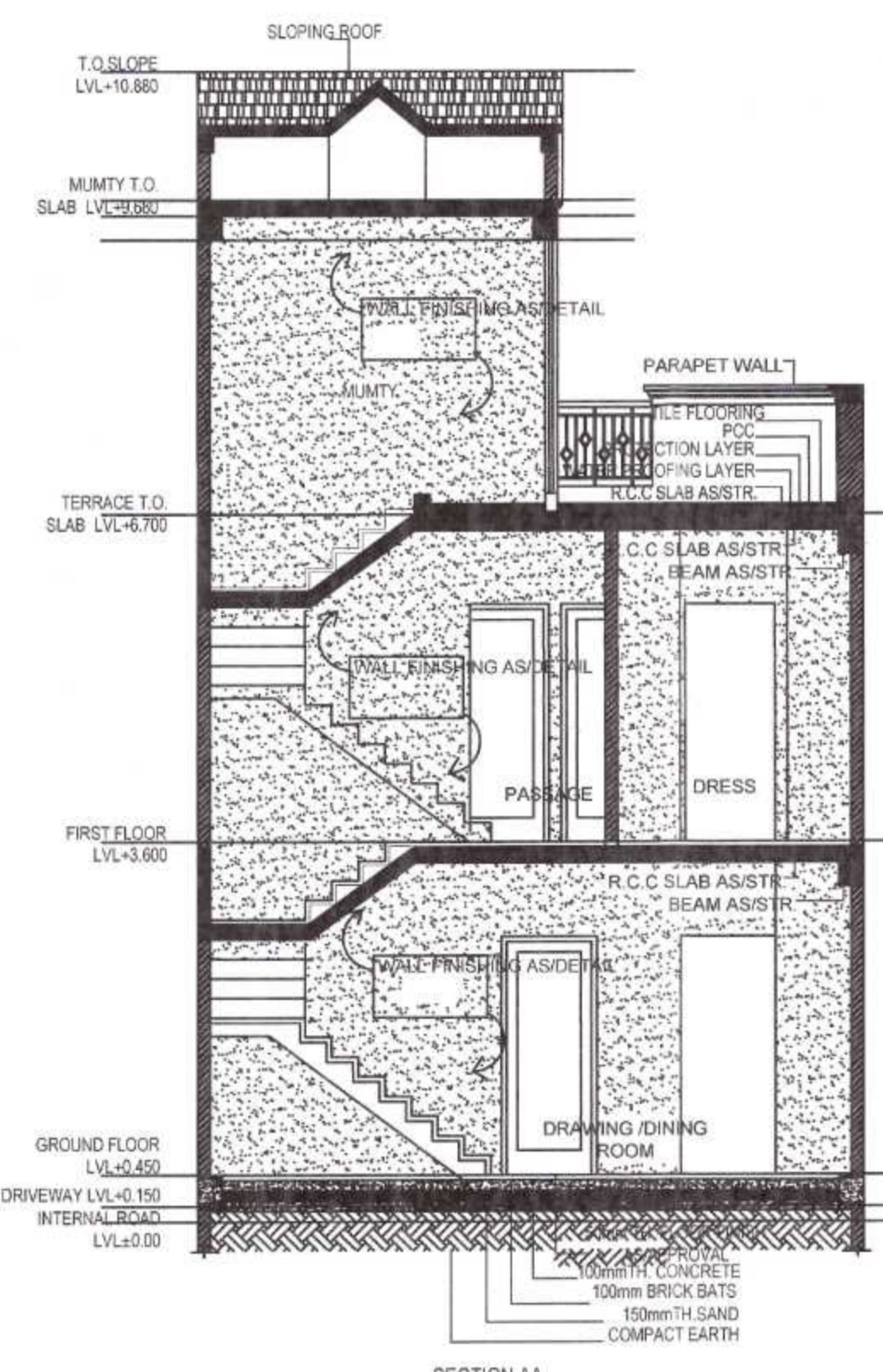
FIRST FLOOR PLAN



MUMTY/TERRACE PLAN



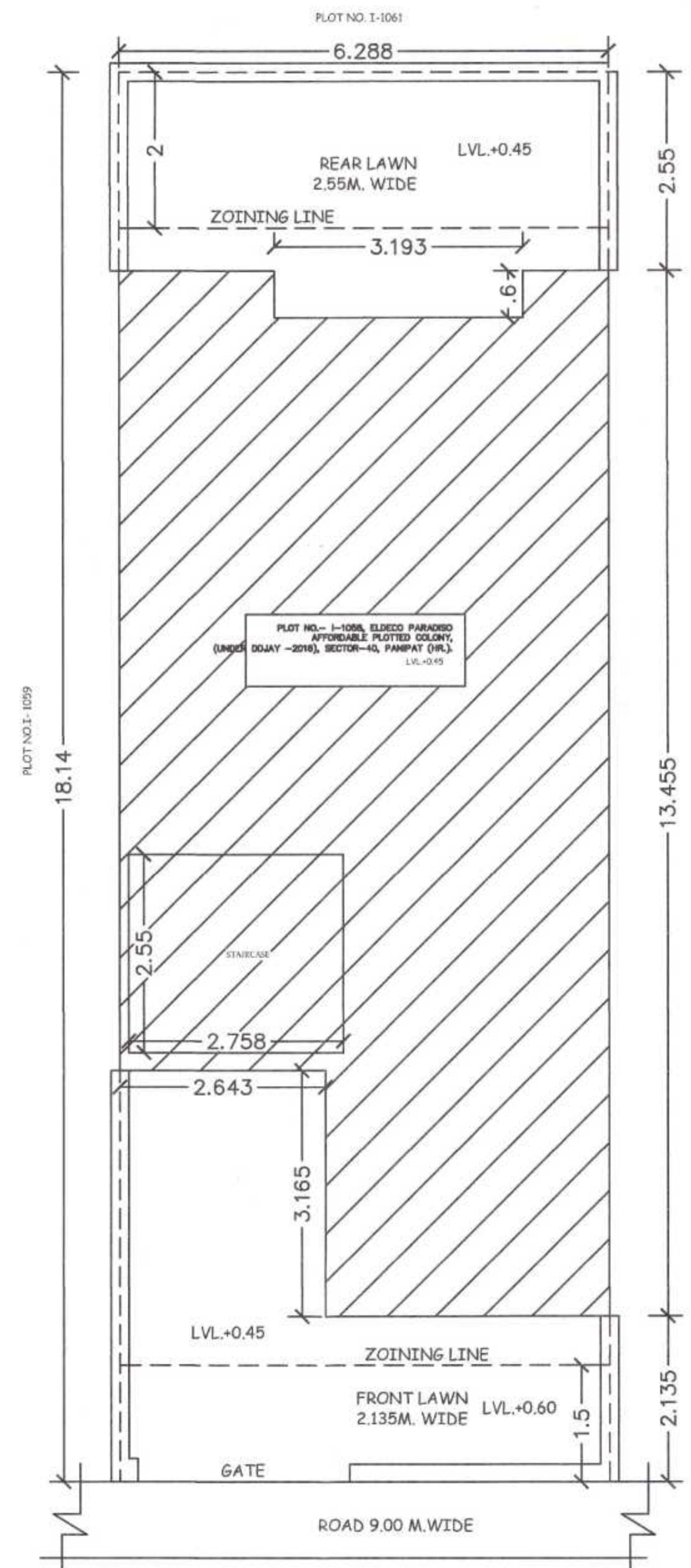
TERRACE PLAN



SECTION AA

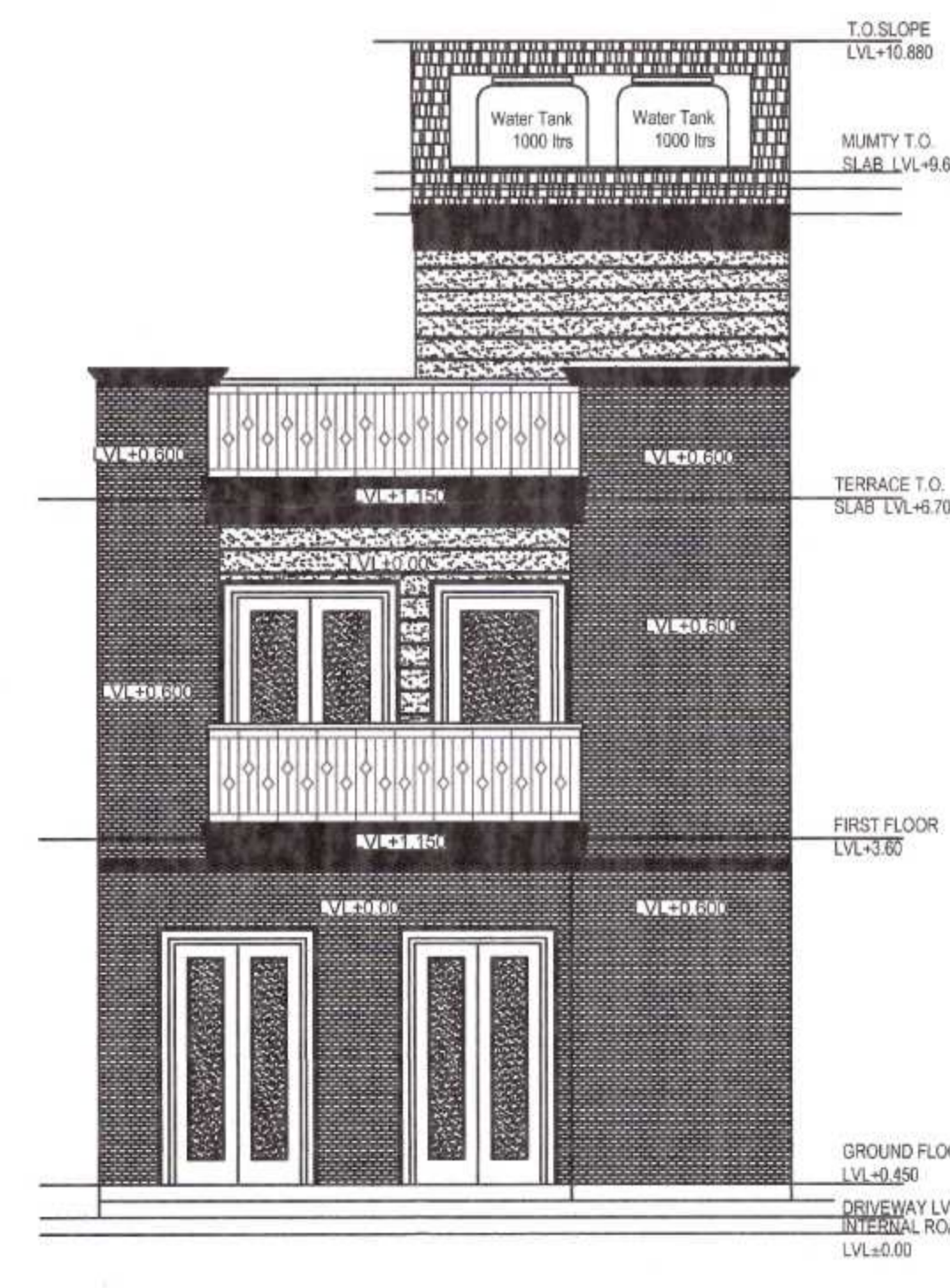
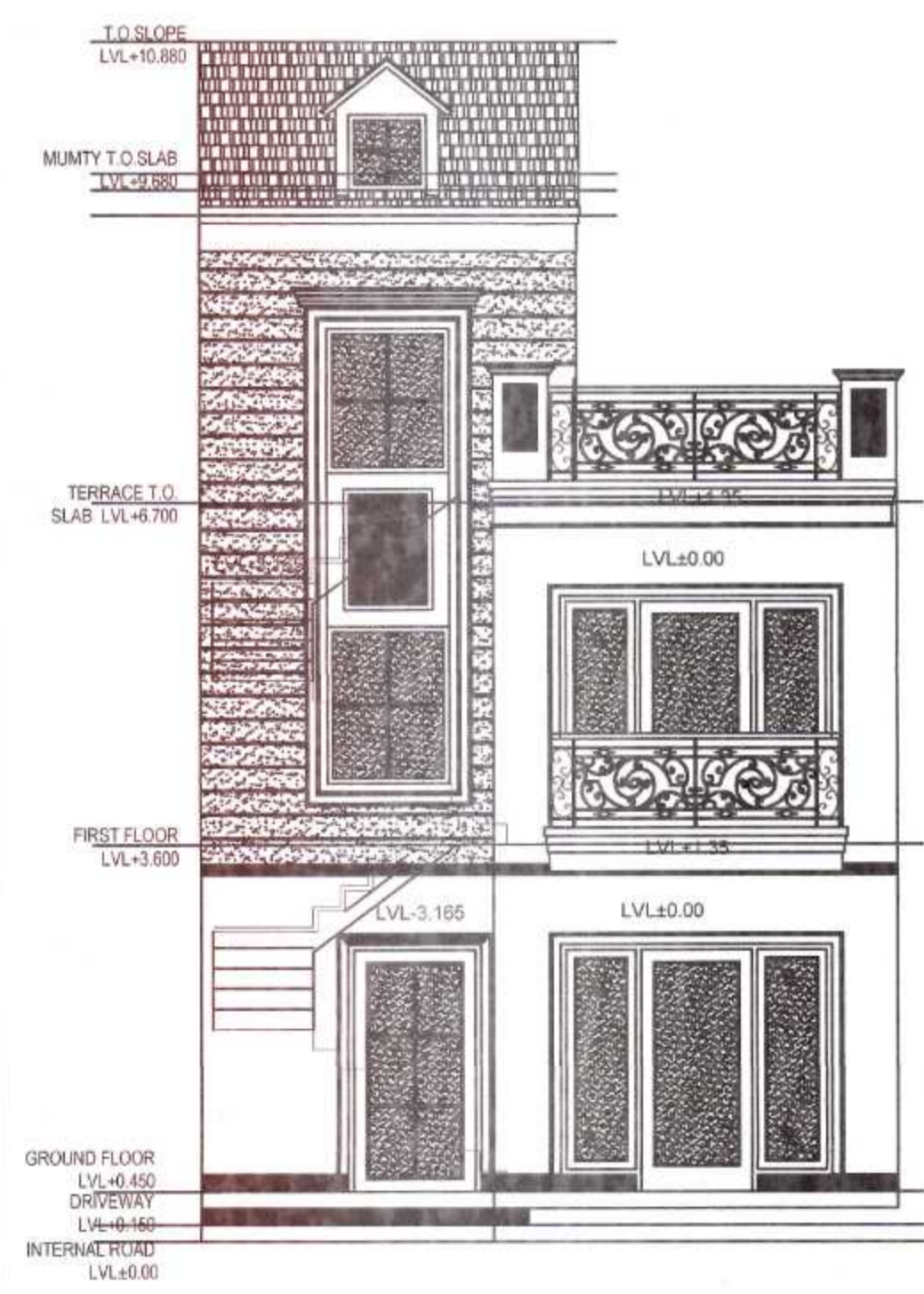
S.NO.	TAG	SIZE	CILL HT.
1	(D1)	1.200 M X 2.100 M	--
2	(D2)	0.750 M X 2.100 M	--
3	(D3)	0.900 M X 2.100 M	--
4	(SLD)	2.800 M X 2.100 M	--
5	(SLD)	1.243 M X 2.100 M	--
6	(SLD)	1.350 M X 2.100 M	--
