



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA ADDENDUM

Registration Certificate No. 119 of 2019 dated 19.06.2019  
valid upto May, 2023

**Project:** "Kalp Vatika (earlier known as "The Plannets") Affordable Residential Plotted Colony under DDJAY over land measuring 5.176 Acres situated in Sector 3-4, Rohtak, Haryana.

**Promoters:** M/s Shrishti Infradevelopers Pvt. Ltd.

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

The request to construct floors in the above mentioned registered project bearing Registration No. 119 of 2019 dated 19.06.2019 was placed before the Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 17.10.2022, vide Item No. 188.13 wherein the Authority decided to take on record approved building plans of floors and upload the same on web portal of Authority. :-

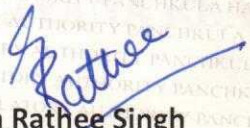
Sr. No.	Plot No.	Type of Floors	No. of Floors	Size of Each Plot (in sq. mts.)
1	13,14,16 & 52 (4 plots)	Stilt + 4	16	124.32
2	23 to 27, 32 to 37 (11 plots)	Stilt + 4	44	139.96
3	41	Stilt + 4	4	148.80
4	44	Stilt + 4	4	148.06
<b>Total Plots</b>	<b>17</b>	<b>Total Floors</b>	<b>68</b>	



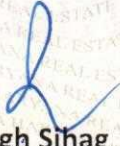
# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Rest of the terms and conditions of the said certificate shall remain unchanged.

This addendum shall not affect the rights of the existing allottees who have already executed agreements for allotment of plots in the project.

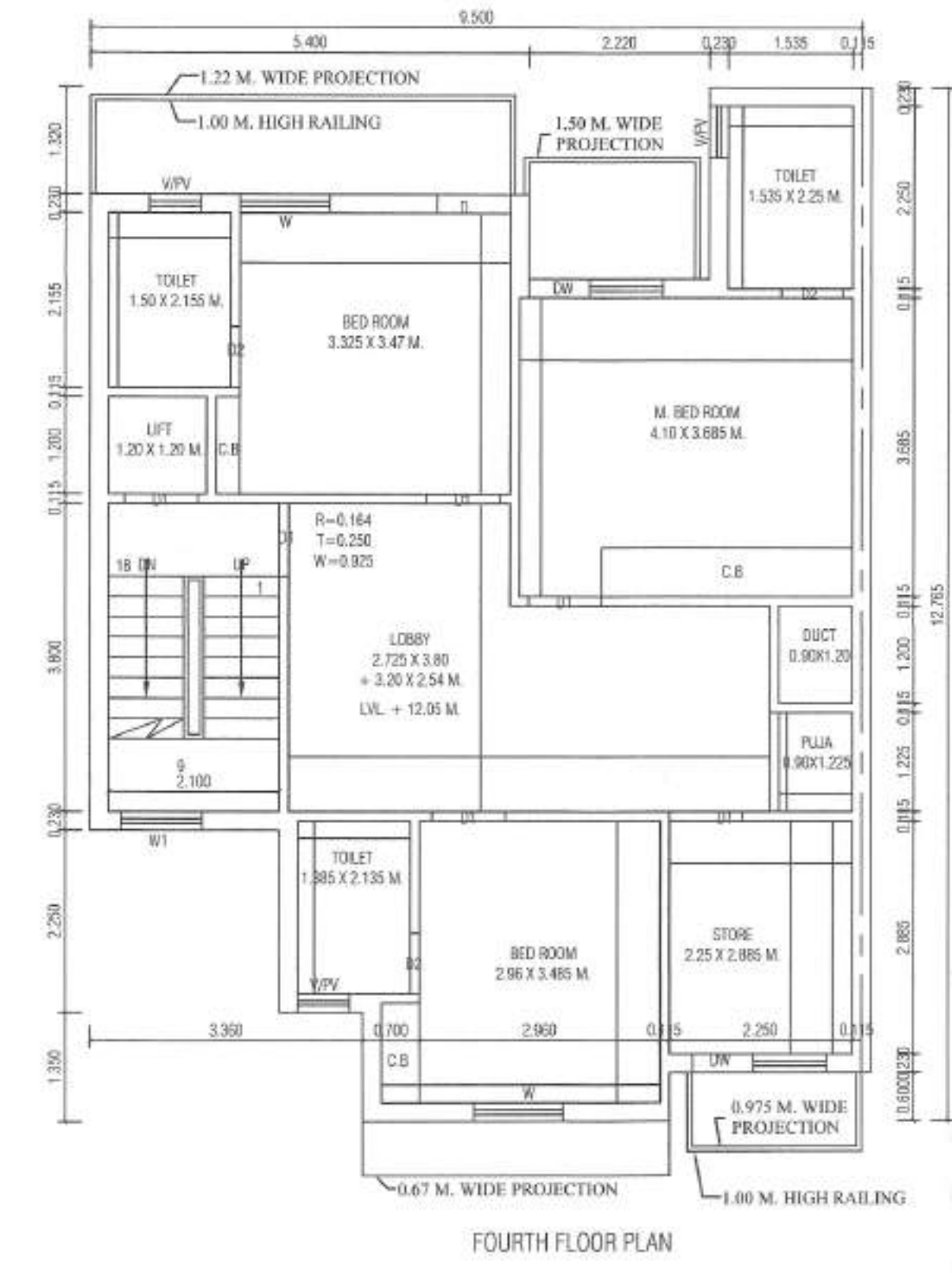
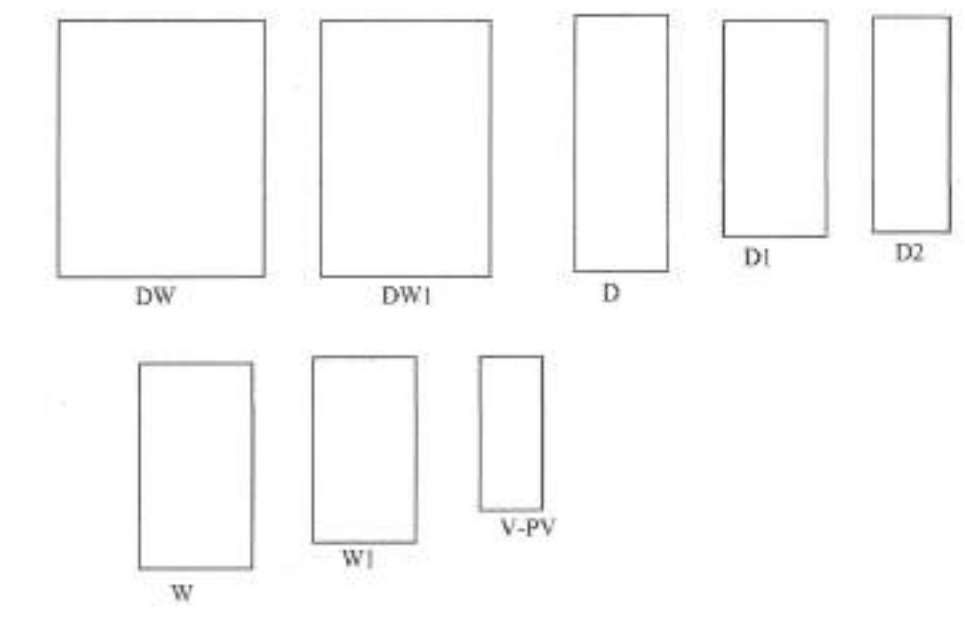
  
**Geeta Rathee Singh**  
Member

  
**Nadim Akhtar**  
Member

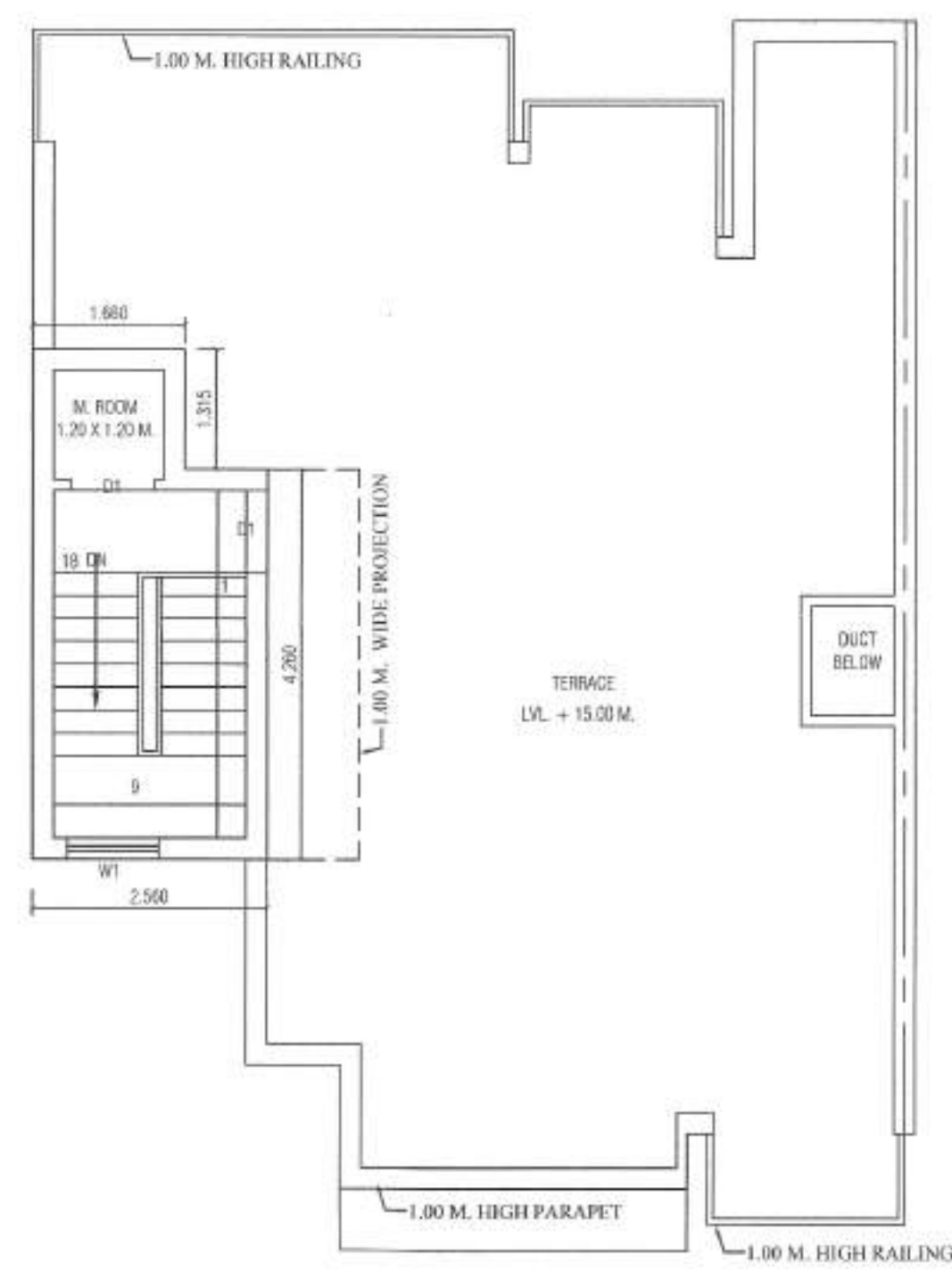
  
**Dilbag Singh Sihag**  
Member Chairman



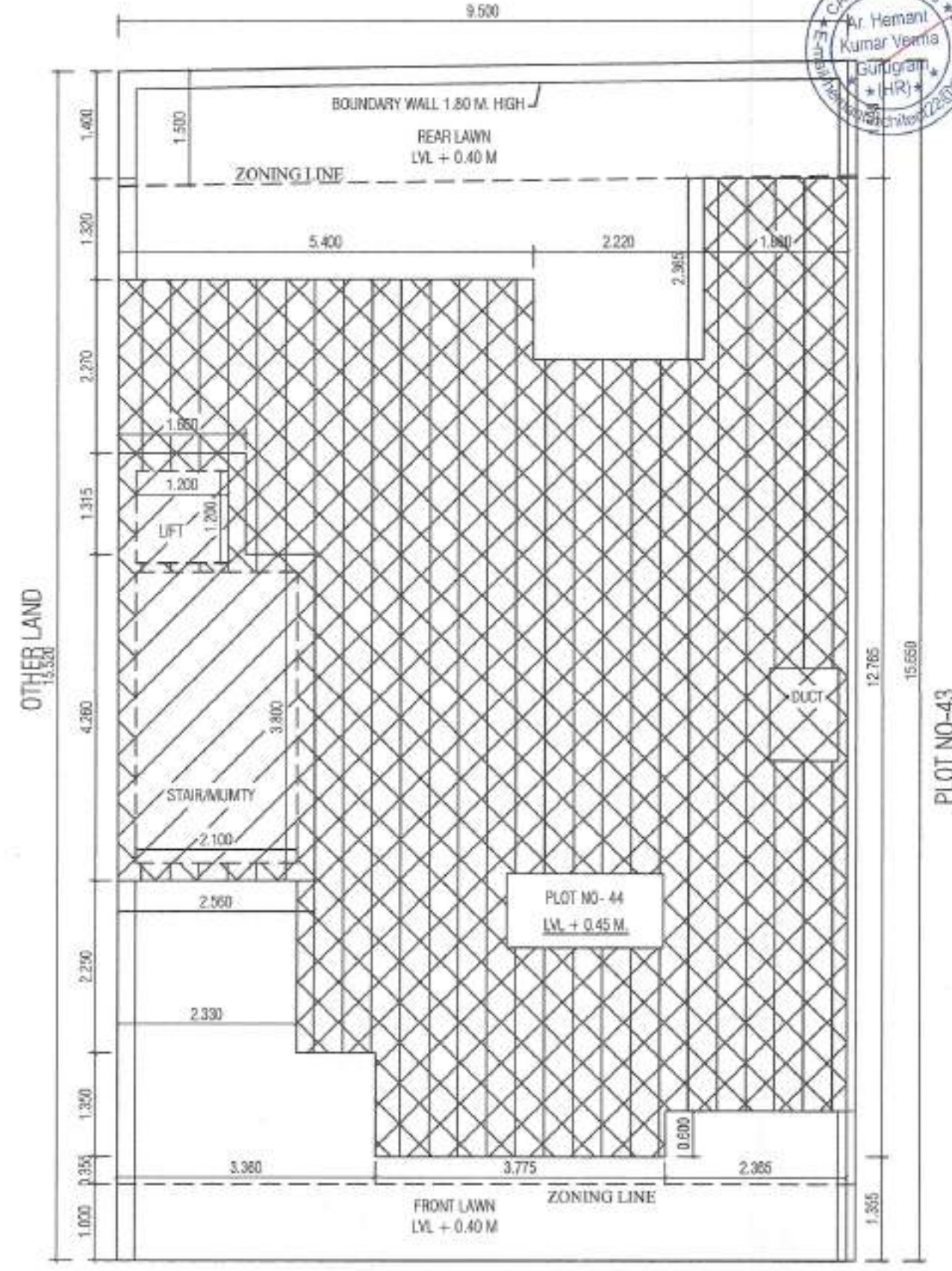
Sanctioned on 10/01/2024 for Two Years  
 Under Self Certification Scheme  
 Diary Number: T.C. HO/2024/1532/2024  
 Dated: 21/01/2024 To be valid till 20/01/2026



