



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## Addendum

Registration No. HRERA-PKL-RWR-302-2022 dated 13.04.2022 valid up to 30.08.2025

**Project:** "M2K Harmony-2"- commercial pocket measuring 816.02 sq. mtr. in the affordable residential plotted colony on land measuring 5.306 acres falling in the revenue estate of Village Malpura and Garhi Alawalpur, Sector-5,7A and 21, Rewari

**Promoters:** M/s Elite Homes Pvt Ltd., SHOP NO. 30, M2K Mall, 16, Mangalam Place, Dist. Centre, Sector-3, Rohini West Delhi 110085.

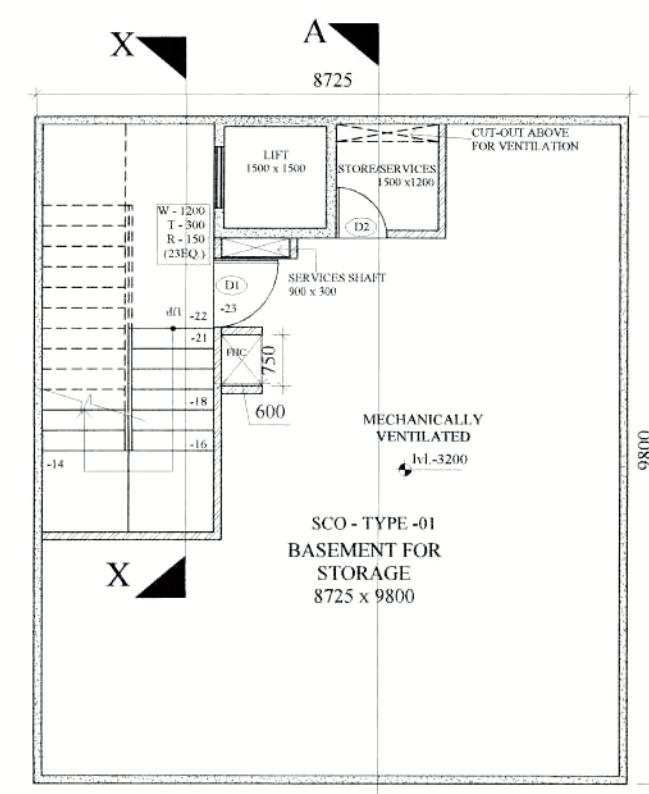
**CIN No.** U45201DL2005PTC133721

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 19.09.2022, vide Item No. 184.08 has decided that since the promoter has submitted copies of standard design of proposed SCO's of the commercial site/pocket, therefore, the promoter is allowed to sell/dispose of any part/unit of commercial pocket which was earlier restricted by the Authority while issuing Registration certificate. The approved standard design of SCO's have been uploaded on web portal of the Authority. The same shall be part and parcel of the Registration Certificate No. HRERA-PKL-RWR-302-2022 dated 13.04.2022 issued by the Authority.