7	(SLD)	1.308 M X 2.100 M	--
8	(SLD)	1.500 M X 2.100 M	--
9	(W1)	1.200 M X 1.400 M	--
10	(W2)	0.600 M X 0.600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

SCHEDULE OF DOOR AND WINDOW

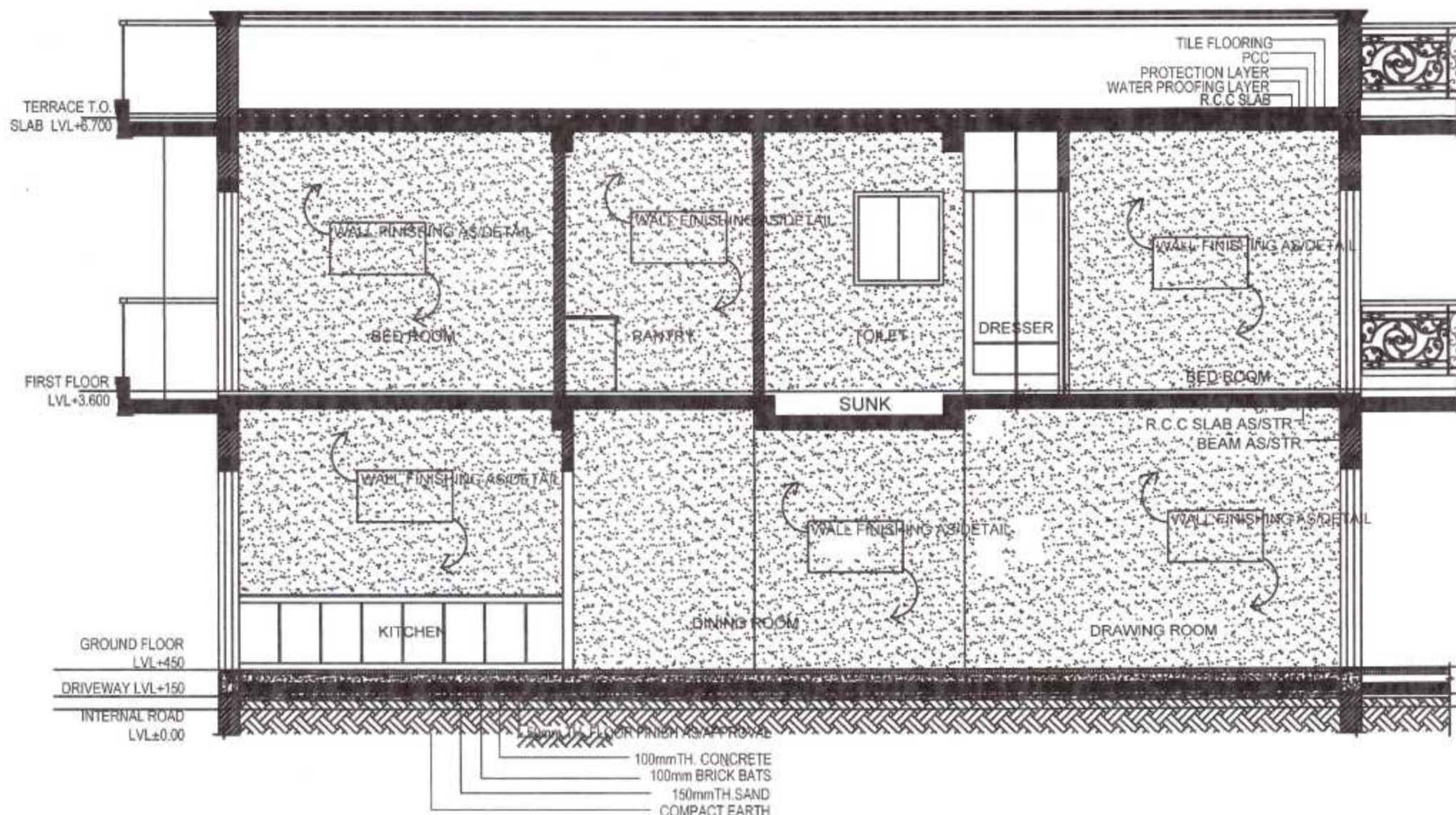


SITE PLAN

12.4.2022
5
11/6/2024
SANCTIONED
VALID FOR 3 YEARS



SECTION BB



PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO. - I-1058, 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

