

BRS III
(see rule 44 of act 41 of 1963)

From Ar. Vivek Kumar
B. Arch. CA/2020/126709
Off. -101, Shivam Plaza, Ground Floor
opp. Huda Office Sector-14 Gurugram

To

Herman Properties Pvt. Ltd.
(# wz 48 khampur, west patel nagar, New Delhi, 110008)

Memo No. VKR005

Dated 23/12/2021

Sub: - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: 1056, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City: Vill. Shimla-Maulana GT Road, Panipat, District: Panipat

Ref. : Your application No:- BLC-3728D

PROCEDURE OF APPROVAL OF BUILDING PLAN UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FORM 01.11.2011

1. That you will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act. 1963 and rules framed there under .
2. If plot falls in unlicensed areas shall be treated as cancelled .
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure .
5. That you will get occupation certificate from competent authority before occupying the above building that you will provide rain water – harvesting system as per direction of Authority .
6. The responsibility of the structure design , the structural stability and the structure safety against the Earthquake of the building block shall be solely of the Architect/ Owner.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoining the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated .
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.

Encl. As above

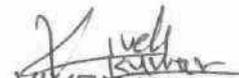
Note:- Architect Authority Only For Approval Drawing map, Not Working & Supervision. (Deal with Client)

Endsr. No.

Date : 23/12/2021

A copy is forwarded to the following for information and further necessary action :-

1. The Distt. Town Planner, Panipat with one set of approved building plan .
2. Herman Properties Pvt. Ltd. With the request that no sewer Connection is to issued before the applicant obtains occupation certificate from competent authority.


Ar. VIVEK KUMAR
COA No. CA/2020/126709
10/8, Block-C, Sheeta Colony
Gurugram-122001 (Haryana)

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018
Phone: +91 172 2548475; E-Mail: tcpharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Panipat

To

Herman Properties Pvt. Ltd.

{# wz 48 khampur, west patel nagar, new delhi-8, Delhi, New Delhi, 110008}

Diary Number - TCP-HOBPAS/6082/2021

Application Number - BLC-3728D

Date - 23/12/2021

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: PLOT NO 1056, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City:VIII. SHIMLA-MAULANA GT ROAD, PANIPAT, District: PANIPAT, In LC-3728 under self-certification.

The building plan under subject matter as received by the department on 28/11/2021 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

• The architect shall be liable to follow the measures prescribed in the Self Certification provisions, failing which action as per statute shall be initiated. The architect shall also ensure the correctness of ownership documents and the technical parameters furnished for approval of the building plan under self certification, failing which, apart from withdrawal/declaration of the building plan as void ab-initio, penal action against the concerned architect shall also be initiated.

• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof.

• A copy of approval letter may also be submitted to the concerned colonizer.