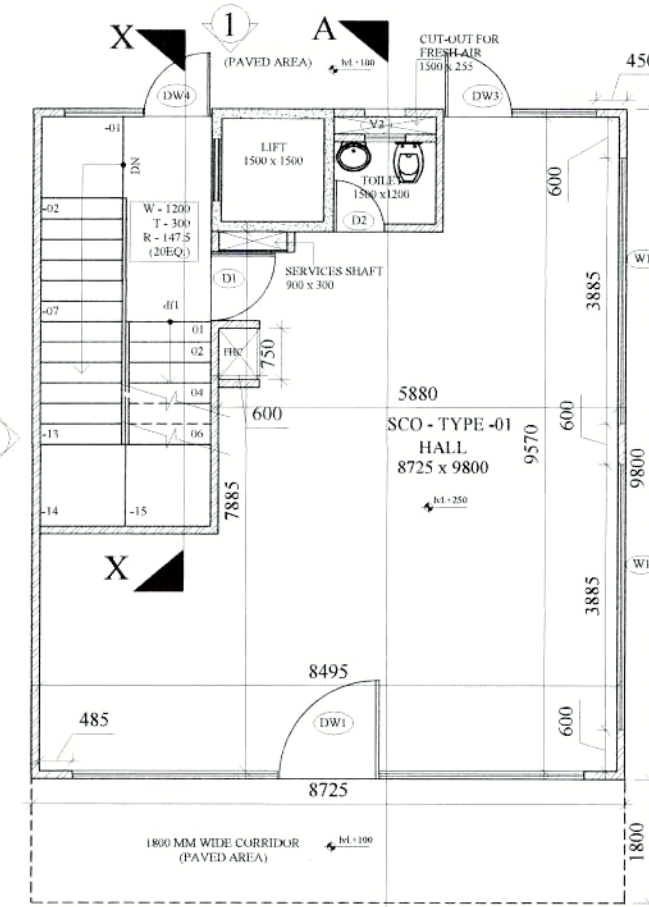
  
**Dr. Geeta Rathee Singh**  
Member

  
**Nadim Akhtar**  
Member

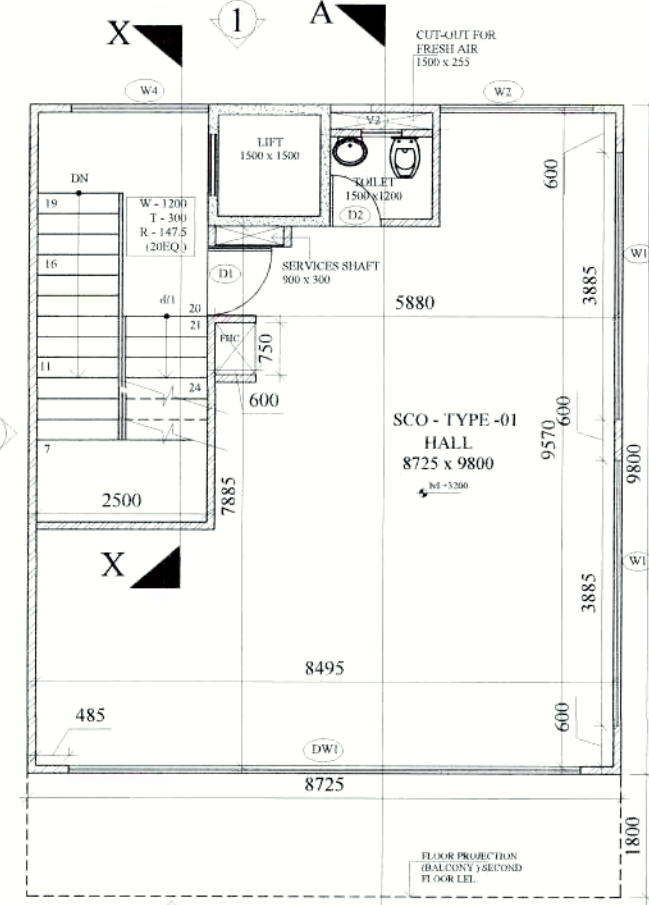
  
**Dilbag Singh Sihag**  
Member Chairman



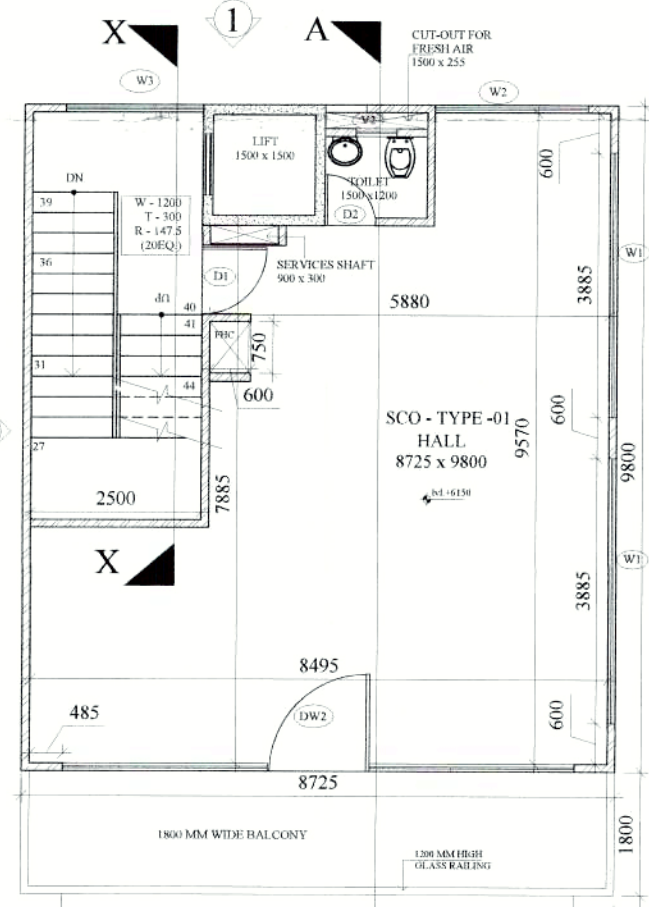
BASEMENT FLOOR PLAN



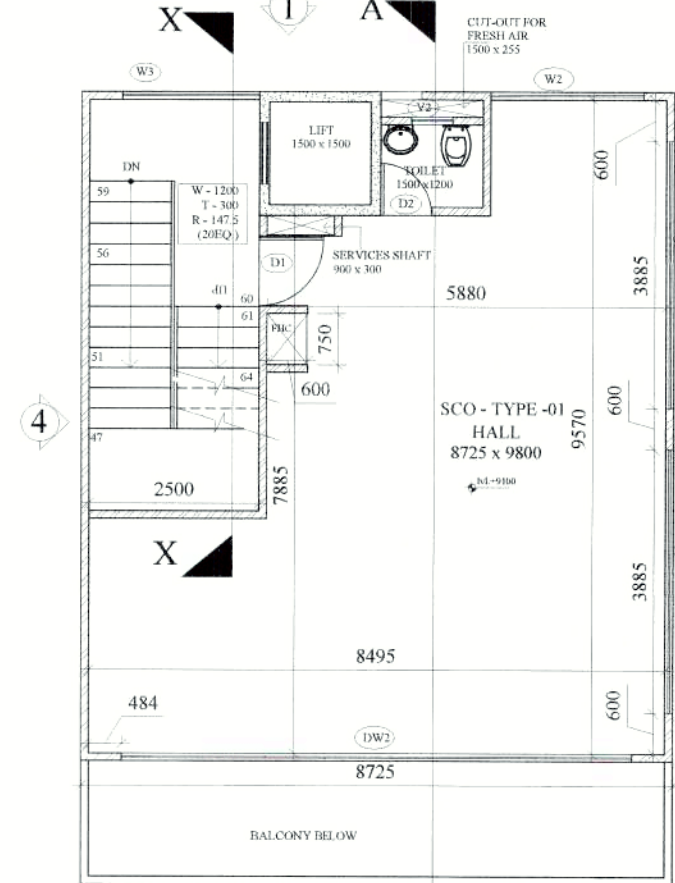
GROUND FLOOR PLAN



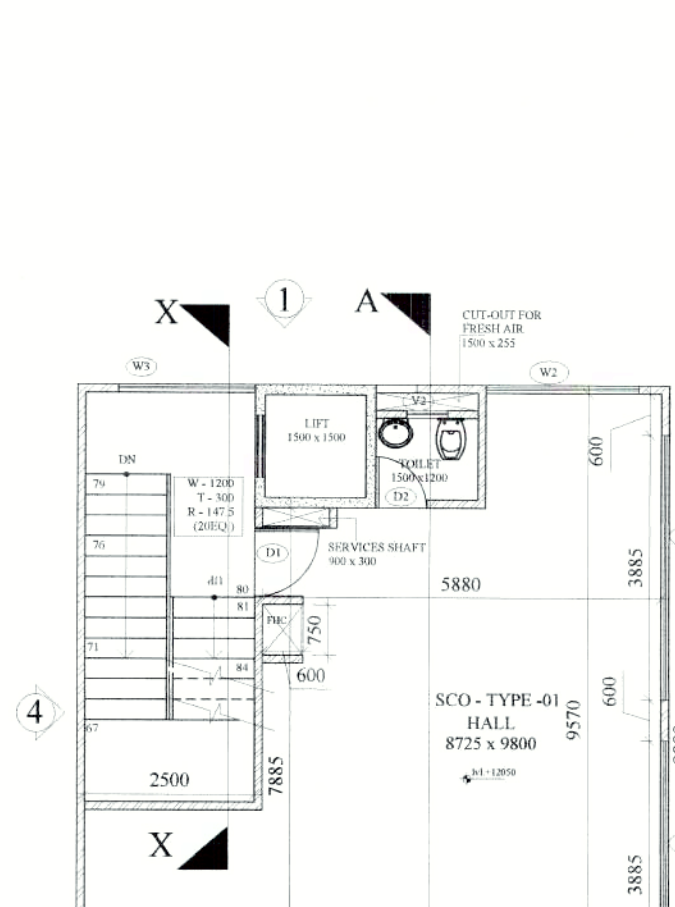
FIRST FLOOR PLAN



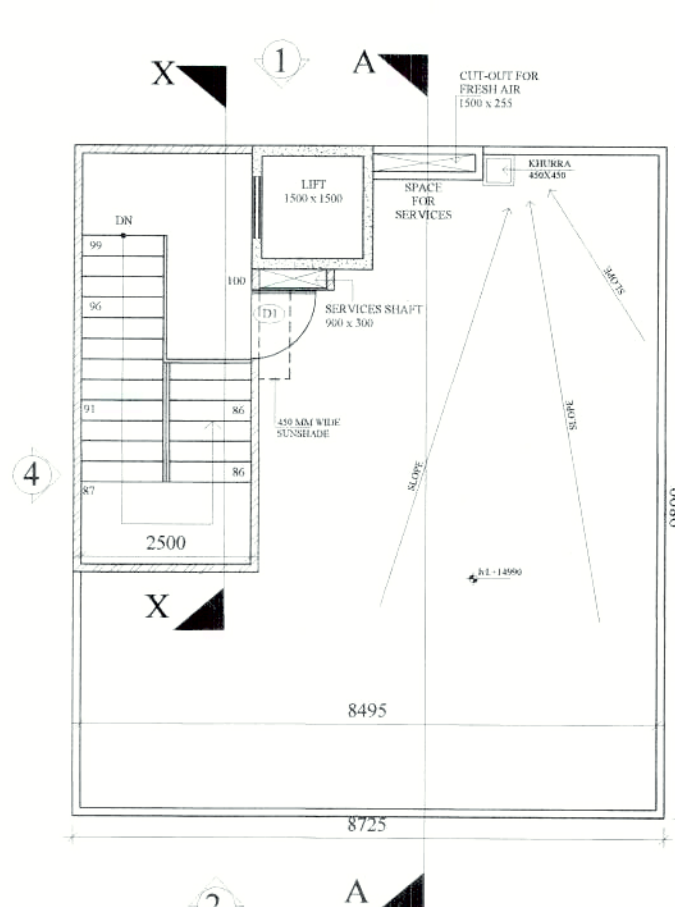
SECOND FLOOR PLAN



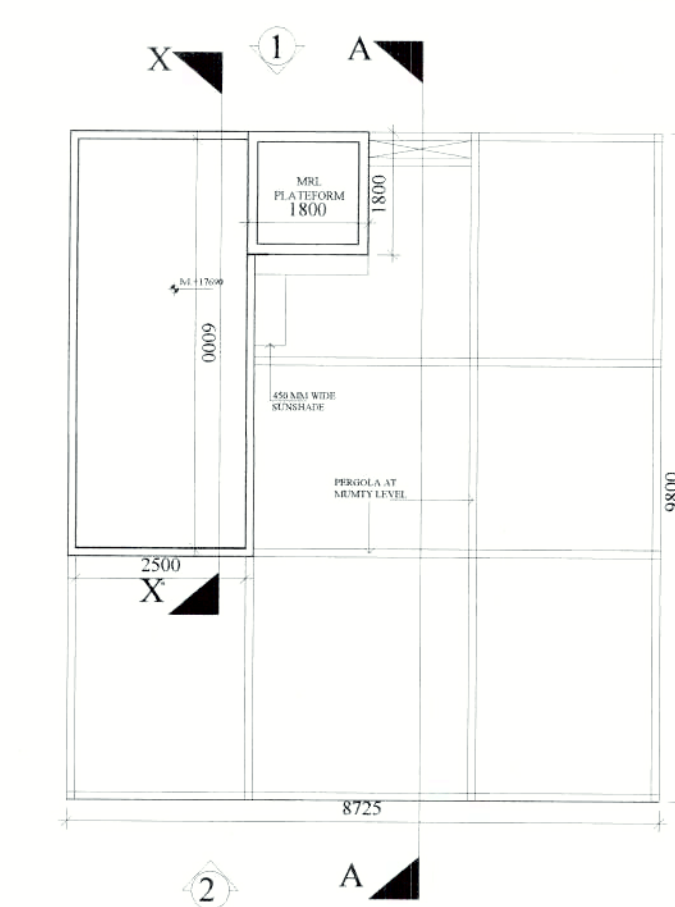
THIRD FLOOR PLAN



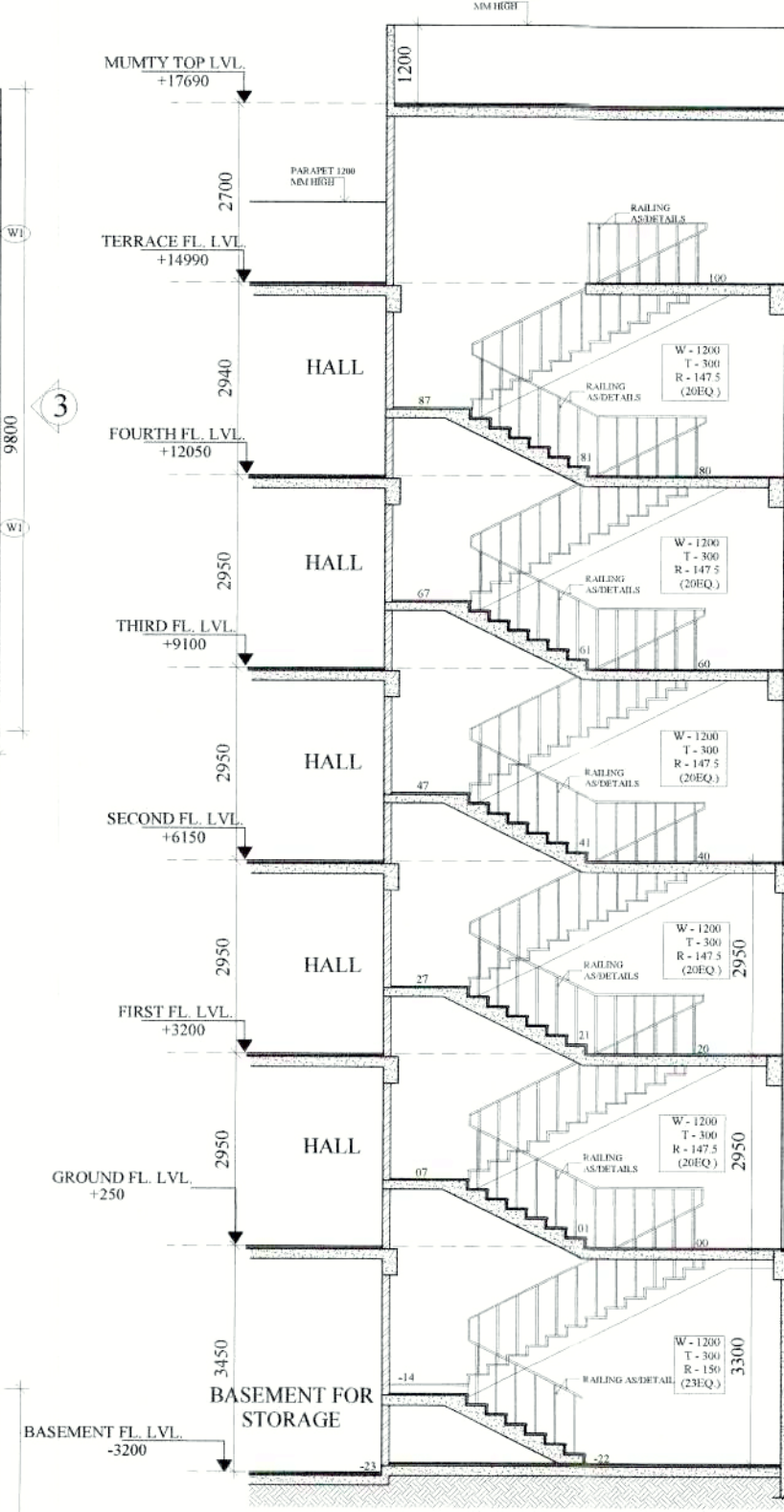
FOURTH FLOOR PLAN



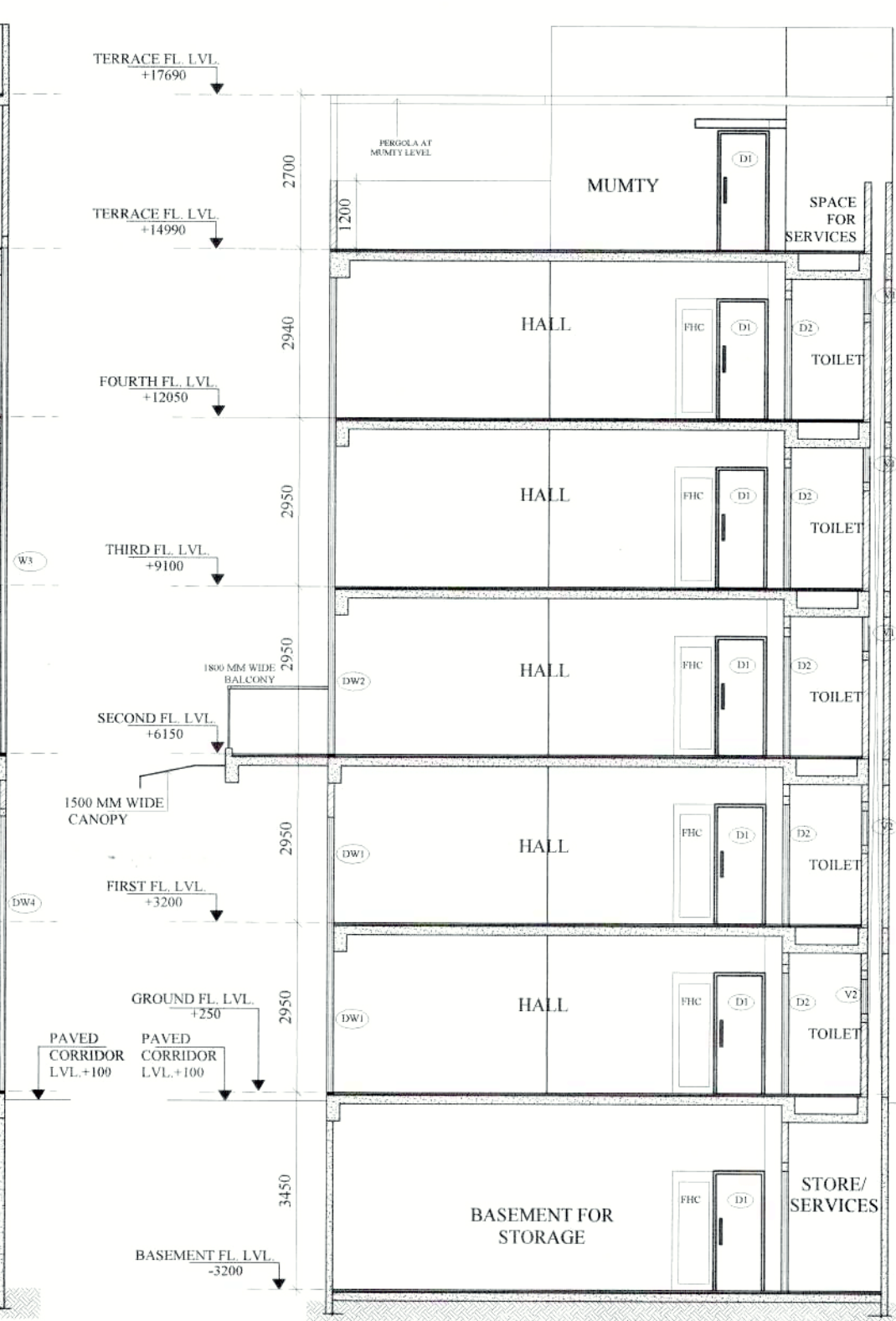
MUMMY FLOOR PLAN



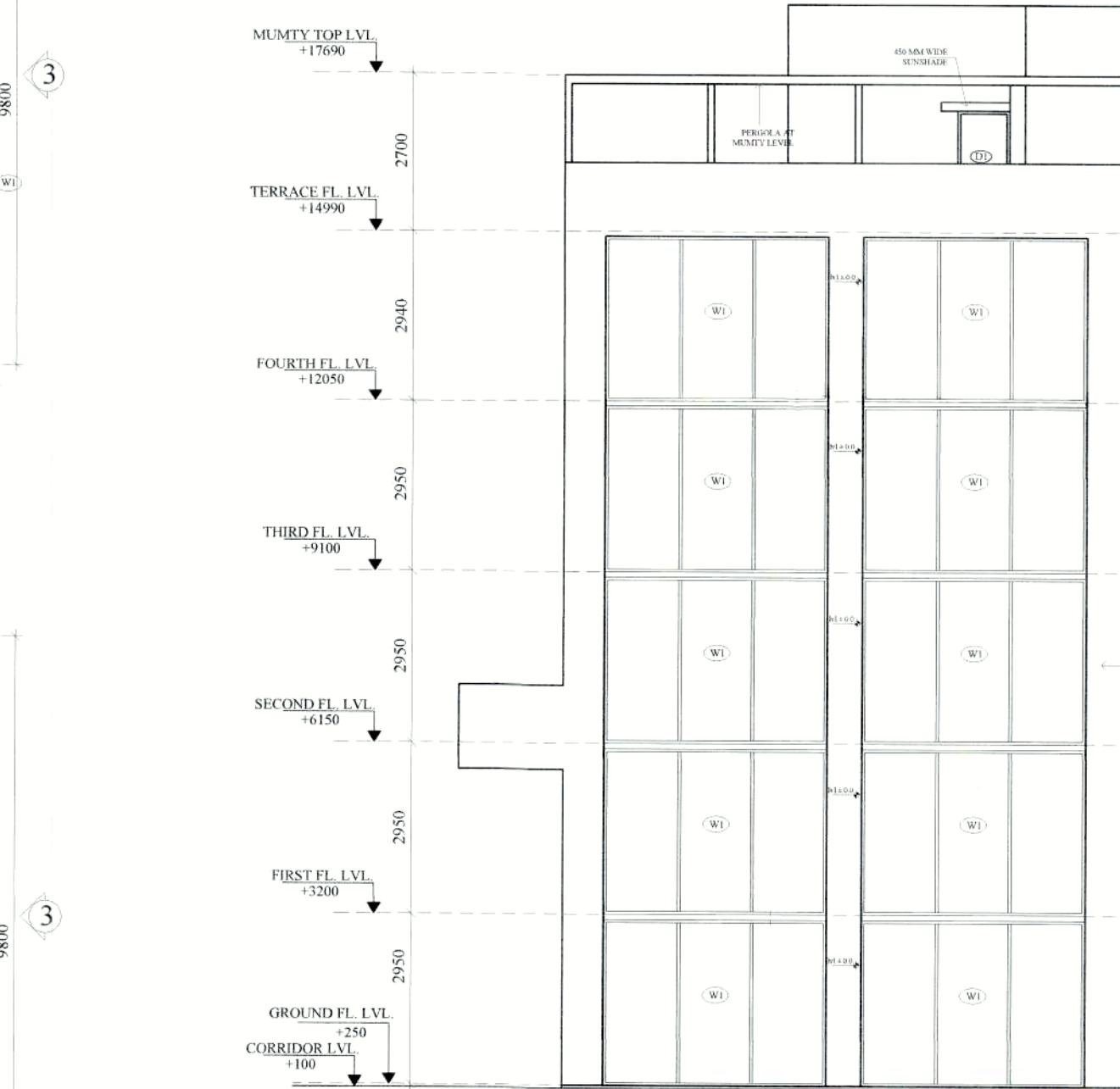
TERRACE FLOOR PLAN



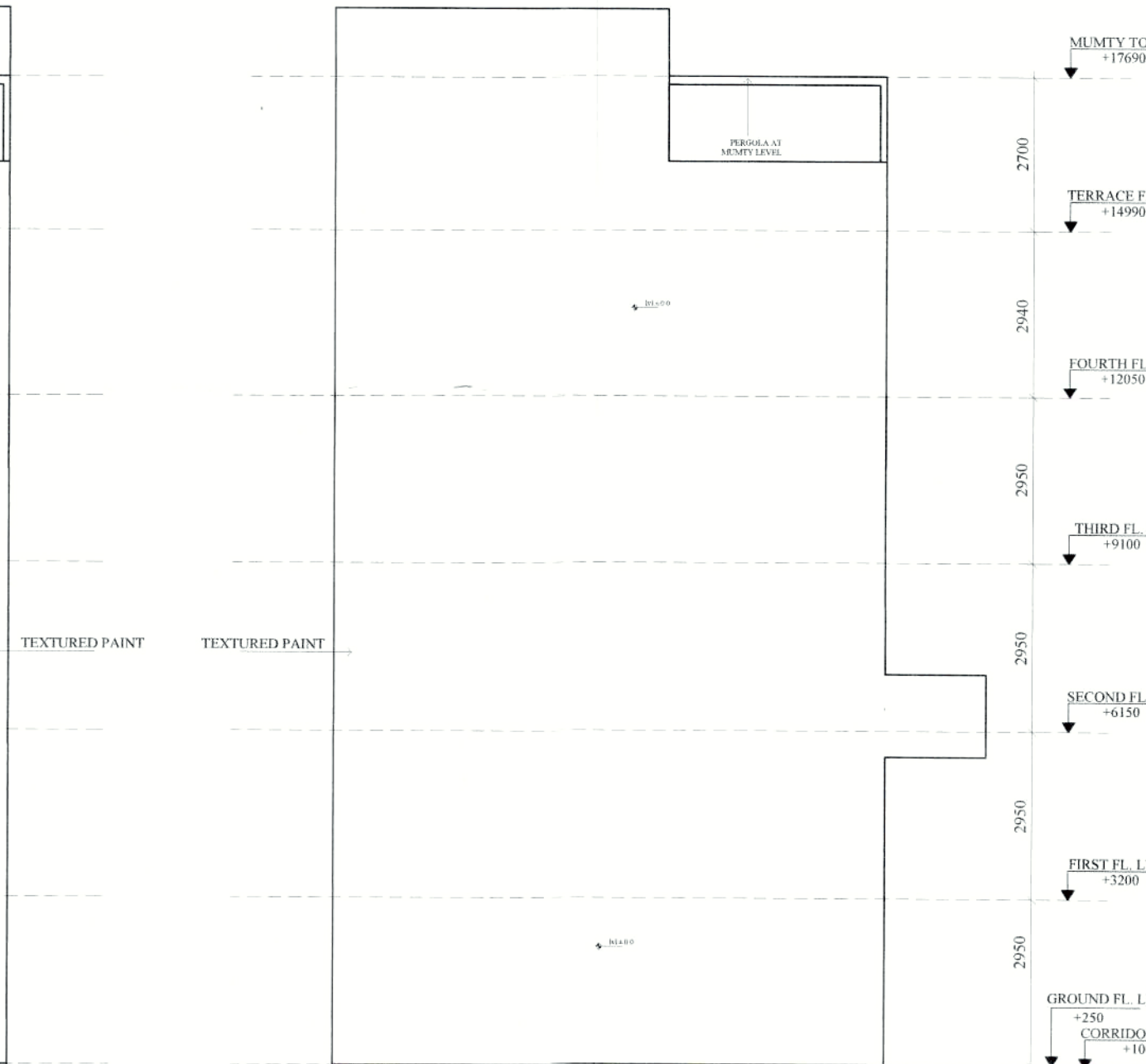
SECTION -XX SCO TYPE -01



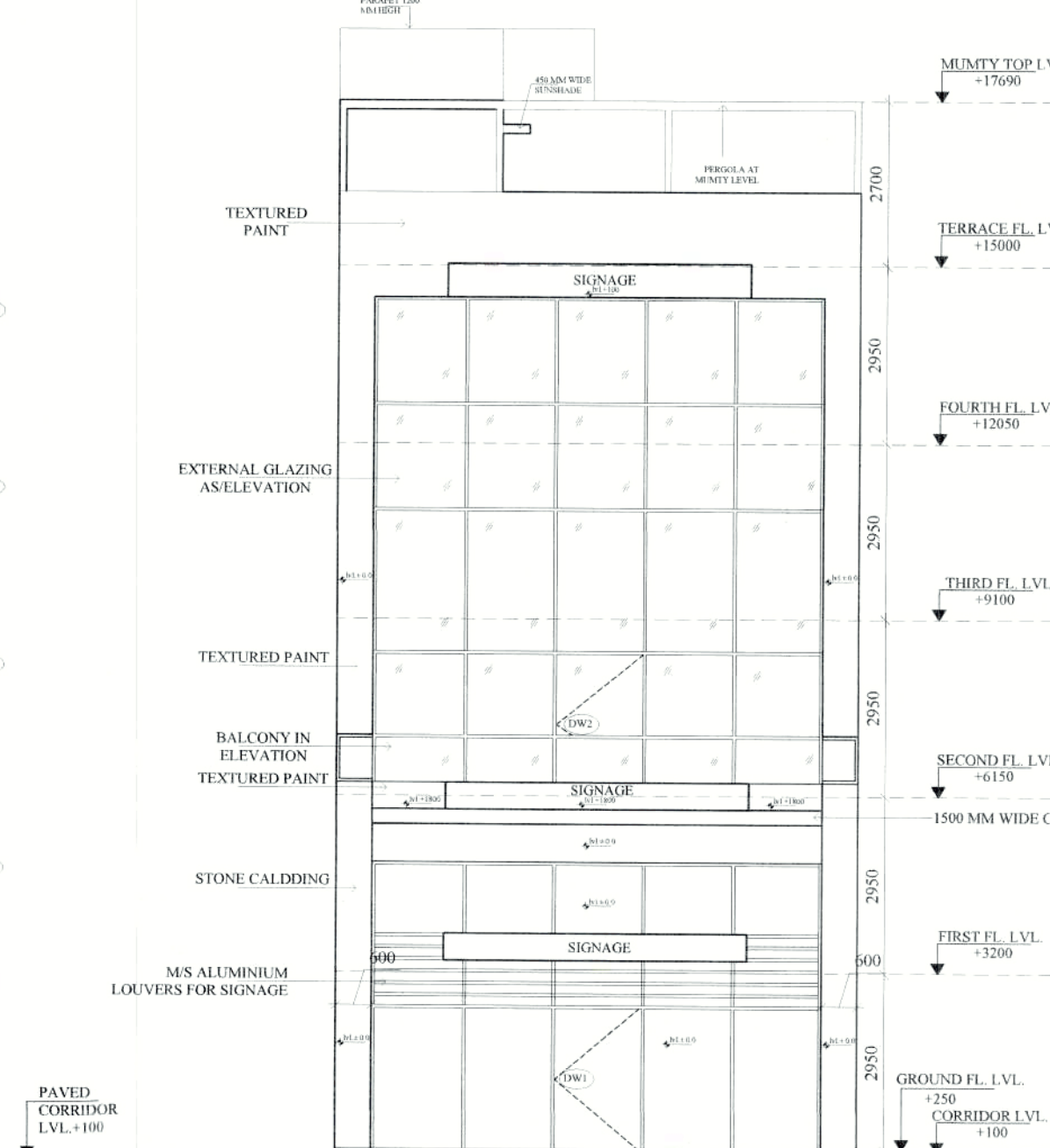
SECTION -AA SCO TYPE -01