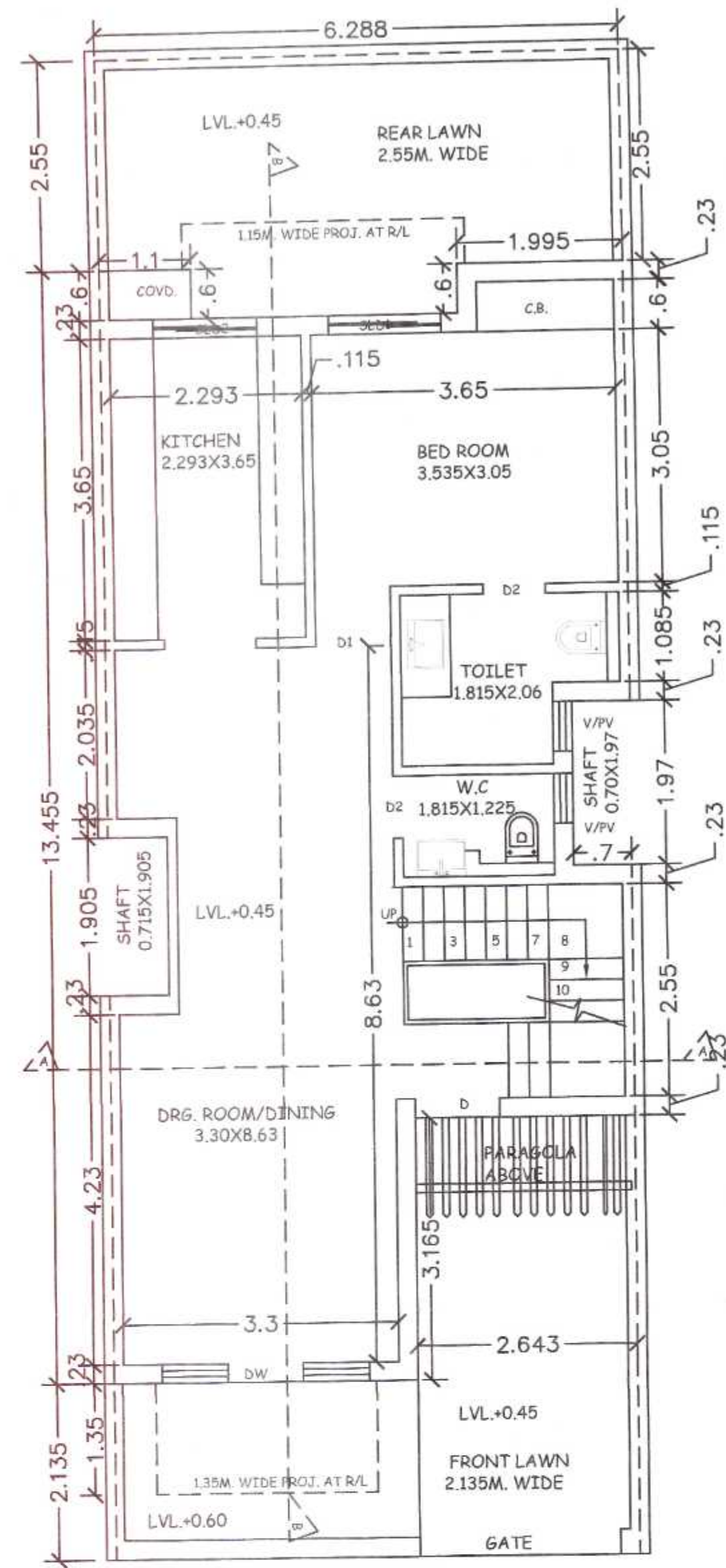
SHEET NO. 1/1

DETAIL OF AREA
 PLOT AREA = 6.288 X 18.14 = **114.064 SQMT**
 PERM. OLD FAR. 2.00 % = **228.128 SQMT**
 PERM. AREA ON G. FLOOR = 114.064 @ 66% = **75.282 SQMT**
 PROP. COVD. AREA AT GROUND FLOOR IN FAR
 = 6.288 X 13.455 - (3.193 X 0.60 + 2.643 X 3.165)
 = 84.605 - 1.915 + 8.365 = 84.605 - 10.28 = **74.325 SQMT.**
 PROP. COVD. AREA AT FIRST FLOOR = G. FLOOR AREA - (2.758 X 2.55)
 = 74.325 - 7.032 = **67.293 SQMT.**
 ARCHIVED FAR. = G. FLOOR + F. FLOOR
 = 74.325 + 67.293 = **141.618 SQMT**
 MUMTTY AREA IS = 3.52 X 3.26 = **11.475 SQMT. (NON FAR)**
 STAIRCASE AREA = 2.758 X 2.55 = **7.032 SQMT (NON FAR)**
 TOTAL COVD. AREA = 141.618 + 11.475 + 7.032 = **160.125 SQMT**

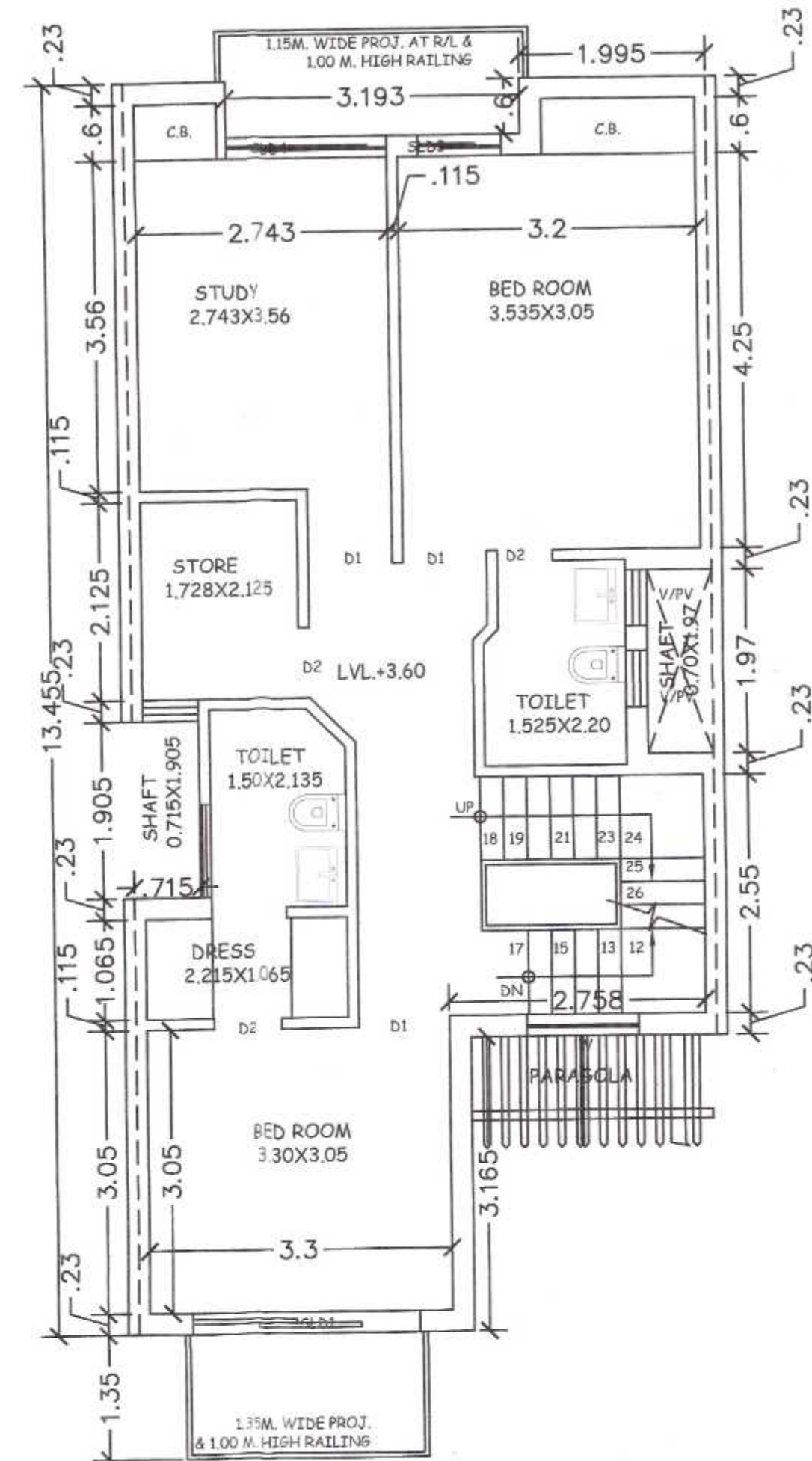
OWNER'S SIGN.

Ar. VIVEK KUMAR
 Co. No. CA/2020/126709
 # 10/B, Block-C, Shree City Colony
 Gurugram-122001 (Haryana)

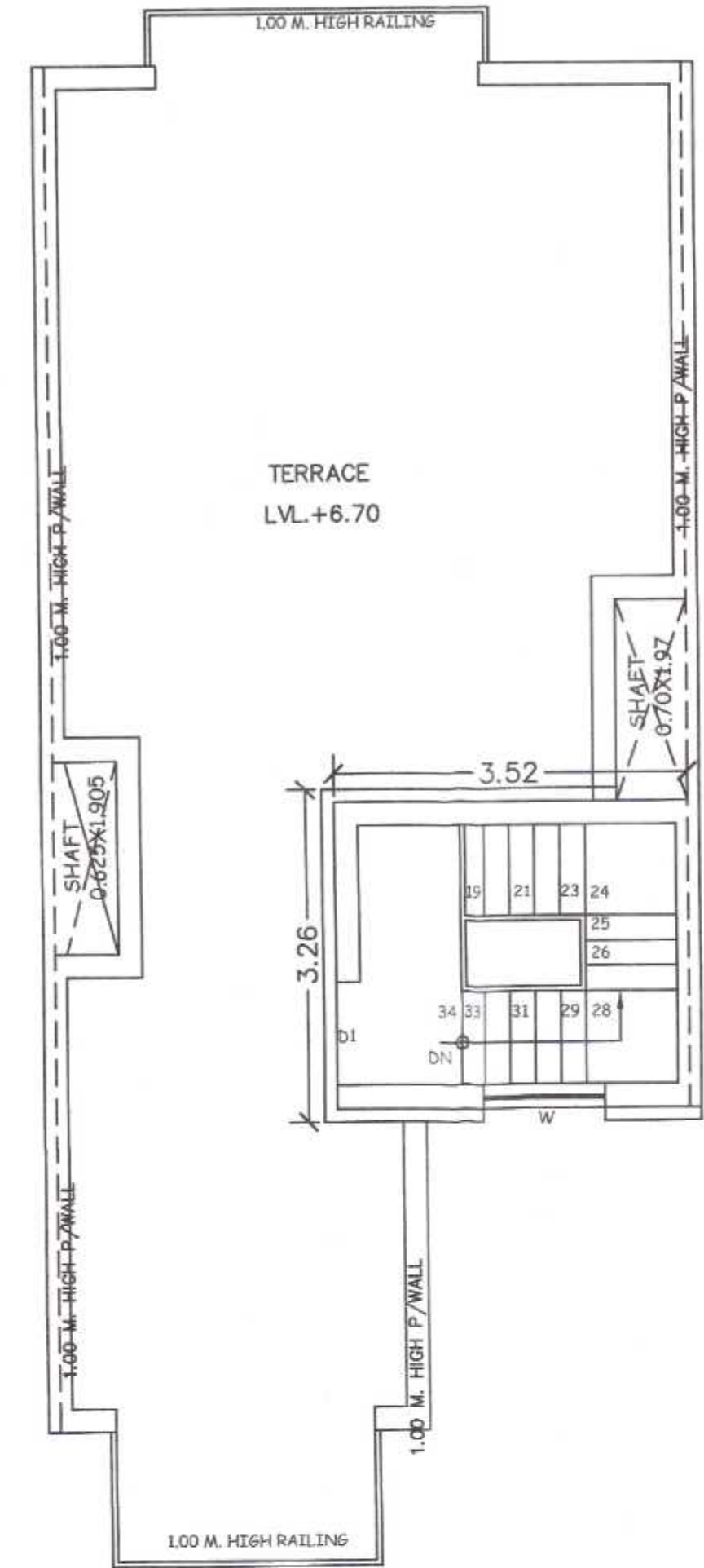
ARCHITECT'S SIGN.



