



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### Addendum


Registration No. HRERA-PKL-PNP-299-2022 dated 24.03.2022 valid up to 16.01.2025


**Project:** "Eldeco Paradiso"- commercial pocket measuring 0.4185 Acres and 0.3216 Acres in the affordable residential plotted colony being developed on land measuring 35.342 acres falling in Village Shimla Mulana, Sector-40, Panipat

**Promoters:** M/s Eldeco Green Park Infrastructure Limited, 201-212, Splendor Forum, 2<sup>nd</sup> Floor Jasola District Centre New Delhi 110025.

**CIN No.** U45201DL2006PLC145950

The Haryana Real Estate Regulatory Authority, Panchkula (HRERA Panchkula) in its meeting held on 21.11.2022, vide Item No. 190.09 has decided that the promoter be allowed to sell/dispose of any part/unit of commercial pockets measuring 0.4185 and 0.3216 acres. The standard design of these SCO's be also uploaded on web portal of the Authority. The same shall be part and parcel of the Registration Certificate No. HRERA-PKL-PNP-299-2022 dated 24.03.2022 issued by the Authority.

  
**Dr. Geeta Rathee Singh**  
Member

  
**Nadim Akhtar**  
Member

## Directorate of Town and Country Planning, Haryana

Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.  
Tele-Fax: 0172-2548475, Tel.: 0172-2549851, E-mail: [tcpharyana7@gmail.com](mailto:tcpharyana7@gmail.com)  
Web Site: [www.tcpharyana.gov.in](http://www.tcpharyana.gov.in)

Memo No. ZP-1404/JD(RD)/2022/ 25579 Dated 25.08.22

To

Eldeco Green Park Infrastructure Ltd.,  
Office: 201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre,  
New Delhi-110025.

**Subject:** Approval of Standard designs of SCOs of Commercial site in Affordable Residential Plotted Colony for an area measuring 10.71875 acres under DDJAY-2016 (Licence No. 03 of 2020 dated 17.01.2020) falling in Sector-40, District-Panipat being developed by Eldeco Green Park Infrastructure Ltd.

Please find enclosed a set of approved Standard Design of commercial site given as under:-

Description	Area	Drawing No.	Dated
Commercial site	0.3216 acres	DTCP-8556 (i to iii)	24.08.2022

The standard designs are approved with the following conditions:-

- (i) The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- (ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- (iii) The parking/open area shall not be sold in any manner whatsoever.
- (iv) That you shall transfer area falling under 24 mtr wide road and land pocket which is earmarked for community site shall be transferred within a period of 30 days, in favour of the Govt. from the date of approval of Standard Design.
- (v) That you shall comply the office order dated 31.01.2022.

DA/as above



(Sunita Sethi)

Senior Town Planner, (HQ),  
For: Director, Town and County Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-1404/JD(RD)/2022/ \_\_\_\_\_ Dated \_\_\_\_\_

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

1. The Senior Town Planner, Rohtak alongwith a set of approved Standard Design.
2. The District Town Planner, Panipat alongwith a set of approved Standard Design.

DA/As above.

(Sunita Sethi)  
Senior Town Planner, (HQ),  
For: Director, Town and County Planning Department,  
Haryana, Chandigarh

**SUBMISSION DRG.**

PROPOSED COMMERCIAL SITE MEASURING 0.3216 ACRES FALLING IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING 10.71875 ACRES (LICENSE NO. 03 OF 2020 DATED 17.01.2020) UNDER DEEN DAYAL JAN AWAS YOJANA VILLAGE SIMLA MAULANA, SECTOR 40, TERSHIL AND DISTRICT PAMPAT, BEING DEVELOPED BY M/S ELDECO GREEN PARK INFRASTRUCTURE LTD.

AREA DETAIL	NO.	SQ. MT.	SQ. YDS.		
PLOT AREA		1301.58	1556.69		
PERMISSIBLE FAR@1.5		1952.37	2280.00		
ACHIEVED FAR@8888%		1156.32	1330.00		
PERMISSIBLE GR. COV.@35%		455.55	523.00		
ACHIEVED GR. COV.@34.97%		455.12	522.00		
ACHIEVED CR. COV.					
PARTICULAR	LENGTH	BREADTH	NOS	AREA	UNIT
TYPE-1	6.4	11.15	2	142.72	SQ. MT.
TYPE-2	4.485	11.15	6	300.0	SQ. MT.
PUBLIC TOILET	12.40		1	12.40	SQ. MT.
TOTAL GR. COV. AREA				455.12	SQ. MT.
TOTAL FAR				376.32	SQ. MT.
TYPE-1	118.16	X	2	376.32	SQ. MT.
TYPE-2	130.20	X	6	780.50	SQ. MT.
TOTAL FAR				1156.92	SQ. MT.
TOTAL BUILT UP					
TYPE-1	295.56	X	2	571.12	SQ. MT.
TYPE-2	203.29	X	6	1219.78	SQ. MT.
TOTAL BUILT UP				1790.90	SQ. MT.
PUBLIC TOILET				12.40	SQ. MT.
TOTAL BUILT UP AREA = BUILT UP + PUBLIC TOILET				1803.30	SQ. MT.
BUILT UP AREA				1803.260	SQ. MT.

PARKING AREA SHALL NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.

1:200



SIG. OF ARCHITECT

SIG. OF OWNER

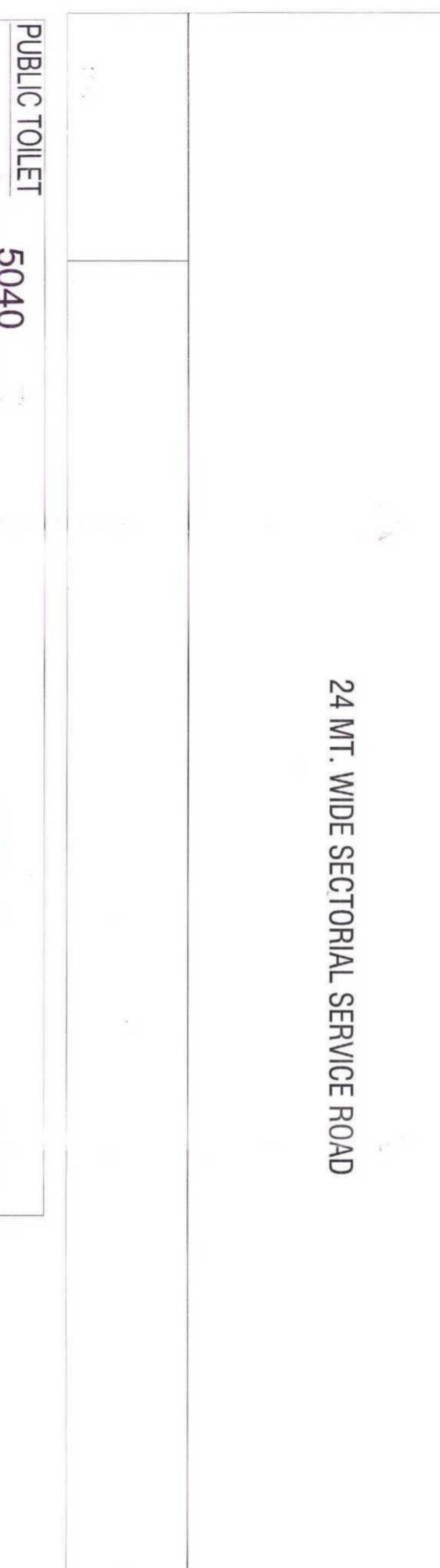
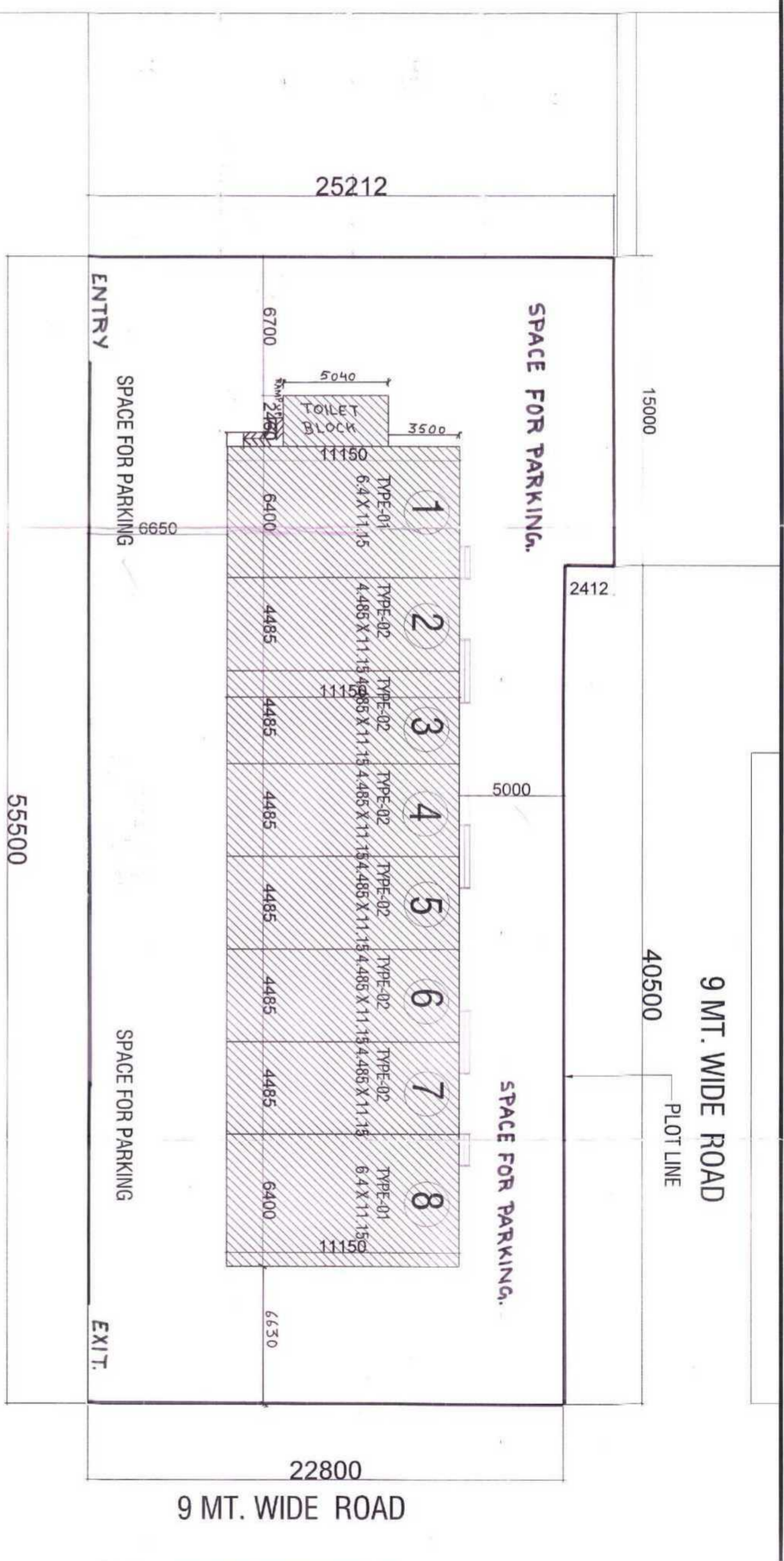
*Rishabh Kaushik*  
**RISHABH KAUSHIK**  
 Architect  
 CA/2019/112899

