



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

ADDENDUM

Registration Certificate No. HRERA-PKL-KRL-291-2022 dated 11.02.2022

Project: "Sai Residency" an Affordable Residential Plotted Colony on land measuring 6.363 acres situated in Sector-45, Karnal.

Promoters: RCNP Builders and Developers Pvt. Ltd., 180 C, Model Town Karnal-132001. CIN No. U70200HR2020PTC091543.

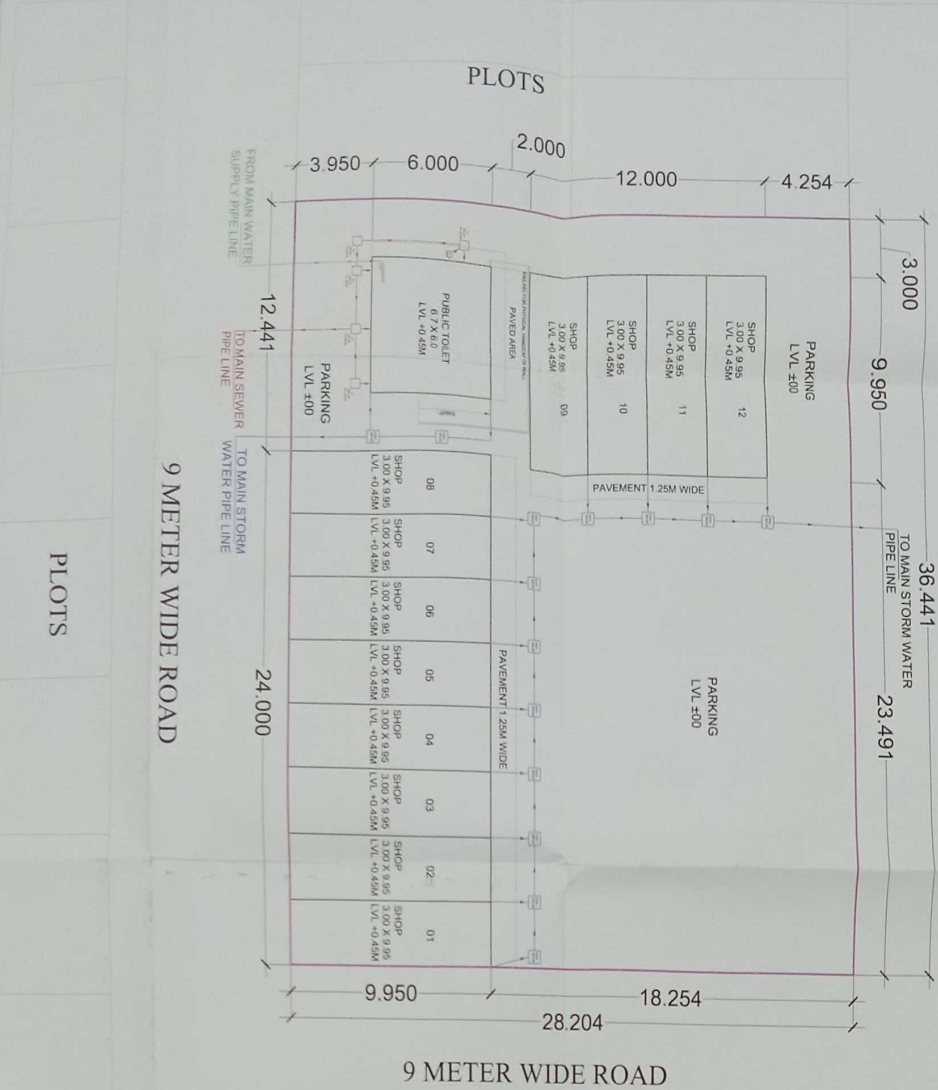
In compliance of the special condition imposed in the registration certificate no HRERA-PKL-KRL-291-2022 dated 11.02.2022 the promoter had submitted the standard design of shops over an area measuring 1027.782 sq. mtrs. which were considered by the Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 01.08.2022, and Vide Item No. 175.07 the Authority resolved to take on record the approved building plans and get them uploaded on web portal of the Authority. Further, the promoter is now allowed to market/sell the commercial plots.

Rest of the terms and conditions of the said certificate shall remain unchanged. This addendum shall be part and parcel of the Registration Certificate No. HRERA-PKL-KRL-291-2022 dated 11.02.2022 issued by the Authority.

Dilbag Singh Sihag
Member

Rajan Gupta
Chairman

LAYOUT - CUM - DEMARCATION PLAN OF COMMERCIAL SITE OVER AN AREA MEASURING 1027.782 SQMT AND ARCHITECTURAL CONTROL SHEET OF STANDARD DESIGN FOR GROUND + 2 STOREY SHOPS FALLING IN THE RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 6.363 ACRES (LICENSE NO. 78 OF 2021 DATED 05.10.2021) SITUATED AT VILLAGE UCHANA, SECTOR 45, KARNAL, BEING DEVELOPED BY RCNP DEVELOPERS AND BUILDERS PRIVATE LIMITED



OWNER SIGN:-

ARCHITECT SIGN:-

For RCNP Builders & Developers
 For RCNP Builders & Developers
 For RCNP Builders & Developers

OTHER'S PROPERTY

LAYOUT - CUM - DEMARCATION PLAN OF COMMERCIAL SITE OVER AN AREA MEASURING 1027.782 SQMT AND ARCHITECTURAL CONTROL SHEET OF STANDARD DESIGN FOR GROUND + 2 STOREY SHOPS FALLING IN THE RESIDENTIAL PLOTTED COLONY OF AREA MEASURING 6.363 ACRES (LICENSE NO. 78 OF 2021 DATED 05.10.2021) SITUATED AT VILLAGE UCHANA, SECTOR 45, KARNAL BEING DEVELOPED BY RCNP DEVELOPERS AND BUILDERS PRIVATE LIMITED

AREA DETAIL :-

TOTAL SITE AREA = 1027.782 SQMT
 PERMISSIBLE GROUND COVERAGE @ 35% = 359.72 SQMT
 PROPOSED GROUND COVERAGE = 358.2 SQMT (34.85%)
 PROPOSED F.A.R = 1074.6 SQMT (104.56%)

S.NO.	TYPE	SIZE(M)	AREA (SQMT)	NO. OF STOREY	TOTAL COVERED AREA (SQMT)	BASEMENT AREA (NON F.A.R)	TOTAL BASEMENT AREA (NON F.A.R)
1.	SHOP	3.00 X 9.95	29.85	12	358.2	1074.6	358.2
2.	PUBLIC TOILET	6.7 X 6.00	40.2	1	40.2	104.56%	40.2
PARKING AREA (INCLUDING PUBLIC TOILET)					= 669.582 SQMT (65.15%)		

SEWER PIPE LINE 150MM Ø
 RAIN WATER PIPE LINE 200MM Ø
 WATER SUPPLY PIPE LINE
 PARKING AREA BOUNDARY



DRAWN BY:- AR RAM SINGH

CHECKED BY:- AR SANJAY GUPTA

SHEET- 1/3

ENC. NO. - 377 F. 829(1) Pt. Ind. - 0. 05-23.

SANJAY GUPTA & ASSOCIATES
 ARCHITECTS ENGINEERS & INT. DESIGNERS
 SHOP NO. 26 SEC. 14 MARKET, FIRST FLOOR
 OPP. KRISHAN MANDIR U.E. KARNAL
 sanjay@sanjayguptaassociates.in

For RCNP Builders & Developers
 For RCNP Builders & Developers
 For RCNP Builders & Developers