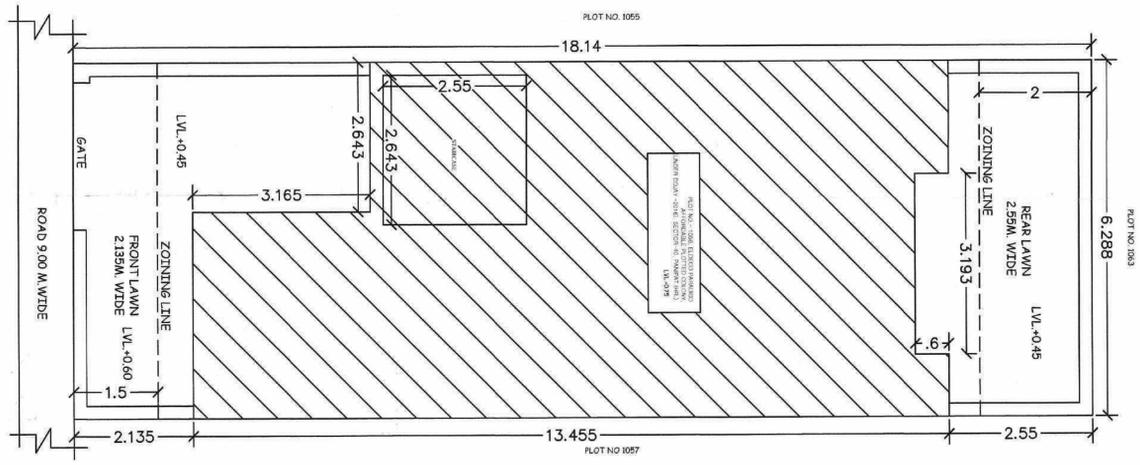
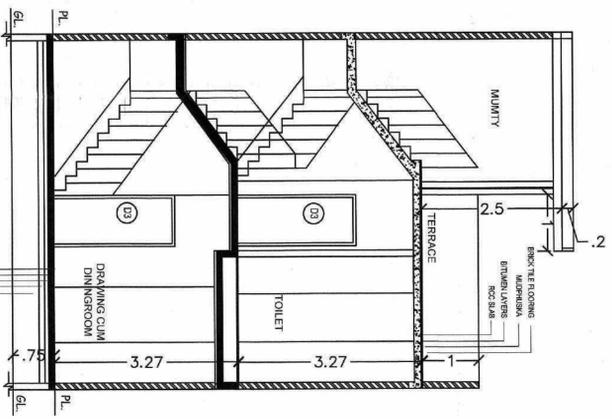
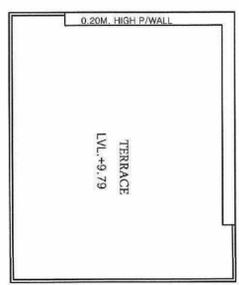
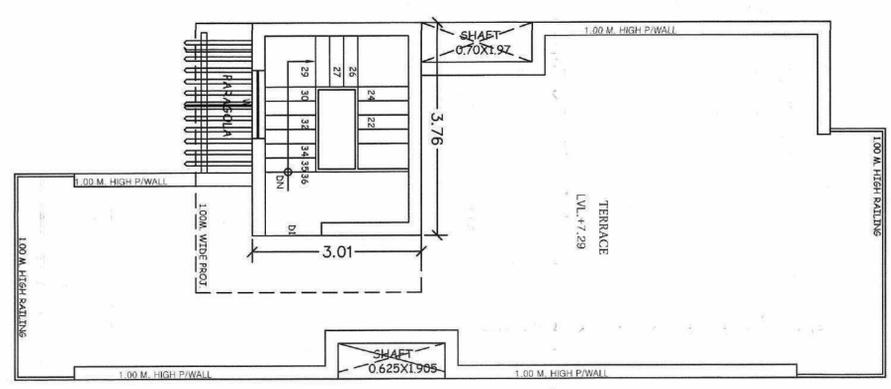
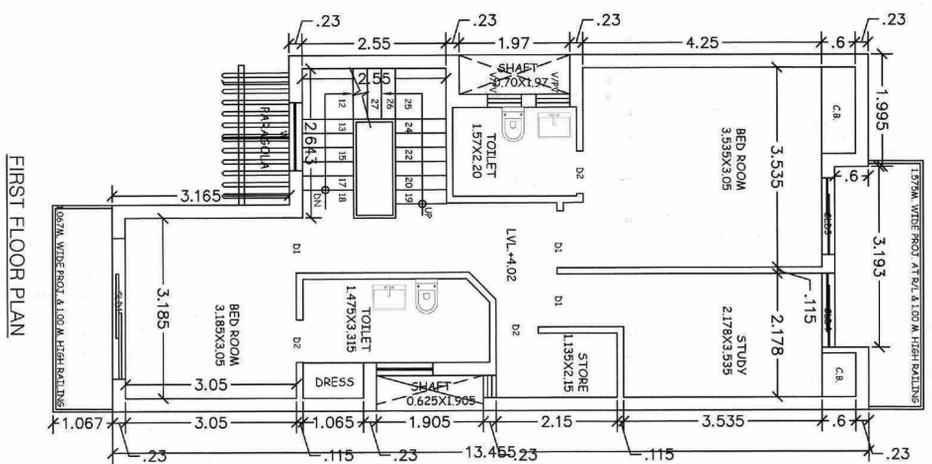
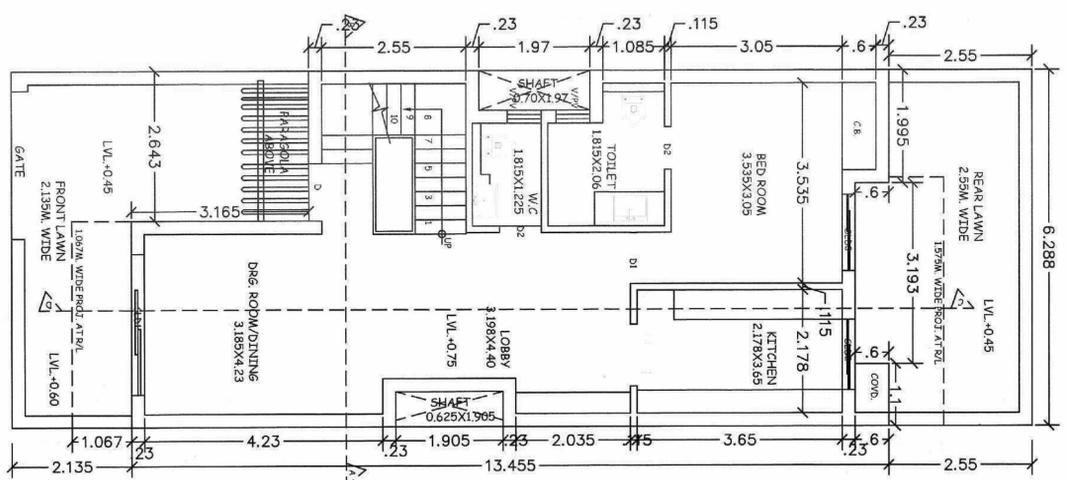
• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.