*For Office Use Only*  
 Authorised Signatory



DRG. NO.: DTRP 8556(i) Date: 23-08-22

(SUNITA SETHI) STP. (HR)  
 (RAJESH DUTT) JD (HR)  
 (P. SANKH) STP. (HR)  
 (K. MAHARAJ PANDURANG) DTRP. (HR)  
 (DINESH KUMAR) SD (HR)  
 (OM PRAKASH) ATP (HR)



**SCHEDULE OF JOINERY**

SL. NO.	TYPE	SIZE	CALL	TOP
01	01	900 X 2400	01	2400
02	02	750 X 2400	02	2400

Memo No. ZP-1405/JD(RD)/2022/ 25576 Dated 25/08/22

To

Eldeco Green Park Infrastructure Ltd.,  
Office: 201-212, 2<sup>nd</sup> Floor, Splendor Forum,  
Jasola District Centre,  
New Delhi-110025.

**Subject:** Approval of Standard designs of SCOs of Commercial site in Affordable Residential Plotted Colony for an area measuring 13.65625 acres under DDJAY-2016 (Licence No. 04 of 2020 dated 17.01.2020) falling in Sector-40, District-Panipat being developed by Eldeco Green Park Infrastructure Ltd.

Please find enclosed a set of approved Standard Design of commercial site given as under:-

Description	Area	Drawing No.	Dated
Commercial site	0.4185 acre	DTCP-8560 (i to iii)	24.08.2022

The standard designs are approved with the following conditions:-

- (i) The connecting corridors/passage provided at ground Floor shall be used for circulation purpose only for the general public and shall not be sold in any manner whatsoever.
- (ii) The developer/individual allottees shall get detailed building plans of SCOs/Booths etc. approved from DTP office.
- (iii) The parking/open area shall not be sold in any manner whatsoever.
- (iv) That you shall transfer area falling under 24 mtr wide road and land pocket which is earmarked for community site shall be transferred within a period of 30 days, in favour of the Govt. from the date of approval of Standard Design.
- (v) That you shall comply the office order dated 31.01.2022.

DA/as above

  
(Sunita Sethi)

Senior Town Planner, (HQ),  
For: Director, Town and County Planning Department,  
Haryana, Chandigarh.

Endst. No. ZP-1405/JD(RD)/2022/ \_\_\_\_\_ Dated \_\_\_\_\_

A copy alongwith a set of approved Standard Designs is forwarded to the following for information and necessary action as per office order dated 31.01.2022 pertaining to Standard-Operating-Procedure (SOP) to be followed for approval of Standard Design/ Building Plan/ OC in Commercial Plotted Site/Colony:-

1. The Senior Town Planner, Rohtak alongwith a set of approved Standard Design.
2. The District Town Planner, Panipat alongwith a set of approved Standard Design.

DA/As above.

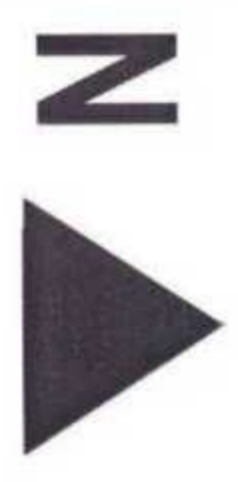
(Sunita Sethi)  
Senior Town Planner, (HQ),  
For: Director, Town and County Planning Department,  
Haryana, Chandigarh

**SUBMISSION DRG.**

PROPOSED COMMERCIAL SITE MEASURING 0.4185 ACRES FALLING IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING 13.65625 ACRES (LICENSE NO. 04 OF 2020 DATED 17.01.2020) UNDER DEEN DAYAL JAN AWAS YOJANA VILLAGE SIMLA MAULANA SECTOR 40 TEHSIL AND DISTRICT PANIPAT. BEING DEVELOPED BY M/S ELDECO GREEN PARK INFRASTRUCTURE LTD.

AREA DETAIL	NO.	AREA	UNIT		
PLOT AREA		1693.805	SQ.MT.		
PERMISSIBLE FAR@15		2025.79	SQ.YDS		
PERMISSIBLE FAR@15		2540.71	SQ.MT.		
ACHIEVED FAR@87.5%		1482.00	SQ.MT.		
PERMISSIBLE GR COV @35%		592.83	SQ.MT.		
ACHIEVED GR COV @35%		592.83	SQ.MT.		
ACHIEVED GR COV					
PARTICULAR LENGTH	BREADTH	NO.	AREA	UNIT	
TYPE 1	6	12.35	2	148.20	SQ.MT.
TYPE 2	5	12.35	7	432.25	SQ.MT.
PUBLIC TOILET		12.38	1	12.38	SQ.MT.
TOTAL GR COV AREA				592.83	SQ.MT.
TOTAL GR COV AREA				592.83	SQ.MT.
TOTAL FAR					
TYPE 1	193.49	X	2	386.98	SQ.MT.
TYPE 2	156.43	X	7	1095.02	SQ.MT.
TOTAL FAR				1482.00	SQ.MT.
TOTAL BUILT UP					
TYPE 1	295.89	X	2	591.77	SQ.MT.
TYPE 2	248.81	X	7	1741.64	SQ.MT.
TOTAL BUILT UP				2333.01	SQ.MT.
PUBLIC TOILET				12.38	SQ.MT.
TOTAL BUILT UP AREA + PUBLIC TOILET				2345.40	SQ.MT.
BUILT UP AREA				2345.40	SQ.MT.

PARKING AREA SHALL NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.