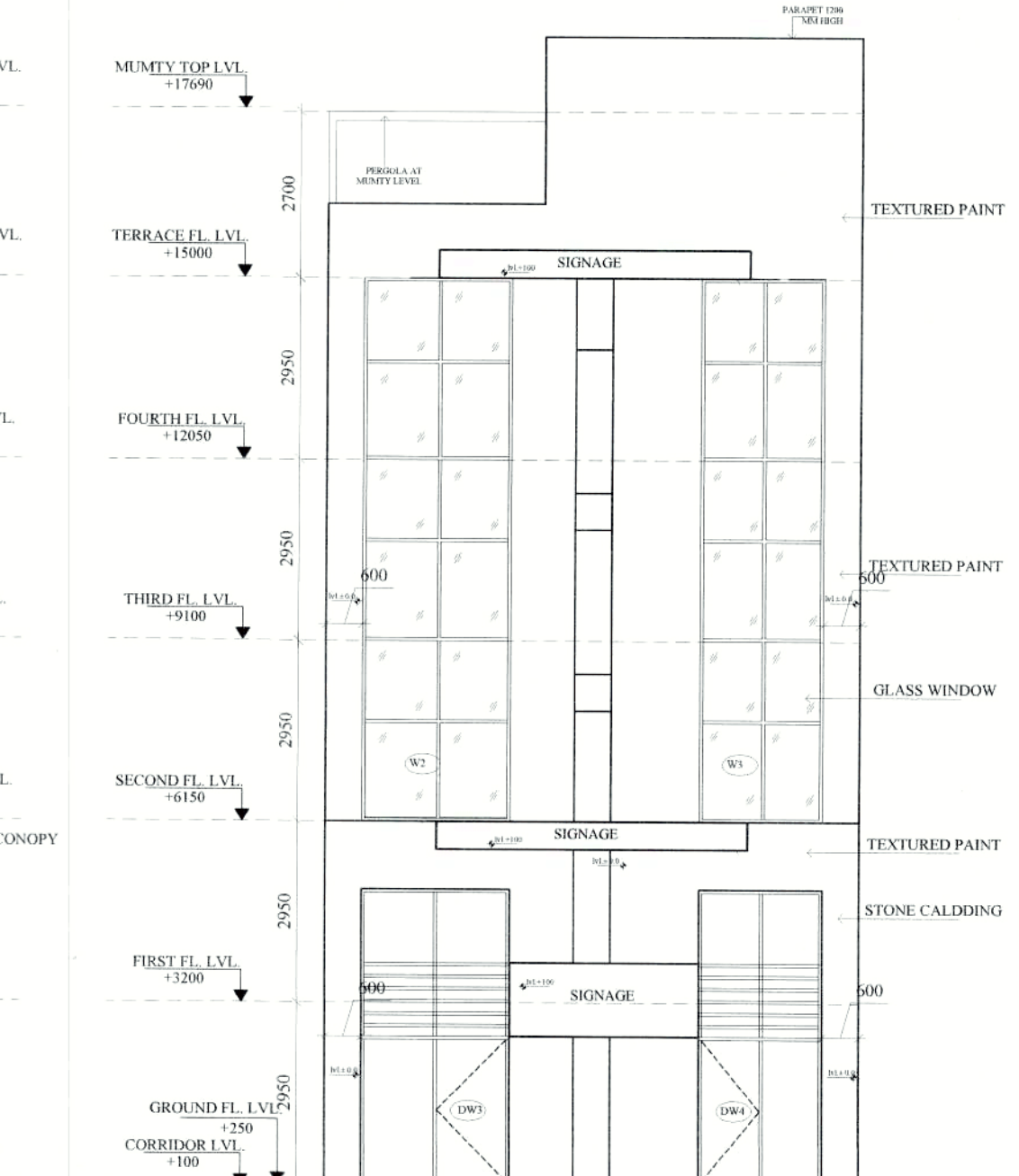
RIGHT SIDE ELEVATION 3 SCO TYPE -01



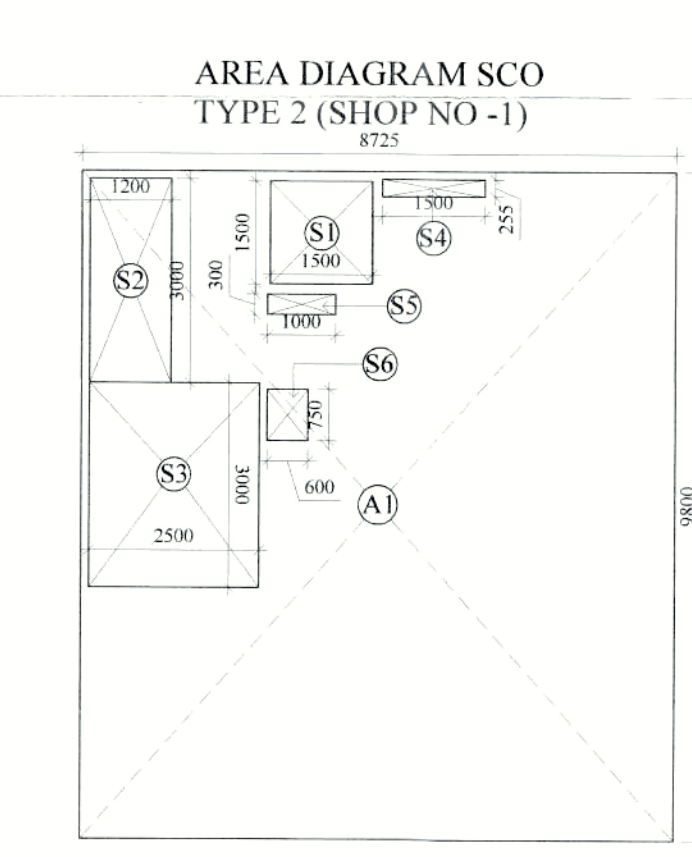
LEFT SIDE ELEVATION 4 SCO TYPE -01



FRONT SIDE ELEVATION 2 SCO TYPE -01

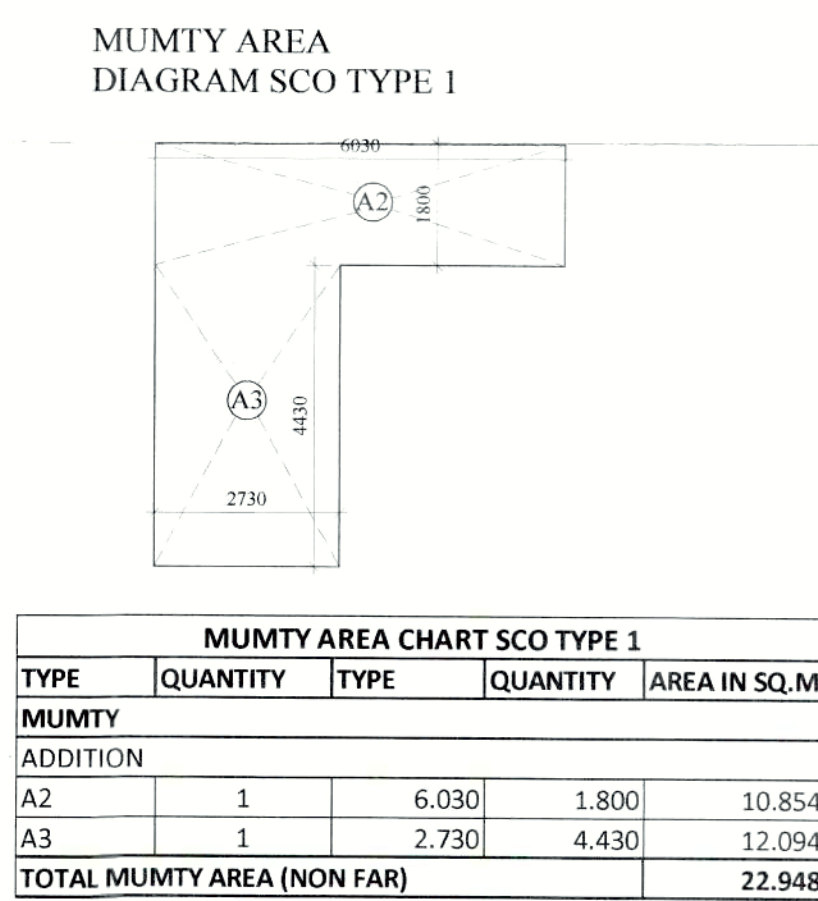


REAR SIDE ELEVATION 1 SCO TYPE -01



AREA DIAGRAM SCO TYPE 2 (SHOP NO -1)

AREA CHART SCO TYPE 1				
TYPE	QUANTITY	TYPE	QUANTITY	AREA IN SQ.M
<b>BASEMENT</b>				
ADDITION				
A1	1	8.725	9.800	85.505
<b>TOTAL BASEMENT FLOOR AREA (NON FAR)</b>				
<b>85.505</b>				
<b>GROUND FLOOR</b>				
ADDITION				
A1	1	8.725	9.800	85.505
<b>TOTAL GROUND FLOOR AREA (FAR)</b>				
<b>85.505</b>				
<b>1ST, 2ND, 3RD &amp; 4TH FLOOR</b>				
ADDITION (A)				
A1	1	8.725	9.800	85.505
DEDUCTION				
S1	1	1.500	1.500	2.250
S2	1	1.200	3.000	3.600
S3	1	2.500	3.000	7.500
S4	1	1.500	0.255	0.383
S5	1	1.000	0.300	0.300
S6	1	0.600	0.750	0.450