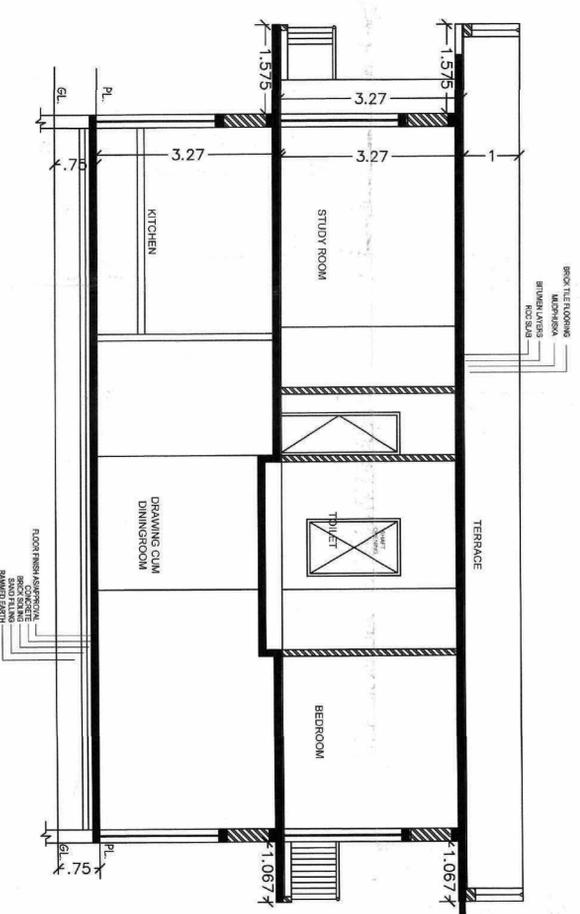
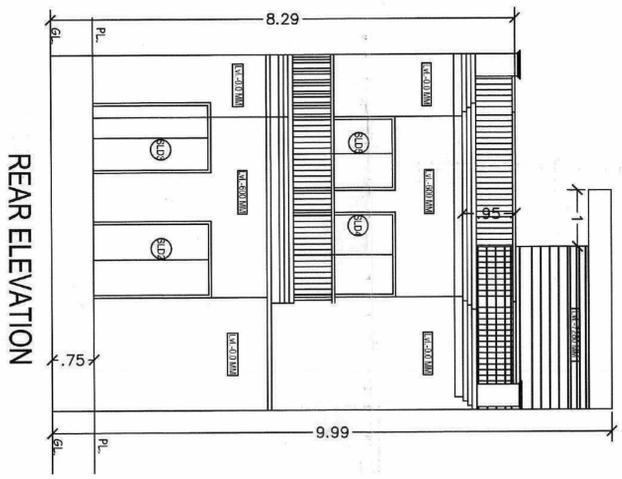
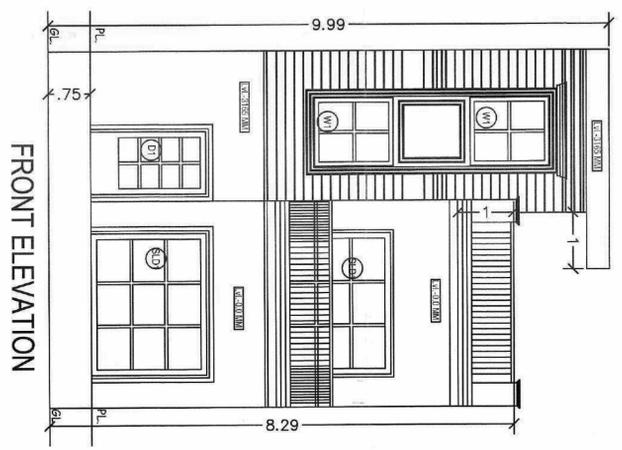