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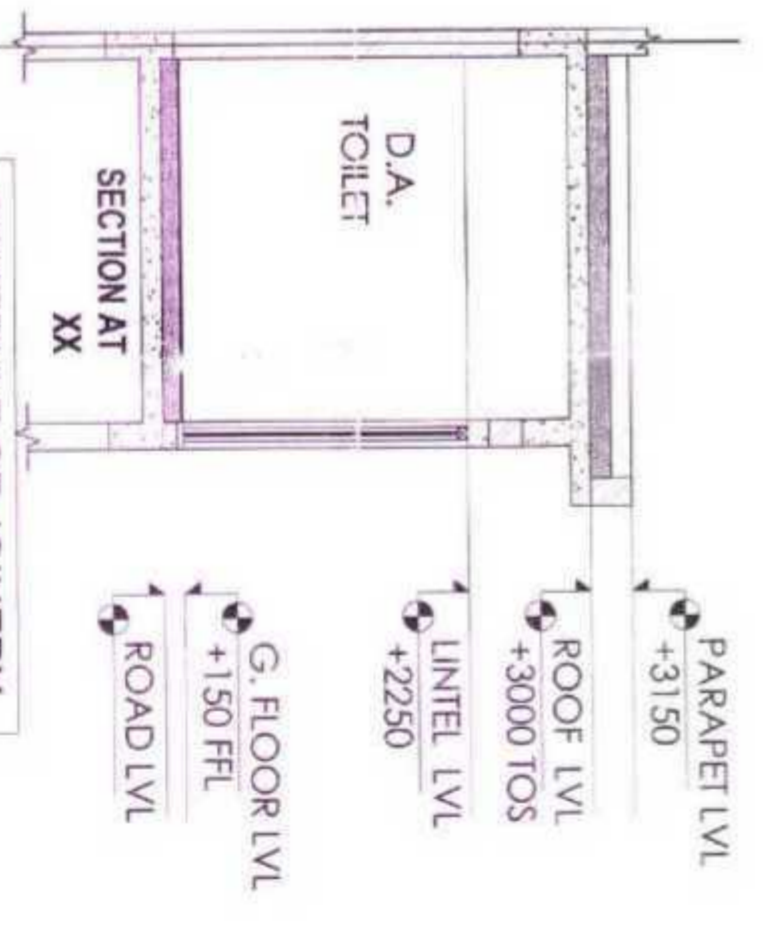
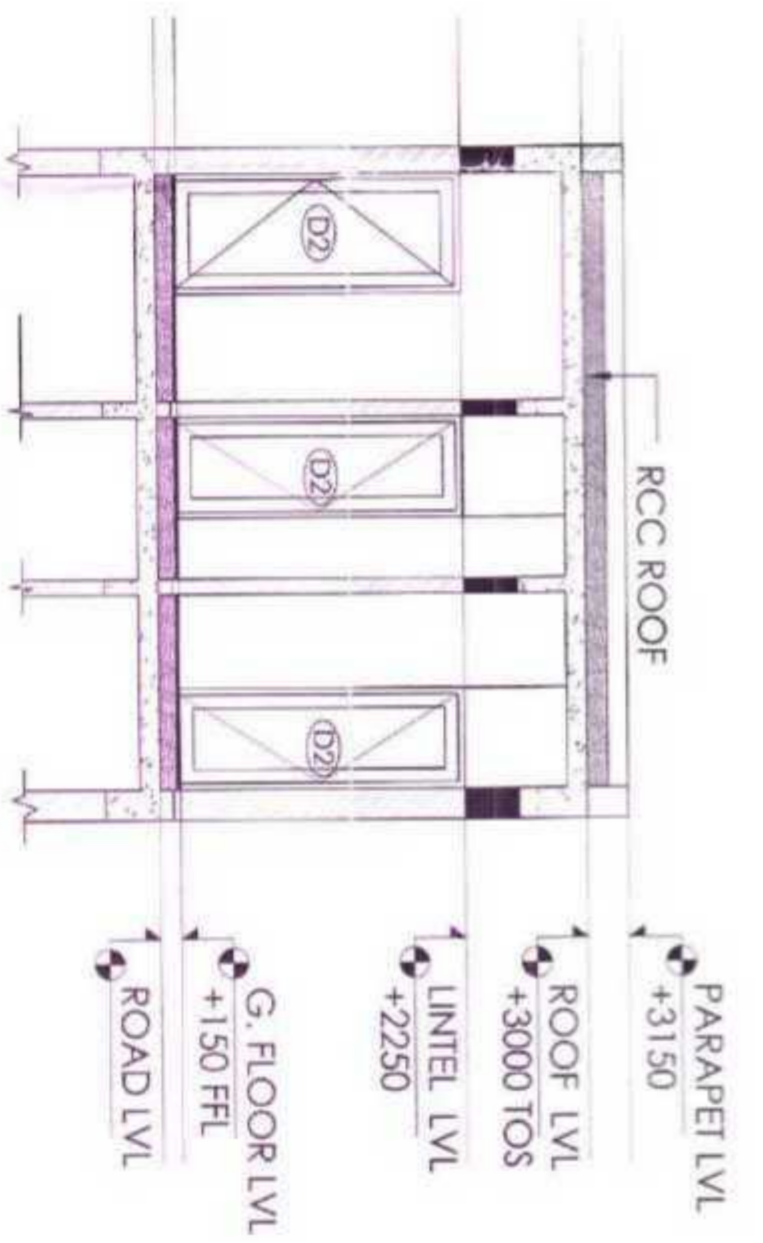
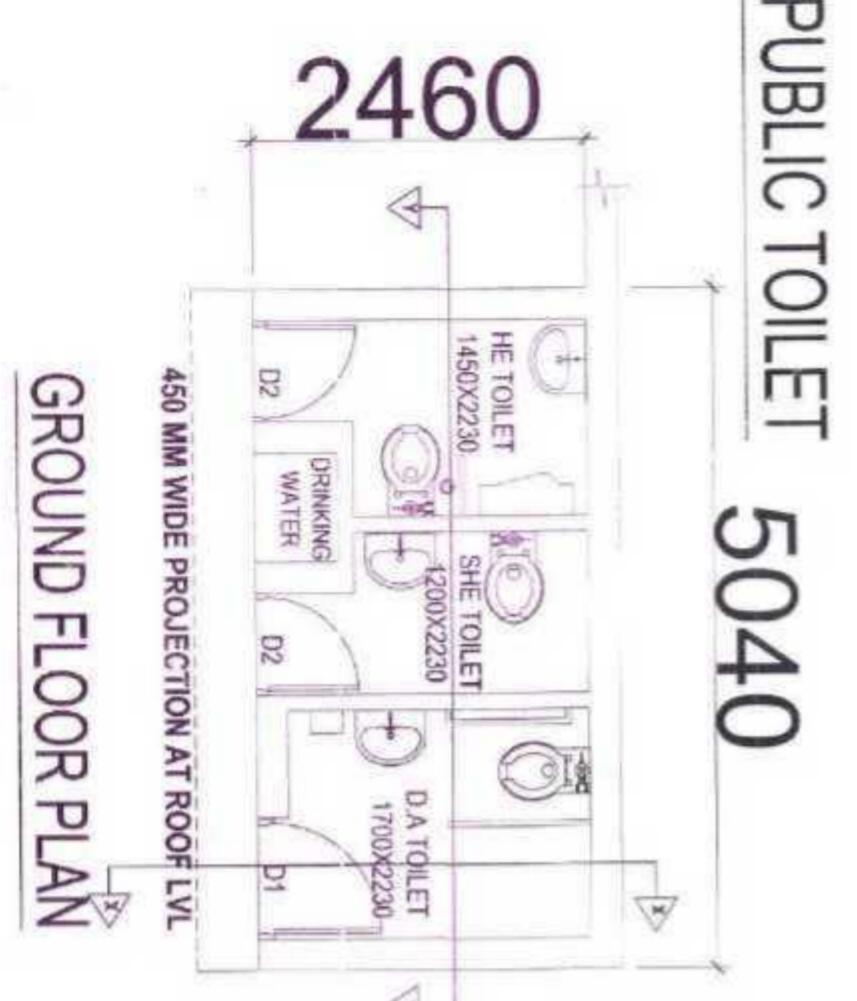
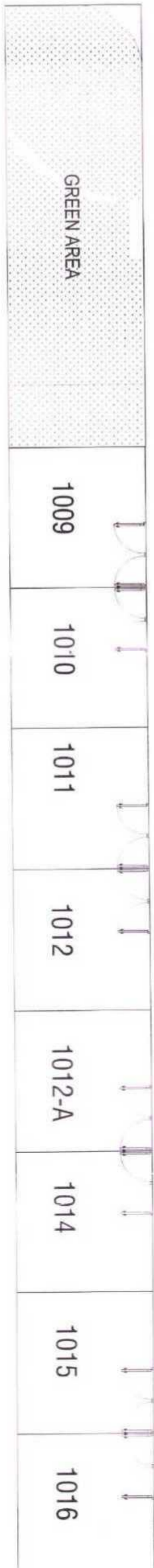
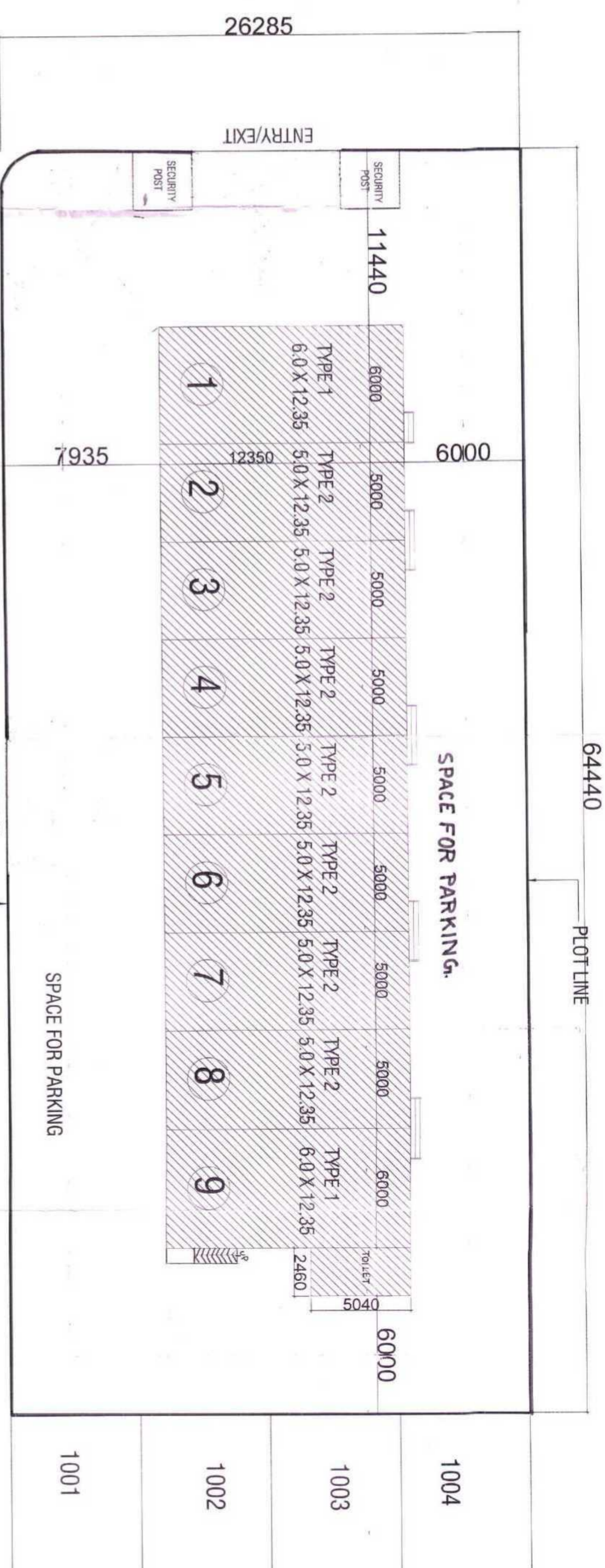
SIG. OF ARCHITECT      SIG. OF OWNER

For Eldeco Green Park Infrastructure Ltd.  
 Rishi Singh  
 Rishi Singh Architects

DRG. NO. DTCP 65.66(1) Dated: 24-08-22  
 RISHABH KAUSHIK  
 ARCHITECT  
 CA/2019/1120  
 668211/6102/ND  
 ARCHITECT  
 ANU LIBHASTR