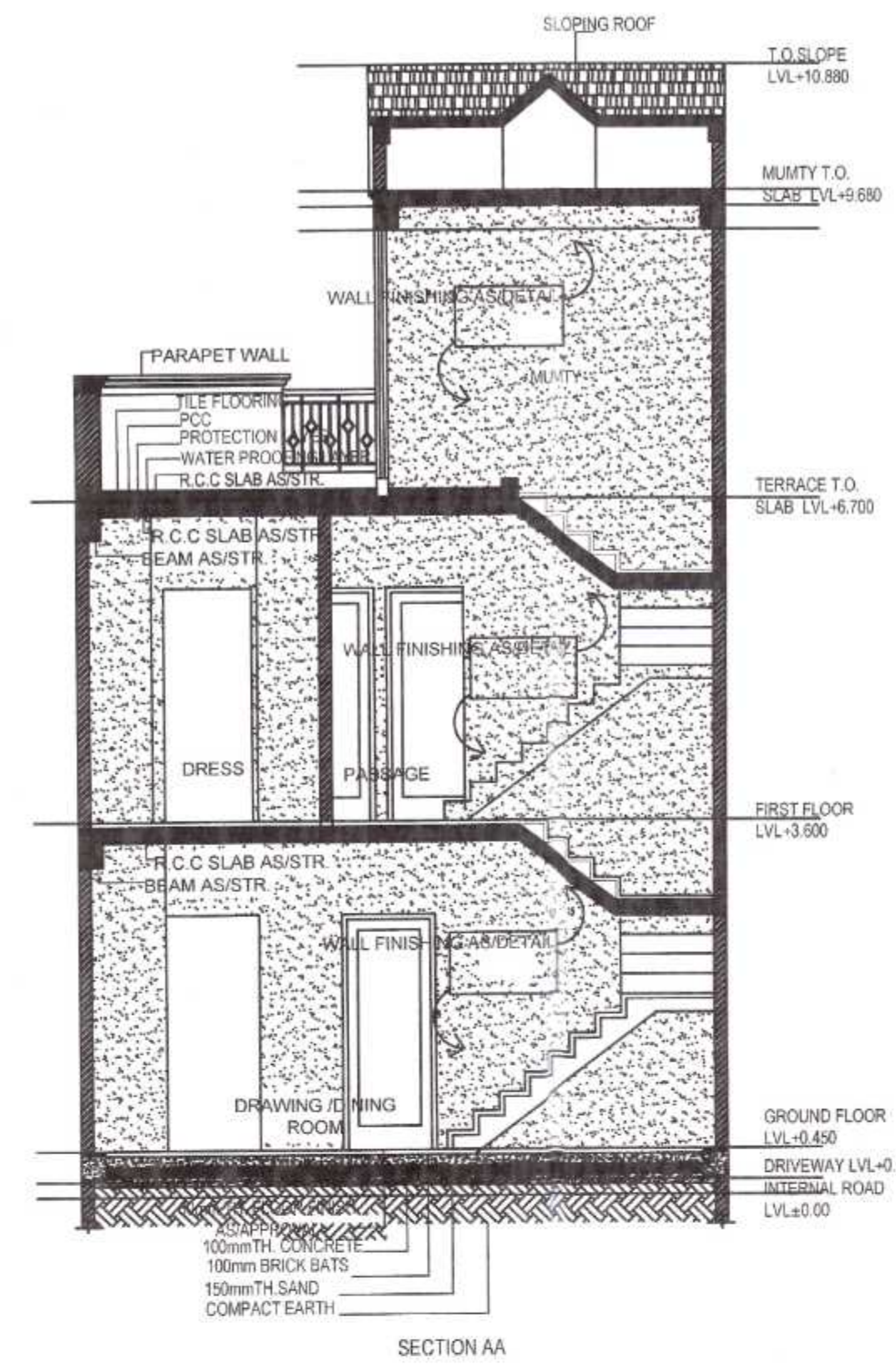
GROUND FLOOR PLAN



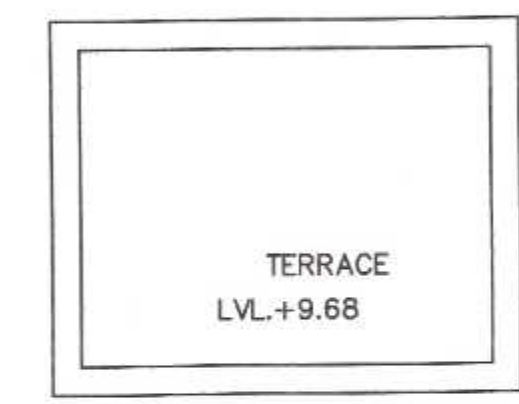
FIRST FLOOR PLAN



MUMTY/TERRACE PLAN



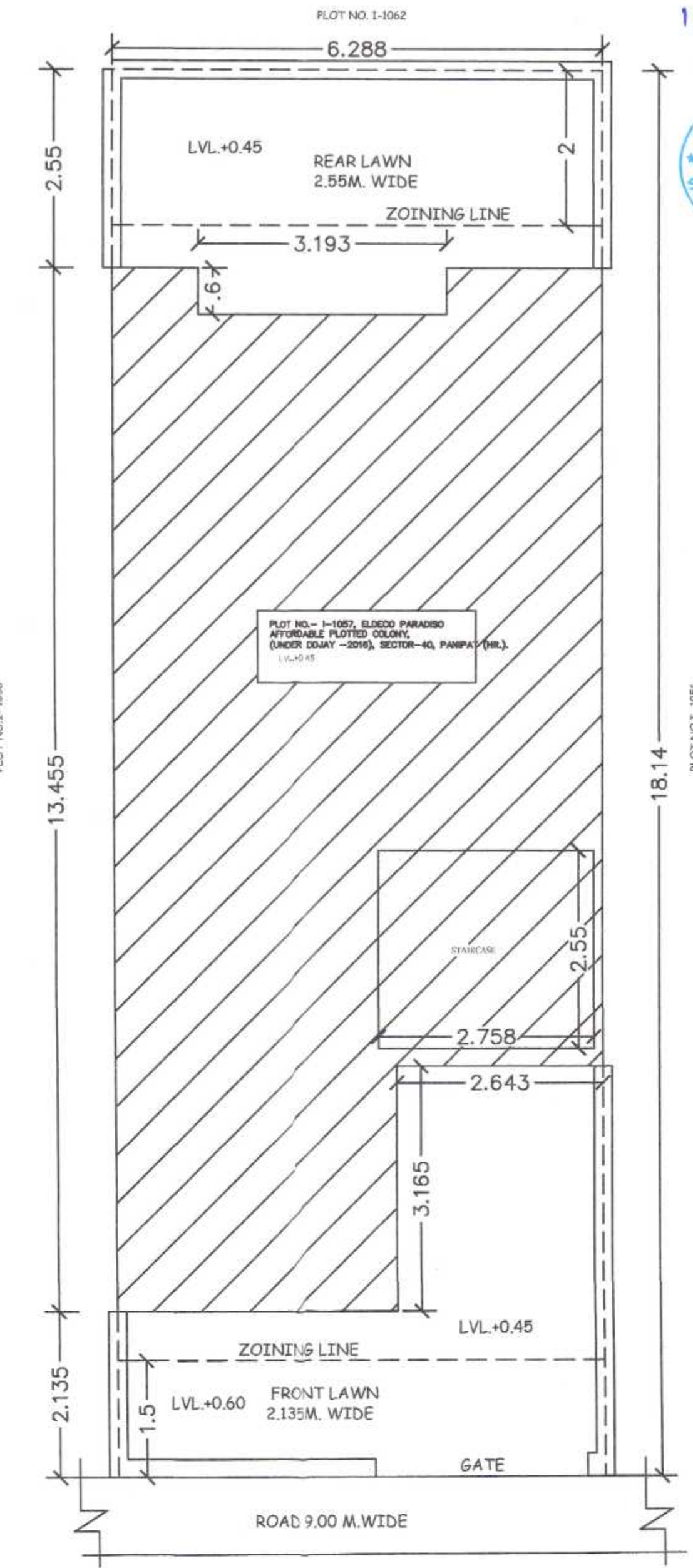
SECTION AA



TERRACE PLAN