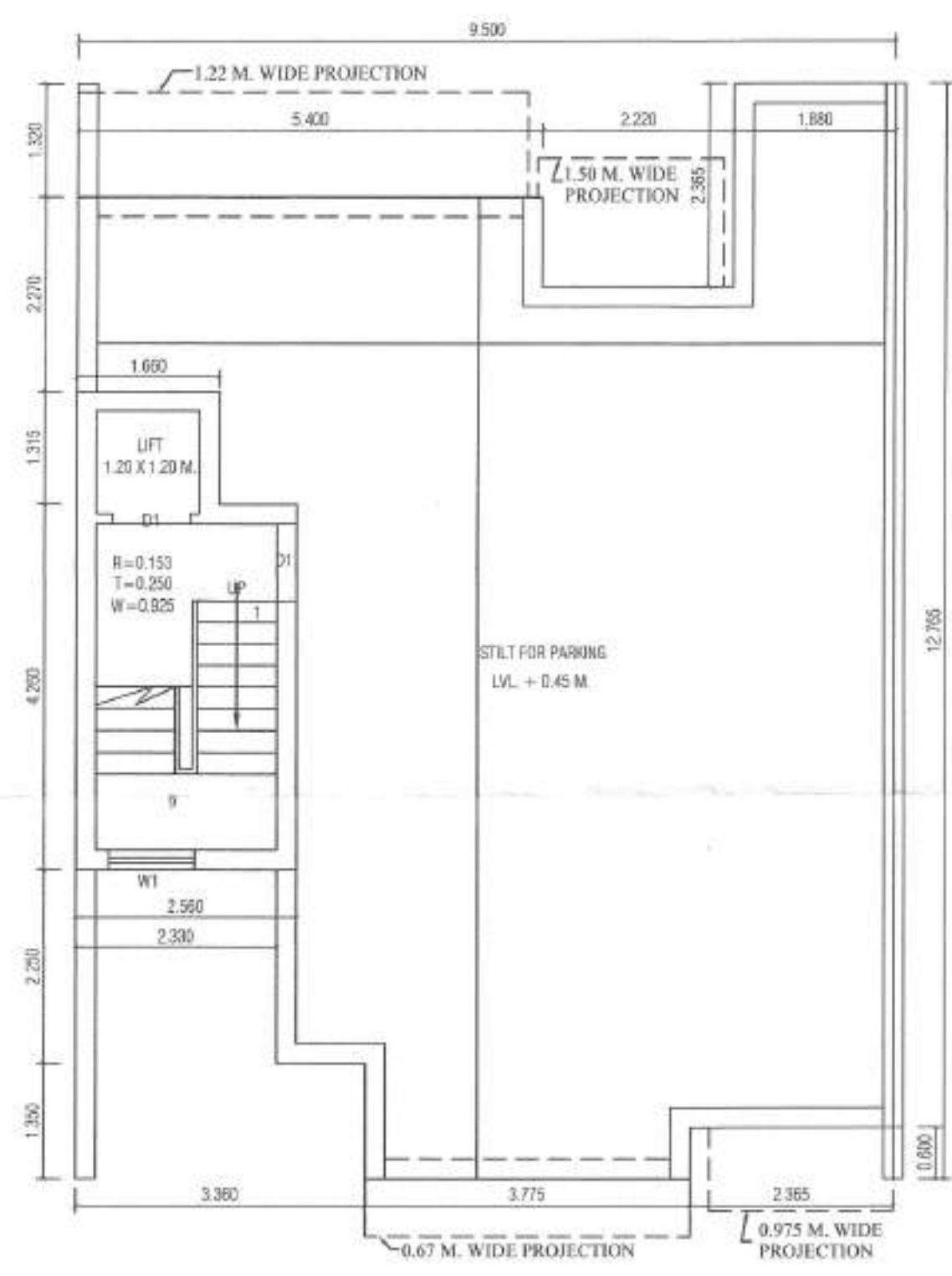
FOURTH FLOOR PLAN



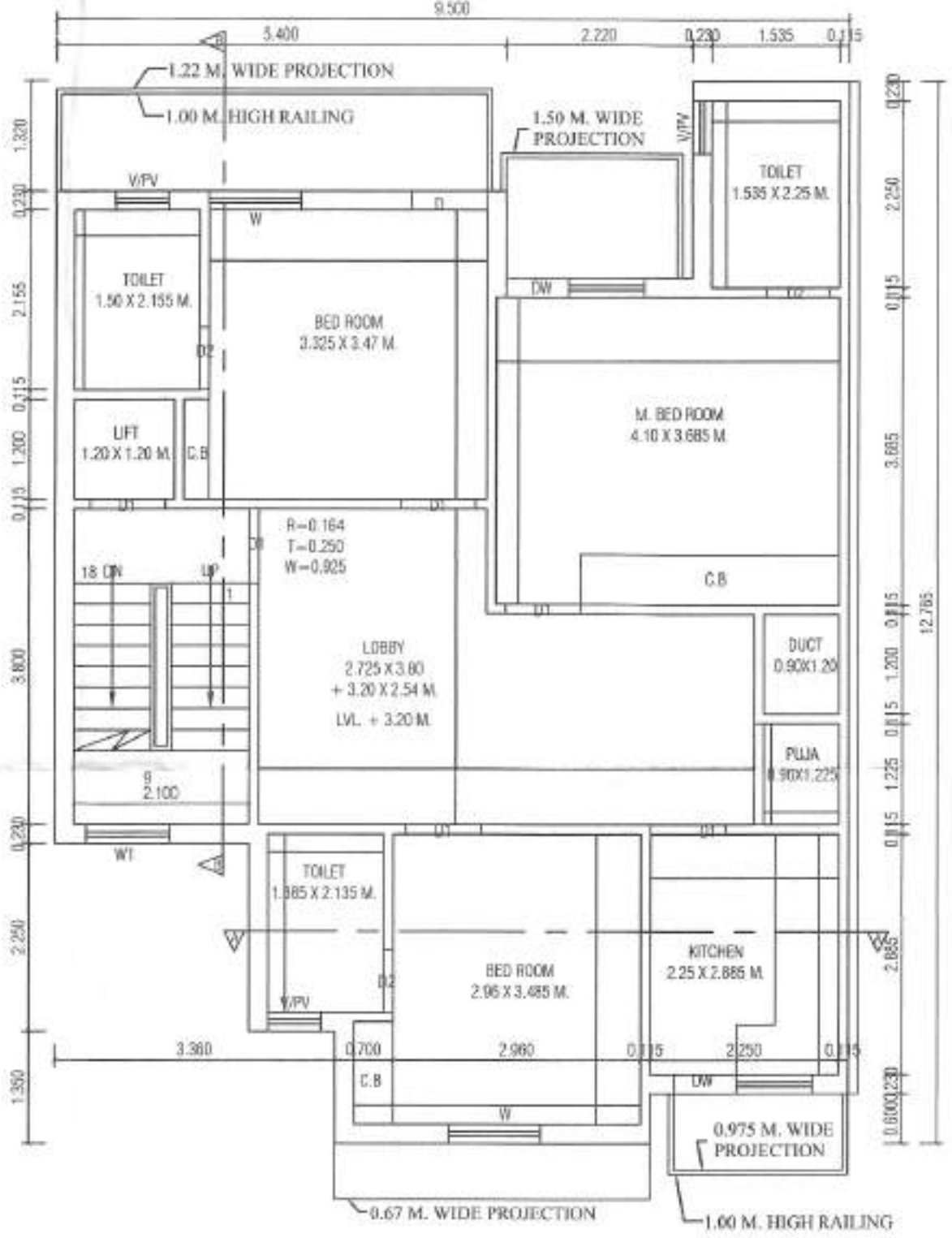
TERRACE FLOOR PLAN



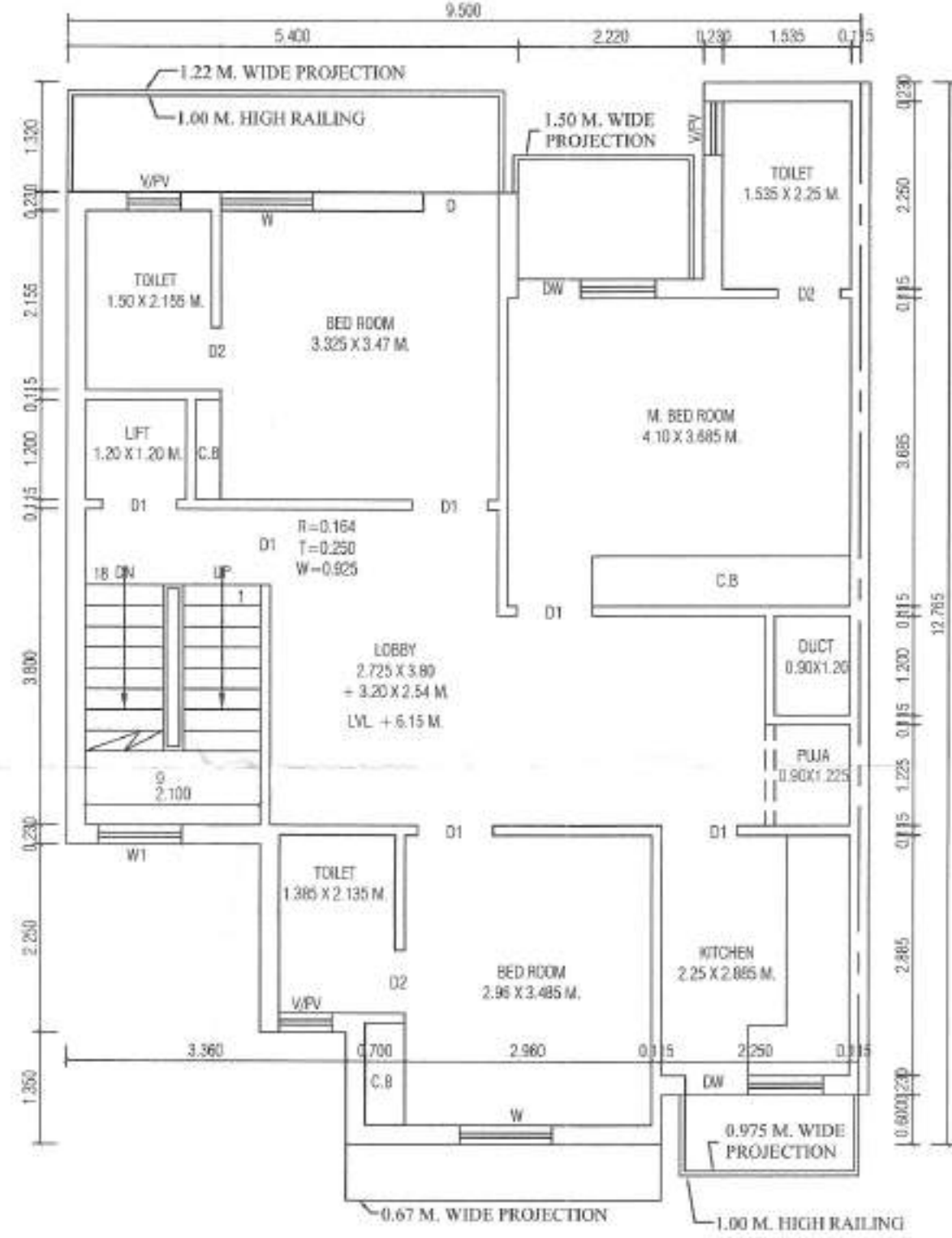
9.00 M. WIDE ROAD  
 SITE PLAN SCALE :- 1:100



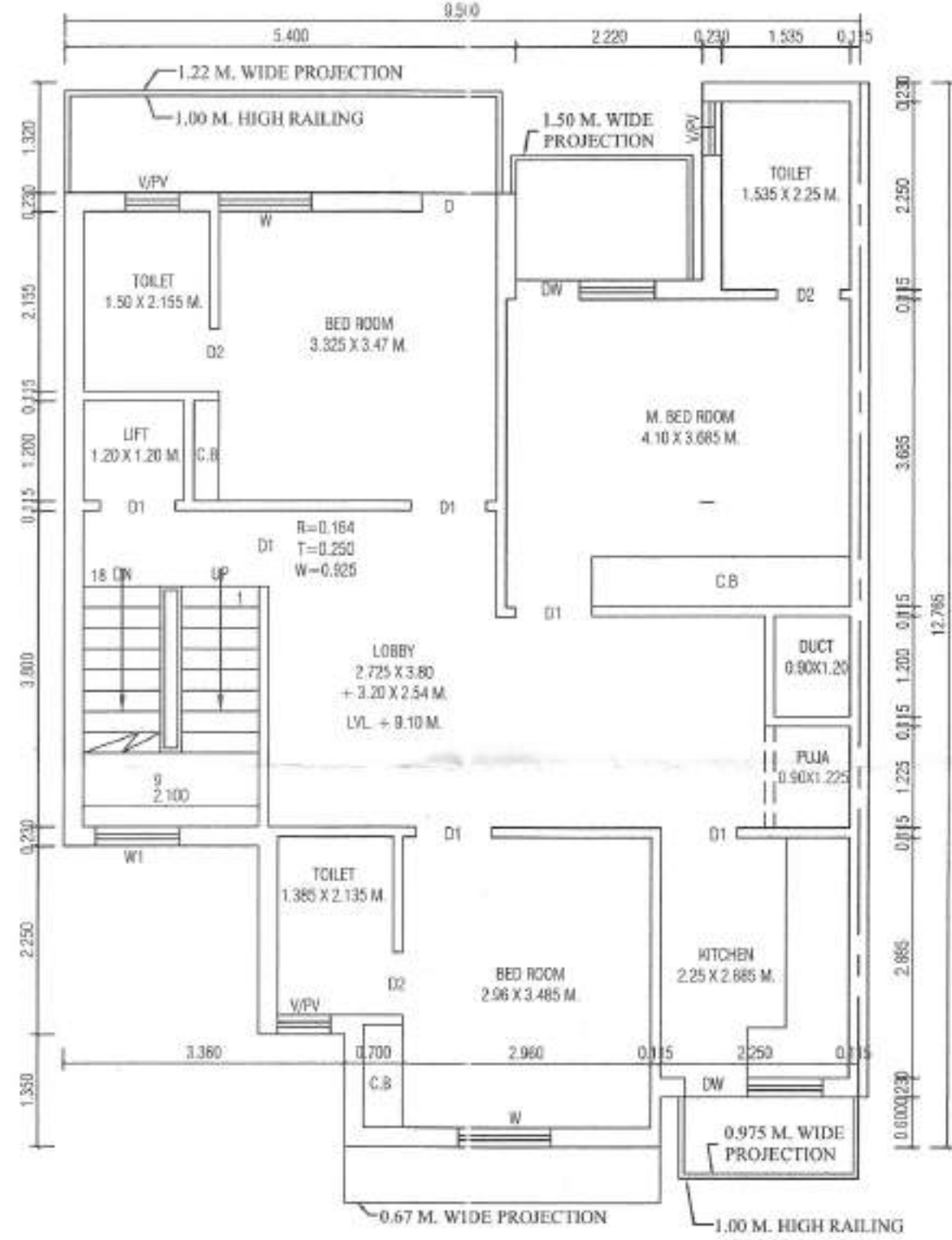
STILT/GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



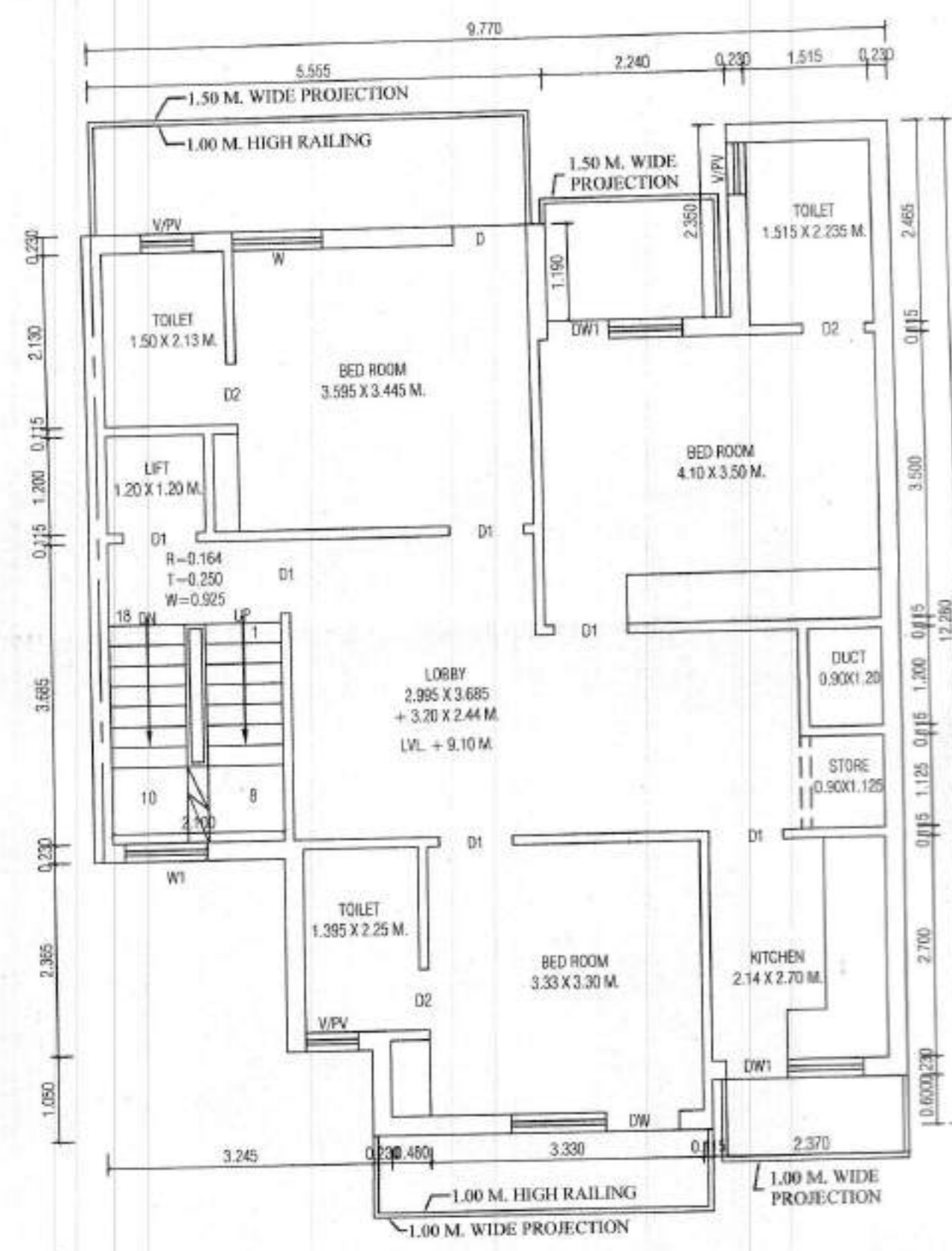
THIRD FLOOR PLAN

**DETAIL OF JOINERY:-**  
 DW1 = 1.65 X 2.50 M.  
 D = 0.90 X 2.50 M.  
 D1 = 0.90 X 2.10 M.  
 D2 = 0.75 X 2.10 M.  
 W = 1.10 X 2.00 M.  
 W1 = 1.00 X 1.80 M.  
 V/PV = 0.635 X 1.50 M.