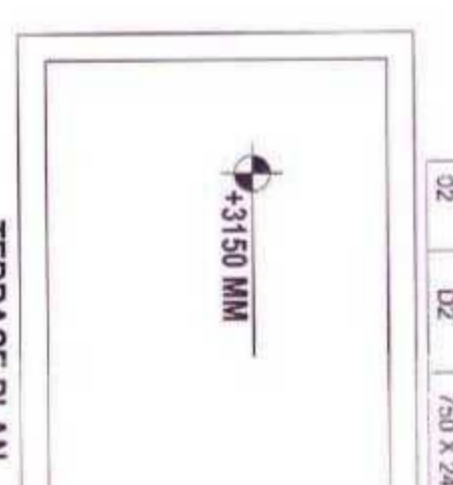
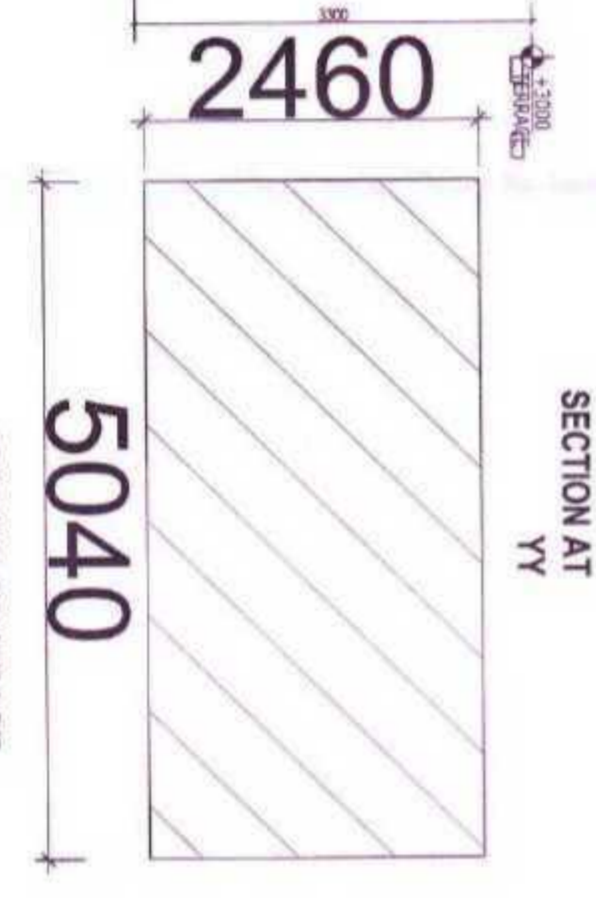
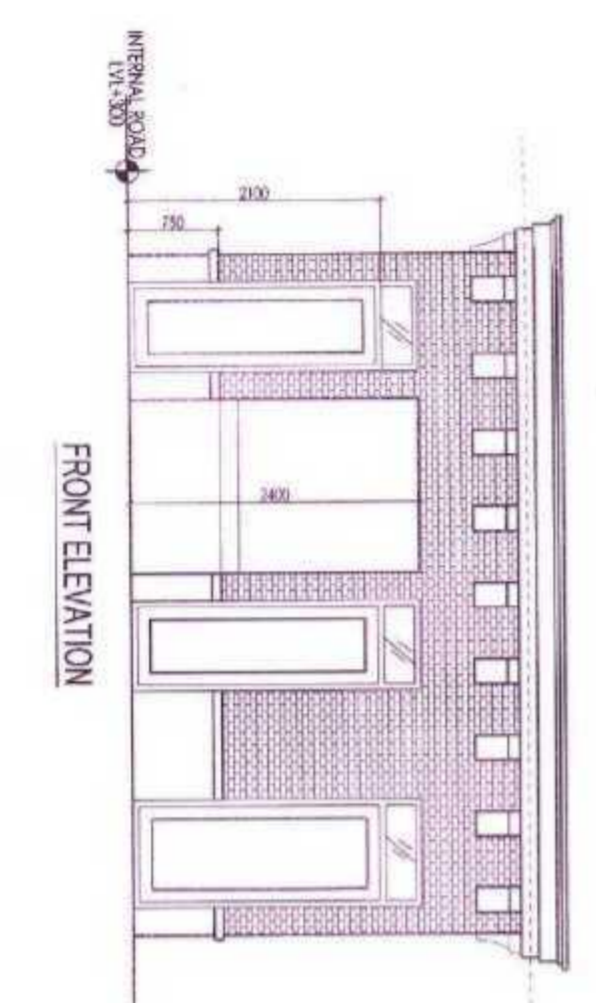
(SUNITA SETHI) STP. (HO)  
 (RASHESH DUTTA) DP. (HO)  
 (P. SINGH) STP. (HR)  
 (K. MAHARAJ PANDURANG JAS) DTCP. (HR)  
 (DINESH KUMAR) SD. (HO)  
 (M. P. KASH) ATP. (HO)