<b>TOTAL DEDUCTION (B)</b>				
<b>14.483</b>				
<b>TOTAL 1ST, 2ND, 3RD &amp; 4TH FLOOR AREA (FAR)</b>				
<b>A - B</b>				
<b>71.023</b>				
<b>TOTAL FAR AREA GROUND FLOOR+1ST FLOOR+2ND FLOOR+3RD FLOOR+4TH FLOOR</b>				
<b>369.595</b>				



MUMMY AREA DIAGRAM SCO TYPE 1

MUMMY AREA CHART SCO TYPE 1				
TYPE	QUANTITY	TYPE	QUANTITY	AREA IN SQ.M
<b>MUMMY</b>				
ADDITION				
A2	1	6.030	1.800	10.854
A3	1	2.730	4.430	12.094
<b>TOTAL MUMMY AREA (NON FAR)</b>				
<b>22.948</b>				

DOOR/WINDOW SCHEDULE				
S.NO.	DOOR/WINDOW	SIZE	LINTEL LVL.	CILL LVL.
1	DW1	7525 X 5400	5400	000
2	DW2	7525 X 8350	8350	000
3	DW3	2245 X 4850	4850	000
4	DW4	2166X 4850	4850	000
5	D1	1000X 2100	2100	-
6	D2	750X 2100	2100	-
7	V1	600X 600	2400	1800
8	W1 (FIXED TYPE)	3885X 2860	2860	000
9	W2 (FIXED TYPE)	2245X 8850	8850	000
10	W3 (FIXED TYPE)	2166X 8850	8850	000