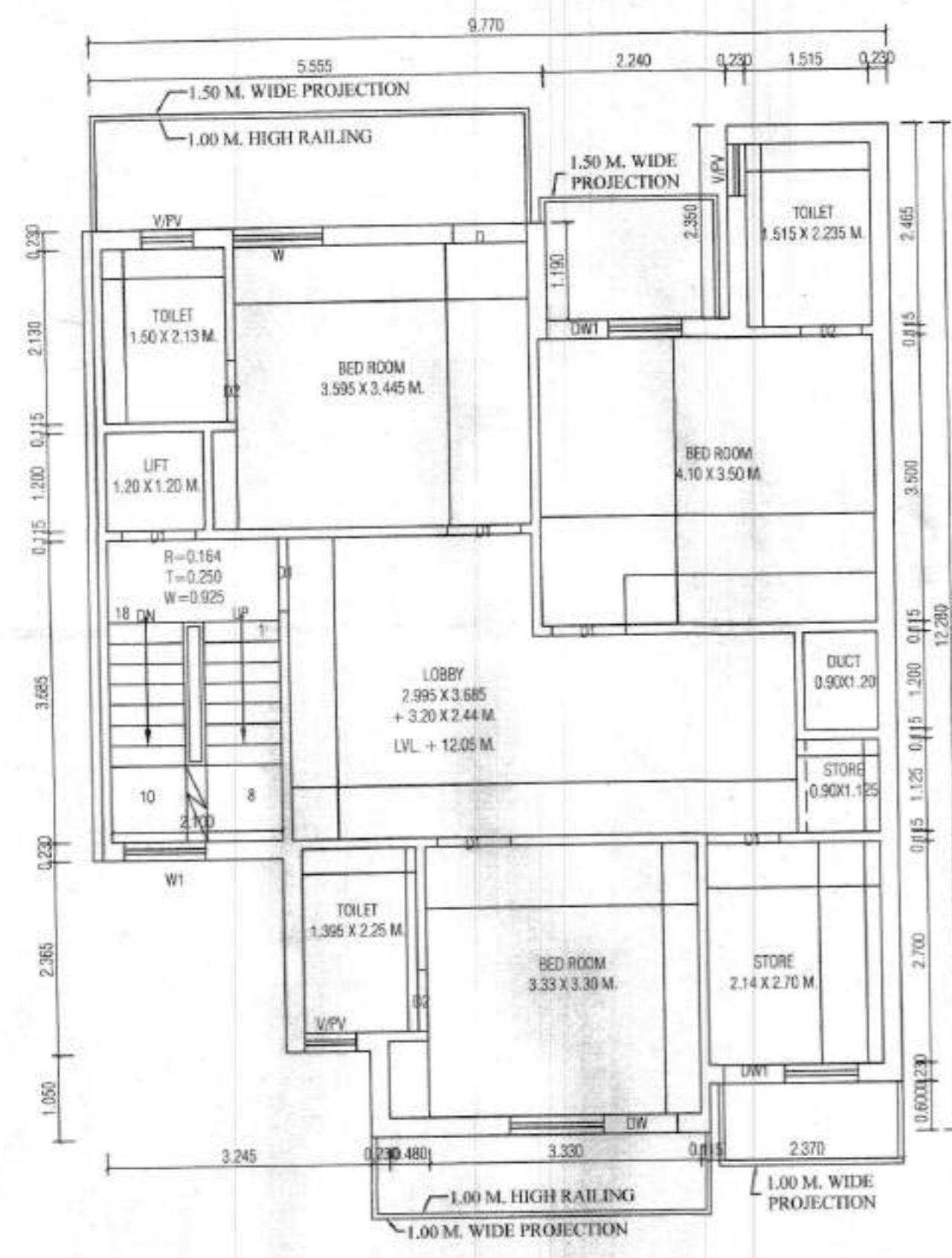
**AREA DEATIL:-**  
 TOTAL AREA OF PLOT = 15.52 + 15.65/2 X 9.50 = 148.06 SQMT.  
 PERM. COVD. AREA ON GROUND FLOOR @ 66% = 97.719 SQMT.  
 PERM. COVD. AREA ON FIRST FLOOR @ 66% = 97.719 SQMT.  
 PERM. NEW F.A.R. @ 264% = 390.878 SQMT.  
 PERM. OLD F.A.R. @ 200% = 296.12 SQMT.  
 PROP. COVD. AREA ON G.F. IN FAR = 2.56 X 4.26 + 1.66 X 1.315 = 10.906 + 2.183 = 13.089 SQMT.  
 PROP. COVD. AREA ON STILT/GROUND FLOOR FOR PARKING = 9.50 X 12.765 - (5.40 X 1.32 + 2.22 X 2.365 + 2.365 X 0.60 + 3.36 X 1.35 + 2.33 X 2.25 + AREA IN FAR) = 121.267 - (7.128 + 5.25 + 1.419 + 4.536 + 5.262 + 13.089) = 121.267 - 36.664 = 84.603 SQMT.  
 TOTAL COVD. AREA ON STILT/G.F. = 13.089 + 84.603 = 97.692 SQMT.  
 PROP. COVD. AREA ON F.F. = TOTAL GR. FL. AREA - (2.10 X 3.80 + 1.20 X 1.20) = 97.692 - (7.98 + 1.44) = 97.692 - 9.42 = 88.272 SQMT.  
 PROP. COVD. AREA ON 2ND. FLOOR = SAME AS/ F.F. AREA = 88.272 SQMT.  
 PROP. COVD. AREA ON 3RD. FL. = SAME AS/ F.F. AREA = 88.272 SQMT.  
 PROP. COVD. AREA ON 4TH. FL. = SAME AS/3RD. F. AREA = 88.272 SQMT.  
 ACHIVED F.A.R. = 13.089 + 88.272 + 88.272 + 88.272 = 366.177 SQMT.  
 PROP. COVD. AREA ON MUMTY + MAC. ROOM = 2.56 X 4.26 + 1.66 X 1.315 = 10.906 + 2.183 = 13.089 SQMT.  
 PROP. COVD. AREA OF STAIRCASE INTRNAL AREA = 2.10 X 3.80 X 4 = 7.98 X 4 = 31.92 SQMT.  
 TOTAL PROPOSED COVD. AREA WITH PARKING + MUMTY/M.RM+STAIR = 366.177 + 84.603 + 13.089 + 31.92 = 495.789 SQMT.

<p>PROPOSED BUILDING PLAN PLOT NO-44          SHRISHTI INFRA DEVELOPERS PVT LTD,          SECTOR-3 &amp; 4, ROHTAK, HARYANA          PROPOSED LAYOUT PLAN FOR AFFORDABLE          RESIDENTIAL PLOTTED COLONY UNDER DEEN          DAYAL JAN AWAS YOJNA-2016          AFFORDABLE PLOTTED HOUSING          AREA MEASURING 5.0727 ACRES(3) IN SEC-384          DISTRICT-ROHTAK (HARYANA) BELONGS TO M/S          SHRISHTI DEVELOPERS PVT LTD</p>	<p>DRAWING TITLE :-          SUBMISSION          DRAWING          FLOOR PLANS          SITE PLAN AND          AREA DETAIL</p>	<p>BELONGING TO:-          SHRISHTI INFRA          DEVELOPER PVT. LTD.          THROUGH ITS AUTHORISED          SIGNATORY MANISH          BHARDWAJ</p>	<p>OWNER'S SIGN:</p>	<p>ENGINEER SIGN:  <i>Ar. Hemant Kumar Verma</i>          Structural Engineer          B.E. Civil          Regd. No. 937          Old Shop No. 4, FF, Sec-14, Gurgaon</p>	<p>ARCHITECT SIGN:  </p>	<p>SCALE : 1 : 50</p>	<p>SHEET NO          1</p>
--	---	--	----------------------	---	------------------------------	-----------------------	--------------------------------