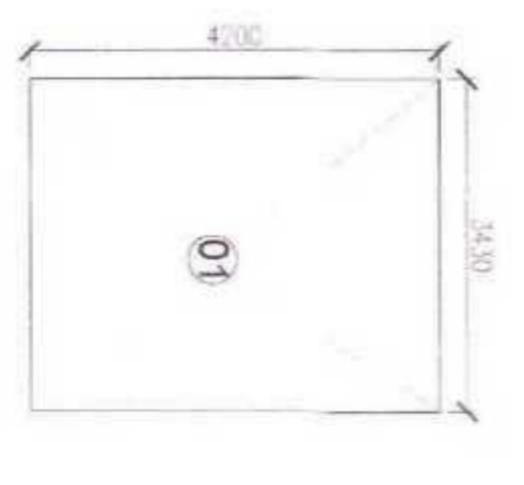
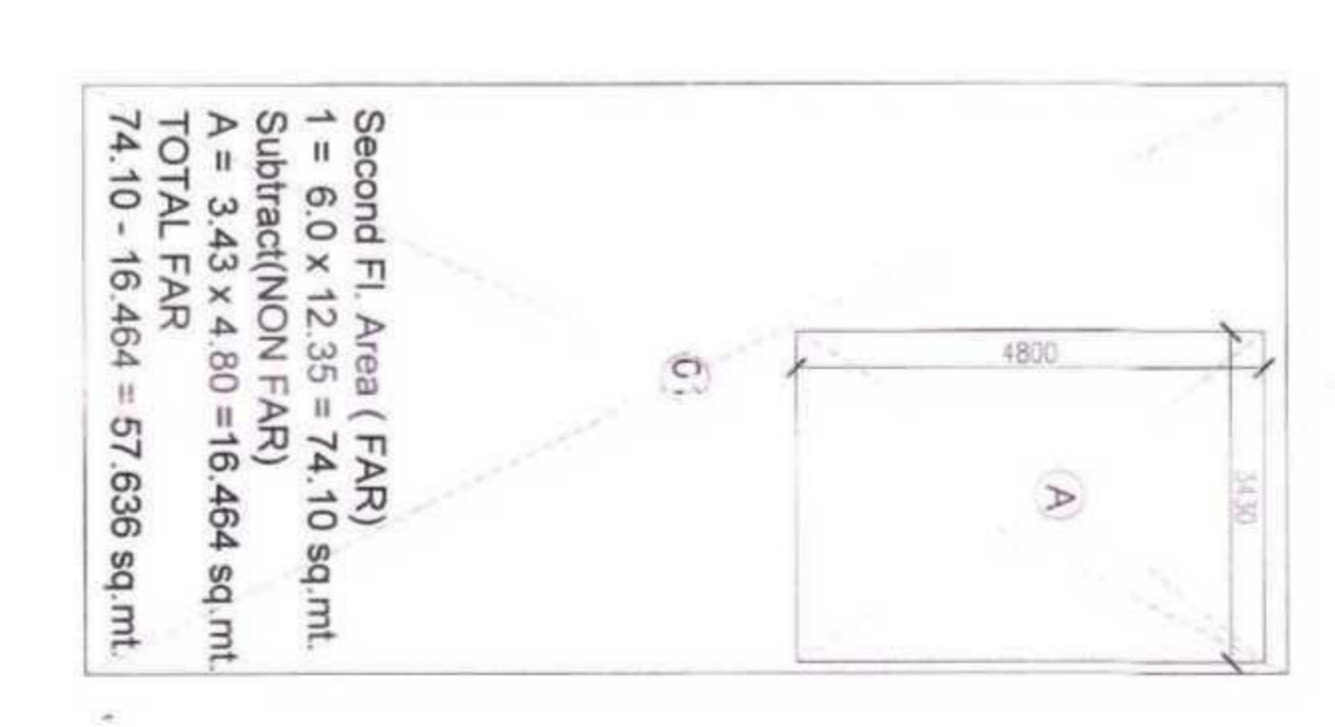
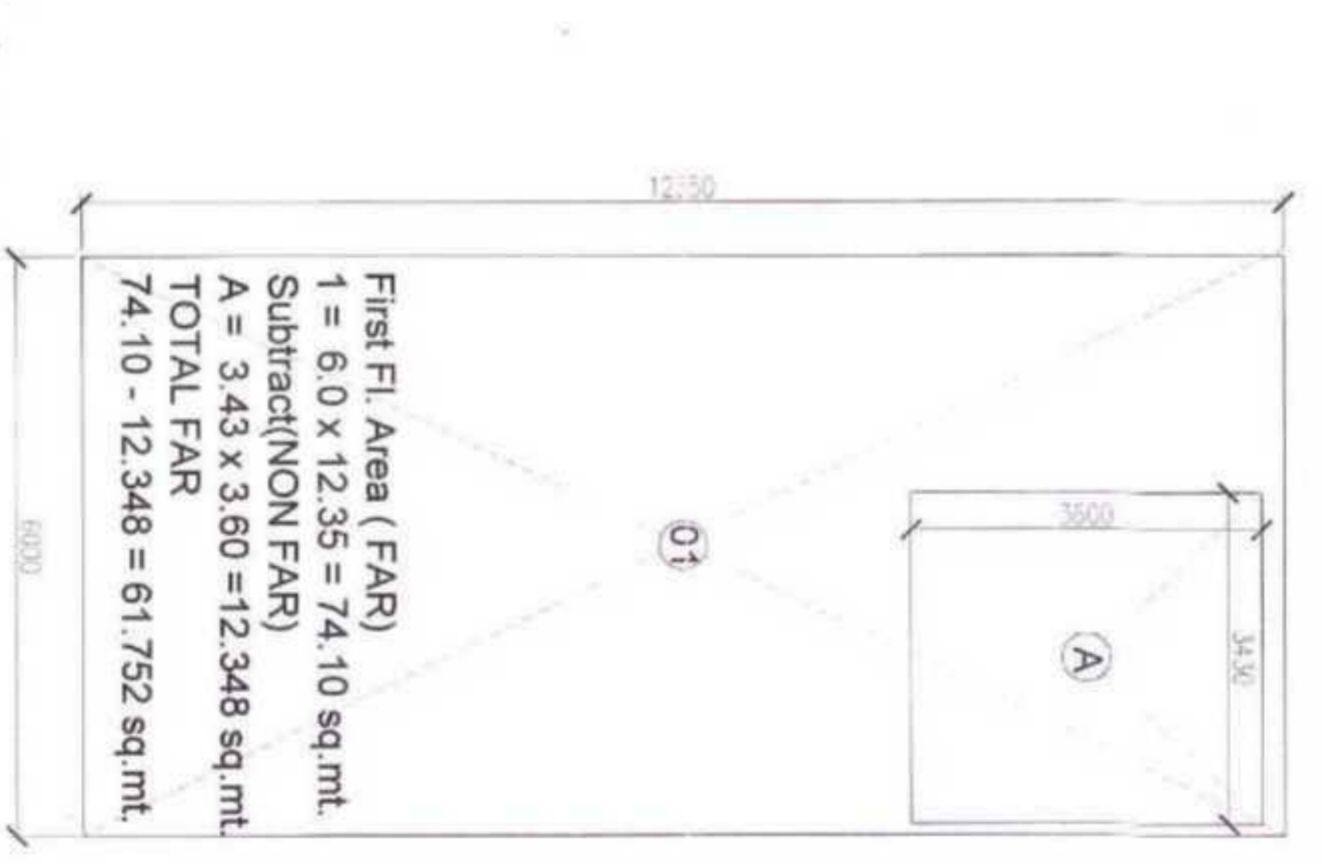
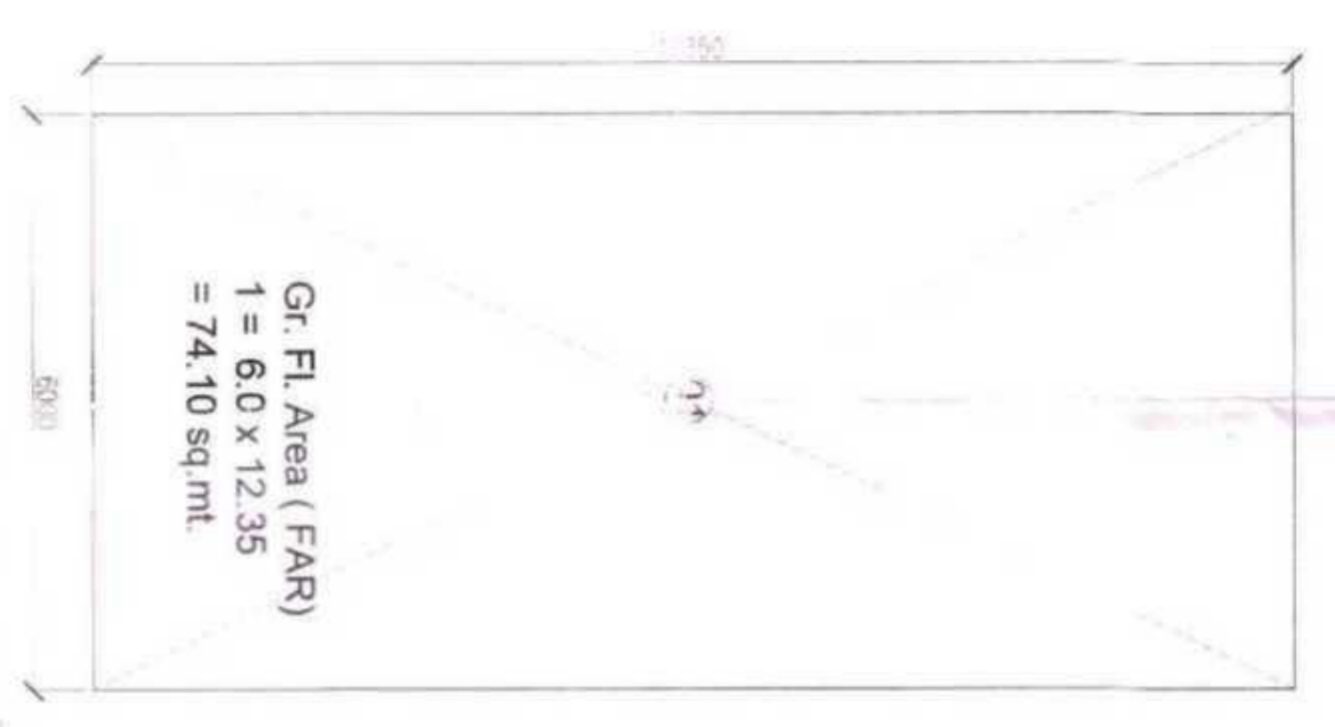