PROJECT:-  
**COMMERCIAL BLOCK OF 816.01 SQ.M.(SCO)**  
 AT AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER  
 "DDJAY-2016" (5.30625 ACRES) FORMING PART OF  
 SECTOR-5 , 7A & 21, DHARUHERA  
 (AT-GHRHI ALWALPUR DISTT.REWARI)  
 HARYANA

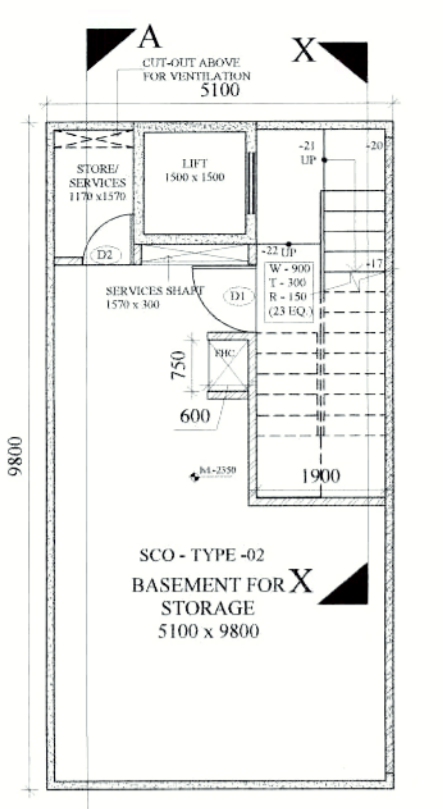
DRAWING TITLE:-  
 PLAN, ELEVATIONS, SECTIONS & AREA  
 DETAILS OF SCO TYPE-1 (NO -01)

OWNER:-  
**ELITE HOMES PVT. LTD.**  
 30, M2K MALL, 16 MANGLAM PALACE DISTRICT CENTER  
 ROHINI, NEW DELHI-85

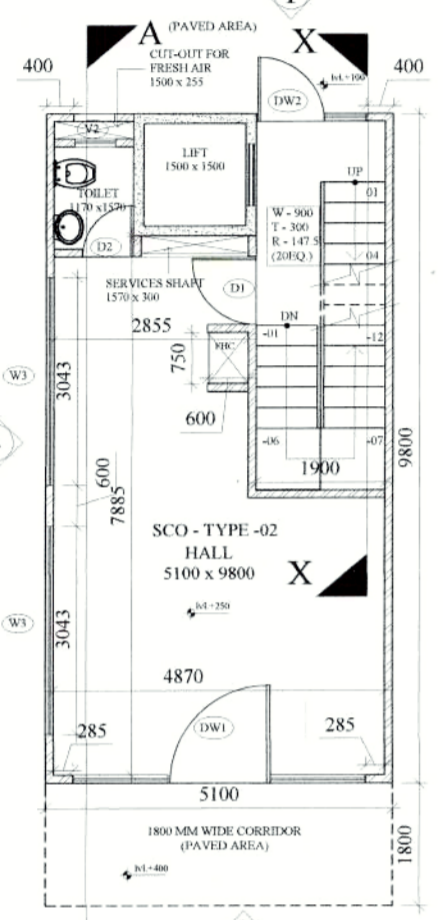
SCALE : DATE : Mar. 2022 DRAWING NO. 02

OWNER: *Vikay* ARCHITECT: *Shant*  
 04/2019/72167

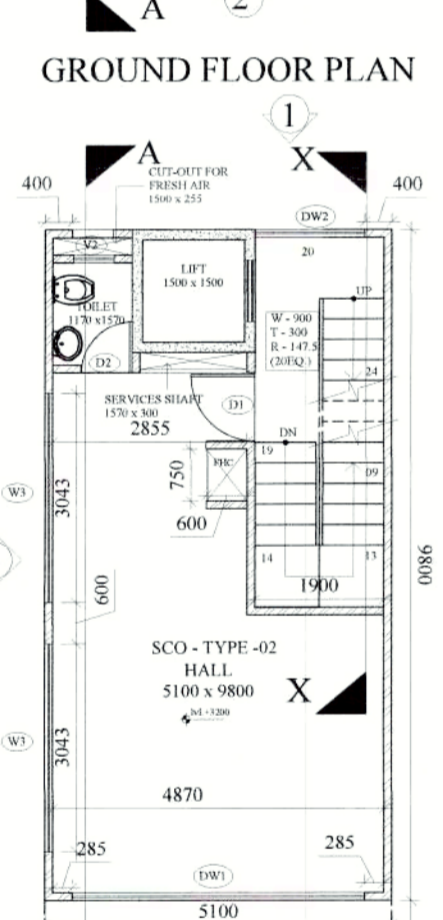
DRG NO - DTCP 047010/2021-19-07-22  
 (RAM AVTAR BASSI) (RAKESH BANSAL) (HITESH SHARMA) (K. MAKRAND PANDURANG, IAS)  
 AD (HQ) ATP (HQ) STP (HQ) CTP (HR) TPC (HR)