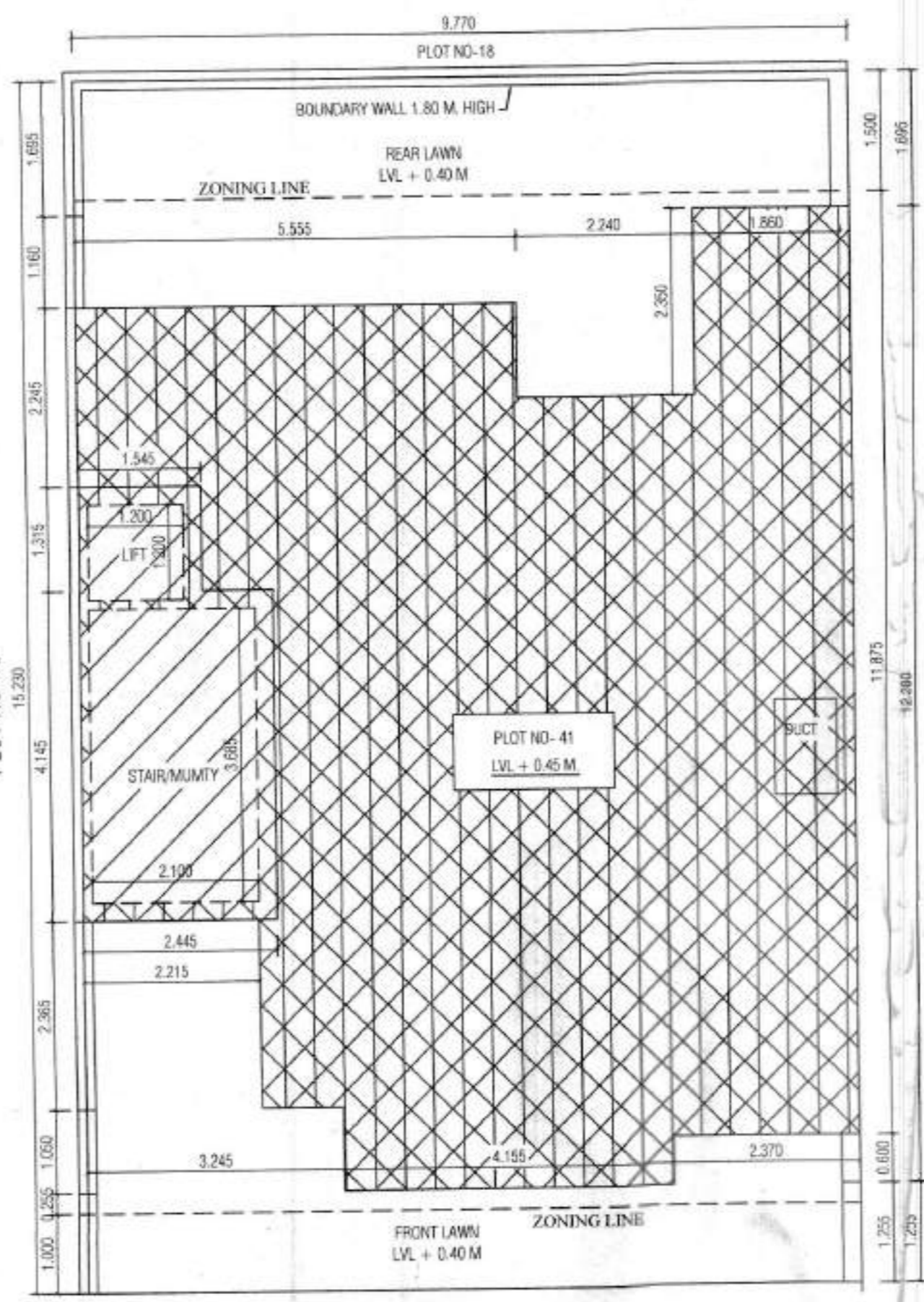




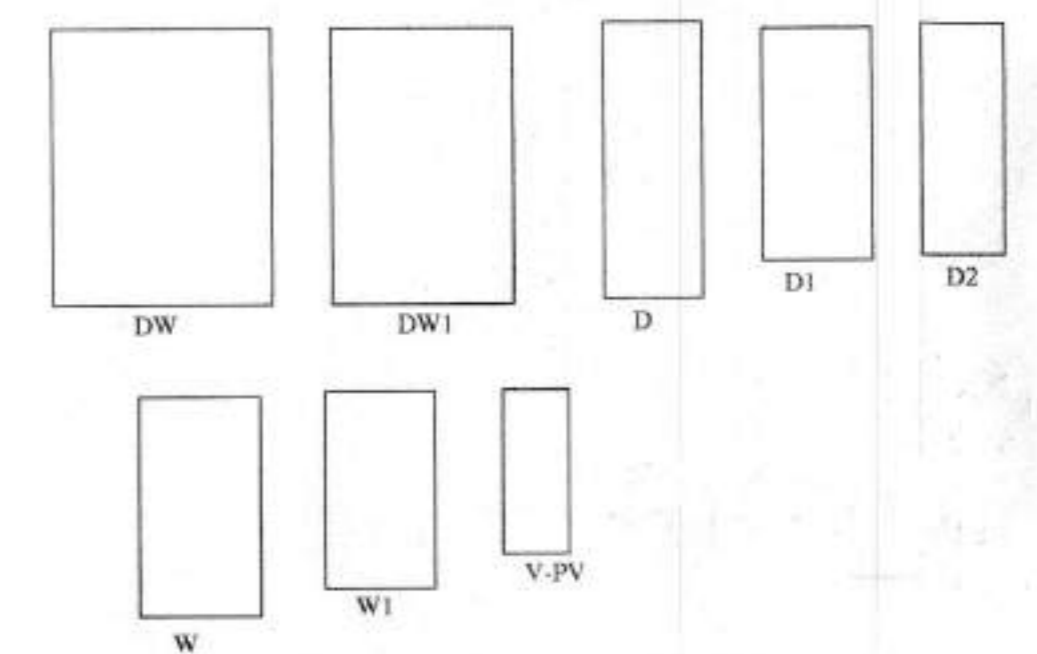
THIRD FLOOR PLAN



FOURTH FLOOR PLAN



9.00 M. WIDE ROAD  
SITE PLAN SCALE:- 1:100

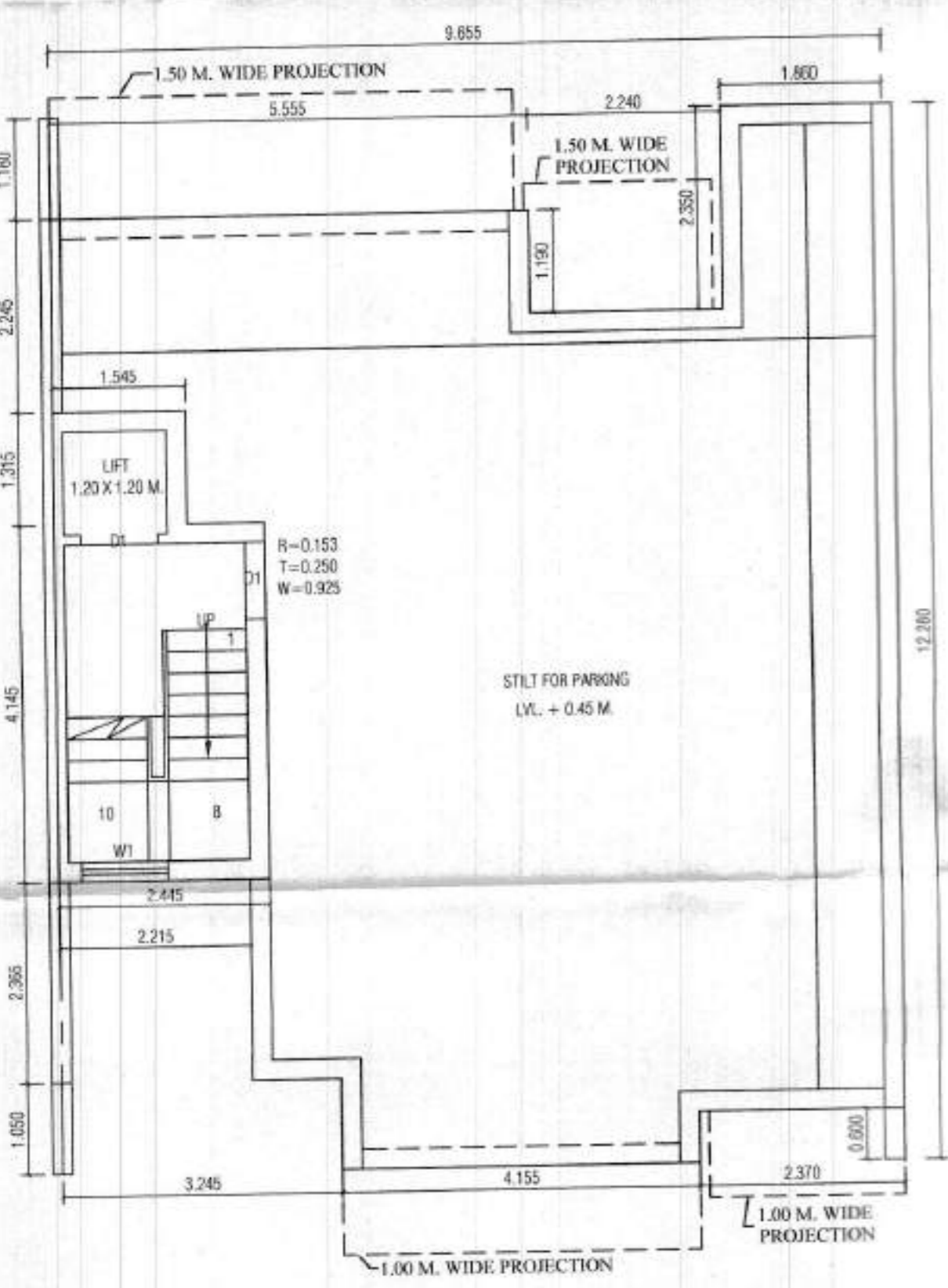


KEY/SITE PLAN

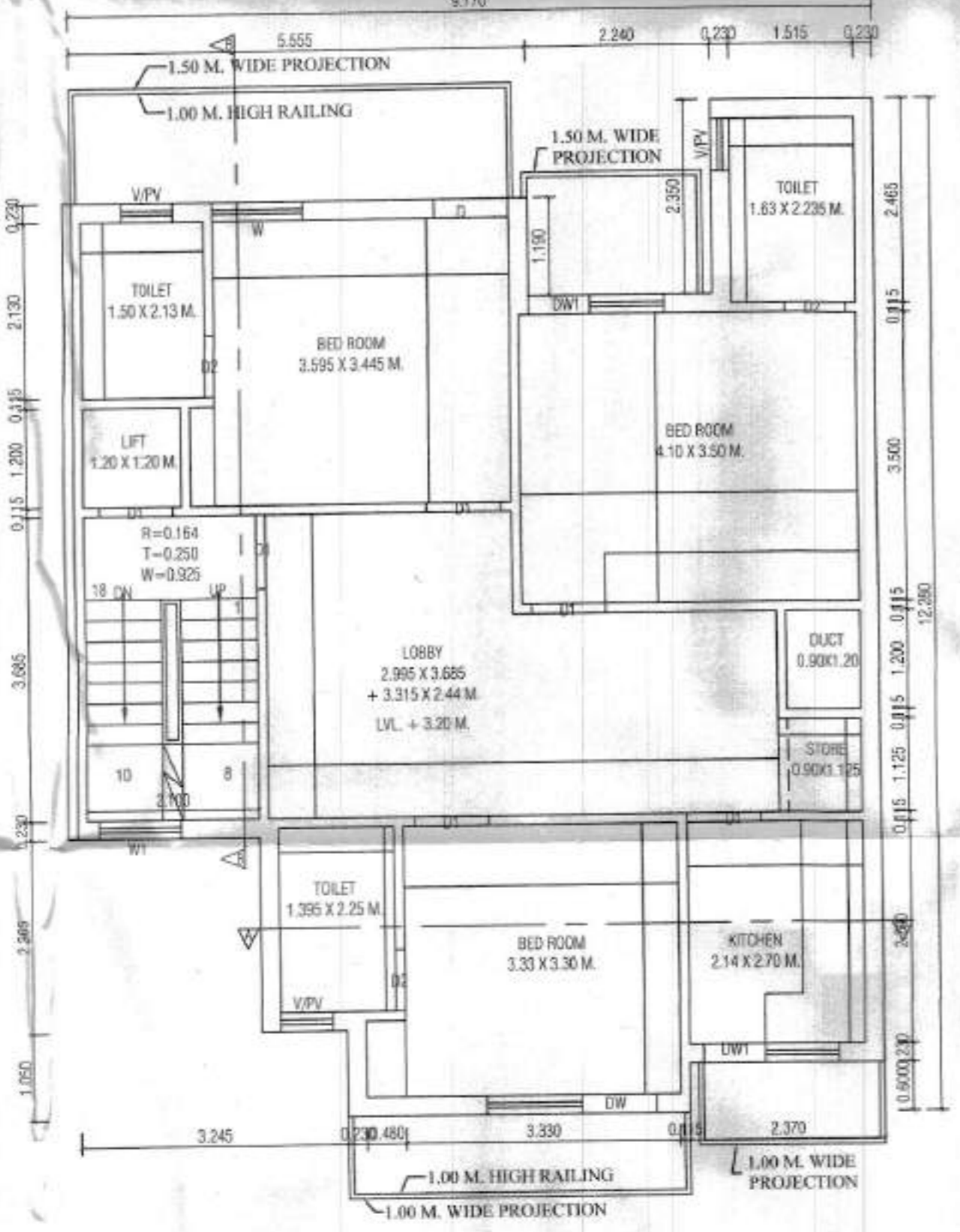


Sanctioned For Two Years  
Under Self Certification Scheme  
Diary Number: CP/HR/MS/194/2022  
Dated: 26.04.2024

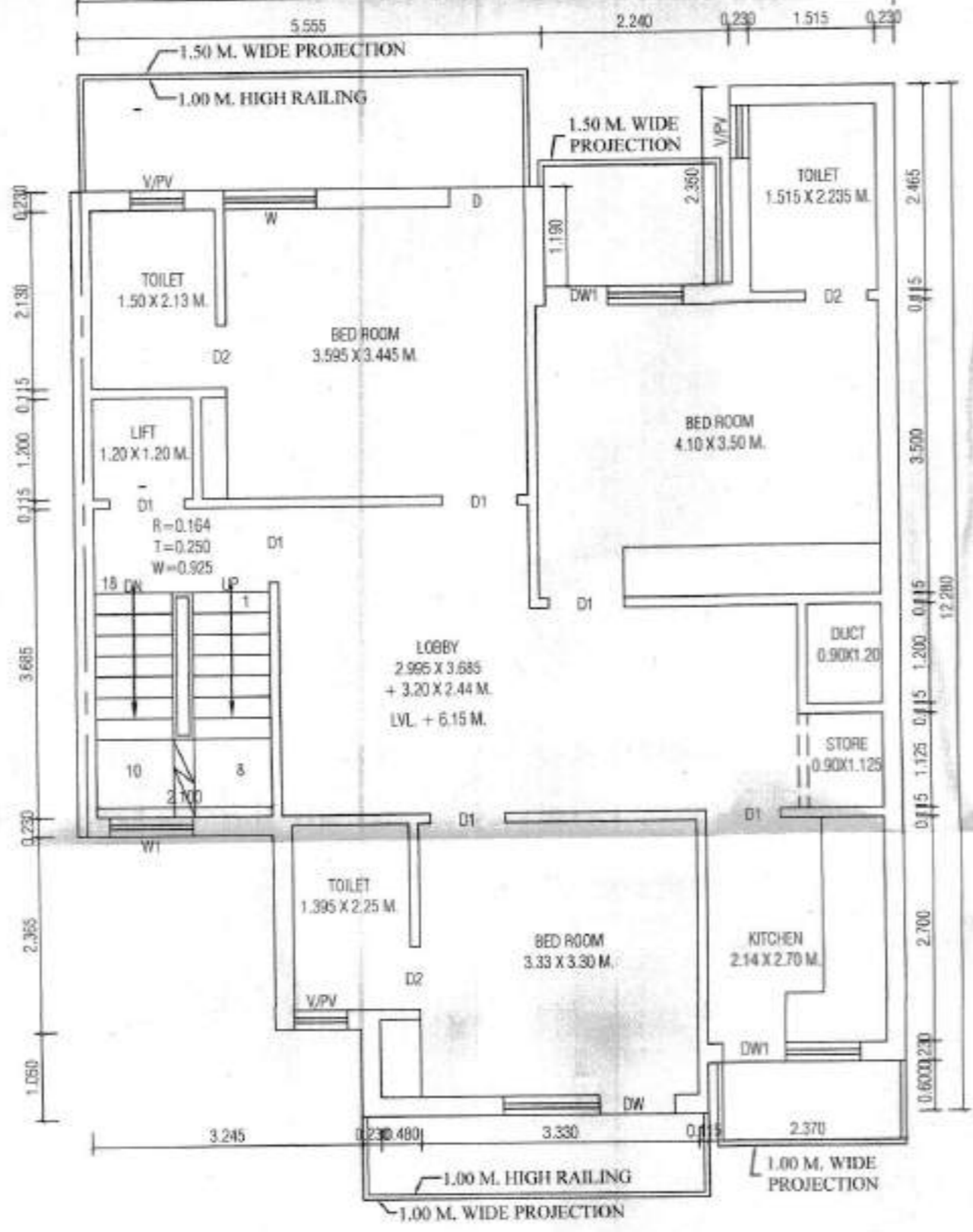
At. Hopsal  
Kumar Verma  
Architect  
(HR)



STILT/GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**DETAIL OF JOINERY:-**  
 DW = 2.05 X 2.50 M.  
 DW1 = 1.65 X 2.50 M.  
 D = 0.90 X 2.50 M.  
 D1 = 0.90 X 2.10 M.  
 D2 = 0.75 X 2.10 M.  
 W = 1.10 X 2.00 M.  
 W1 = 1.00 X 1.80 M.  
 V/P/V = 0.635 X 1.50 M.