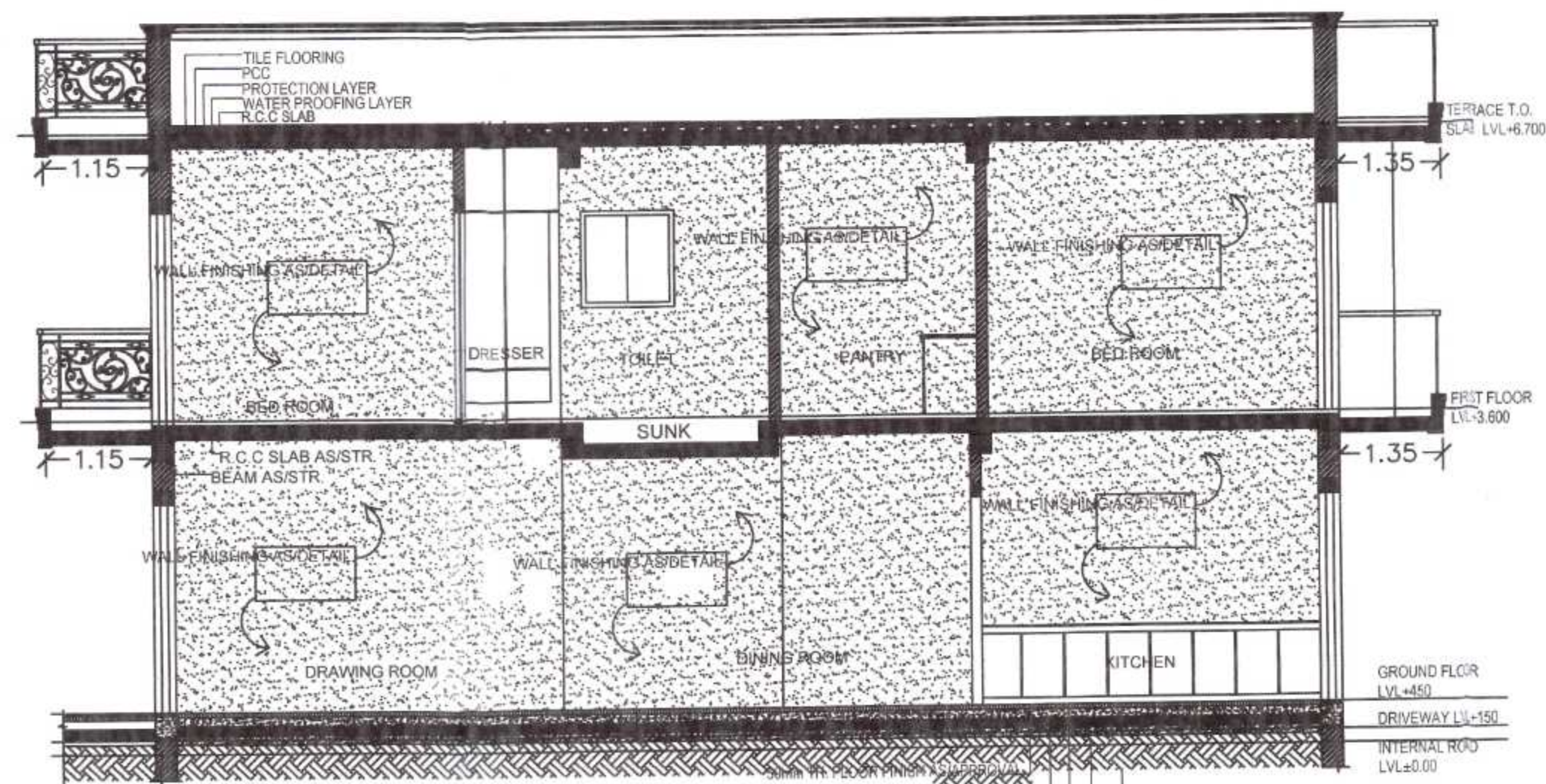
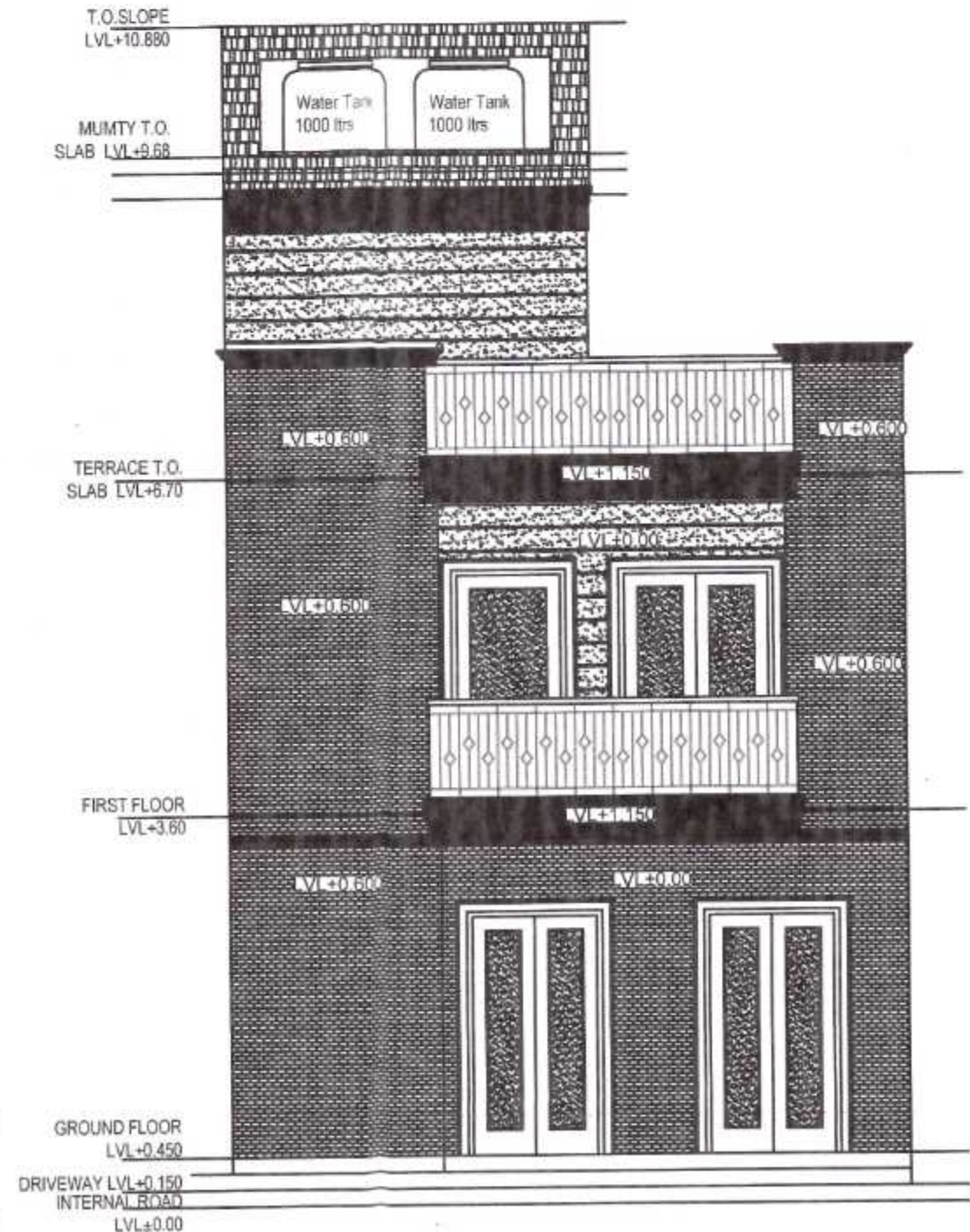
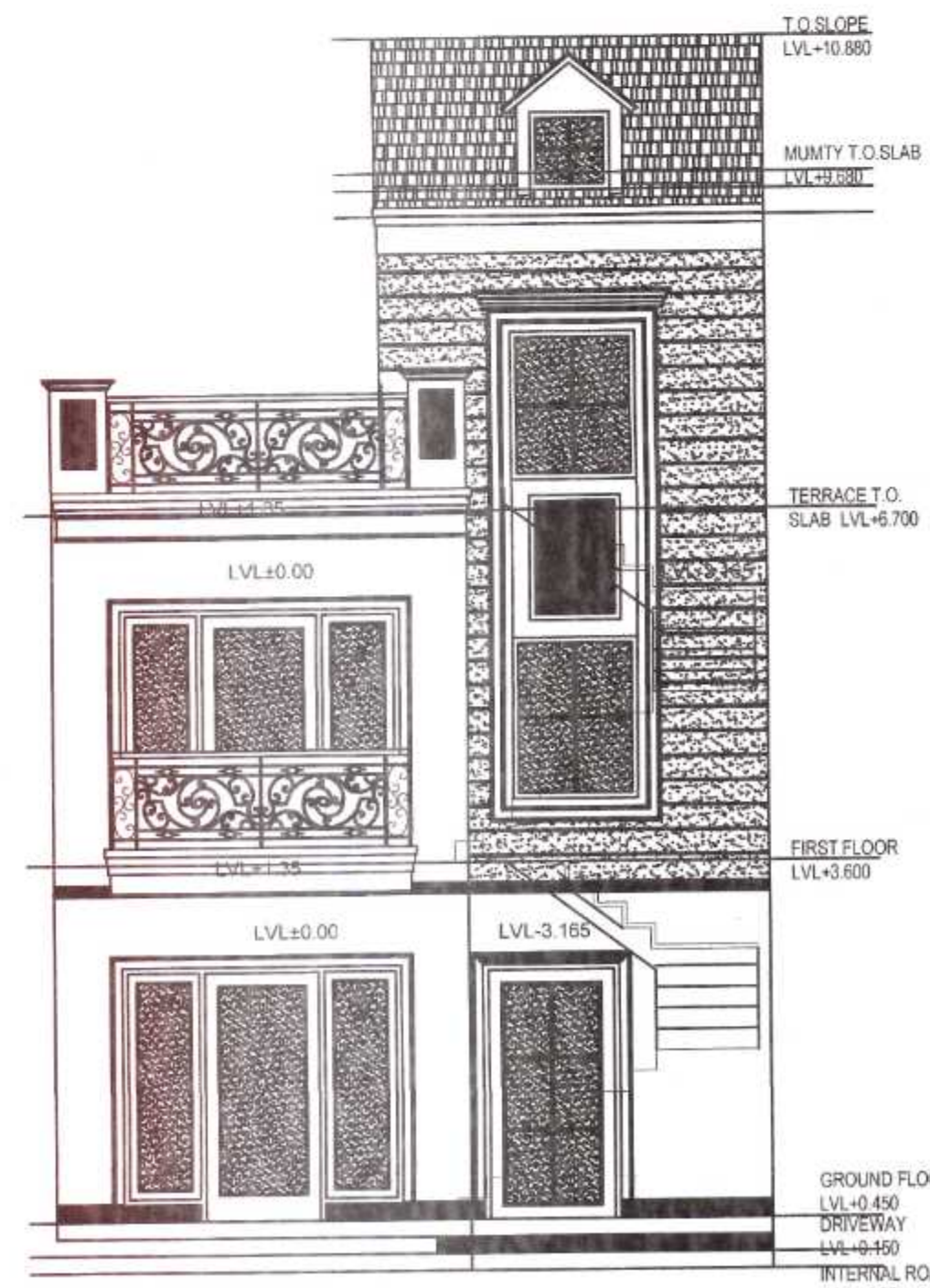
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SCHEDULE OF DOOR AND WINDOW



