



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Addendum

Registration No. HRERA-PKL-RTK-119-2019 dated 19.06.2019
valid up to 31.05.2023


Project: "Kalp Vatika (Earlier known as The Plannets)" – Affordable Residential Plotted Colony under DDJAY on land measuring 5.176 acres situated in Sector-3 & 4, Rohtak.

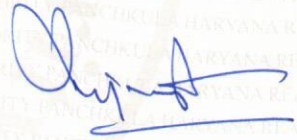
Promoters: M/s Shrishti Infra Developers Pvt. Ltd.

1. Property No - 35A, Near Pole No-141, Village Bamnoli, Sector-28, Dwarka, South West Delhi, 110077.
2. Flat No. 501, Plot No. 49-50, Vishwakarma Colony Delhi-44.

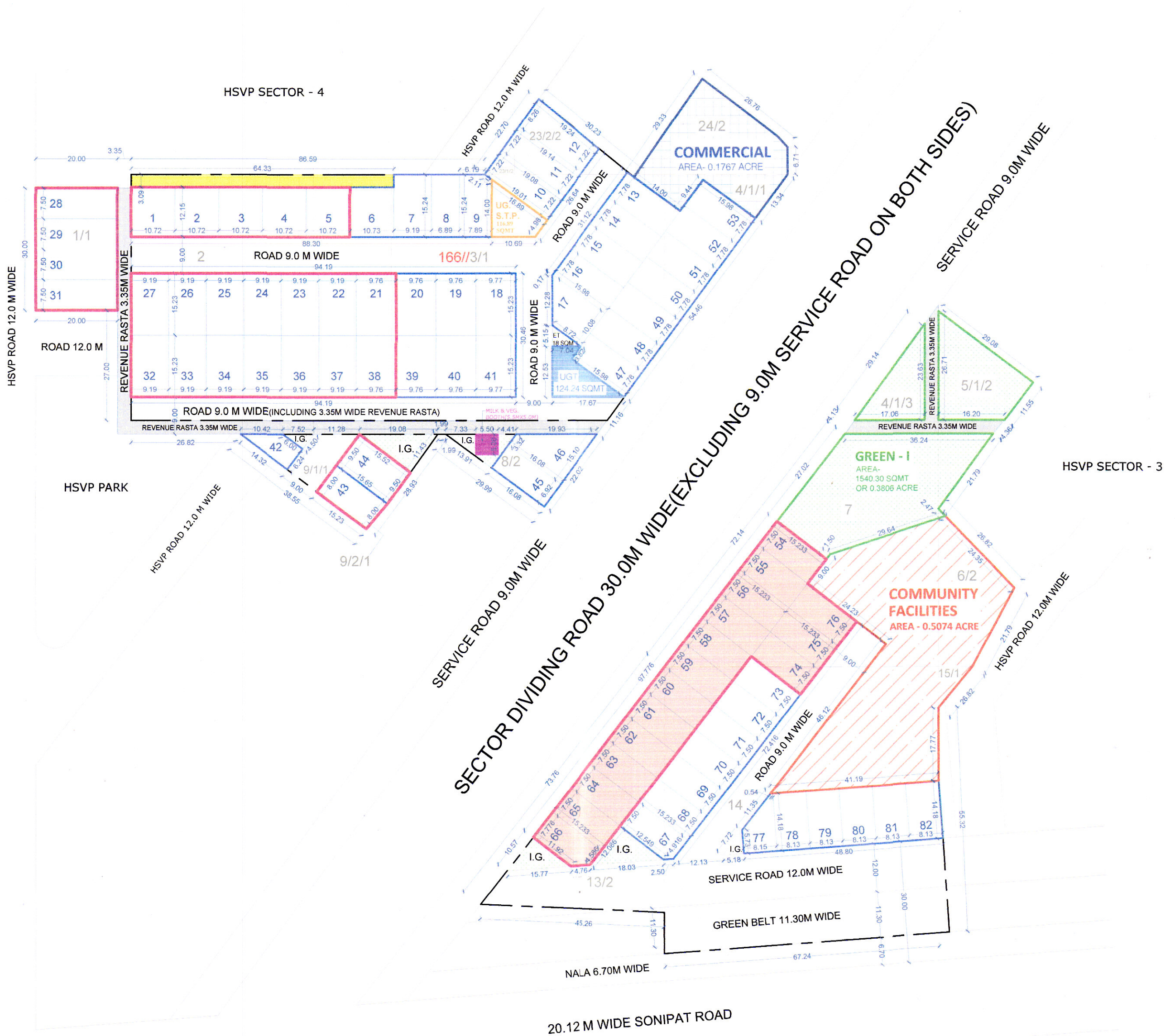
CIN No. U70109DL2010PTC200476

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 01.08.2022, vide Item No. 180.15 has decided to upload the revised layout plan on the web portal of the Authority. The same shall be part and parcel of the Registration Certificate No. HRERA-PKL-RTK-119-2019 dated 19.06.2019 issued by the Authority.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman

ENCROACHED AREA BY OTHERS



DETAIL OF RESIDENTIAL PLOTS

S.No.	PLOT NO	PLOT SIZE	AREA (In Sqmt)	NOS	TOTAL (In Sqmt)