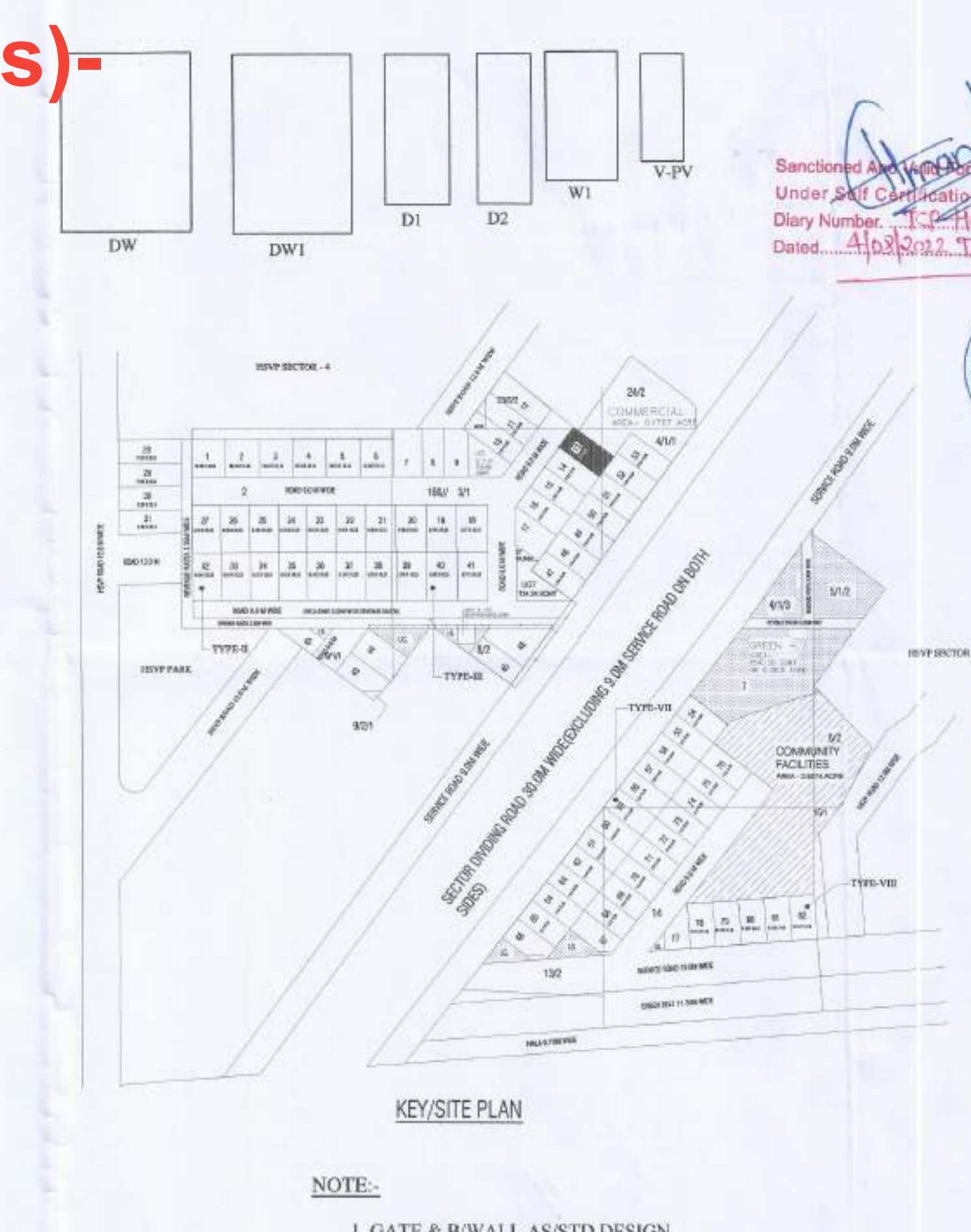
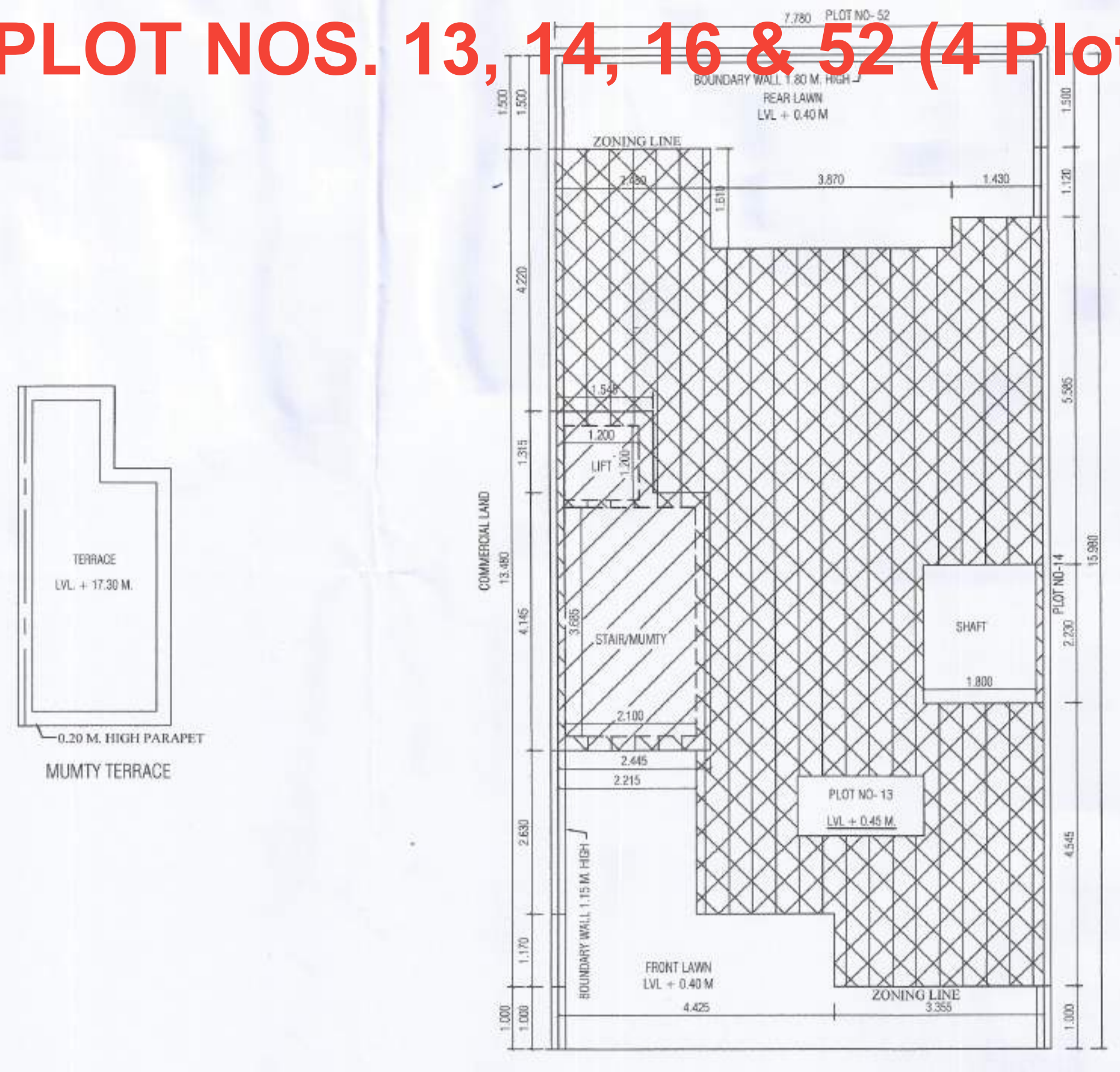
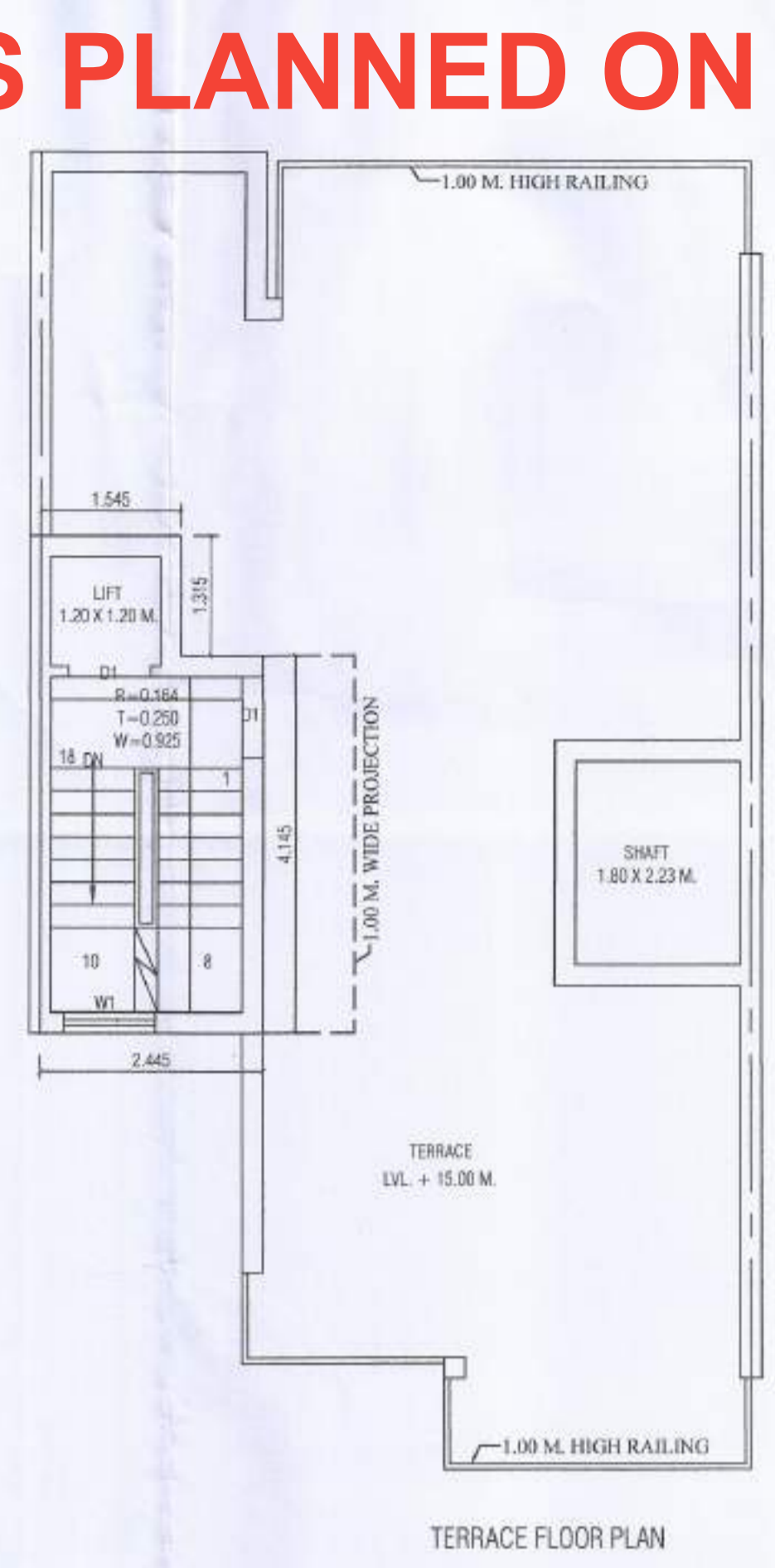
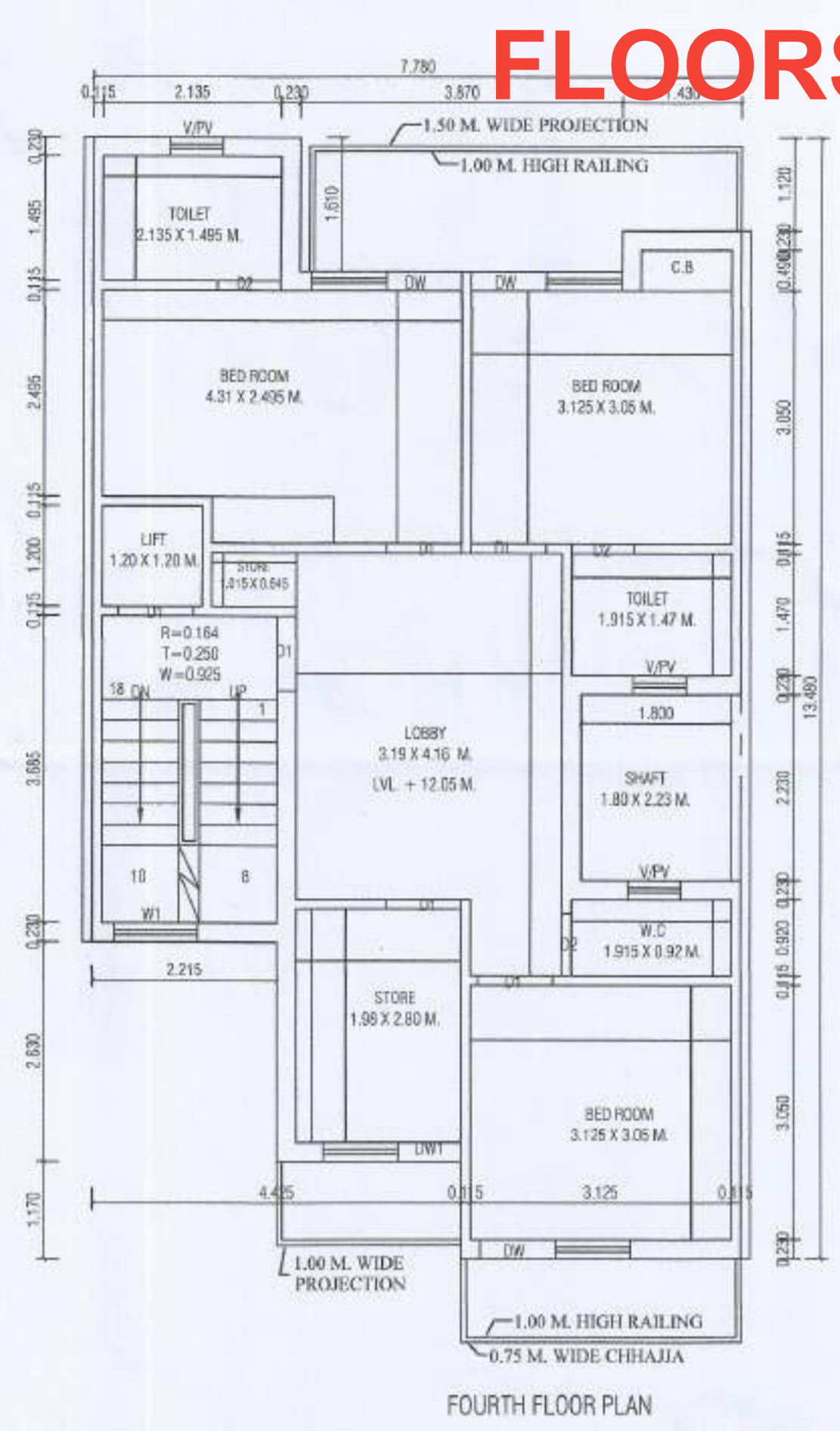
**NOTE:-**  
 1. GATE & B/WALL AS/STD DESIGN

**AREA DETAIL:-**  
 TOTAL AREA OF PLOT = 9.77 x 15.23 = 148.80 SQMT.  
 PERM.COVD. AREA ON GROUND FLOOR @ 66% = 98.208 SQMT.  
 PERM.COVD. AREA ON FIRST FLOOR @ 66% = 98.208 SQMT.  
 PERM. NEW F.A.R. @ 264% = 392.832 SQMT.  
 PERM. OLD F.A.R. @ 200% = 297.60 SQMT.  
 PROP. COVD. AREA ON G.FL. IN FAR = 2.445 X 4.145 + 1.545 X 1.315 = 10.134 + 2.032 = 12.166 SQMT.  
 PROP. COVD. AREA ON STILT/GROUND FLOOR FOR PARKING = 9.77 X 12.28 - (5.555 X 1.16 + 2.24 X 2.35 + 2.37 X 0.60) + 3.245 X 1.05 + 2.215 X 2.365 + AREA IN FAR = 119.975 - (6.443 + 5.264 + 1.422 + 3.407 + 5.238 + 12.166) = 119.75 - 33.94 = 86.035 SQMT.  
 TOTAL COVD. AREA ON STILT/G.F. = 12.166 + 86.035 = 98.201 SQMT.  
 PROP. COVD. AREA ON F.F. = TOTAL GR. FL. AREA - (2.10 X 3.685 + 1.20 X 1.20) = 98.201 - (7.738 + 1.44) = 98.201 - 9.178 = 89.023 SQMT.  
 PROP. COVD. AREA ON 2ND. FLOOR = SAME AS/ F.F. AREA = 89.023 SQMT.  
 PROP. COVD. AREA ON 3RD FL. = SAME AS/ F.F. AREA = 89.023 SQMT.  
 PROP. COVD. AREA ON 4TH. FL. = SAME AS/ 3RD. F. AREA = 89.023 SQMT.  
 ACHIVED F.A.R. = 12.166 + 89.023 + 89.023 + 89.023 + 89.023 = 368.258 SQMT.  
 PROP. COVD. AREA ON MUMTY+MAC. ROOM = 2.445 X 4.145 + 1.545 X 1.315 = 10.134 + 2.032 = 12.166 SQMT.  
 PROP. COVD. AREA OF STAIRCASE INTRNAL AREA = 2.10 X 3.685 X 4 = 7.738 X 4 = 30.952 SQMT.  
 TOTAL PROPOSED COVD. AREA WITH PARKING + MUMTY/M.RM+STAIR = 368.258 + 86.035 + 12.166 + 30.952 = 497.411 SQMT.

PROPOSED BUILDING PLAN PLOT NO-41, SHRISHTI INFRA DEVELOPERS PVT LTD, SECTOR-3 & 4, ROHTAK, HARYANA RESIDENTIAL PLOTTED PLAN FOR AFFORDABLE DAYAL JAIN AWAS Yojna-2016 AFFORDABLE PLOTTED HOUSING AREA MEASURING 5.0727 ACRES IN SEC-3&4 DISTRICT-ROHTAK (HARYANA) BELONGS TO M/S SHRISHTI DEVELOPERS PVT LTD	<b>DRAWING TITLE:</b> SUBMISSION DRAWING FLOOR PLANS ELEVATION SECTIONS	<b>BELONGING TO:</b> SHRISHTI INFRA DEVELOPER PVT. LTD. THROUGH ITS AUTHORISED SIGNATORY MANISH BHARDWAJ	OWNERS SIGN:	ENGINEER SIGN:	ARCHITECT SIGN:	SCALE : 1 : 100 SHEET NO : 1
--	---	--	--------------	----------------	-----------------	---------------------------------