SITE PLAN

12/4/2022
11/4/2024
SANCTIONED
VALID FOR 2 YEARS



SECTION BB

SHEET NO. 1/1

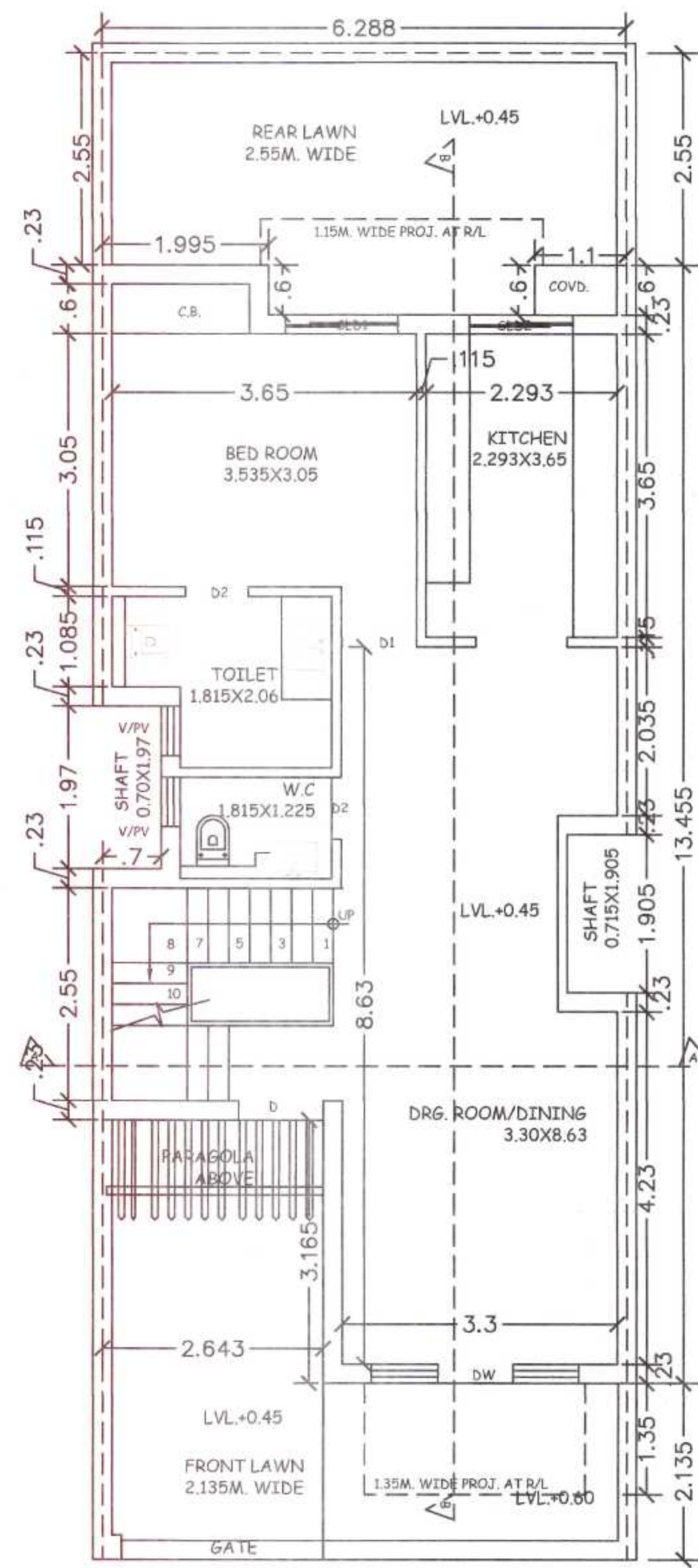
PROPOSED RESIDENCE BUILDING
 PLAN ON PLOT NO.- I-1057 , ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
 (UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
 BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
 AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA
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 = 74.325 - 7.032 = **67.293 SQMT.**
 ARCHIVED FAR. = G. FLOOR + F. FLOOR
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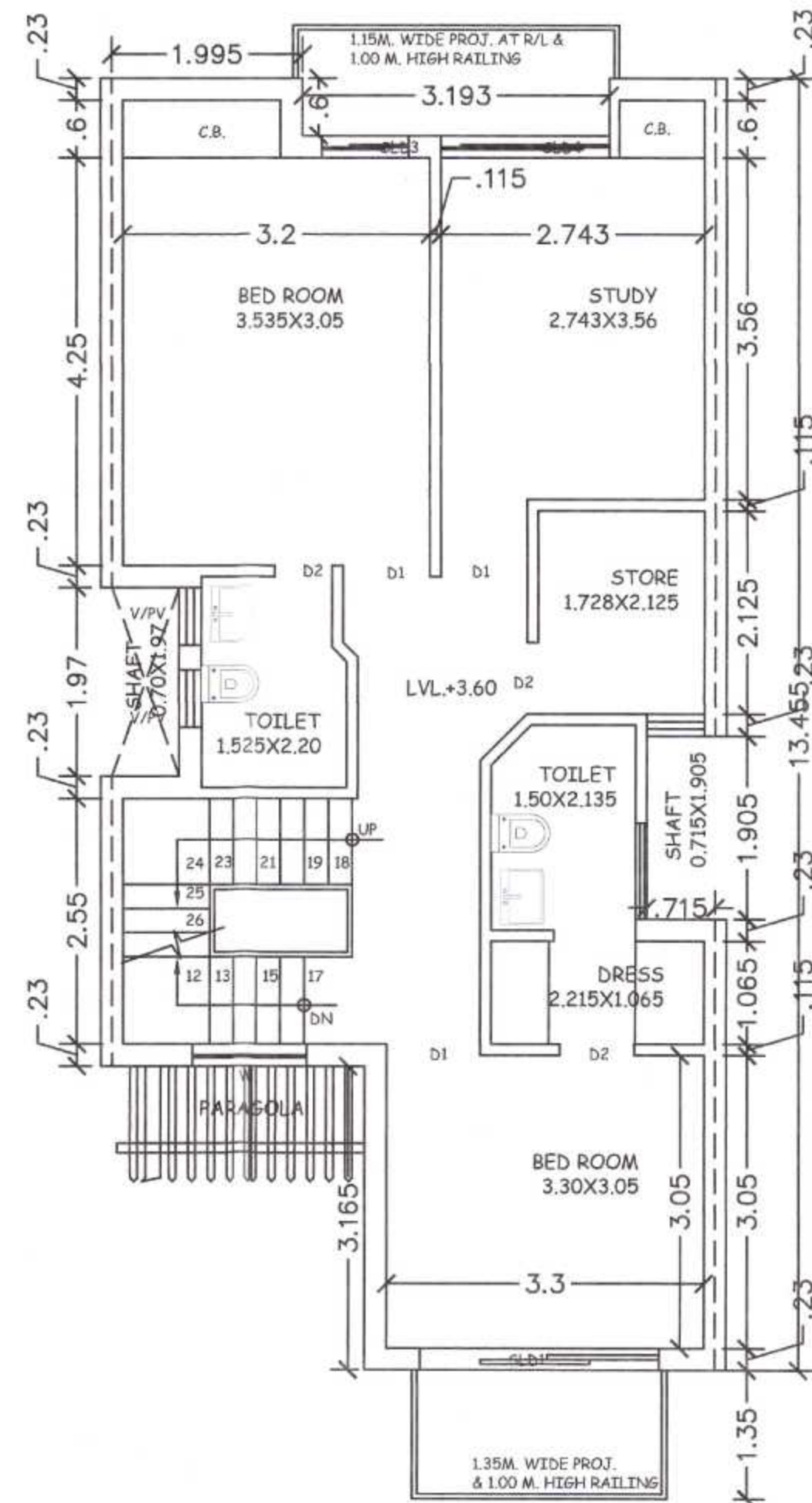
OWNER'S SIGN.

Ar. VIVEK KUMAR
 COA No. GA2020/120709
 # 10/B, Block-C, Sheela Colony
 Gurugram-122001 (Haryana)

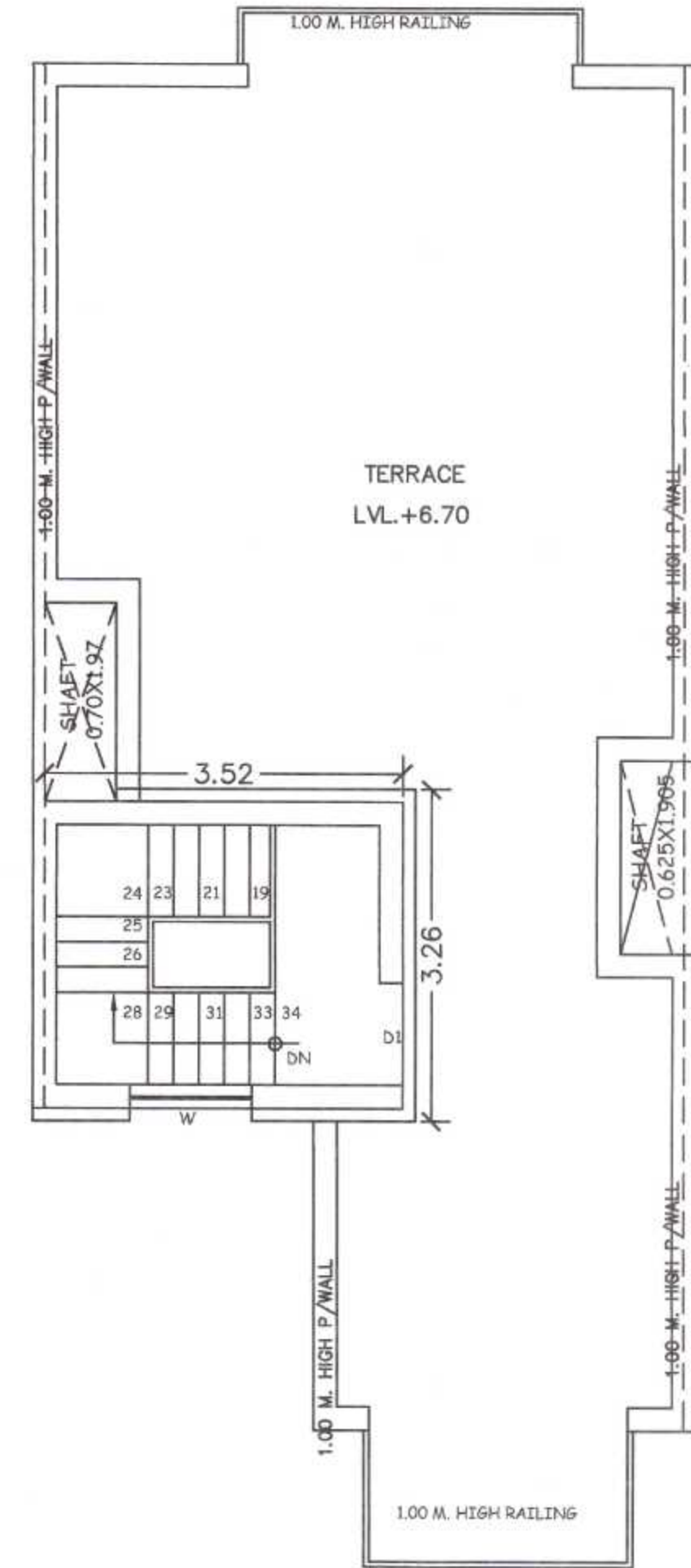
ARCHITECT'S SIGN.