1	1 TO 5	10.72 x 12.15	130.25	5	651.25
2	6	10.73 x 12.15	130.37	1	130.37
3	7	8.19 x 15.24	124.86	1	124.86
4	8	6.89 x 15.24	105.00	1	105.00
5	9	AS PER PLAN	119.19	1	119.19
6	10	7.22 x 19.01 + 19.08	137.50	1	137.50
7	11	7.22 x 19.08 + 19.14	137.97	1	137.97
8	12	7.22 + 8.26 x 19.14 + 19.26	148.61	1	148.61
9	13-16,47-53	7.78 x 15.98	124.32	11	1367.57
10	17	AS PER PLAN	125.42	1	125.42
11	18,41	9.77 x 15.23	148.80	2	297.60
12	19-21,38-40	9.76 x 15.23	148.645	6	891.87
13	22-27,32-37	9.19 x 15.23	139.96	12	1679.56
14	28-31	7.50 x 20.00	150.00	4	600.00
15	42	AS PER PLAN	63.40	1	63.40
16	43	8.00 x 15.23 + 15.65	123.52	1	123.52
17	44	9.50 x 15.65 + 15.52	148.06	1	148.06
18	45	6.52 x 16.08	111.27	1	111.27
19	46	AS PER PLAN	148.10	1	148.10
20	54-65,68-76	7.50 x 15.233	114.25	21	2399.25
21	66	AS PER PLAN	113.16	1	113.16
22	67	AS PER PLAN	110.78	1	110.78
23	77	AS PER PLAN	83.415	1	83.415
24	78-82	8.13 x 14.18	115.28	5	576.42
25	TOTAL		10409.340	82	2,5722 ACRES(62.18%)

DETAILS OF 50% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE FROEEZED AS PER POLICY (1.2861 ACRES) DETAILS OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE FROEEZED