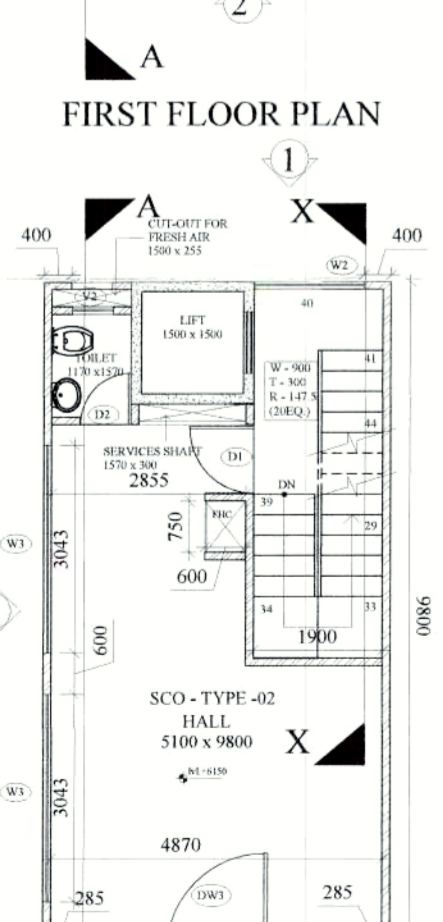
BASEMENT FLOOR PLAN



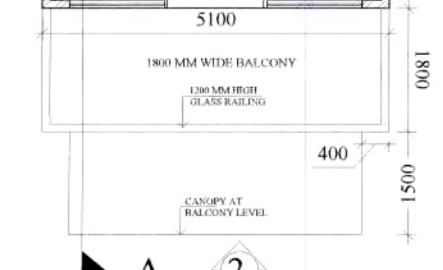
THIRD FLOOR PLAN



GROUND FLOOR PLAN



FOURTH FLOOR PLAN



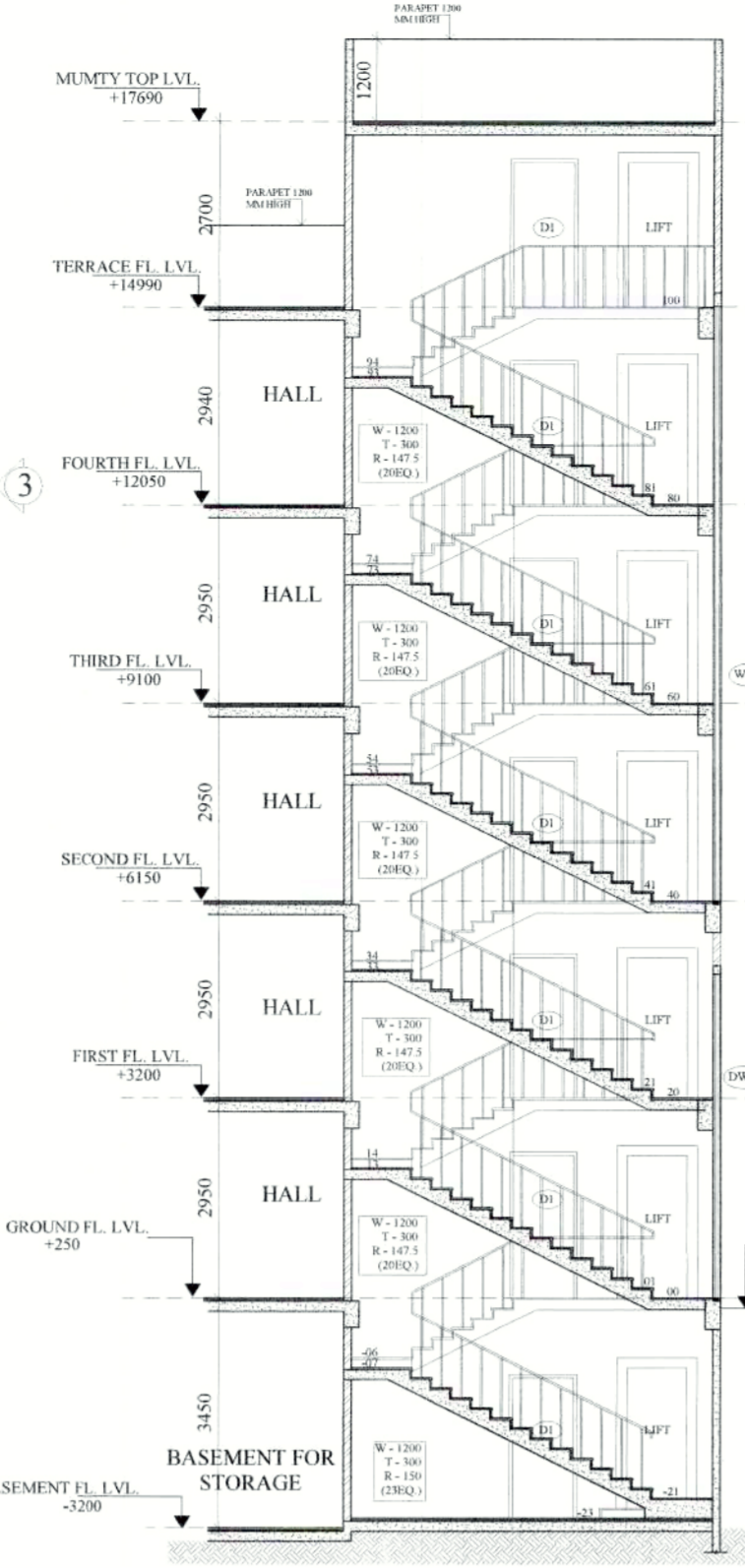
FIRST FLOOR PLAN



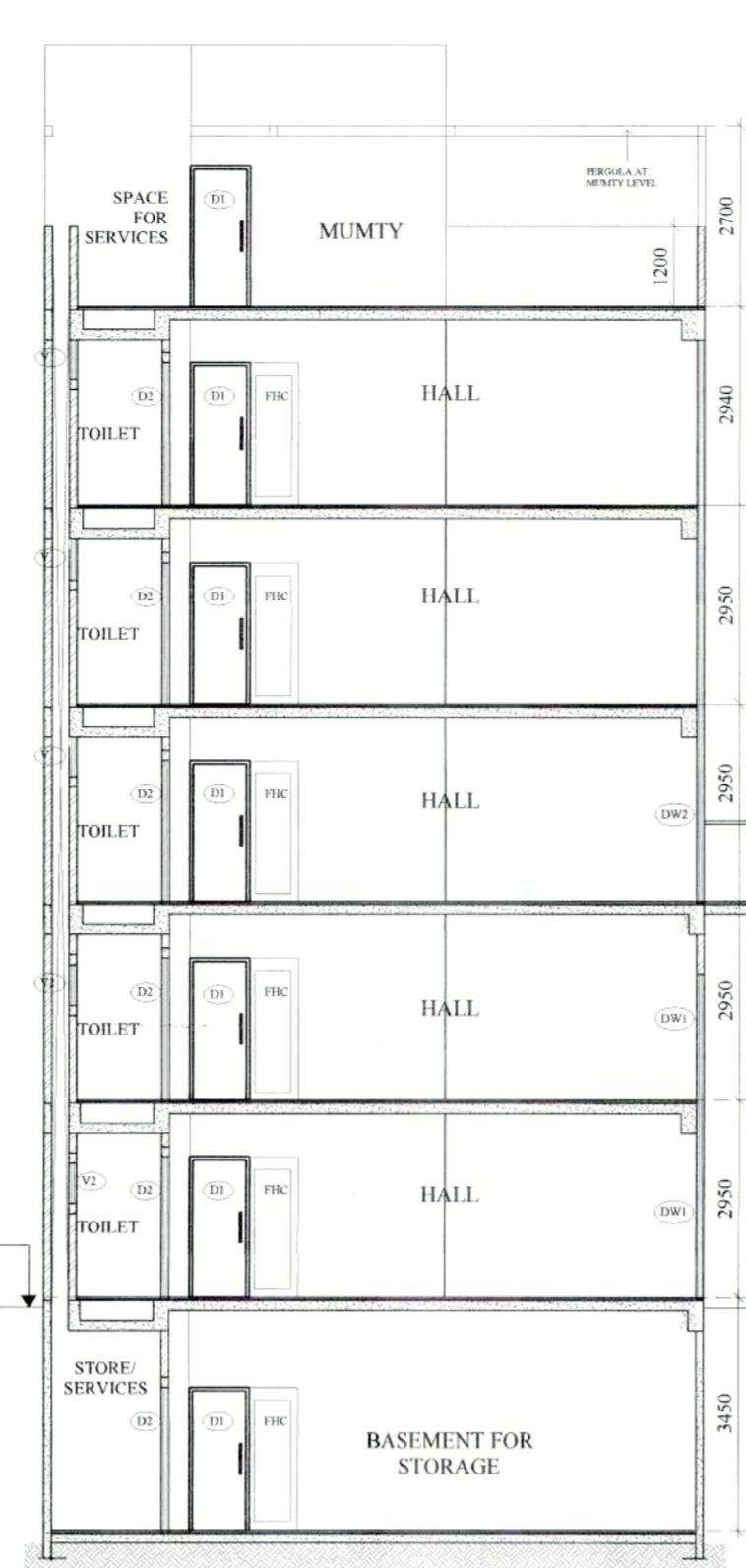
TERRACE FLOOR PLAN



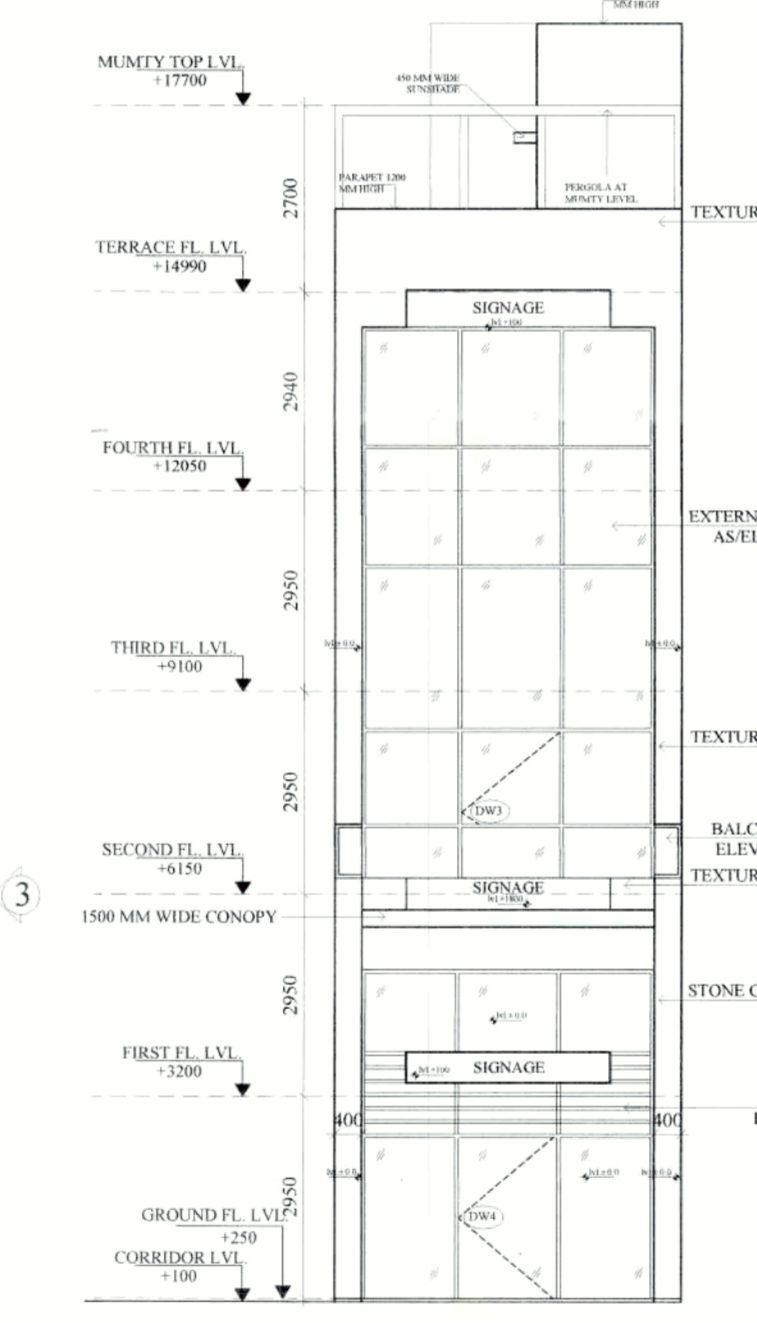
SECOND FLOOR PLAN



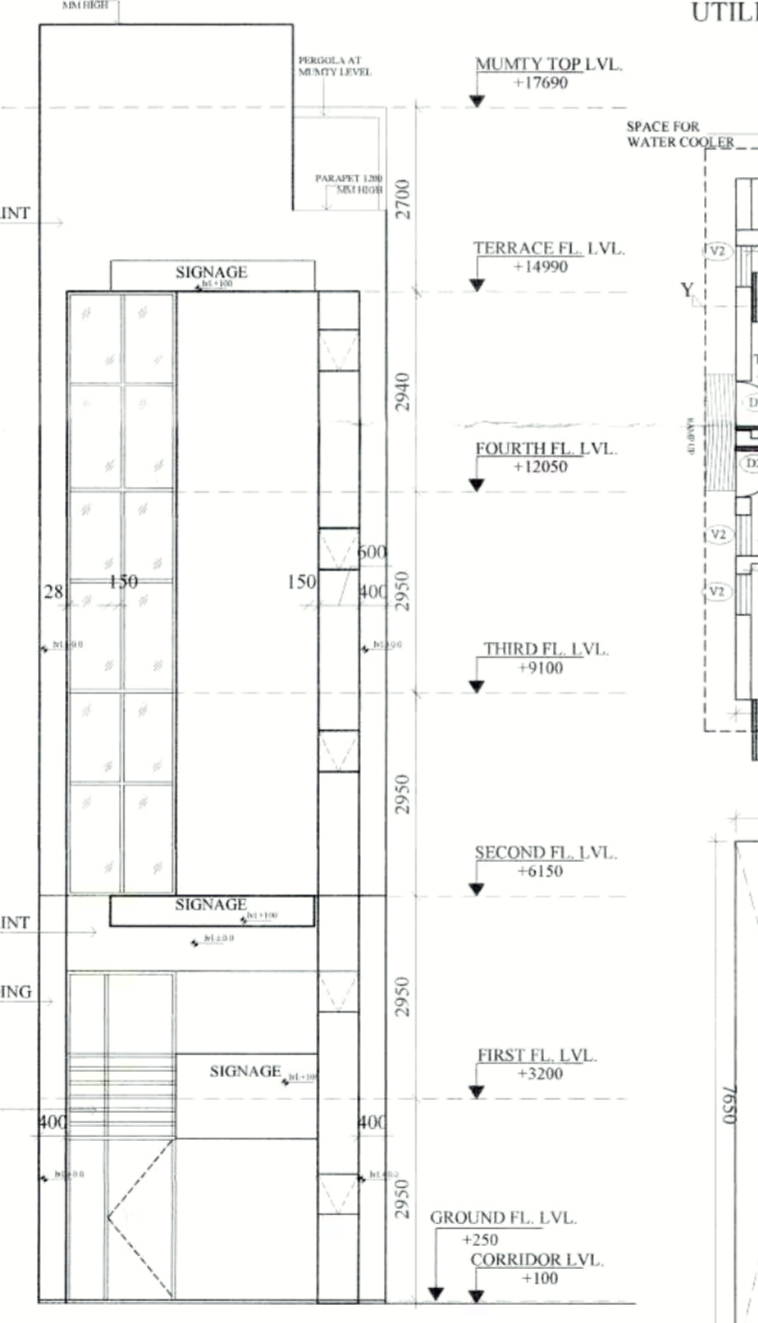
SECTION-XX SCO TYPE -02



SECTION-AA SCO TYPE -02