**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 06/01/2022 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority



SINO.	TAG	SIZE	CILL HT.
1	DT	1.200 M X 2.100 M	---
2	DT	0.750 M X 2.100 M	---
3	DT	0.625 M X 2.100 M	---
4	ED	2.850 M X 2.100 M	---
5	ED	1.250 M X 2.100 M	---
6	ED	1.350 M X 2.100 M	---
7	ED	1.350 M X 2.100 M	---
8	ED	1.350 M X 2.100 M	---
9	WT	1.200 M X 1.400 M	---
10	DT	0.250 M X 0.250 M	---



PROPOSED RESIDENCE BUILDING

PLAN ON PLOT NO. - 1056, ELDECO PARADISO, AFFORDABLE PLOTTED COLONY,
 (UNDER DDJAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PAMPAT (HR),
 BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
 AUTH. SIGNATORY :- MR. SAMEER SAXENA

SHEET NO. 1/1

DETAIL OF AREA

PLOT AREA = 6.288 X 18.14 = **114.064 SQMT**
 PERM. OLD FAR 2.00% = **228.128 SQMT**
 PERM. AREA ON G. FLOOR = 114.064 @ 66% = **75.282 SQMT**
 PROP. COVD. AREA AT GROUND FLOOR IN FAR = **6.288 X 13.455 = (3.193 X 6.288 X 1.65)**
 = 84.605 - 1.915 = 83.65 - 84.605 = 10.28 = **74.325 SQMT**
 PROP. COVD. AREA AT FIRST FLOOR = G. FLOOR AREA - (2.643 X 2.55)
 = 74.325 - 6.739 = **67.586 SQMT**
 ARCHIVED FAR - G. FLOOR - F. FLOOR = **74.325 - 6.739 = 67.586 SQMT**
 MUMMITY AREA IS = 3.763 X 0.1 = **11.317 SQMT** (NON FAR)
 STAIRCASE AREA = 2.643 X 2.55 = **6.739 SQMT** (NON FAR)
 TOTAL COVD. AREA = 141.911 + 11.317 + 6.739 = **159.967 SQMT**

OWNER'S SIGN.

ARCHITECT'S SIGN.