# FLOORS PLANNED ON PLOT NOS. 13, 14, 16 & 52 (4 Plots)-



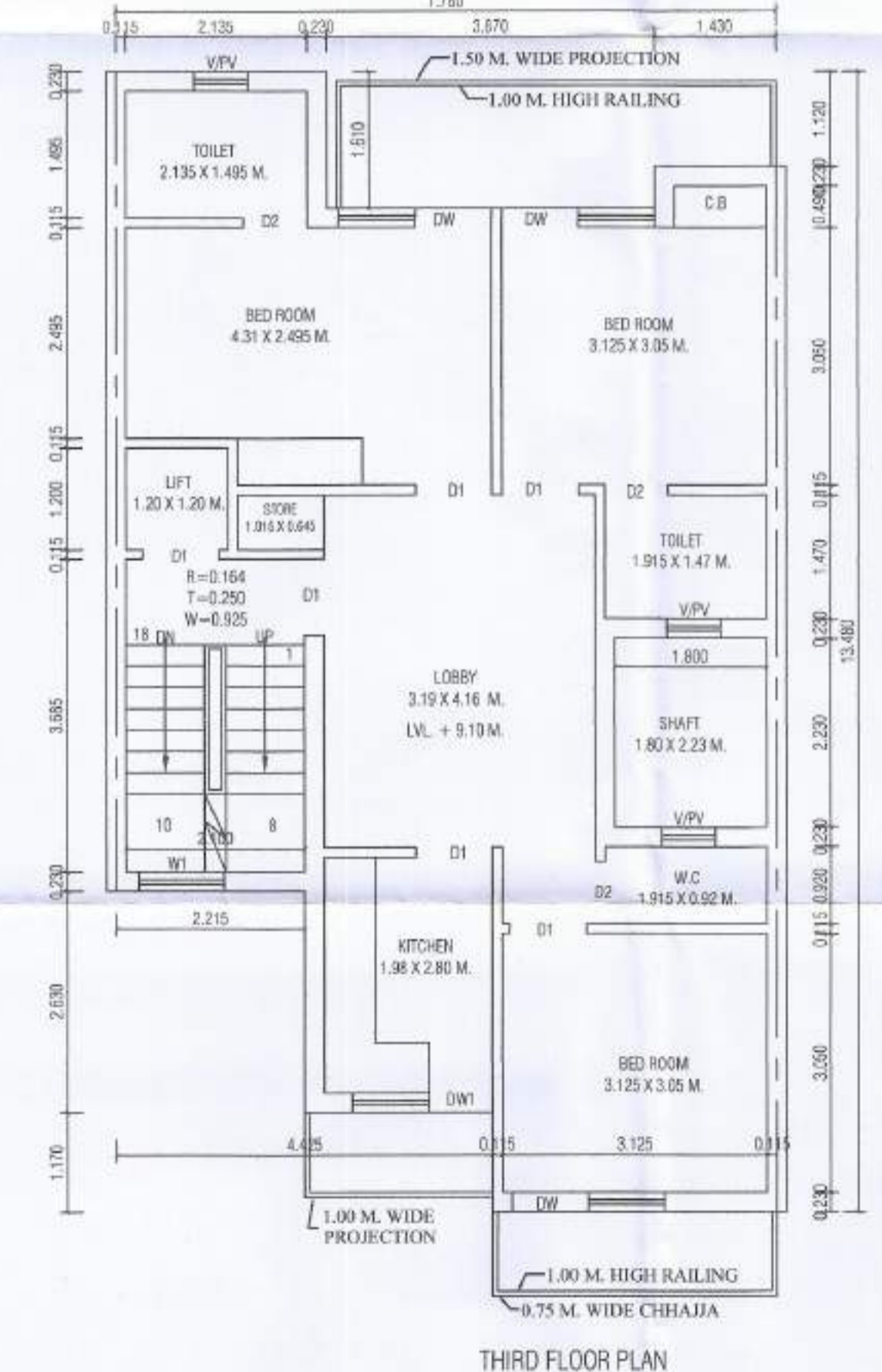
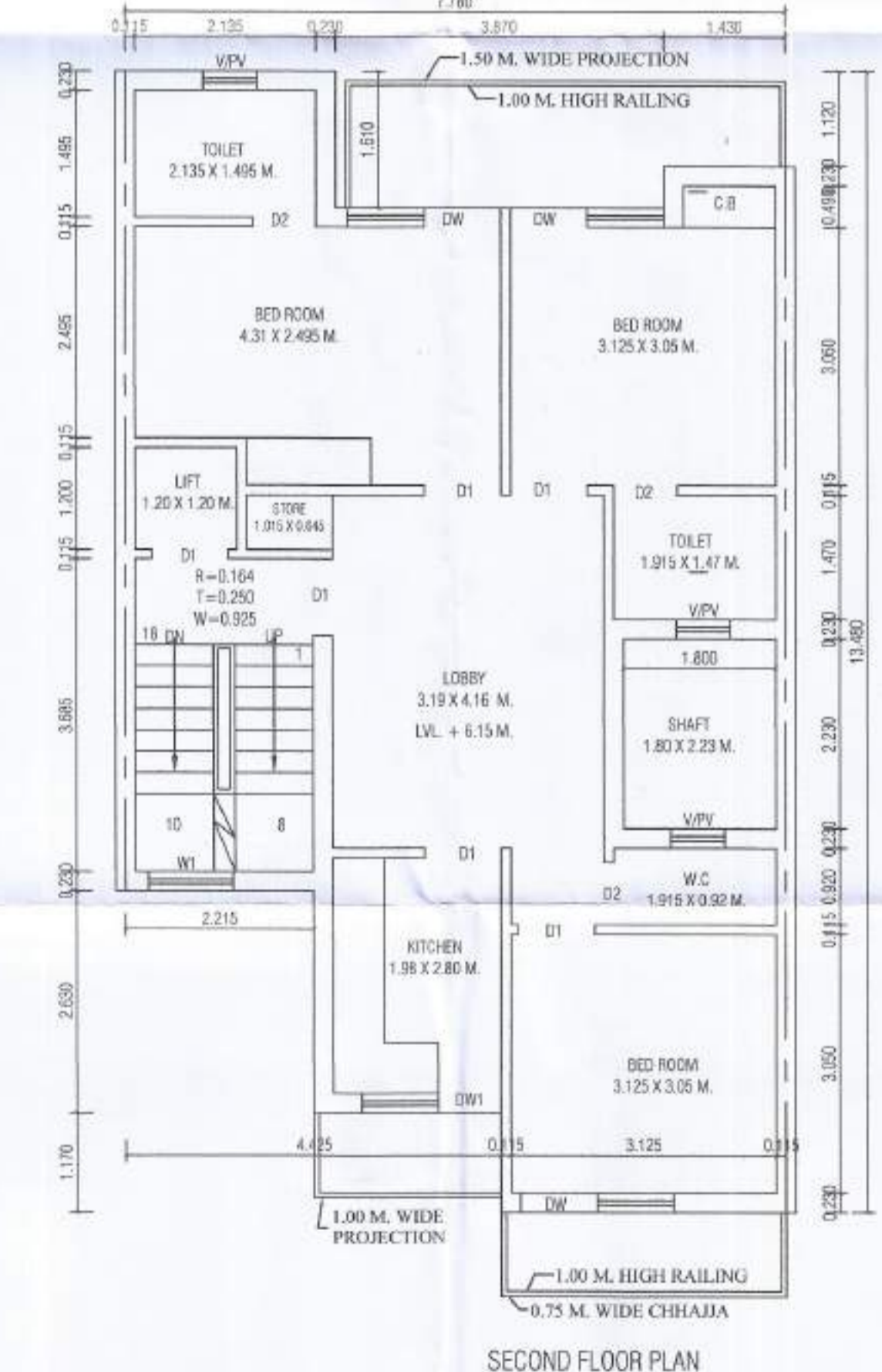
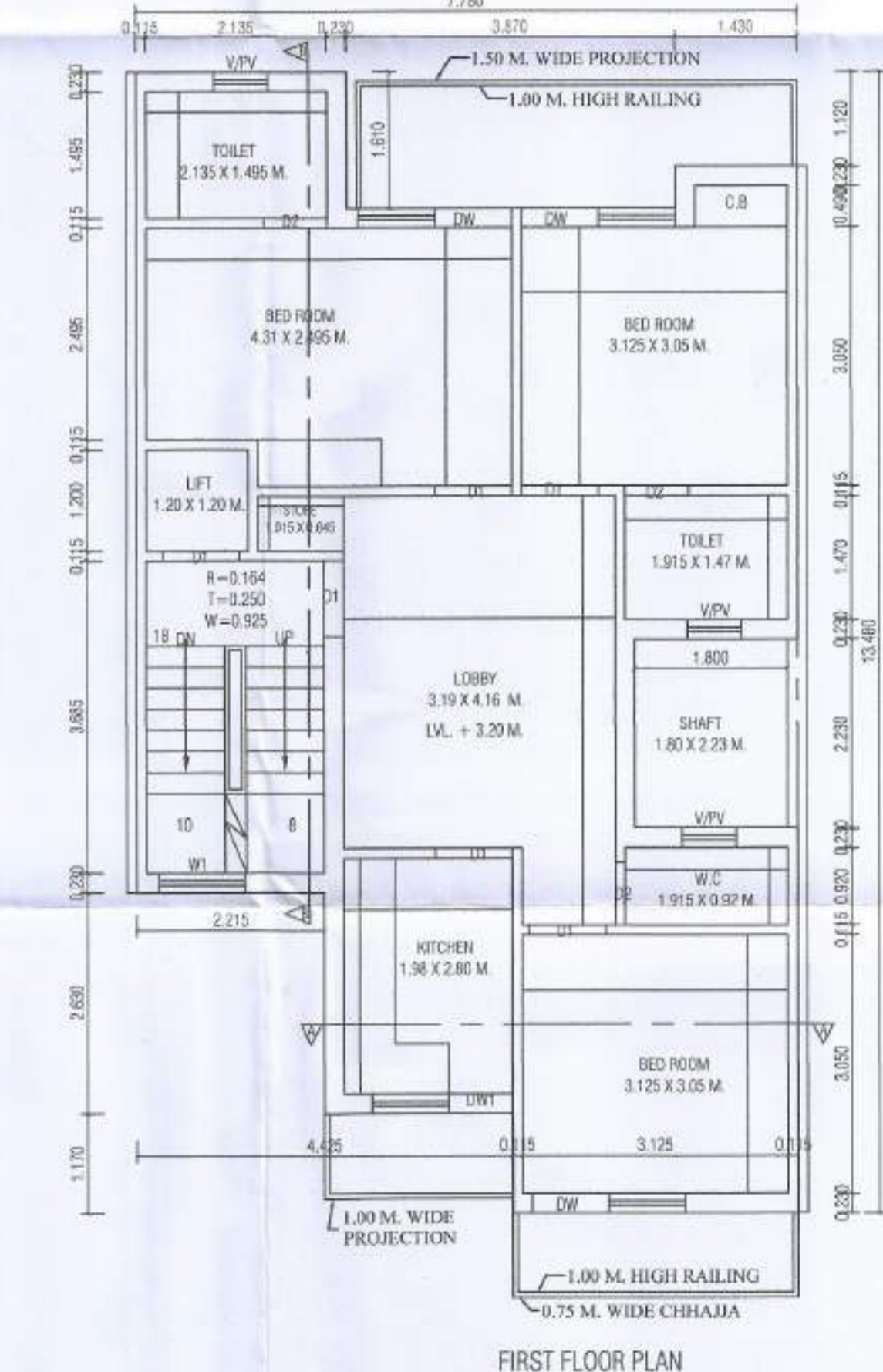
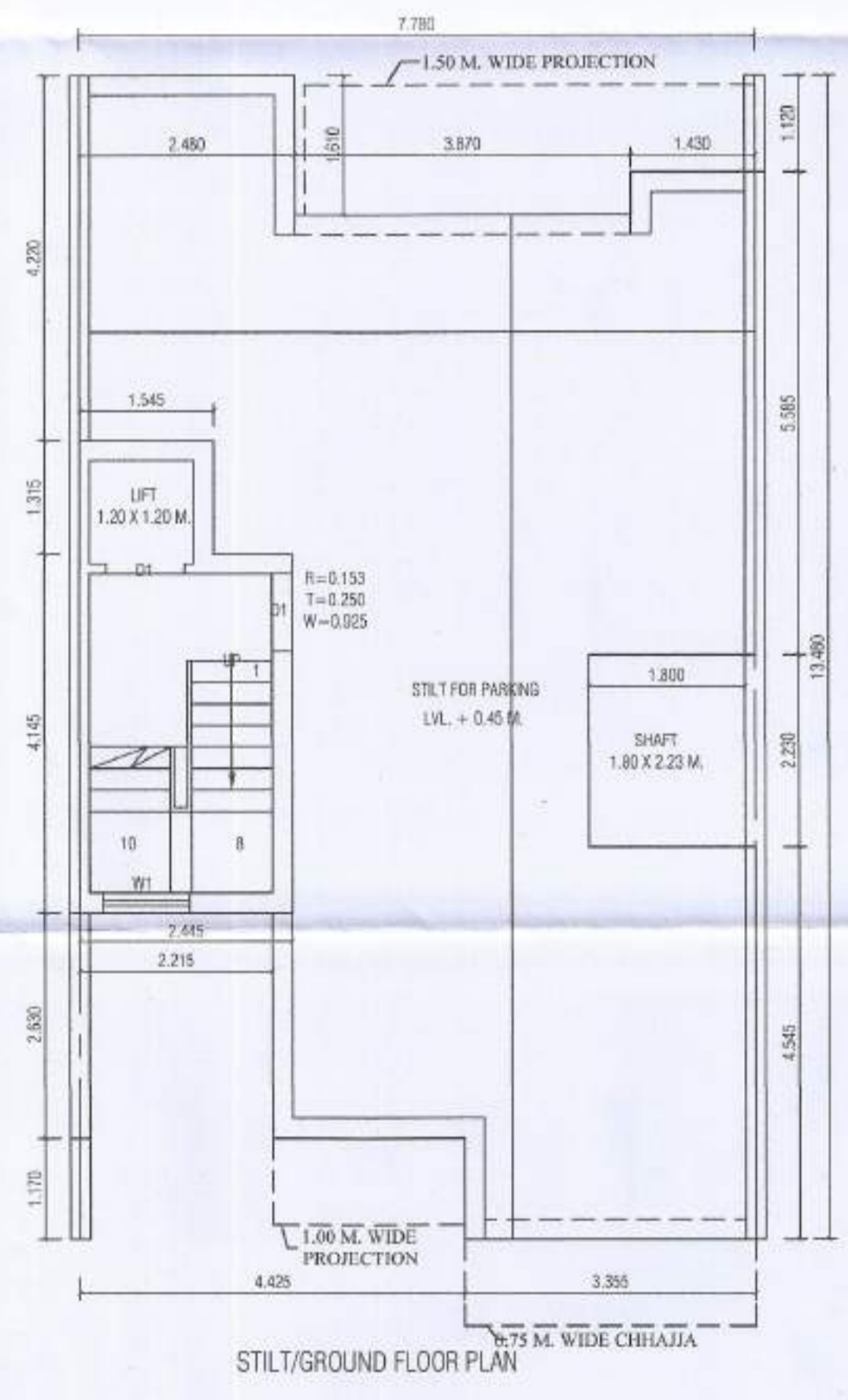
Sanctioned for Two Years  
Under SMI Certification Scheme  
Diary Number: 1/P/HRP/AS/2054/2022  
Dated: 1/02/2022 To 3/02/2024



**NOTE:-**  
I. GATE & B/WALL AS/STD DESIGN

**DETAIL OF JOINERY:-**  
DW = 1.81 X 2.50 M.  
DW1 = 1.65 X 2.50 M.  
D1 = 0.90 X 2.10 M.  
D2 = 0.75 X 2.10 M.  
W1 = 1.00 X 1.80 M.  
V/PV = 0.635 X 1.50 M.