DETAIL OF RESIDENTIAL PLOTS

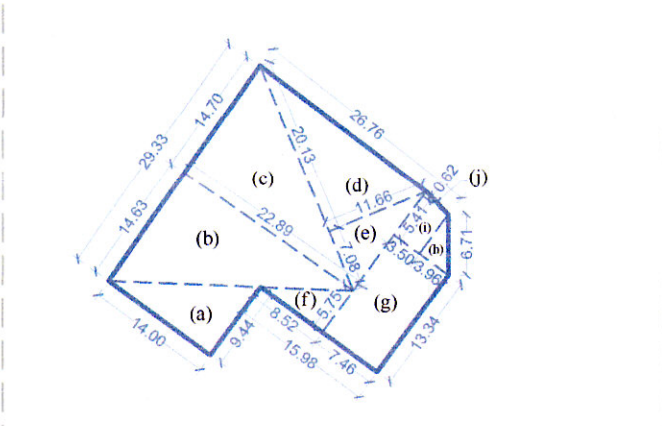
S.No.	PLOT NO	PLOT SIZE	AREA (In Sqmt)	NOS	TOTAL (In Sqmt)
1	1 TO 5	10.72 x 12.15	130.25	5	651.25
2	21, 38	9.76 x 15.23	148.645	2	297.29
3	22-27,32-37	9.19 x 15.23	139.96	12	1679.56
4	28-31	7.50 x 20.00	150.00	4	600.00
5	43	8.00 x 15.23 + 15.65	123.52	1	123.52
6	44	9.50 x 15.65 + 15.52	148.06	1	148.06
7	54-65,74-76	7.50 x 15.233	114.25	15	1713.75
8	66	AS PER PLAN	113.16	1	113.16
9	TOTAL		5326.59	41	6362.07 ACRES(61.17%)

DETAILS OF 15% RESIDENTIAL PLOTTED AREA AS REQUIRED TO BE MORTGAGED AS PER POLICY (0.38583 ACRES) DETAILS OF RESIDENTIAL PLOTS OFFERED BY THE LICENCEE TO BE MORTGAGED

DETAIL OF RESIDENTIAL PLOTS

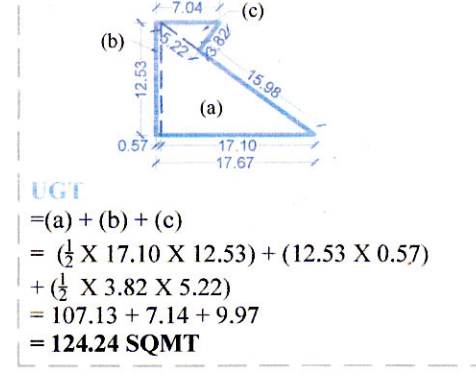
S.No.	PLOT NO	PLOT SIZE	AREA (In Sqmt)	NOS	TOTAL (In Sqmt)
1	54-65,74-76	7.50 x 15.233	114.25	15	1713.75
2	66	AS PER PLAN	113.16	1	113.16
3	TOTAL		1826.91	16	2026.91 ACRES(17.85%)

AREA CHART - COMMERCIAL



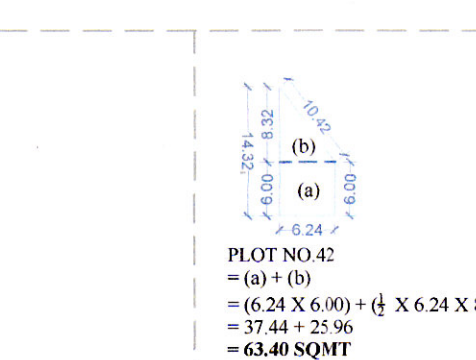
COMMERCIAL
 = (a) + (b) + (c) + (d) + (e) + (f) + (g) + (h) + (i) + (j)
 = (14.00 X 9.44) + (14.63 X 22.89) + (14.70 X 22.89)
 + (20.13 X 11.66) + (7.08 X 11.66) + (8.52 X 5.75)
 + (13.34 X 7.46) + (3.96 X 5.41) + (3.50 X 5.41)
 + (3.50 X 0.62)
 = 66.08 + 167.44 + 168.24 + 117.36 + 41.28 + 24.495 + 99.52
 + 10.71 + 18.935 + 1.085
 = 715.145 SQMT OR 0.1767 ACRE OR 3.55%