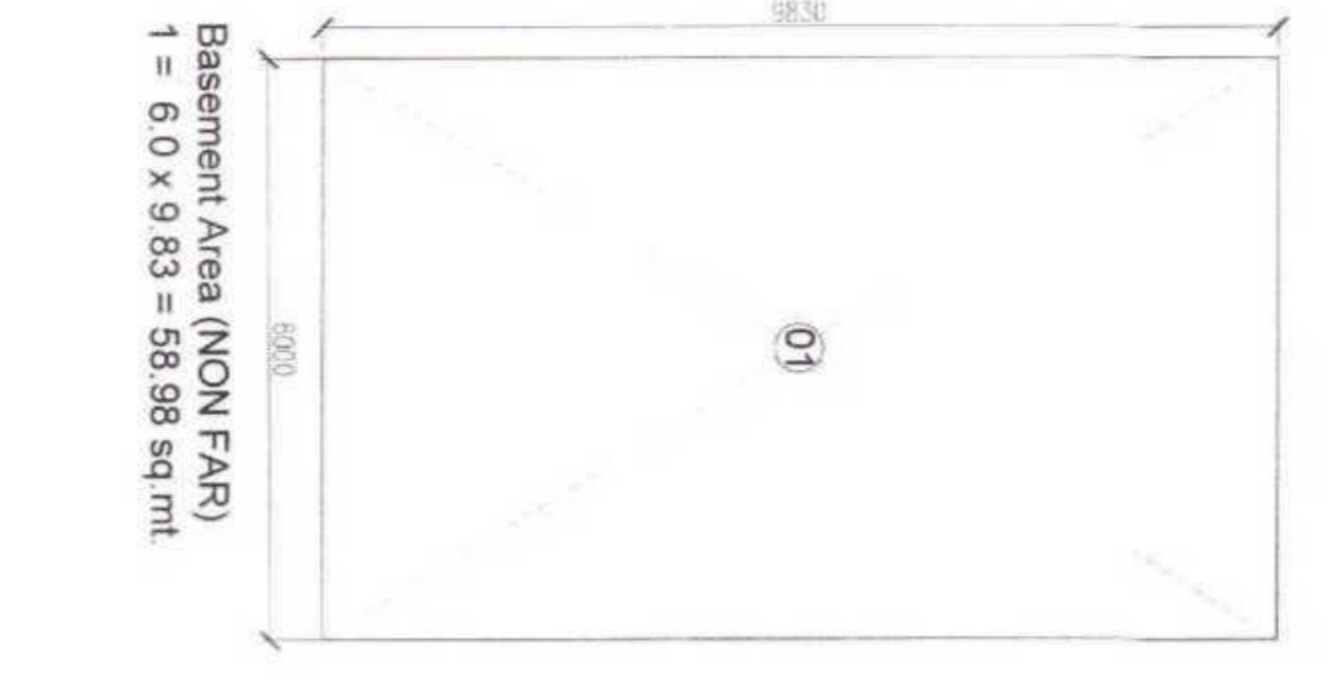
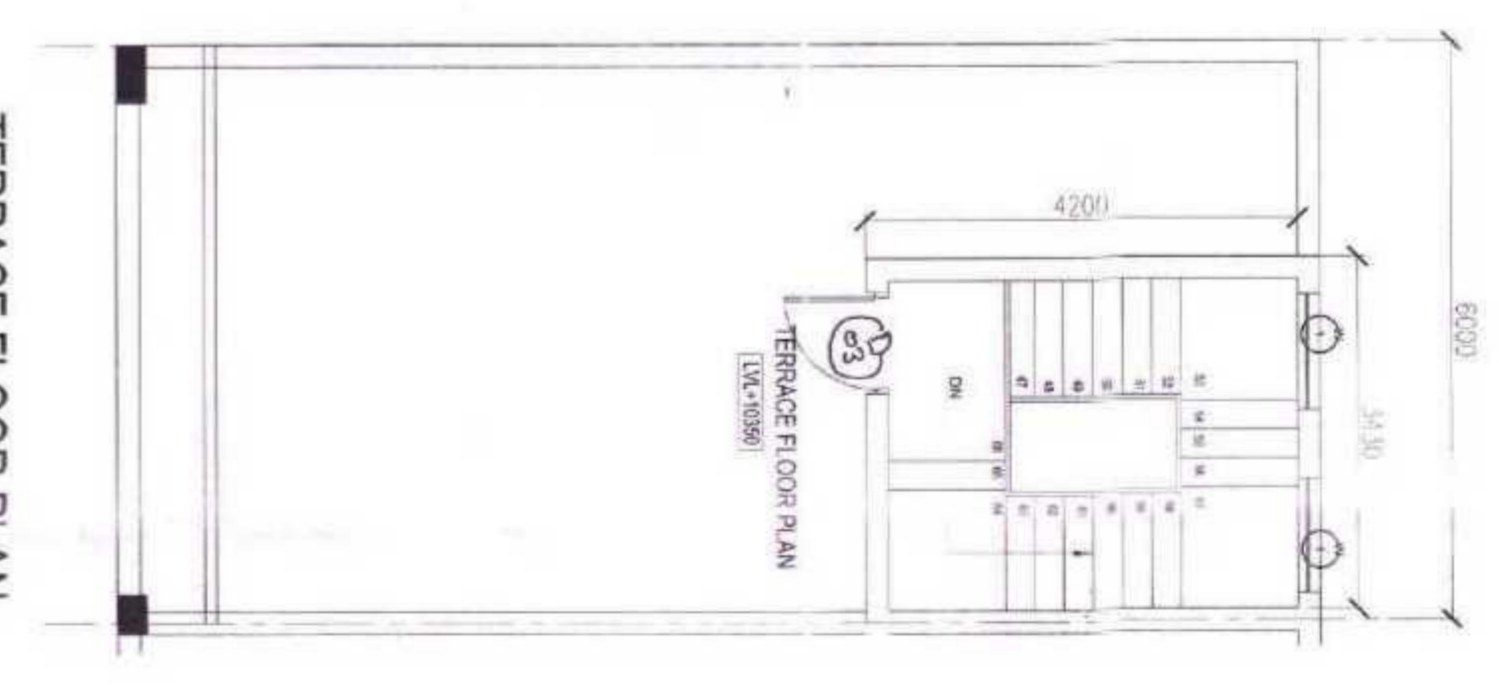
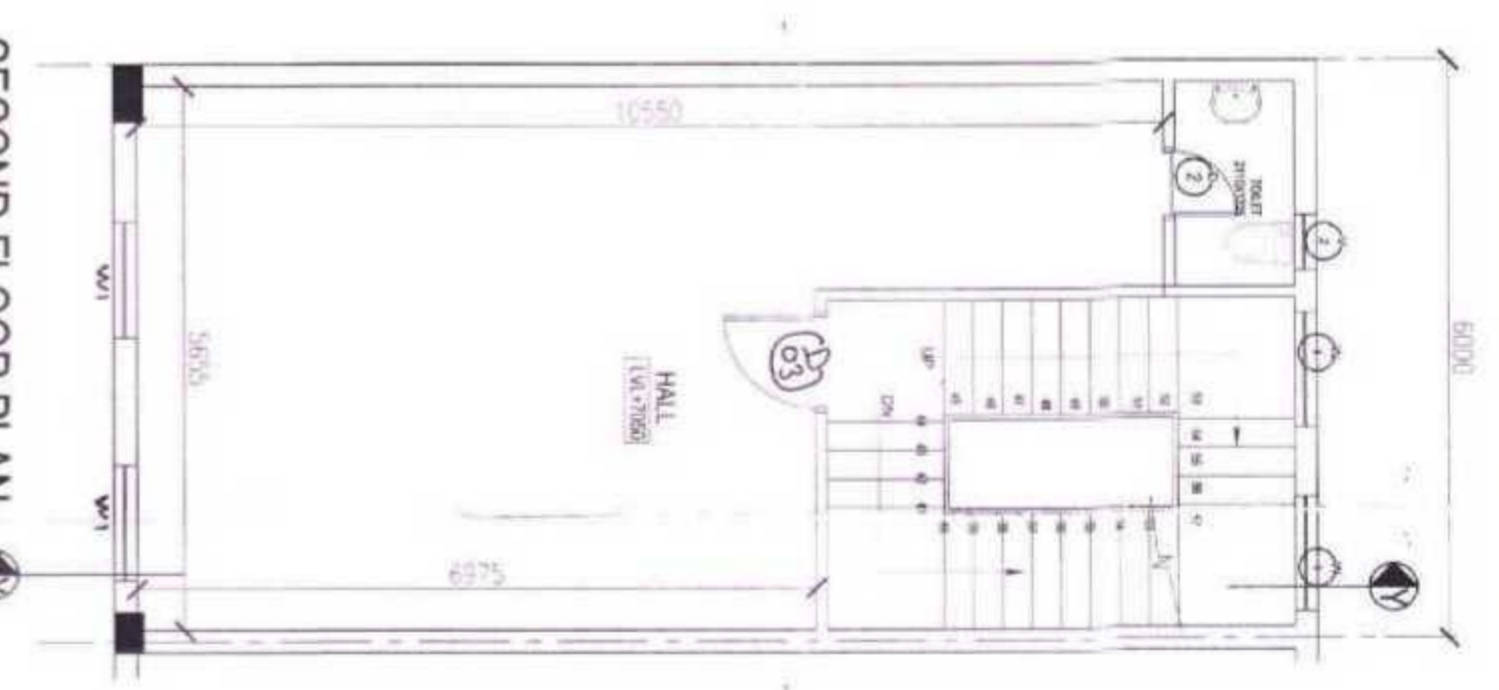