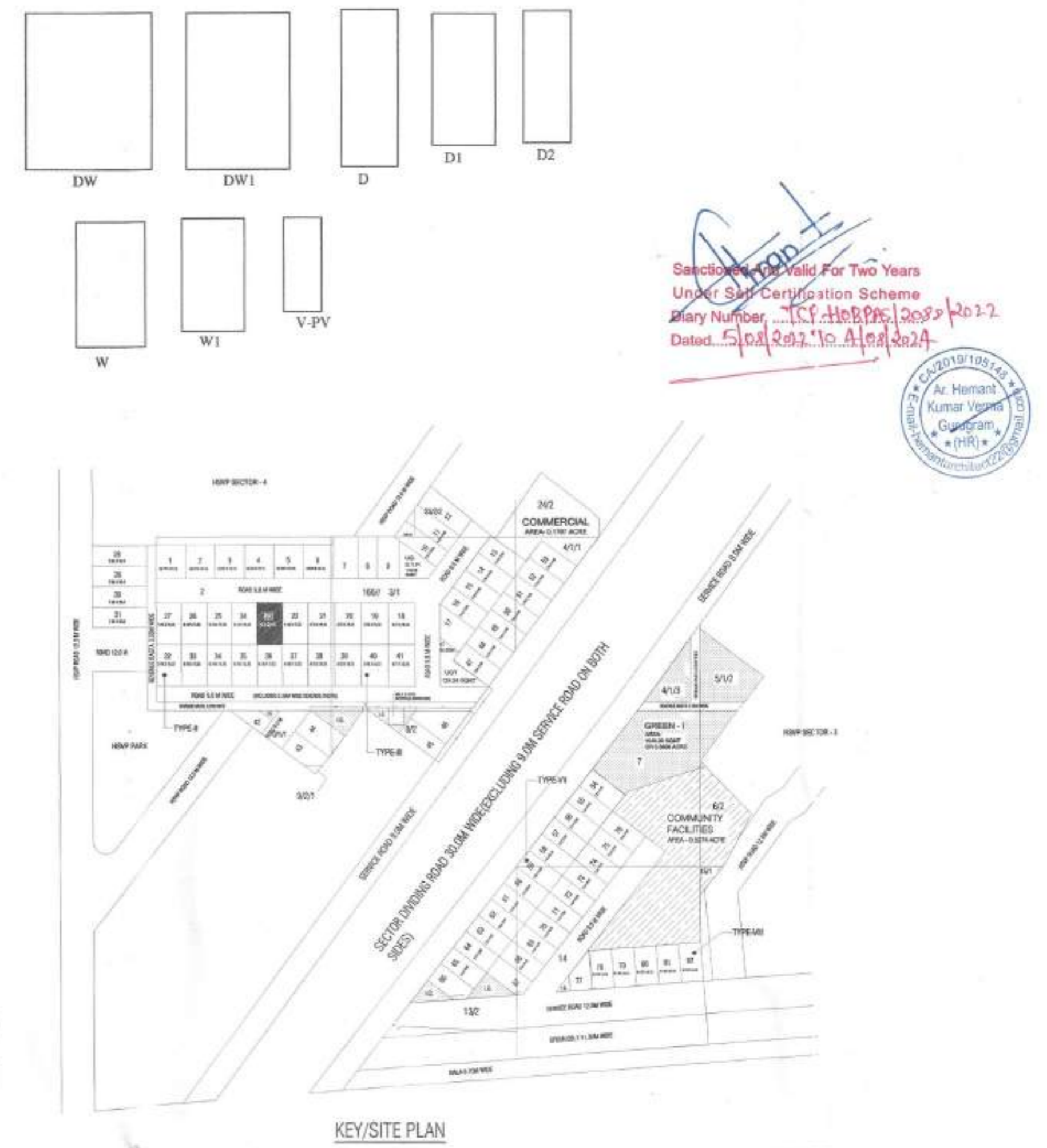
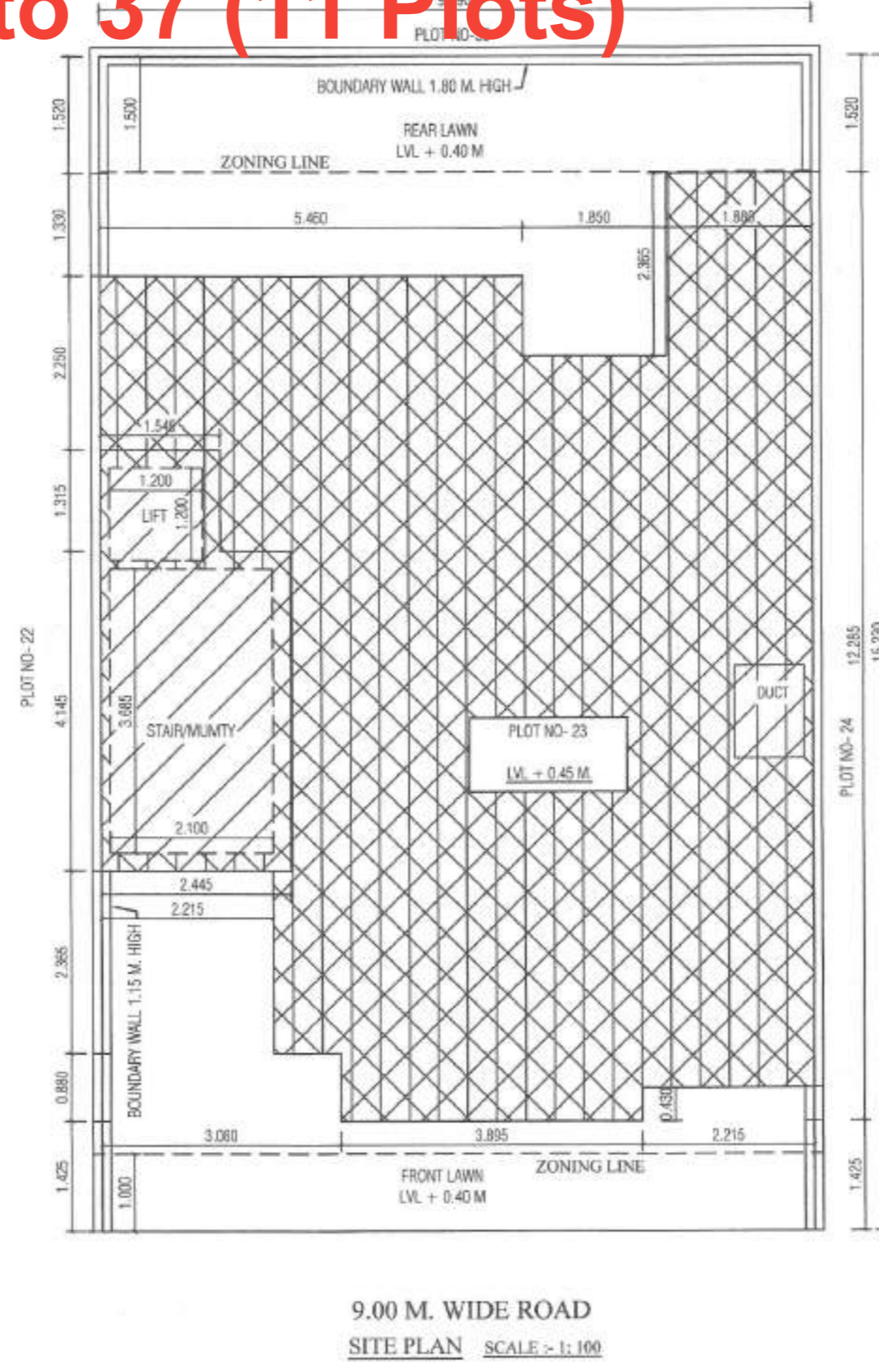
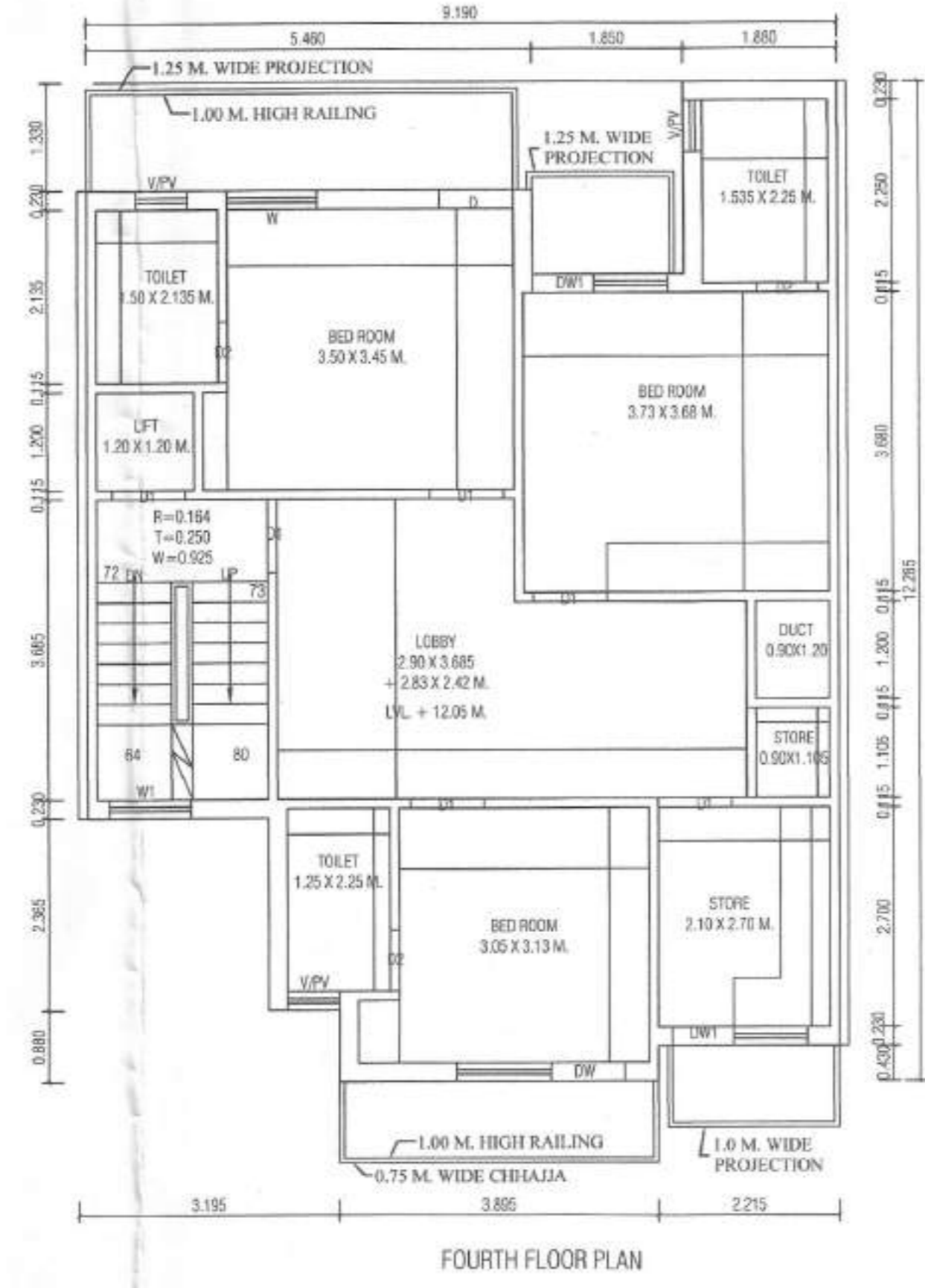
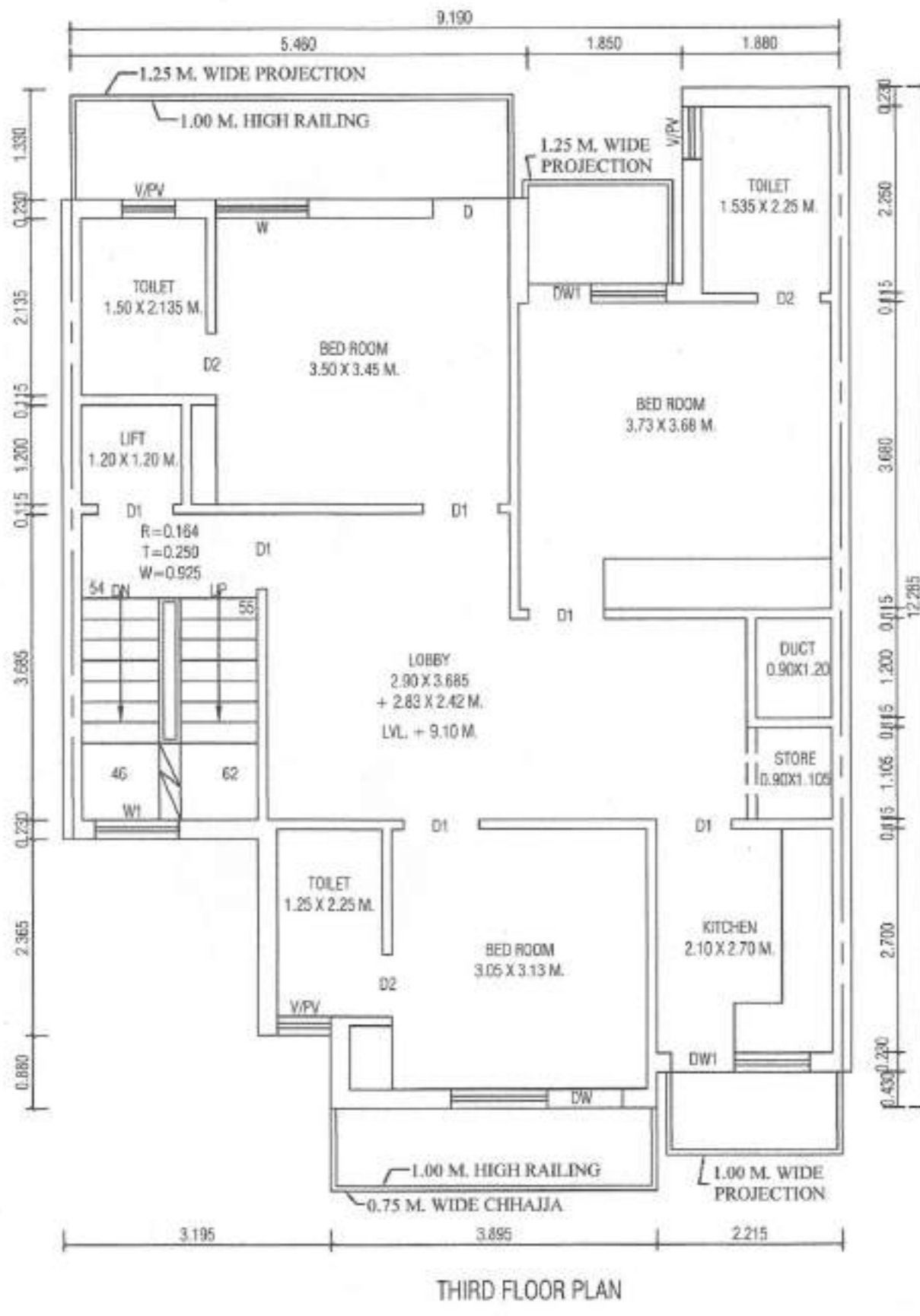
**AREA DEATIL:-**  
TOTAL AREA OF PLOT = 7.78 X 15.98 = 124.324 SQMT.  
PERM.COVD. AREA ON GROUND FLOOR @ 66% = 82.051 SQMT.  
PERM.COVD. AREA ON FIRST FLOOR @ 66% = 82.051 SQMT.  
PERM. NEW F.A.R. @ 264% = 328.204 SQMT.  
PERM. OLD F.A.R. @ 200% = 248.64 SQMT.  
PROP. COVD. AREA ON G.F. IN FAR = 2.445 X 4.145 + 1.545 X 1.315 = 10.134 + 2.032 = 12.166 SQMT.  
PROP. COVD. AREA ON STILT/GROUND FLOOR FOR PARKING = 7.78 X 13.48 - (3.87 X 1.61 + 1.43 X 1.12 + 4.425 X 1.17 + 2.215 X 2.63 + 1.80 X 2.23 + AREA IN FAR = 104.874 - (6.23 + 1.601 + 5.177 + 5.825 + 4.014 + 12.166) = 104.874 - 35.013 = 69.861 SQMT.  
TOTAL COVD. AREA ON STILT/G.F. = 12.166 + 69.861 = 82.027 SQMT.  
PROP. COVD. AREA ON F.F. = TOTAL GR. FL. AREA - (2.10 X 3.685 + 1.20 X 1.20) = 82.027 - (7.738 + 1.44) = 82.027 - 9.178 = 72.849 SQMT.  
PROP. COVD. AREA ON 2ND. FLOOR = SAME AS/ F.F. AREA = 72.849 SQMT.  
PROP. COVD. AREA ON 3RD.FL. = SAME AS/ S.F. AREA = 72.849 SQMT.  
PROP. COVD. AREA ON 4TH.FL. = SAME AS/3RD. F. AREA = 72.849 SQMT.  
ACHIVED F.A.R. = 12.166 + 72.849 + 72.849 + 72.849 + 72.849 = 303.562 SQMT.  
PROP. COVD. AREA ON MUMTY+MAC. ROOM = 2.445 X 4.145 + 1.545 X 1.315 = 10.134 + 2.032 = 12.166 SQMT.  
PROP. COVD. AREA OF STAIRCASE INTRNAL AREA = 2.10 X 3.685 X 4 = 7.738 X 4 = 30.952 SQMT.  
TOTAL PROPOSED COVD. AREA WITH PARKING + MUMTY/MRM+STAIR = 303.562 + 69.861 + 12.166 + 30.952 = 416.541 SQMT.