AREA CHART - UGT



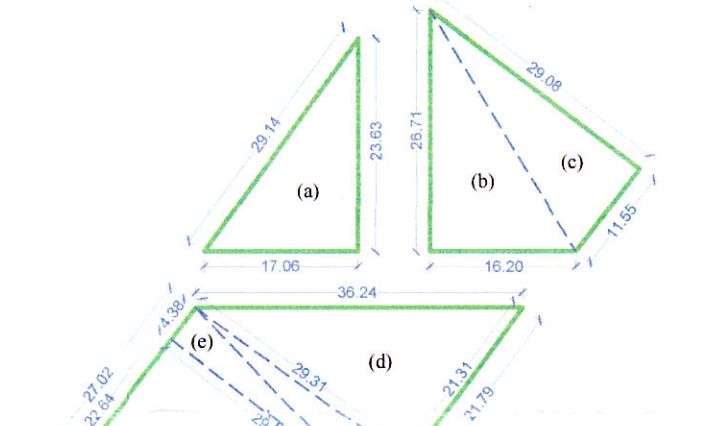
AREA CHART - UGT
 = (a) + (b) + (c)
 = (17.10 X 12.53) + (12.53 X 0.57)
 + (3.82 X 5.22)
 = 107.13 + 7.14 + 9.97
 = 124.24 SQMT

AREA CHART - UG, S.T.P.