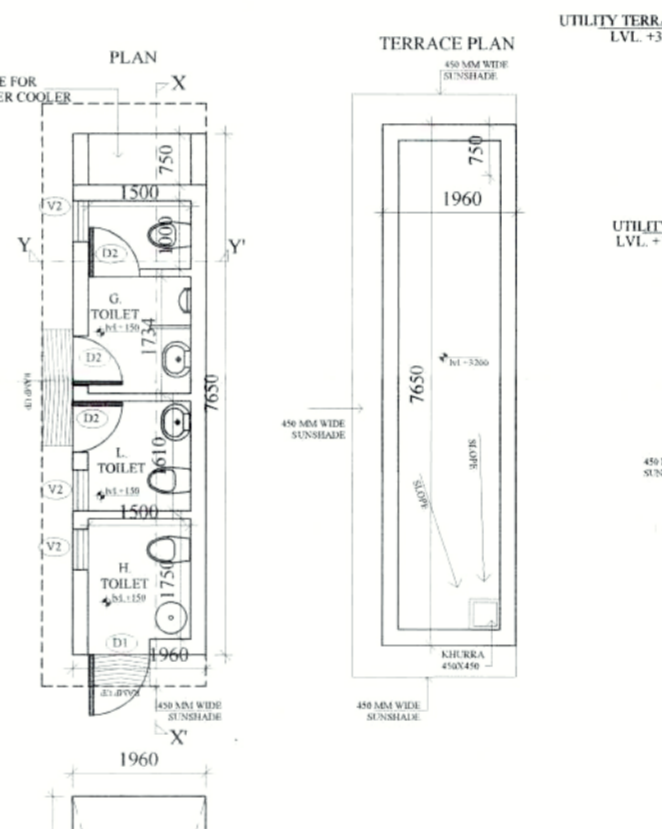


FRONT SIDE ELEVATION 2 SCO TYPE -02

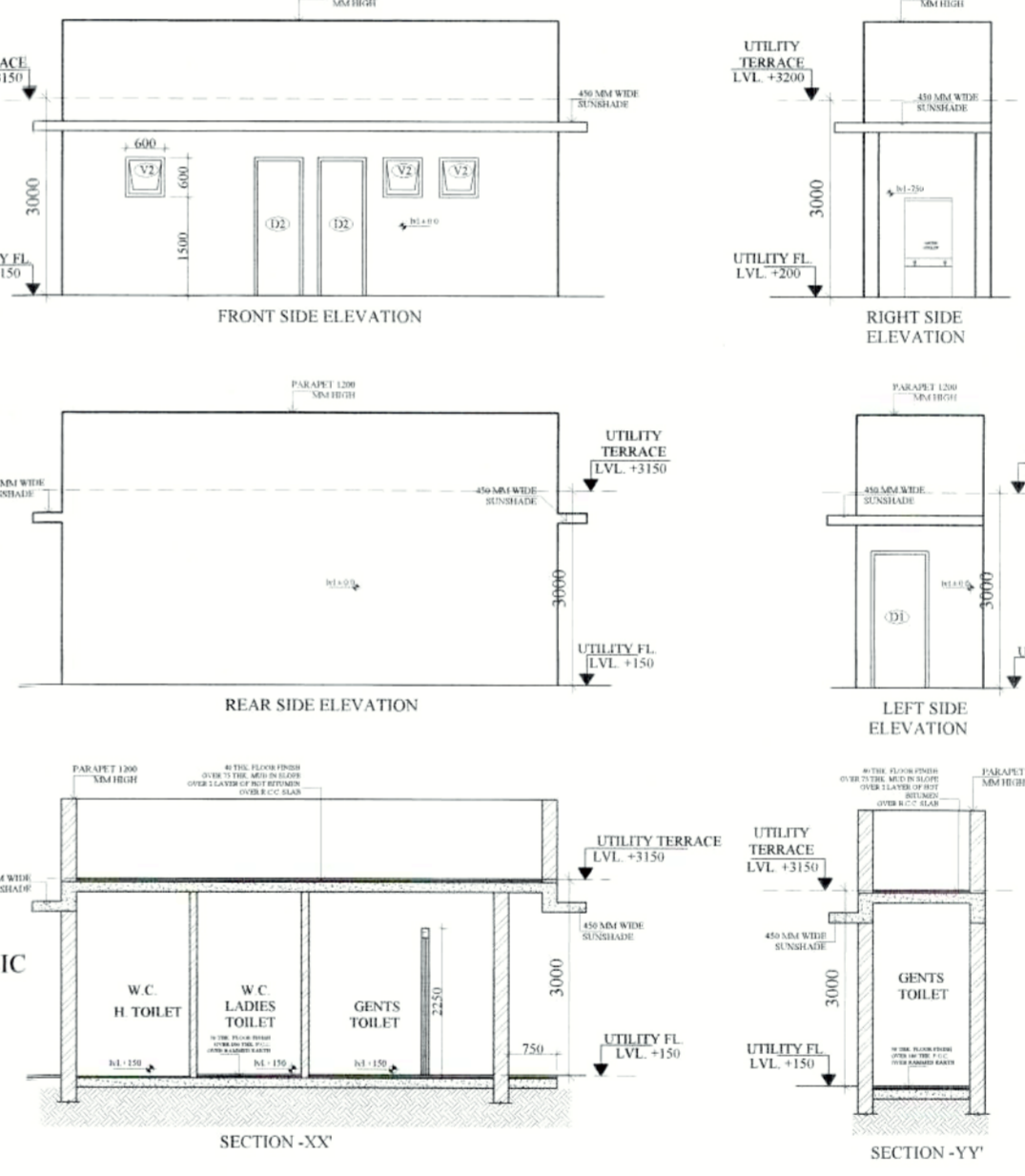


REAR SIDE ELEVATION 1 SCO TYPE -02

UTILITY BLOCK (PUBLIC AMENITIES/TOILETS)

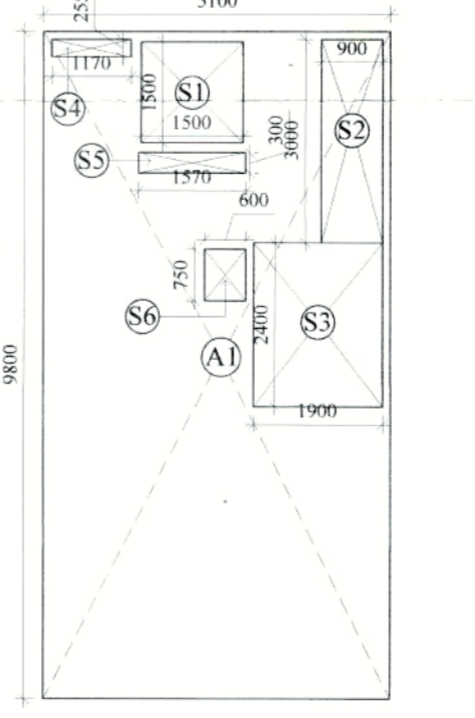


PROPOSED UTILITY BLOCK (PUBLIC AMENITIES/TOILETS) NON FAR AREA CHART  
PROPOSED AREA = U = 1.96X7.65 = 14.994 SQM

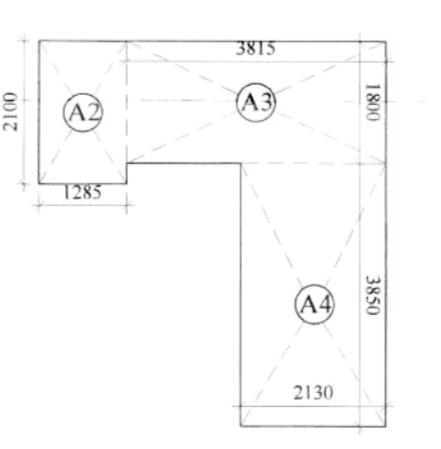


SECTION-XX' SECTION-YY'