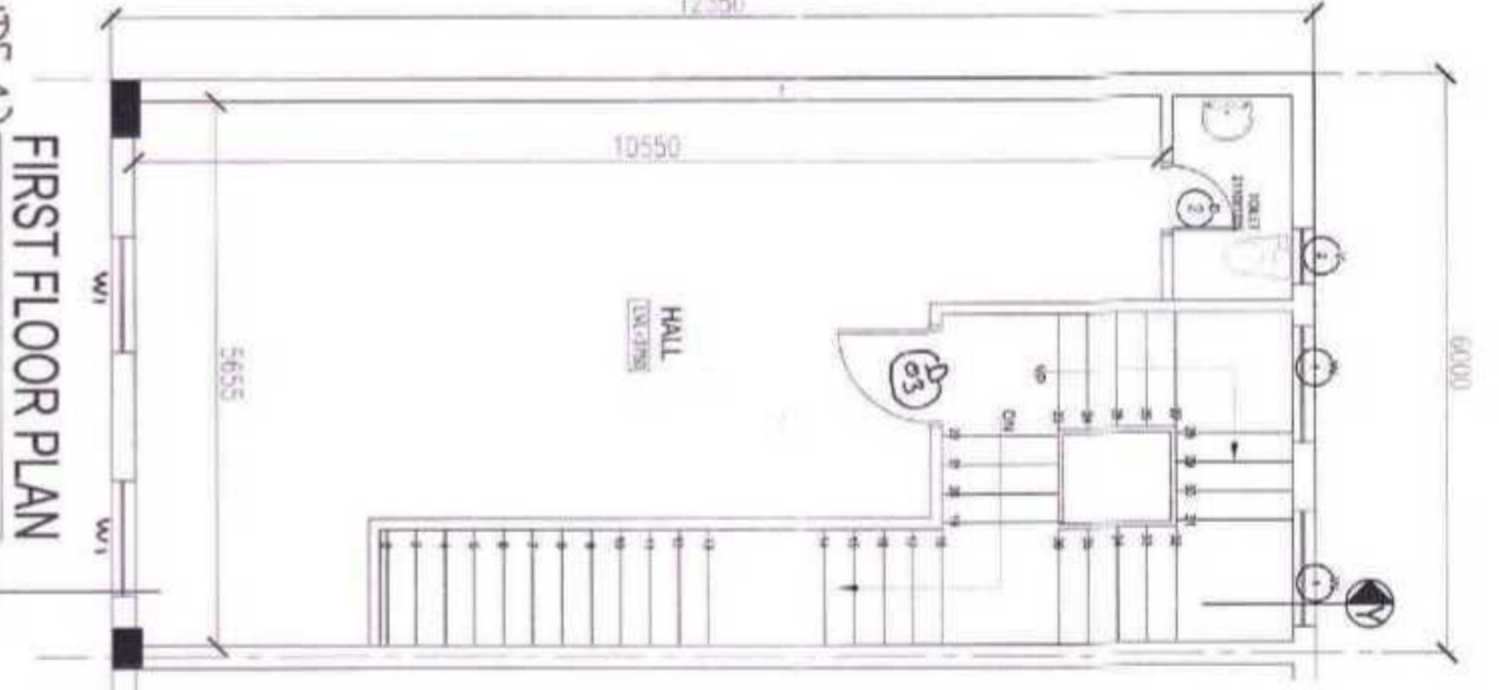
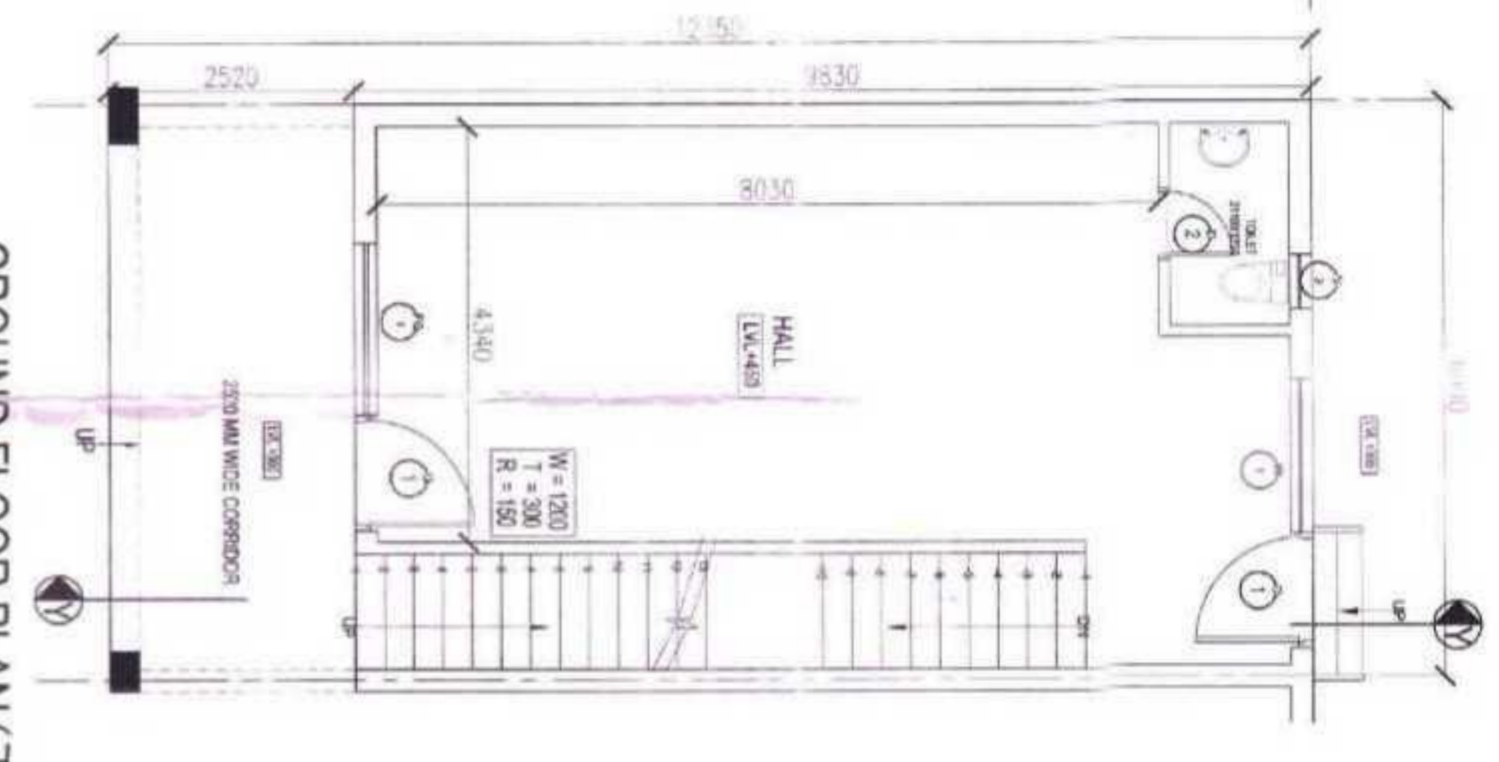
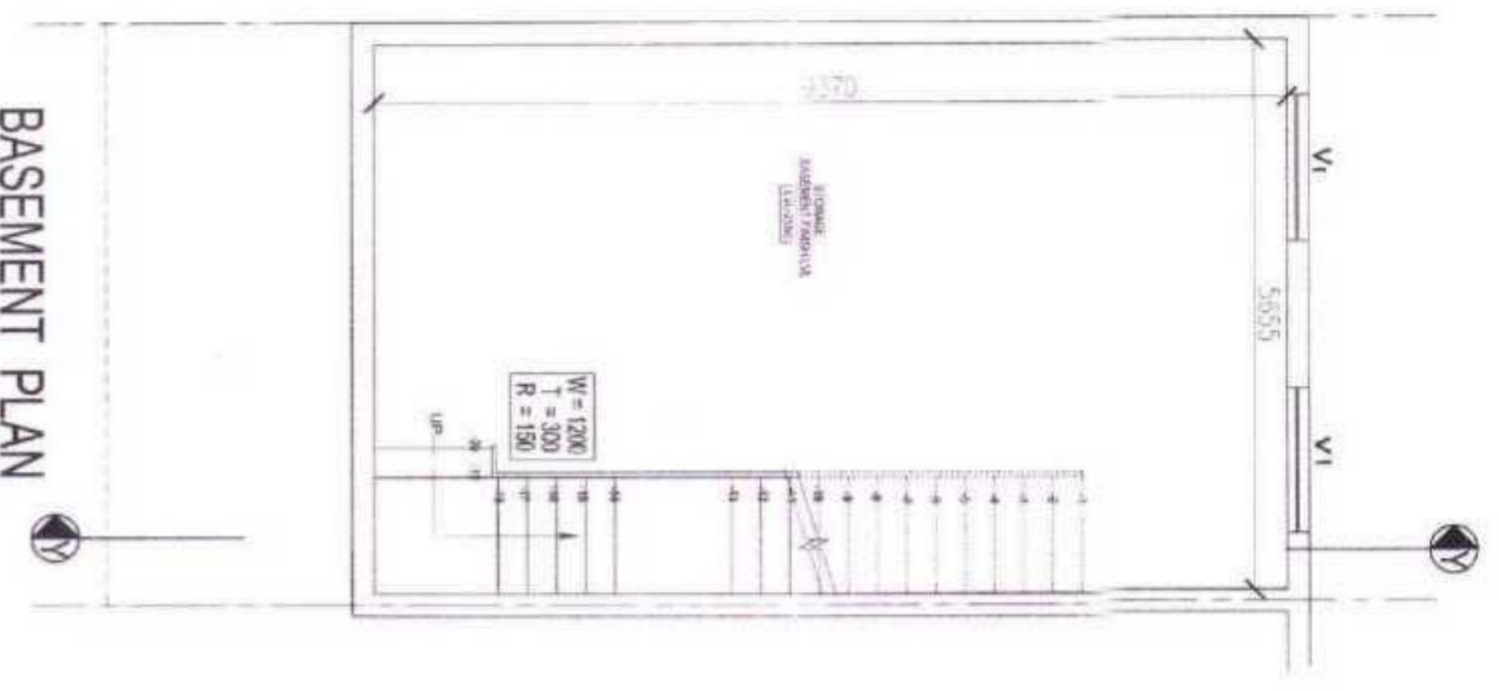
24 MT. WIDE SECTORIAL SERVICE ROAD