BRS III
(see rule 44 of act 41 of 1963)

From Ar. Vivek Kumar
B. Arch. CA/2020/126709
Off. -101, Shivam Plaza, Ground Floor
opp. Huda Office Sector-14 Gurugram

To

Herman Properties Pvt. Ltd.
(# wz 48 khampur, west patel nagar, New Delhi, 110008)

Memo No. VKR006

Dated 23/12/2021

Sub: - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: 1057, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City:Vill. Shimla-Maulana GT Road, Panipat, District: Panipat

Ref. : Your application No:- BLC-3728C

**PROCEDURE OF APPROVAL OF BUILDING PLAN UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FORM 01.11.2011**

1. That you will abide by the Punjab Schedule Roads and Controlled Area Restriction of Unregulated Development Act, 1963 and rules framed there under .
2. If plot falls in unlicensed areas shall be treated as cancelled .
3. This plan is being approved without prejudice to the status of the licenses of the colony.
4. You will get the setbacks of your building (s) checked at plinth level and obtain a certificate from this Office before proceeding with the super structure .
5. That you will get occupation certificate from competent authority before occupying the above building that you will provide rain water – harvesting system as per direction of Authority .
6. The responsibility of the structure design , the structural stability and the structure safety against the Earthquake of the building block shall be solely of the Architect/ Owner.
7. Subject to the condition that basement setback shall be Minimum by 8'-0" from the common wall in the Event the adjoining plot is built up without basement adjoining the common wall.
8. That you will not the purpose building into any use other than residential purposes otherwise this Approval shall be automatically cancelled and appropriate action as per rule will be initiated .
9. One copy of the sanctioned plan is enclosed herewith for your further necessary action.

Encl. As above

Note:- Architect Authority Only For Approval Drawing map, Not Working & Supervision. (Deal with Client)

Endsr. No.

Date : 23/12/2021

A copy is forwarded to the following for information and further necessary action :-

1. The Distt. Town Planner, Panipat with one set of approved building plan .
2. Herman Properties Pvt. Ltd. With the request that no sewer Connection is to issued before the applicant obtains occupation certificate from competent authority.


Ar. VIVEK KUMAR
COA No. CA/2020/126709
10/8, Block-C, Sheeta Colony
Gurugram-122001 (Haryana)

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018
Phone: +91 172 2548475; E-Mail: tcp@haryana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Panipat

To

Herman Properties Pvt. Ltd.

(# wz 48 Khampur, west patel nagar, new delhi-8, Delhi, New Delhi, 110008)

Diary Number - TCP-HOBPAS/6081/2021

Application Number - BLC-3728C

Date - 23/12/2021

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: PLOT NO 1057, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City:VIII, SHIMLA-MAULANA GT ROAD, PANIPAT, District: PANIPAT, in LC-3728 under self-certification

The building plan under subject matter as received by the department on 28/11/2021 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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•

In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof

• A copy of approval letter may also be submitted to the concerned colonizer.

• The permission is granted/sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval,
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



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BRS III
(see rule 44 of act 41 of 1963)

From Ar. Vivek Kumar
B. Arch. CA/2020/126709
Off. -101, Shivam Plaza, Ground Floor
opp. Huda Office Sector-14 Gurugram

To

Herman Properties Pvt. Ltd.
(# wz 48 khampur, west patel nagar, New Delhi, 110008)

Memo No. VKR007

Dated 23/12/2021

Sub: - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: 1058, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City:Vill. Shimla-Maulana GT Road, Panipat, District: Panipat

Ref. : Your application No:- BLC-3728B

**PROCEDURE OF APPROVAL OF BUILDING PLAN UNDER SELF CERTIFICATION
POLICY IMPLEMENTED FORM 01.11.2011**

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Endsr. No.

Date : 23/12/2021

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Ar. VIVEK KUMAR
COA No. CA/2020/126709
10/8, Block-C, Sheela Colony
Gurugram-122001 (Haryana)

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018
Phone: +91 172 2548475 ; E-Mail: tcpharyana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Panipat

To

Herman Properties Pvt. Ltd.

(# wz 48 khampur, west patel nagar, new delhi-8, Delhi, New Delhi, 110008)

Diary Number - TCP-HOBPAS/5080/2021

Application Number - BLC-37288

Date - 23/12/2021

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: PLOT NO 1058, ELDECO PARADISO, (UNDER DDJAY-2016), , Sector:40, Town Or City:Vill. SHIMLA-MAULANA GT ROAD, PANIPAT, District: PANIPAT , in LC-3728 under self-certification

The building plan under subject matter as received by the department on 28/11/2021 has been considered under self certification provision of the Haryana Building Code-2017. The entire responsibility regarding authenticity of details furnished by you/your architect rests upon you as well as your architect. You and your architect shall also remain solely responsible for compliance of all provisions of Haryana Building Code 2017; Zoning Plan as well as policy instructions issued by the competent authority from time to time. In case any information furnished is found to be incorrect, the building plans approved under self certification shall be void ab-initio.