AREA DIAGRAM SCO TYPE 2 (SHOP NO -2,3,4 & 5)



MUMTY AREA DIAGRAM SCO TYPE 2



AREA CHART SCO TYPE 2				
TYPE	QUANTITY	TYPE	QUANTITY	AREA IN SQ.M
<b>BASEMENT</b>				
<b>ADDITION</b>				
A1	1	5,100	9,800	49,980
<b>TOTAL BASEMENT FLOOR AREA (NON FAR)</b>				
<b>GROUND FLOOR</b>				
<b>ADDITION</b>				
A1	1	5,100	9,800	49,980
<b>TOTAL GROUND FLOOR AREA (FAR)</b>				
<b>1ST, 2ND, 3RD &amp; 4TH FLOOR</b>				
<b>ADDITION (A)</b>				
A1	1	5,100	9,800	49,980
<b>DEDUCTION</b>				
S1	1	1,500	1,500	2,250
S2	1	0,900	3,000	2,700
S3	1	1,900	2,400	4,560
S4	1	1,170	0,255	0,298
S5	1	1,570	0,300	0,471
S6	1	0,600	0,750	0,450
<b>TOTAL DEDUCTION (B)</b>				
<b>TOTAL 1ST, 2ND, 3RD &amp; 4TH FLOOR AREA (FAR)</b>				
<b>A - B</b>				
<b>TOTAL FAR AREA GROUND FLOOR+1ST FLOOR+2ND FLOOR+3RD FLOOR+4TH FLOOR</b>				
<b>206.983</b>				

MUMTY AREA CHART SCO TYPE 1				
TYPE	QUANTITY	TYPE	QUANTITY	AREA IN SQ.M
<b>MUMTY</b>				
<b>ADDITION</b>				
A2	1	1,285	2,100	2,6985
A3	1	3,815	1,800	6,867
A4	1	2,130	3,850	8,201
<b>TOTAL MUMTY AREA (NON FAR)</b>				
<b>17,766</b>				

DOOR/WINDOW SCHEDULE				
S.NO.	DOOR/WINDOW	SIZE	LINTEL LVL.	CHILL LVL.
1	DW1	4300 X 4800	4800	000
2	DW2	1615 X 4800	4800	000
3	DW3	4300 X 8350	8350	000
4	D1	900X 2100	2100	-
5	D2	750X 2100	2100	-
6	V1	600X 600	2400	1800
7	V2	600X 600	1850	1250
8	W1 (FIXED TYPE)	3043X 2860	2860	000
	W2 (FIXED TYPE)	1615X 8850	8850	000

PROJECT:- W2 (FIXED TYPE) 1615X 8850 8850 000  
**COMMERCIAL BLOCK OF 816.01 SQ.M.(SCO) AT AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER "DDJAY-2016" (5.30625 ACRES) FORMING PART OF SECTOR-5, 7A & 21,DHARUHERA (AT-GHRHI ALWALPUR DISTT.REWARJ) HARYANA**

**DRAWING TITLE:- PLANS, ELEVATIONS, SECTIONS & AREA DETAILS OF SCO'S TYPE-2 (NO -2,3,4,& 5) AND UTILITY BLOCK**

**OWNER:- ELITE HOMES PVT. LTD. 30, M2K MALL, 16 MANGLAM PALACE DISTRICT CENTER ROHINI, NEW DELHI-85**

SCALE : DATE : Mar. 2022 DRAWING NO. 03  
 OWNER ARCHITECT  
 DRG.NO:- DTP 847010 Date:- 19-7-22

(RAM AVTAR BASSI) AD (HQ) (RAKESH BANSAL) ATP (HQ) (HITESH SHARMA) STP (HQ) (K.MAKRAND PANDURANG, IAS) DTP (HR)

TOTAL SCHEME AREA		816.010 SQMT
PERMISSIBLE FAR @150	=	1.5*836.010
PERMISSIBLE GROUND COVERAGE @35%	=	0.35*836.010
PROPOSED FAR	=	146.754
PROPOSED GROUND COVERAGE	=	35%

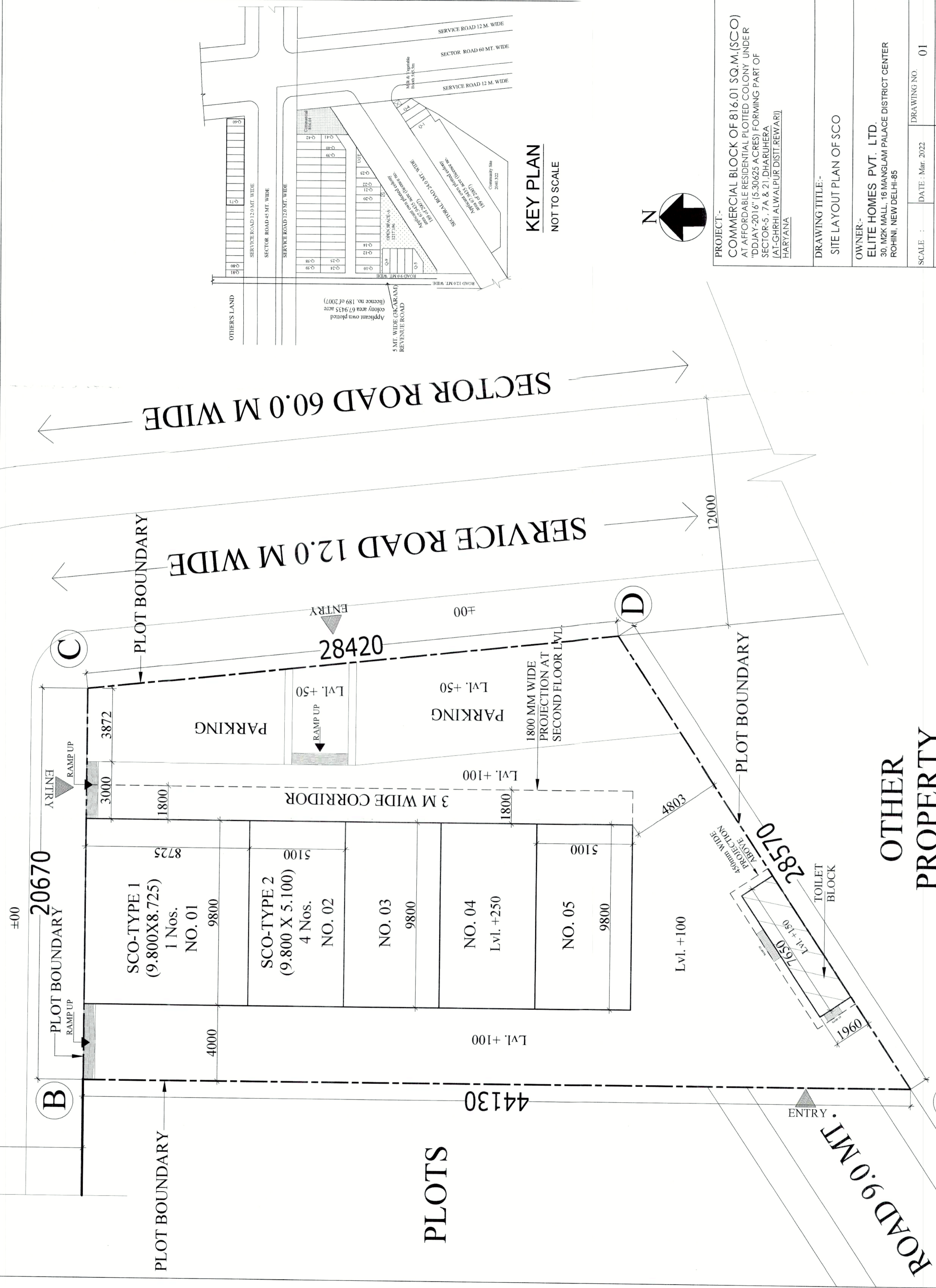
AREA DETAILS						
	X(MTS)	Y(MTS)	FORMULAE APPLIED	PROPOSED GROUND COVERAGE PER SCO (SQMT)	NO OF SCOS	PROPOSED GROUND COVERAGE PER SCO X NO OF SCOS (SQMT)
SCO TYPE-1 (1 NO.)	9.800	8.725	X * Y	85.505	1	85.505
SCO TYPE-2 (4 NO.)	9.800	5.100	X * Y	49.980	4	199.920
<b>TOTAL</b>					<b>5</b>	<b>285.425</b>
UTILITY BLOCK ( PUBLIC TOILET & AMENITIES ) FREE OF FAR & GROUND COVERAGE						14.994

OPEN AREA INCLUDING VEHICULAR CIRCULATION, PARKING, PUBLIC AMENITIES & SERVICES	=	SITE AREA-PROPOSED GROUND COVERAGE=	816.010-285.425	530.585	65%
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NOTE: THE PARKING AREA SHALL NOT BE SOLD WHAT SO EVER IN ANY MANNER

SECTOR ROAD 45.0 MT.

SERVICE ROAD 12.0 MT.



KEY PLAN  
NOT TO SCALE



PROJECT:- COMMERCIAL BLOCK OF 816.01 SQM (SCO) AT AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER "DDIAY-2016" (5.30625 ACRES) FORMING PART OF SECTOR-3-7A & 21, DHARUHERA (AT-GHRRI ALWALPUR DIST. REWARI) HARYANA
DRAWING TITLE:- SITE LAYOUT PLAN OF SCO
OWNER:- ELITE HOMES PVT. LTD. 30, M2K MALL, 16 MANGLAM PALACE DISTRICT CENTER ROHINI, NEW DELHI-85
SCALE : DATE : Mar. 2022
DRAWING NO. : 01
OWNER <i>[Signature]</i> ARCHITECT <i>[Signature]</i>

DRG. NO. :- DTEP 047040/Date:- 14-03-22

(RANI AVTAR BASSI) AD (HC)

(RAMESH BANSAL) ATP (HC)

(HITESH SHARMA) STP (HC)

(K. MAKRAND PANDURANG, IAS) DTEP (HR)