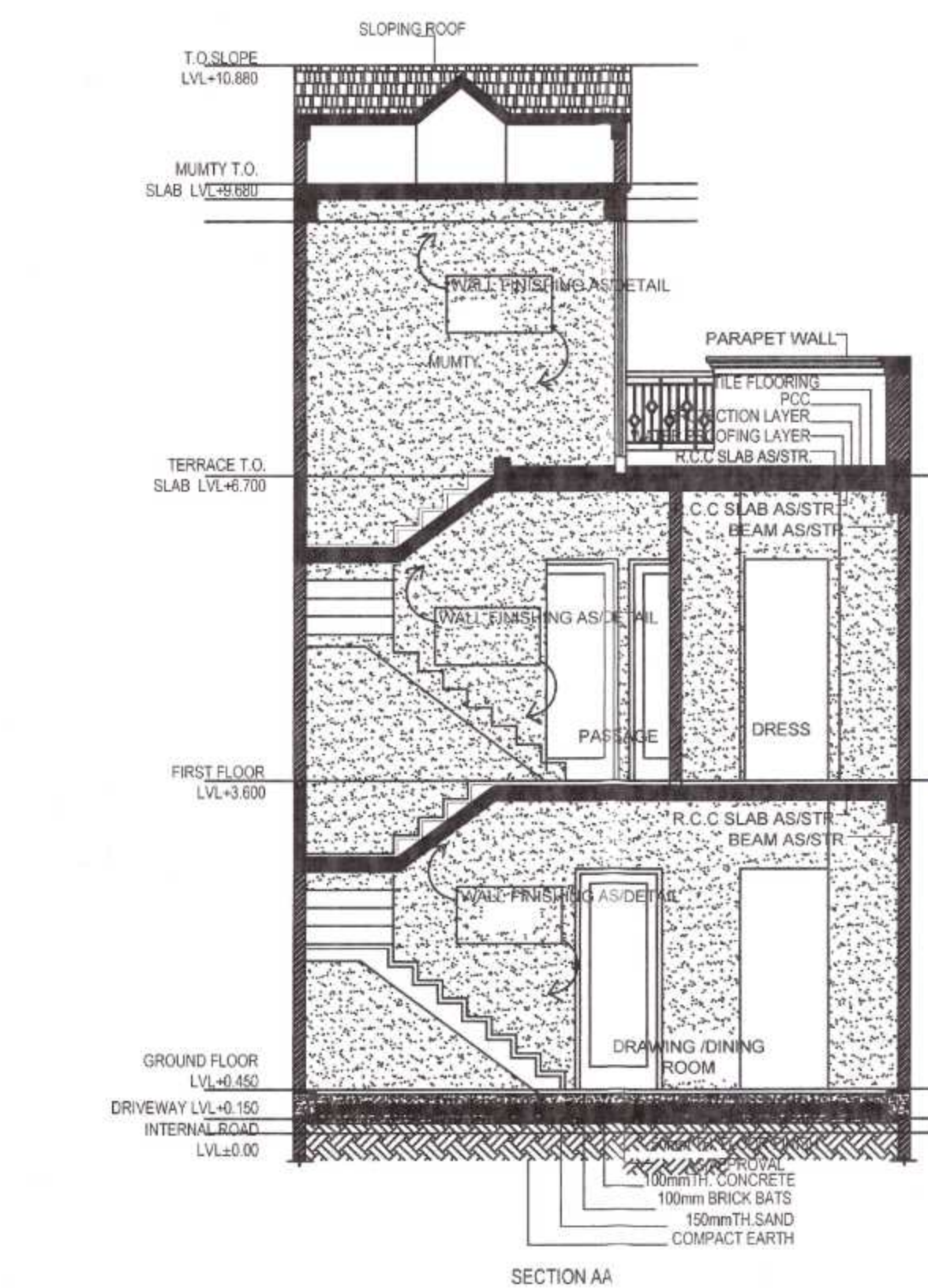
GROUND FLOOR PLAN



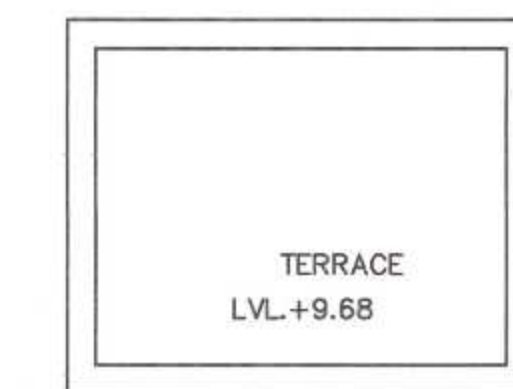
FIRST FLOOR PLAN



MUMTY/TERRACE PLAN



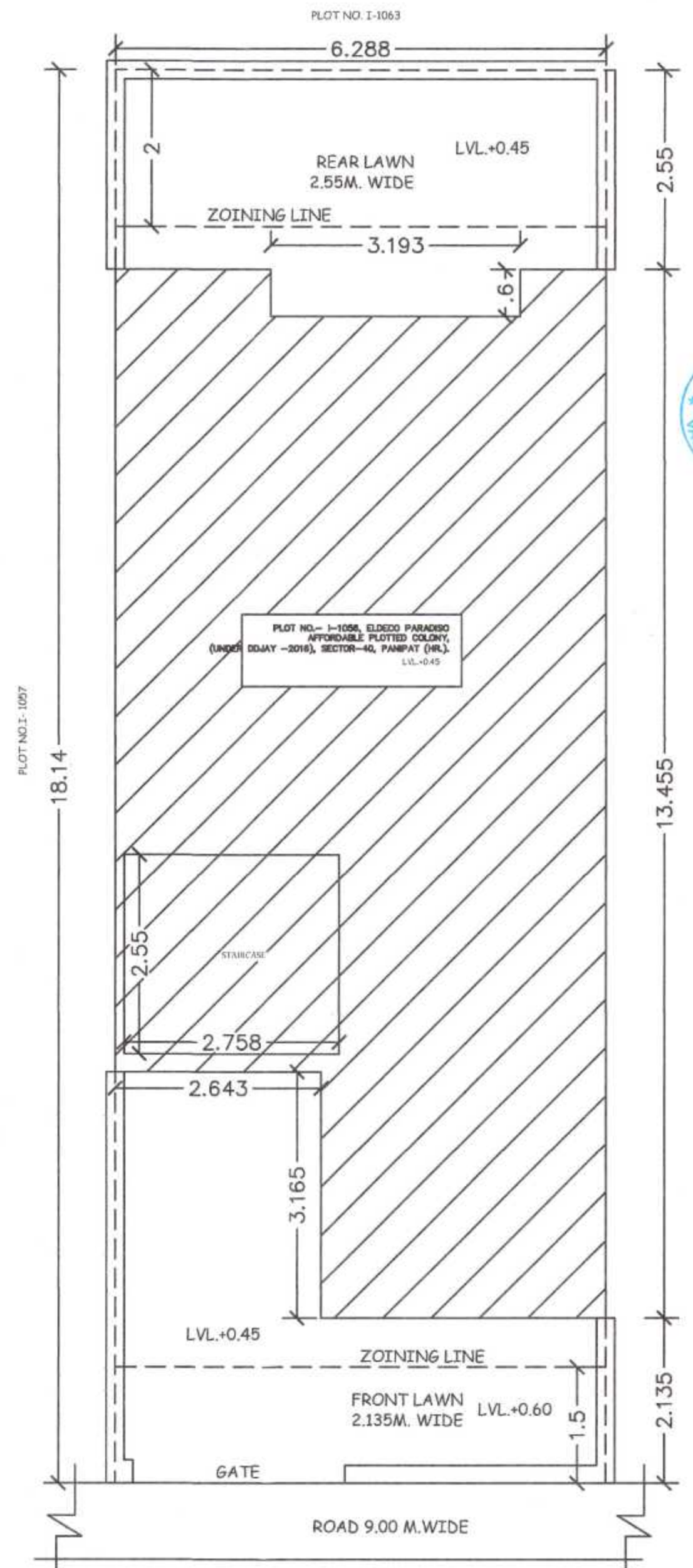
SECTION AA



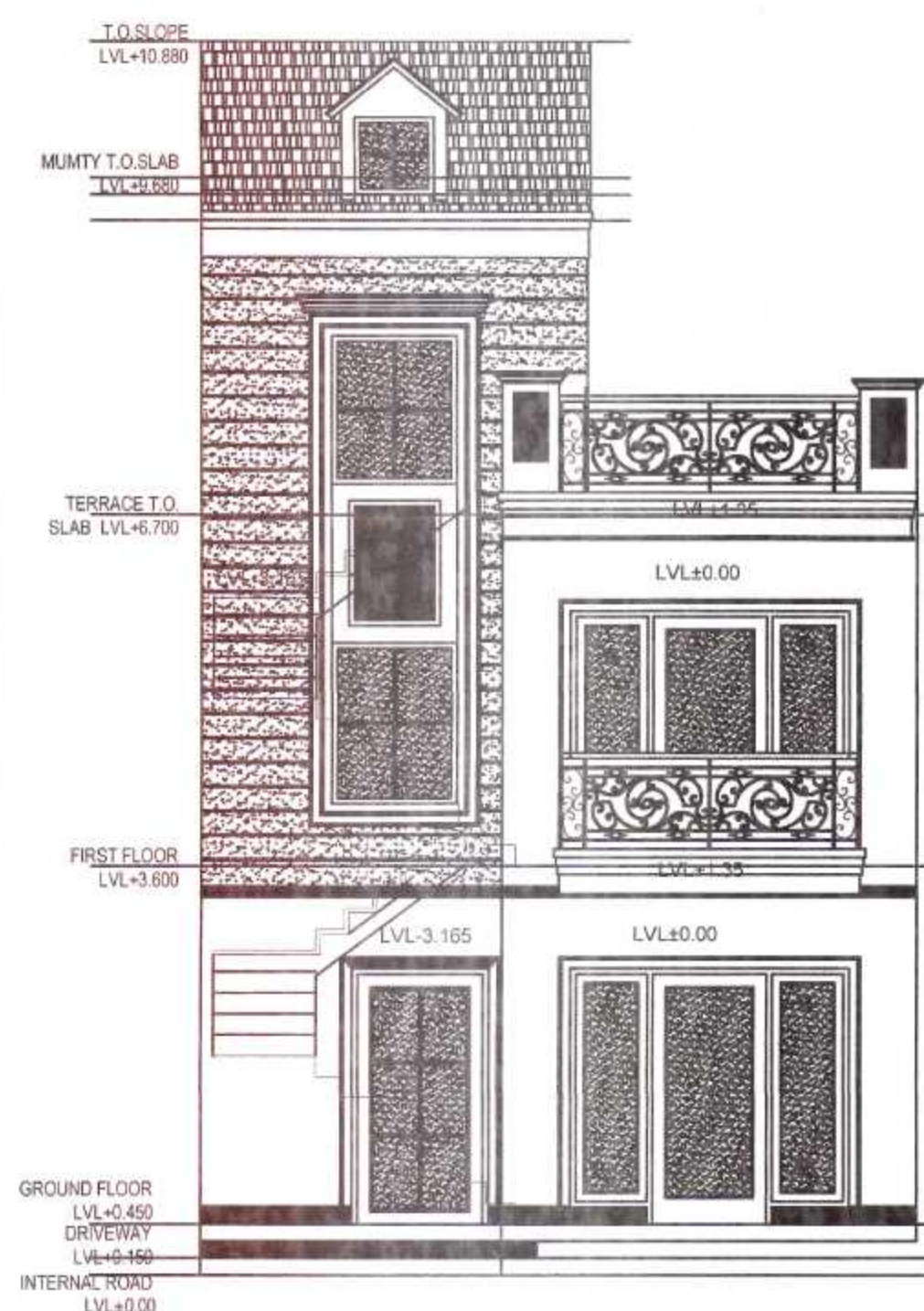
TERRACE PLAN

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9	W6	1.200 M X 1.400 M	--
10	W7	0.600 M X 0.600 M	--

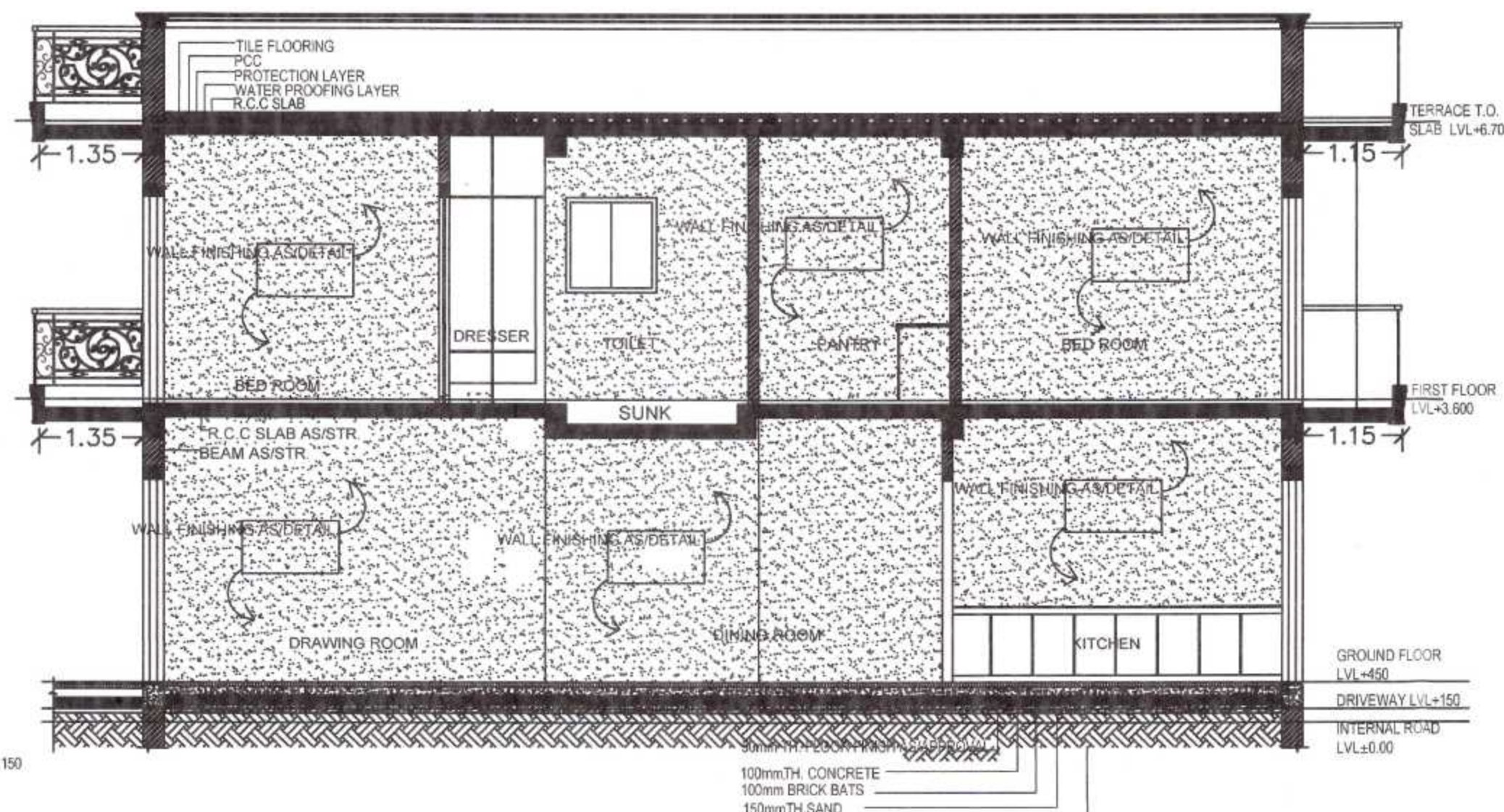