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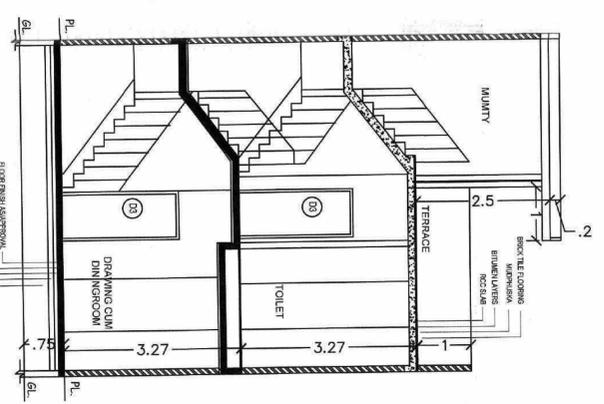
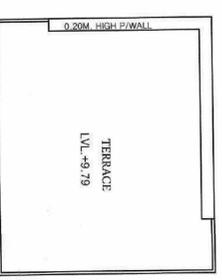
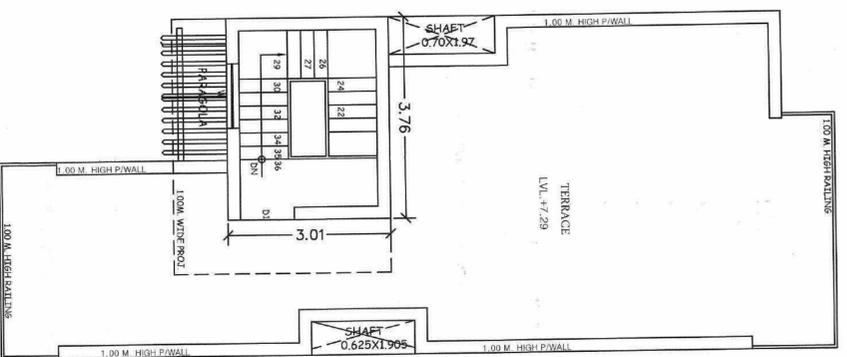
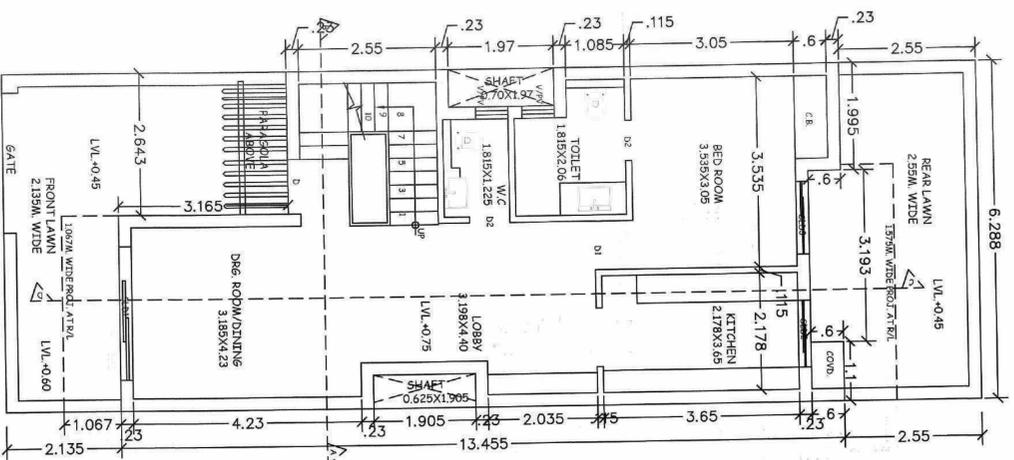