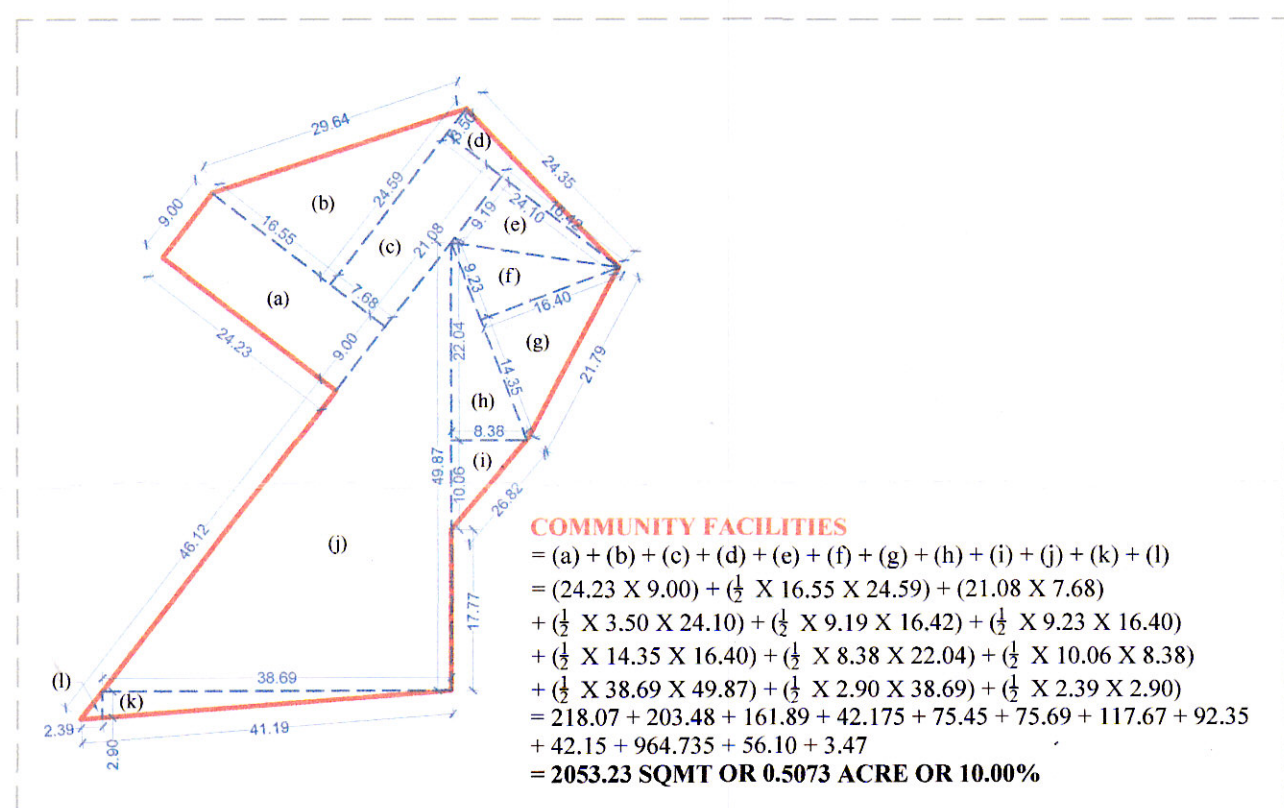
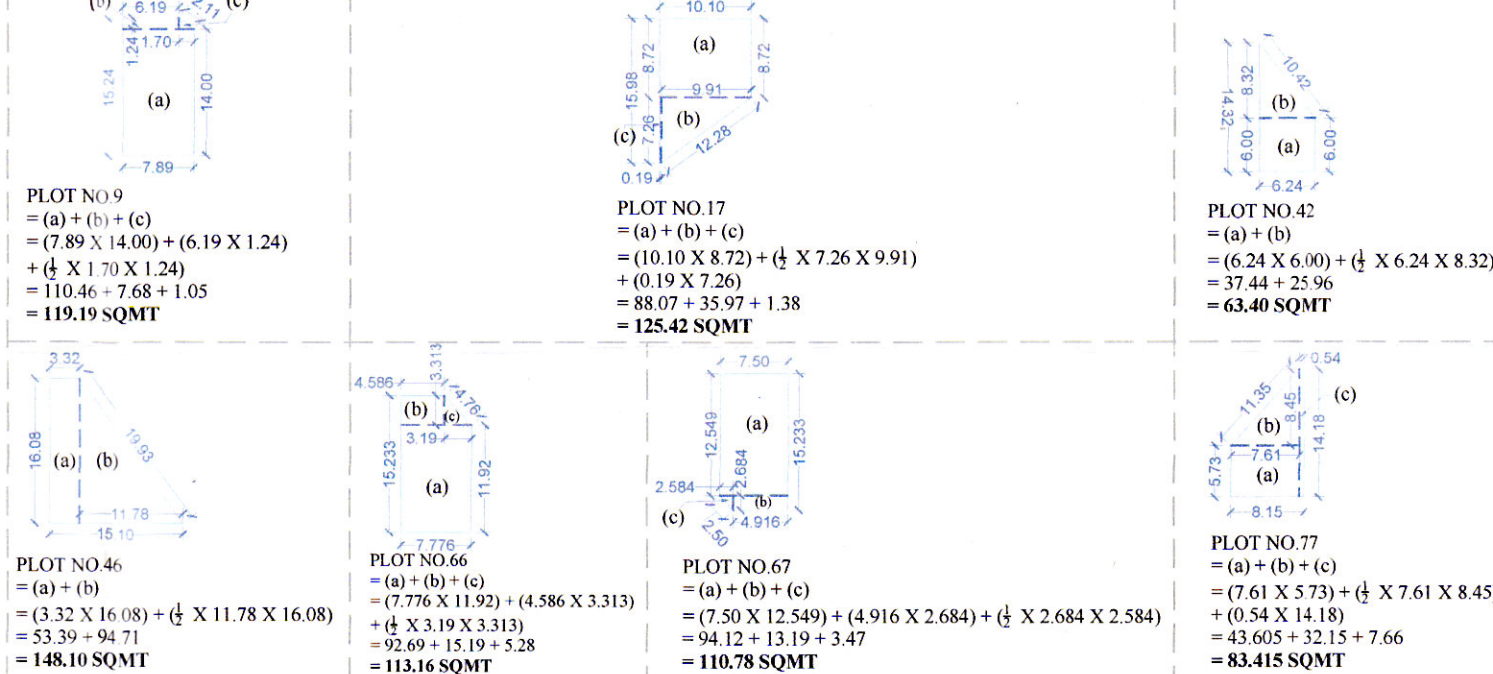
UG, S.T.P.
 = (a) + (b)
 = (10.69 X 14.00) + (4.98 X 16.89)
 = 74.83 + 42.06
 = 116.89 SQMT