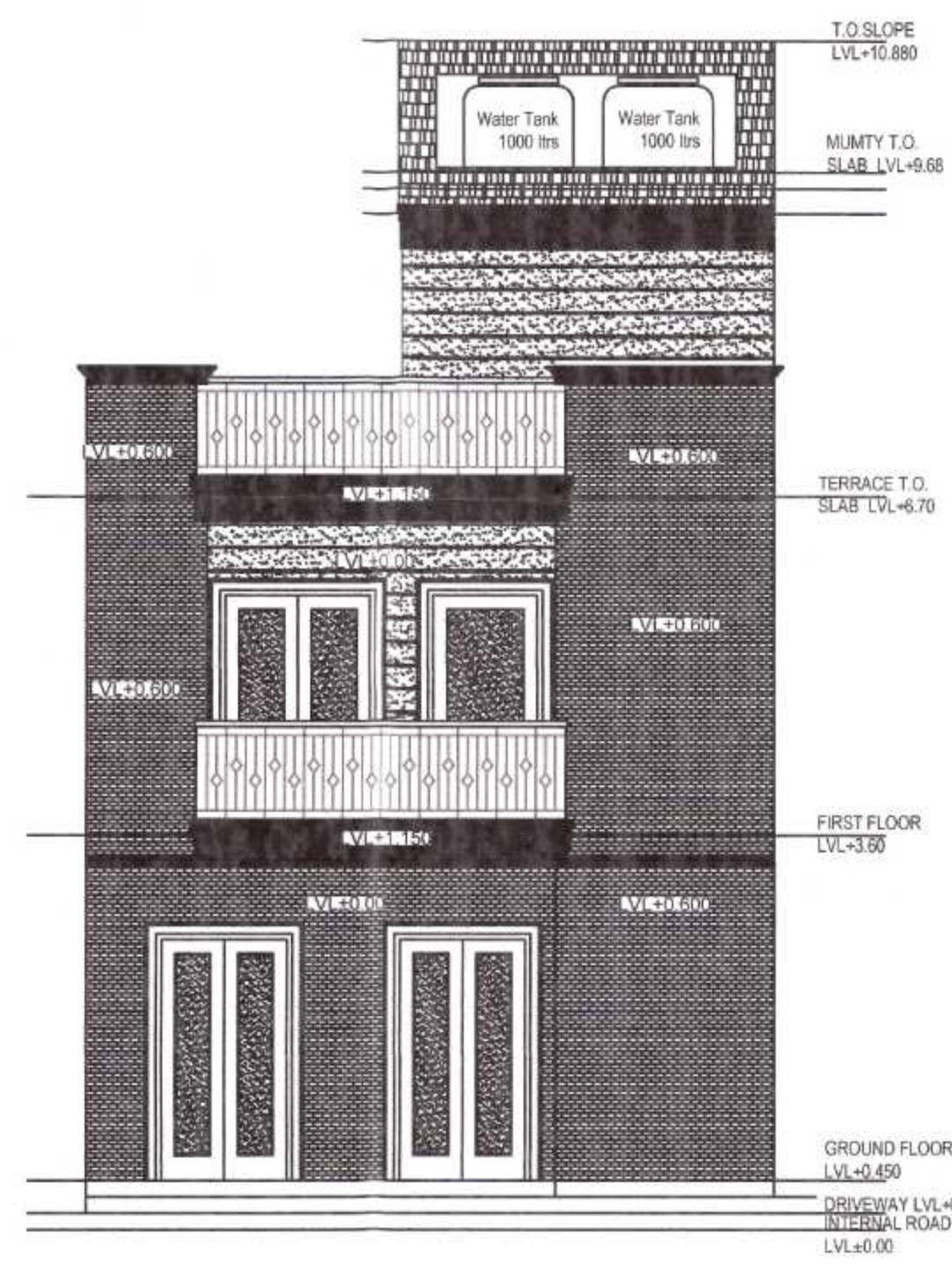
SCHEDULE OF DOOR AND WINDOW



SITE PLAN



SECTION BB



SHEET NO. 1/1

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 PLAN ON PLOT NO. - I-1056, ELDECO PARADISO, AFFORDABLE PLOTTED COLONY.
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OWNER'S SIGN.

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

ARCHITECT'S SIGN.