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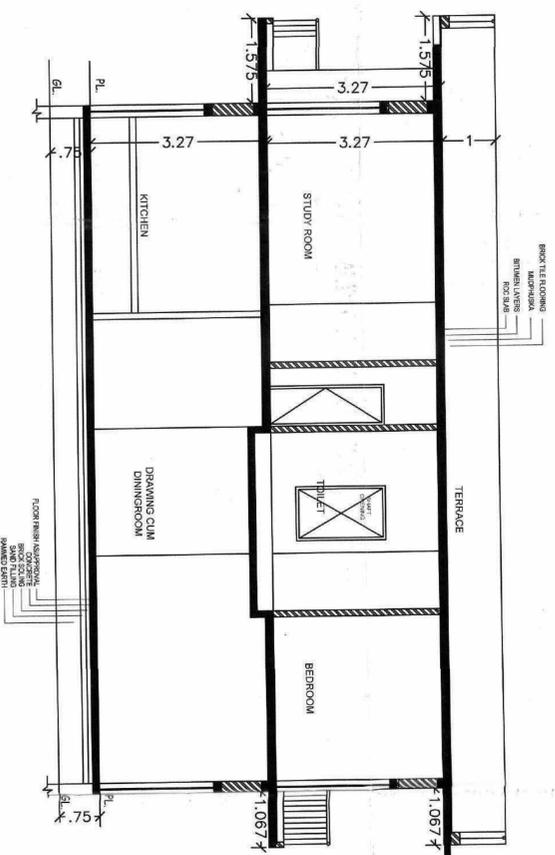
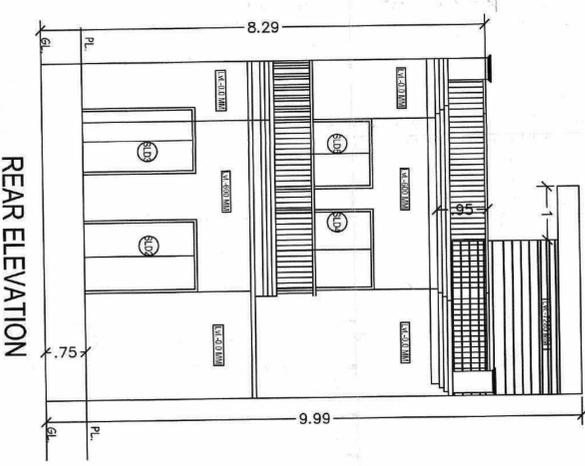
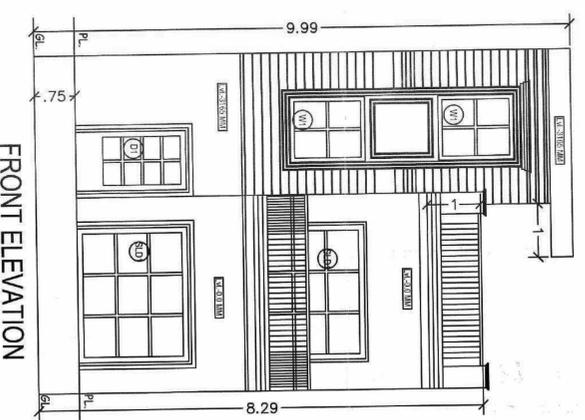
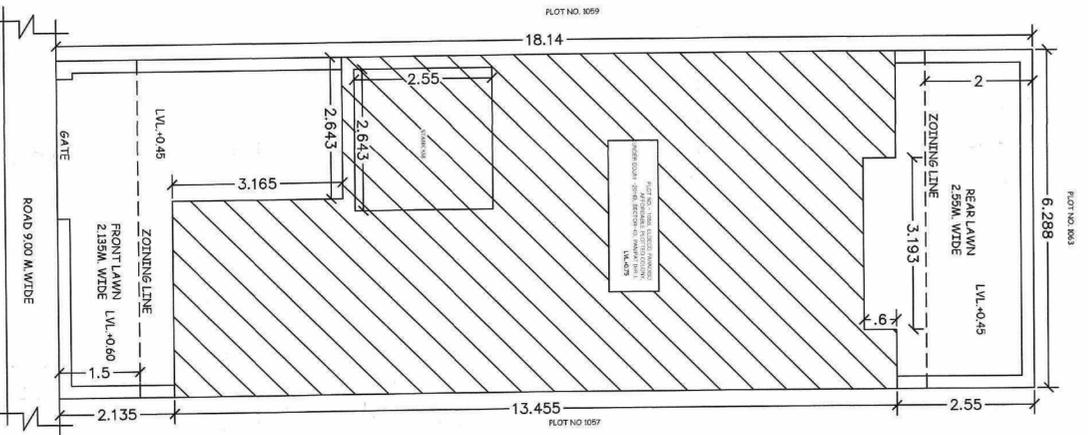