AREA CHART - GREEN AREA/OPEN SPACES



GREEN AREA / OPEN SPACES
 = (a) + (b) + (c) + (d) + (e) + (f) + (g) + (h) + (i)
 = (17.06 X 23.63) + (16.20 X 26.71) + (11.55 X 29.08)
 + (29.31 X 21.31) + (4.38 X 29.46) + (5.30 X 29.31)
 + (2.47 X 3.81) + (14.227 X 21.14) + (22.64 X 15.233)
 = 201.56 + 216.35 + 167.94 + 312.30 + 64.52 + 77.67 + 4.705
 + 150.38 + 344.875
 = 1540.30 SQMT OR 0.3806 ACRE OR 7.50%

AREA CHART - MISCELLANEOUS PLOTS



REVISED
 LAYOUT-CUM-DEMARICATION PLAN OF AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJANA-2016 OVER AN AREA MEASURING 5.0727 ACRES(LICENCE NO.38 OF 2018 DATED 13.06.2018) IN SECTOR - 3 & 4, DISTRICT ROHTAK (HARYANA), BELONGS TO M/S SHRISHTI INFRA DEVELOPERS PVT. LTD. IN COLLABORATION WITH PANCHWATI CO. OP. HOUSE BUILDING SOCIETY LTD, ROHTAK.

AREA CHART

S.NO.	PARTICULARS	PROPOSAL (ACRES)	PROPOSAL (%)	PERMISSIBLE (ACRES)	PERMISSIBLE (%)
1.	PREVIOUS LICENSED AREA	5.176	-	-	-
2.	DELICENSED AREA	0.1033	-	-	-
3.	NOW, LICENSED AREA	5.0727	-	-	-
4.	AREA UNDER 30.0 M WIDE GREEN BELT INCLUDING 12.0 M WIDE SERVICE ROAD AND EXCLUDING OF 6.70 M WIDE EXISTING NALA.	(-).0.1878	-	-	-
5.	50% BENEFIT OF AREA UNDER 30.0 M WIDE GREEN BELT INCLUDING 12.0 M WIDE SERVICE ROAD AND EXCLUDING OF 6.70 M WIDE EXISTING NALA.	(+).0.0939	-	-	-
6.	ENCROACHED AREA	(-).0.0491	-	-	-
7.	NET PLANNED AREA	4.9297	-	-	-
8.	AREA UNDER RESIDENTIAL PLOTS	2.5722	52.18	3.0071	61.0
9.	AREA UNDER COMMERCIAL	0.1767	3.58	0.1971	4.00
10.	TOTAL SALEABLE AREA (8 + 9)	2.7489	55.76	3.2042	65.0
11.	GREEN AREA / OPEN SPACE	0.3806	7.50	0.3804	7.50
12.	COMMUNITY FACILITIES	0.5073	10.00	0.5072	10.0

LEGEND:
 E.T. = ELECTRIC TRANSFORMER
 UGT = UNDERGROUND WATER TANK
 PARKS / OPEN SPACES
 COMMERCIAL AREA
 COMMUNITY FACILITIES
 KILLA LINE
 SCHEME BOUNDARY
 SEWAGE TREATMENT PLANT

DENSITY CALCULATION (PPA):-
 NUMBER OF PLOTS = 82
 UNITS ALLOWED = 4
 POPULATION ALLOWED PER UNIT = 4.5
 DENSITY CALCULATION = 82 X 4.5 X 4.0
 = 1476.0 / 4.9297
 = 299.409 PPA

SIGNATURE OF APPLICANT: Shrishti Infra Developers Pvt. Ltd. (Signature)

SIGNATURE OF ARCHITECT: Nishit Gupta Architect CA/91/13697 (Signature)

BEARING DRAWING NO. DTCP 7579 DATED 30-10-2020

APPROVALS: (SATYA PAL) JD (HQ), (DINESH KUMAR) SD(HQ), (JAIDEEP) ATP (HQ), (SAVITA JINDAL) DTP (HQ), (P.P. SINGH) STP (HQ), (JITENDER SHAG) TTP (HR), (K. MAKRAND PANDURANG, JAS) DTCP (HR)

299.409