SCHEDULE OF JOINERY

SL. NO.	TYPE	SIZE	QTY.	TOP
01	D1	900 X 2400	00	2400
02	D2	750 X 2400	00	2400



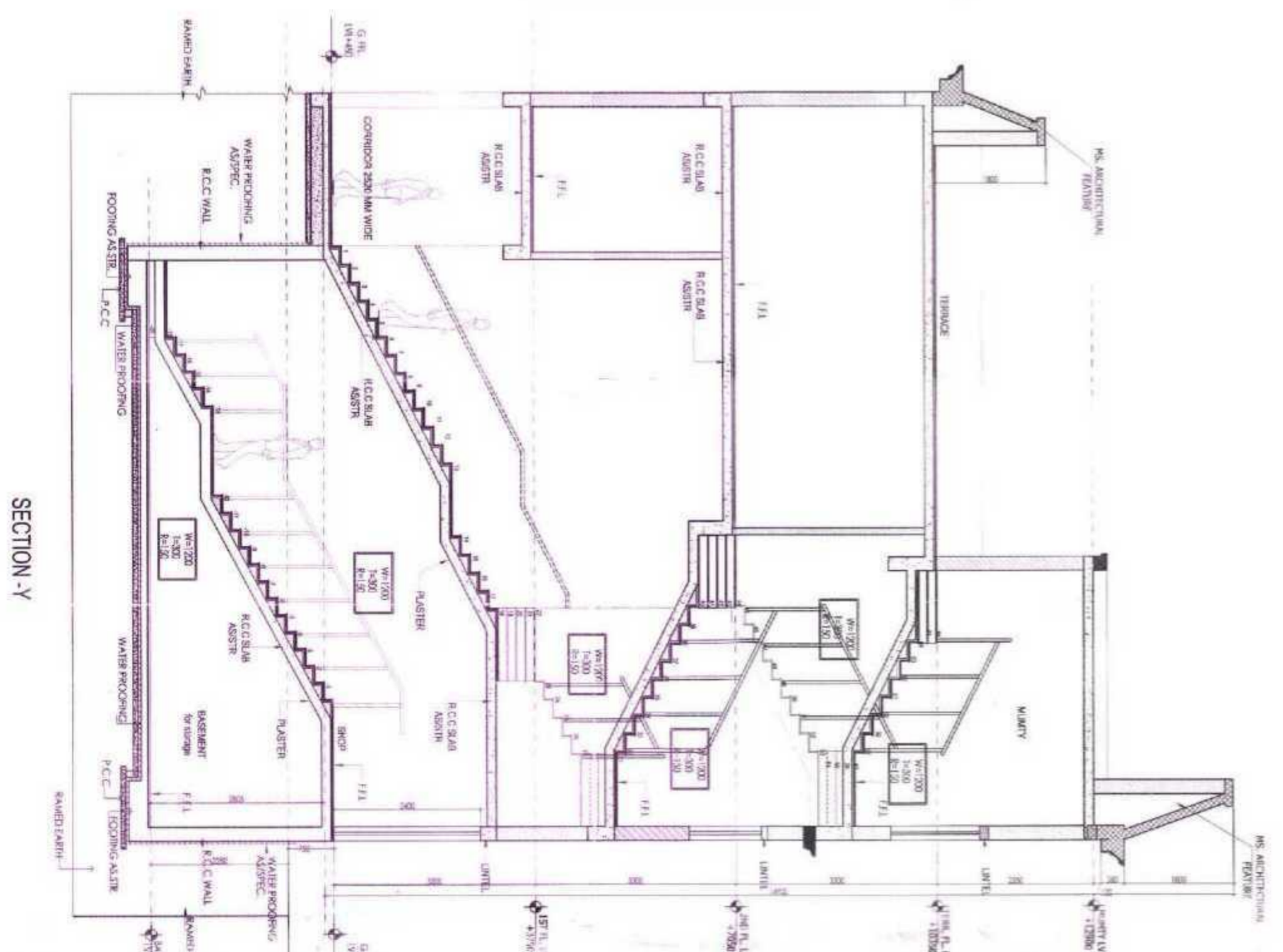
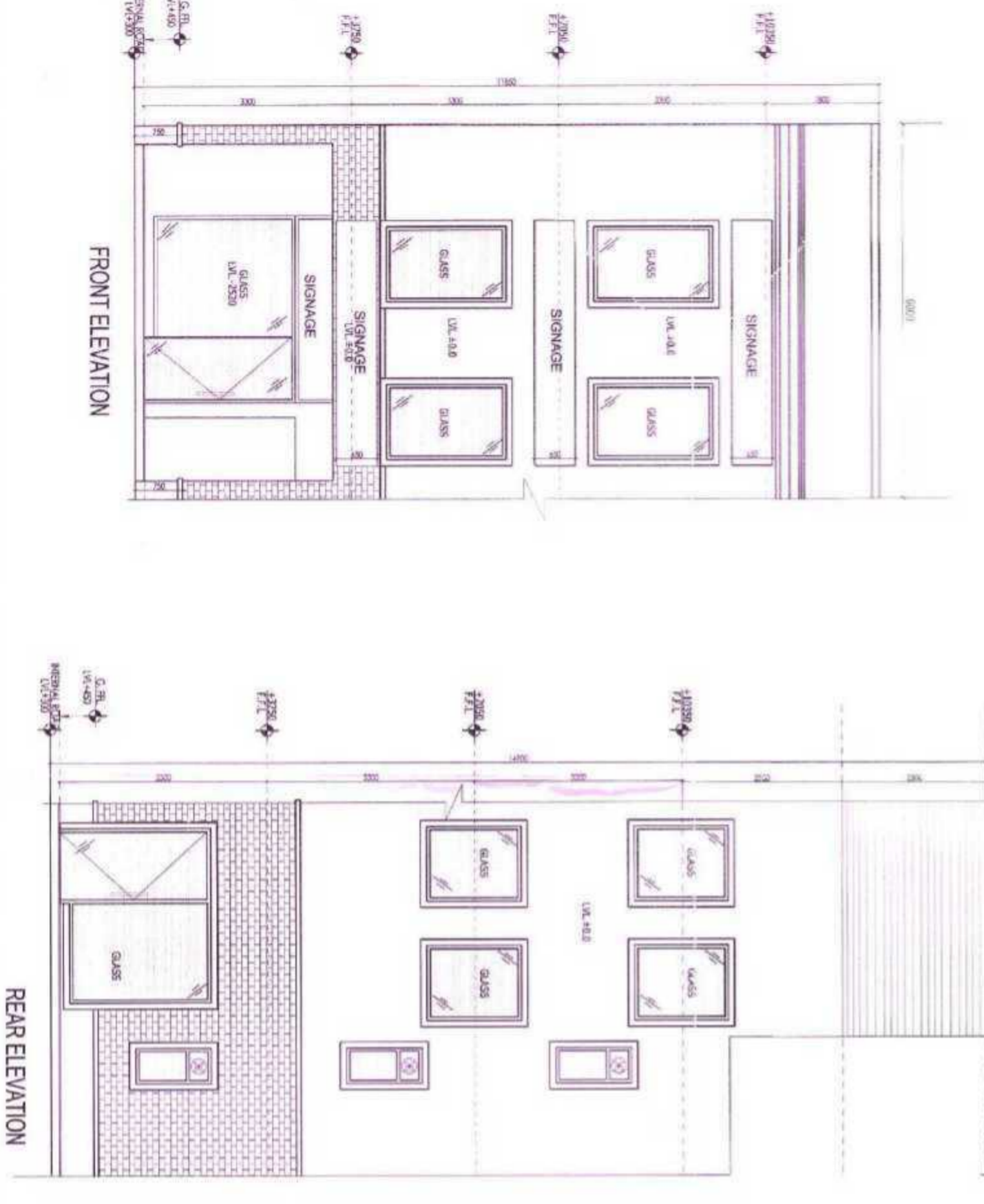


**FAR CALCULATION:-**

TYPE 1	74.1 SQ.MT.
GROUND FLOOR PLAN	61.752 SQ.MT.
FIRST FLOOR PLAN	57.636 SQ.MT.
SECOND FLOOR PLAN	193.488 SQ.MT.
<b>TOTAL</b>	

**BUILT UP CALCULATION:-**

TYPE 1	58.98 SQ.MT.
BASEMENT FLOOR PLAN	74.1 SQ.MT.
GROUND FLOOR PLAN	74.1 SQ.MT.
FIRST FLOOR PLAN	74.1 SQ.MT.
SECOND FLOOR PLAN	14.406 SQ.MT.
MUMTY	295.686 SQ.MT.
<b>TOTAL</b>	



**SCHEDULE OF JOINERY**

SL. NO.	DISCRETION	SIZE	QTY	UNIT	REMARKS
01	1	1200 x 2400	---	2400	
02	2	750 x 2100	---	2100	
03	03	1050 x 2100	---	2100	
04	F9	1585 x 2250	150	2400	
05	F2	2675 x 1950	550	2400	
06	M1	1200 x 2250	150	2400	
07	2	2400 x 1200	---	---	
08	1	1050 x 450	---	---	
09	2	600 x 1200	1200	2400	

**AREA DETAIL OF SINGLE UNIT**  
TYPE-1=6.0 X 12.35 = 74.10 SQ.MTS

PROPOSED COMMERCIAL SITE MEASURING 0.4155 ACRES FALLING IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING 13.65625 ACRES (LICENSE NO. 04 OF 2020 DATED 17.01.2020) UNDER DEEN DAYAL JAN AWAS YOUNA N VILLAGE SIMLA MAULANA, SECTOR 40, TEHSIL AND DISTRICT PANIPAT, BEING DEVELOPED BY M/S ELDECO GREEN PARK INFRASTRUCTURE LTD.

**BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, TERRACE FLOOR PLAN, SECTION AND ELEVATION**

SCALE: 1:50

For Eldeco Green Park Infrastructure Ltd.  
Authorized Signatory

SIGNATURE OF OWNER: D.P. No. - DTCP 8566 (1) Dated: - 24-08-22

SIGNATURE OF ARCHITECT: RISHABH KAUSHIK  
RISHABH KAUSHIK Architect  
CA/2019/112859

(SUNITA SETHI) STP. (HO)

(RISHABH KAUSHIK) ARCHITECT (R)

(K. MAHARAJ PANDURANG) DTCP. (R)

(RAJESH DUTT) JD (HO)

(DINESH KUMAR) SD (HO)

(OM PRAKASH) AITP (HO)

FAR CALCULATION- TYPE 2	
GROUND FLOOR PLAN	61.75 SQ.MT
FIRST FLOOR PLAN	49.402 SQ.MT
SECOND FLOOR PLAN	45.28 SQ.MT
TOTAL	156.432 SQ.MT

BUILT UP CALCULATION- TYPE 2	
BASEMENT FLOOR PLAN	49.15 SQ.MT
GROUND FLOOR PLAN	61.75 SQ.MT
FIRST FLOOR PLAN	61.75 SQ.MT
SECOND FLOOR PLAN	14.406 SQ.MT
MUMTY	14.406 SQ.MT
TOTAL	248.806 SQ.MT

**SCHEDULE OF JOINERY**

SI. NO.	DISCRETION	SIZE	CHILL	LINTEL	REMARKS
01	1	1210 x 2400	---	2400	
02	2	750 x 2100	---	2100	
03	03	1050 x 2100	---	2100	
04	1	1585 x 2250	150	2400	
05	2	2675 x 1850	550	2400	
06	1	1200 x 2250	150	2400	
07	2	2400 x 1200	---	---	
08	1	1050 x 450	---	---	
09	2	800 x 1200	1200	2400	

AREA DETAIL OF SINGLE UNIT  
TYPE-2= 5.0 X 12.35 = 61.75 SQ.MTS

PROPOSED COMMERCIAL SITE MEASURING 0.4185 ACRES FALLING IN THE AFFORDABLE RESIDENTIAL PLOTTED COLONY MEASURING 13.65825 ACRES (LICENSE NO. 04 OF 2020 DATED 17.01.2020) UNDER DEEN DAYAL JAIN ANKS YOUNA N VILLAGE SIMLA MAULANA, SECTOR 40, TESHIL AND DISTRICT PANIPAT, BEING DEVELOPED BY M/S ELDICO GREEN PARK INFRASTRUCTURE LTD.

BASEMENT FLOOR PLAN, GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, TERRACE PLAN SECTION AND ELEVATION

SCALE 1:50 NORTH

For Edeco Green T. & I. Consulting Ltd.  
Kuldeep Singhal  
Signature of Owner  
Signature of Architect

DRG. NO.: DTCF B560 (ii) Dated: 24/08/22  
RISHABH KAUSHIK  
Architect  
CA/2015/112899

SUNITA SETHI (SUNTA SETHI) SPT. (H/O)  
RUPESH KUMAR (RUPESH) DTP. (H/O)  
K. MAHARAJ PANDURANG (AS) DTP. (H/O)  
RAJESH DUTT (RAJESH DUTT) JD (H/O)  
DINESH RAMAN (DINESH RAMAN) SD (H/O)  
OM PRAKASH (OM PRAKASH) ATP (H/O)