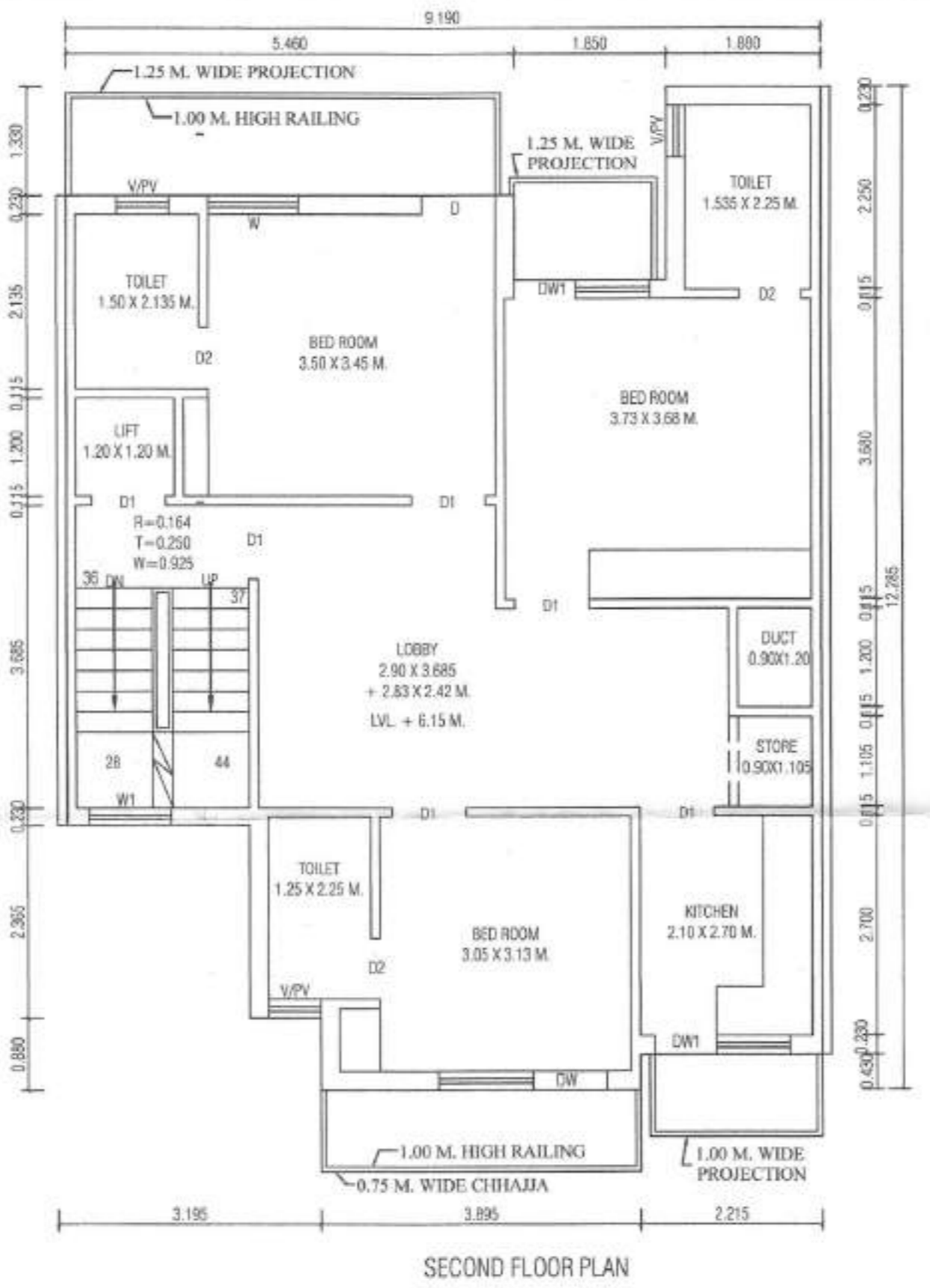
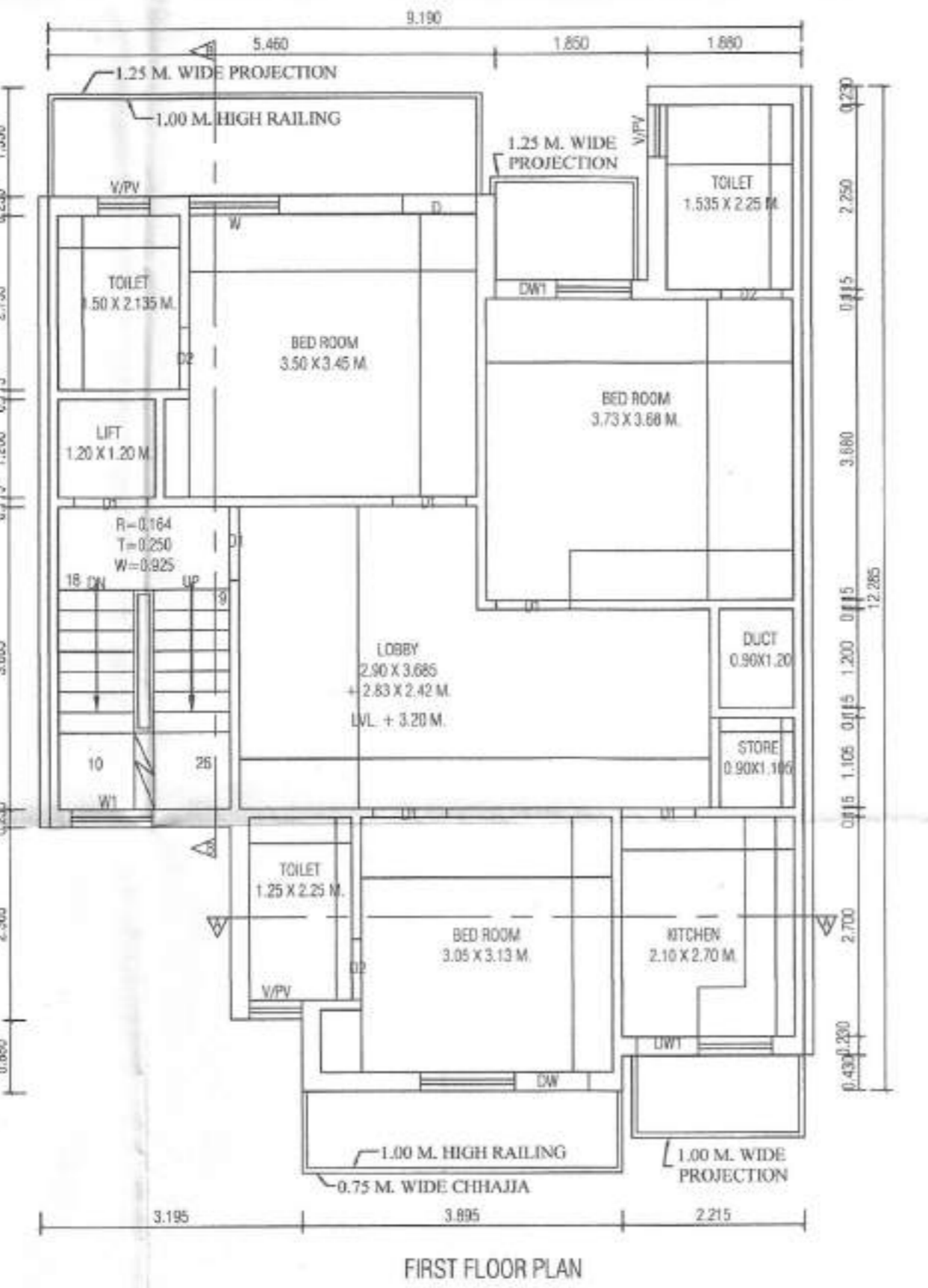
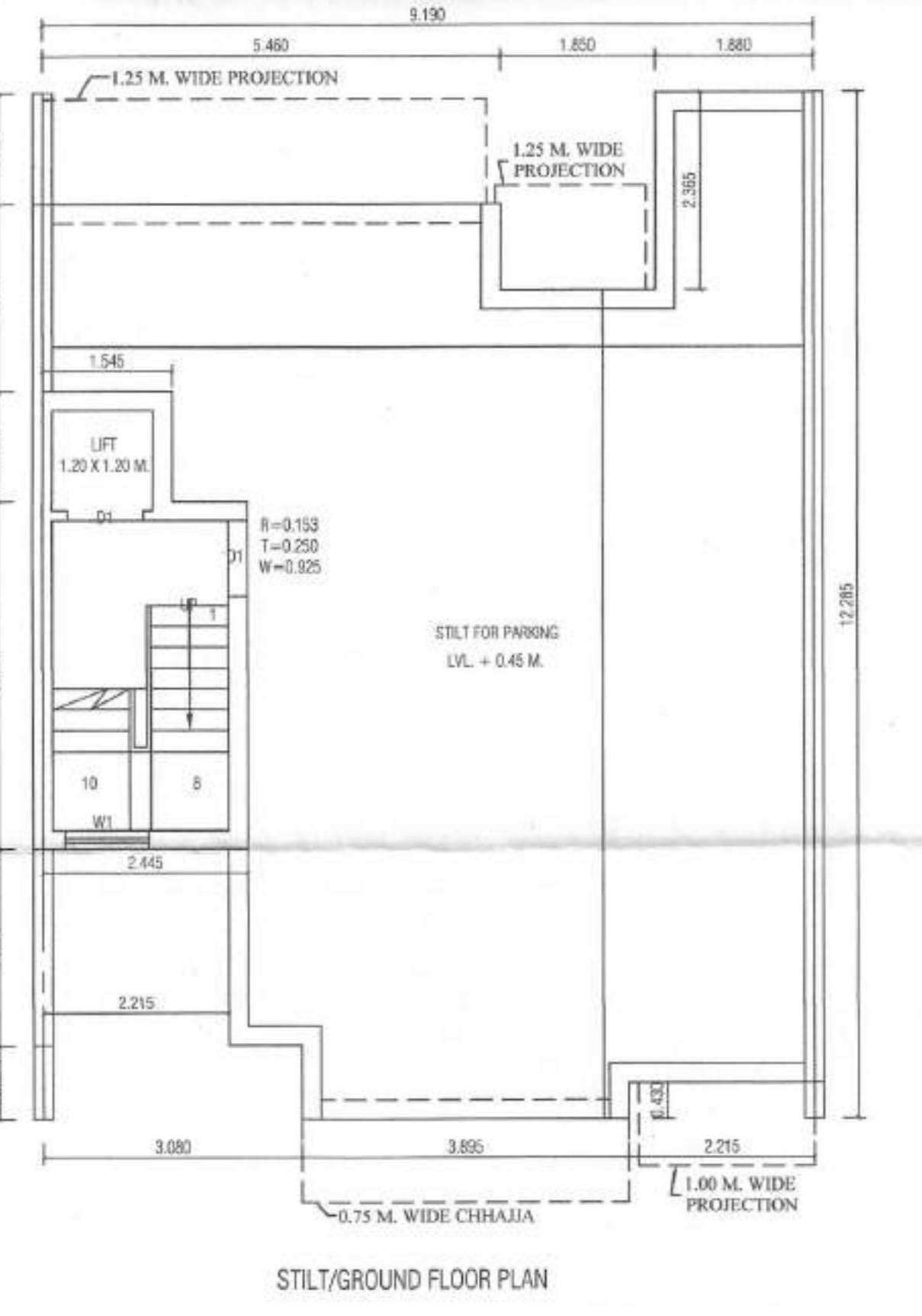
<p>PROPOSED BUILDING PLAN PLOT NO-13, SHRISHTI INFRA DEVELOPERS PVT LTD, SECTOR-3 &amp; 4, ROHTAK, HARYANA</p> <p>PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2016 AFFORDABLE PLOTTED HOUSING AREA MEASURING 5.0727 ACRES) IN SEC-344 DISTRICT -ROHTAK (HARYANA) BELONGS TO M/S SHRISHTI DEVELOPERS PVT LTD</p>	<p><b>DRAWING TITLE :</b> SUBMISSION DRAWING</p> <p><b>FLOOR PLANS ELEVATION SECTIONS</b></p>	<p><b>BELONGING TO-</b> SHRISHTI INFRA DEVELOPER PVT. LTD. THROUGH ITS AUTHORISED SIGNATORY MANISH BHARDWAJ</p>	<p>OWNER'S SIGN:</p>	<p>ENGINEER SIGN:</p>	<p>ARCHITECT SIGN:</p>		<p>SCALE : 1 : 100</p>	<p>SHEET NO :- 1</p>
--	---	---	----------------------	-----------------------	------------------------	--	------------------------	--------------------------



# FLOORS PLANNED ON PLOT NO. 23 to 27, 32 to 37 (11 Plots)



Sanctioned & Valid For Two Years  
Under Self Certification Scheme  
Entry Number - ICF-108896/2023-2024  
Dated 15.08.2023 To 15.08.2024



**NOTE:-**  
I. GATE & B/WALL AS/STD DESIGN  
**DETAIL OF JOINERY:-**  
DW = 2.05 X 2.50 M.  
DW1 = 1.65 X 2.50 M.  
D = 0.90 X 2.50 M.  
D1 = 1.00 X 2.10 M.  
D2 = 0.75 X 2.10 M.  
W = 1.10 X 2.00 M.  
W1 = 1.00 X 1.80 M.  
V/PV = 0.635 X 1.50 M.

**AREA DEATIL:-**  
TOTAL AREA OF PLOT = 9.19 X 15.23 = 139.964 SQMT.  
PERM.COVD. AREA ON GROUND FLOOR @ 66% = 92.373 SQMT.  
PERM.COVD. AREA ON FIRST FLOOR @ 66% = 92.373 SQMT.  
PERM. NEW F.A.R. @ 264% = 369.494 SQMT.  
PERM. OLD F.A.R. @ 200% = 279.92 SQMT.  
PROP. COVD. AREA ON G.F.L. IN FAR = 2.445 X 4.145 + 1.545 X 1.315 = 10.134 + 2.032 = 12.166 SQMT.  
PROP. COVD. AREA ON STILT/GROUND FLOOR FOR PARKING = 9.19 X 12.285 - (5.46 X 1.33 + 1.85 X 2.365 + 2.215 X 0.43 + 3.08 X 0.88 + 2.215 X 2.365 + AREA IN FAR = 112.899 - (7.261 + 4.375 + 0.952 + 2.71 + 5.238 + 12.166) = 112.899 - 32.702 = 80.197 SQMT.  
TOTAL COVD. AREA ON STILT/G.F. = 12.166 + 80.197 = 92.363 SQMT.  
PROP. COVD. AREA ON F.F. = TOTAL GR. FL. AREA - (2.10 X 3.685 + 1.20 X 1.20) = 92.363 - (7.738 + 1.44) = 92.363 - 9.178 = 83.185 SQMT.  
PROP. COVD. AREA ON 2ND. FLOOR = SAME AS/ F.F. AREA = 83.185 SQMT.  
PROP. COVD. AREA ON 3RD. FL. = SAME AS/ S.F. AREA = 83.185 SQMT.  
PROP. COVD. AREA ON 4TH FL. = SAME AS/3RD. F. AREA = 83.185 SQMT.  
ACHIVED F.A.R. = 12.166 + 83.185 + 83.185 + 83.185 + 83.185 = 344.906 SQMT.  
PROP. COVD. AREA ON MUMTY+MAC. ROOM = 2.445 X 4.145 + 1.545 X 1.315 = 10.134 + 2.032 = 12.166 SQMT.  
PROP. COVD. AREA OF STAIRCASE INTRNAL AREA = 2.10 X 3.685 X 4 = 7.738 X 4 = 30.952 SQMT.  
TOTAL PROPOSED COVD. AREA WITH PARKING + MUMTY/M.RM+STAIR = 344.906 + 80.197 + 12.166 + 30.952 = 468.221 SQMT.

<p>PROPOSED BUILDING PLAN PLOT NO-23, SHRISHTI INFRA DEVELOPERS PVT LTD, SECTOR-3 &amp; 4, ROHTAK, HARYANA PROPOSED LAYOUT PLAN FOR AFFORDABLE RESIDENTIAL PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA - 2018 AFFORDABLE PLOTTED HOUSING AREA MEASURING 5.0727 ACRES) IN SEC-3&amp;4 DISTRICT-ROHTAK (HARYANA) BELONGS TO M/S SHRISHTI DEVELOPERS PVT LTD</p>	<p><b>DRAWING TITLE:-</b> SUBMISSION DRAWING FLOOR PLANS ELEVATION SECTIONS</p>	<p><b>BELONGING TO:-</b> SHRISHTI INFRA DEVELOPER PVT. LTD. THROUGH ITS AUTHORISED SIGNATORY MANISH BHARDWAJ</p>	<p>OWNER'S SIGN.</p>	<p>*En. Gaurav Singh Structural Engg. Regd. No. 517 DL Shop No. 4, F.F. Sec-14, Gurgaon</p> <p>ENGINEER SIGN.</p>	<p>ARCHITECT SIGN.</p>	<p>SCALE : 1 : 100</p>	<p>SHEET NO :- 1</p>
--	---	--	----------------------	---	------------------------	------------------------	--------------------------