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2	(D)	0.750 M X 2.000 M	---
3	(D)	0.800 M X 2.000 M	---
4	(D)	2.000 M X 2.000 M	---
5	(D)	1.200 M X 2.000 M	---
6	(D)	1.200 M X 2.000 M	---
7	(D)	1.200 M X 2.000 M	---
8	(D)	1.200 M X 2.000 M	---
9	(D)	1.200 M X 2.000 M	---
10	(D)	0.800 M X 1.000 M	---

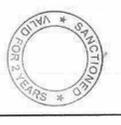


PROPOSED RESIDENCE BUILDING
PLAN ON PLOT NO. - 1058, ELDECO PARADISO, AFFORDABLE PLOTTED COLONY,
(UNDER DDJAY-2016), VILL. - SHILPA MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.),
BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
AUTH. SIGNATORY :- MR. SAWIEER SAXENA

DETAIL OF AREA
 PLOT AREA = 6.288 X 18.14 = **114.064 SQMT**
 PERM. OLD FAR 2.00% = **228.128 SQMT**
 PERM. AREA ON G. FLOOR = 114.064 @ 60% = **75.238 SQMT**
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 PROP. COVD. AREA AT FIRST FLOOR = G. FLOOR AREA - (2.643 X 2.55) = 74.325 - 6.739 = **67.586 SQMT**
 ARCHWED FAR = G. FLOOR + FLOOR = 114.911 SQMT = 74.325 + 40.586

OWNERS SIGN.
 A. VIVEK KUMAR
 C/O No. 42/201/125/7/3
 Gulabgram-12001 (Panipat)

ARCHITECT'S SIGN.



SHEET NO. 1/1

BRS III
(see rule 44 of act 41 of 1963)

From Ar. Vivek Kumar
B. Arch. CA/2020/126709
Off. -101, Shivam Plaza, Ground Floor
opp. Huda Office Sector-14 Gurugram

To

Herman Properties Pvt. Ltd.
(# wz 48 khampur, west patel nagar, New Delhi, 110008)

Memo No. *VK R004*

Dated 16-09-2021

Sub: - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: 1059, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City:Vill. Shimla-Maulana GT Road, Panipat, District: Panipat

Ref. : Your application No:- BLC-3728A

PROCEDURE OF APPROVAL OF BUILDING PLAN UNDER SELF CERTIFICATION POLICY IMPLEMENTED FORM 01.11.2011

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(Deal with Client)

Endsr. No.

Date :


Ar. VIVEK KUMAR
COA No. CA/2020/126709
10/8, Block-C, Sheelia Colony
Gurugram-122001 (Haryana)

A copy is forwarded to the following for information and further necessary action :-

1. The Distt. Town Planner, Panipat with one set of approved building plan .

Department of Town & Country Planning, Haryana

Plot No. 3, Sec-18A, Madhya Marg, Chandigarh 160018
Phone: +91 172 2548475 ; E-Mail: tcp_haryana7@gmail.com

FORM OF SANCTION UNDER SELF CERTIFICATION

From

DTCP

DTP Panipat

To

Herman Properties Pvt. Ltd.

(# wz 48 khampur, west patel nagar, new delhi-8, Delhi, New Delhi, 110008)

Diary Number - TCP-HOBPAS/5966/2021

Application Number - B1C-3728A

Date - 17/12/2021

Subject - Proposed Residential Plotted Colony - Residential Plots Building Plan of Plot No: PLOT NO 1059, ELDECO PARADISO, (UNDER DDJAY-2016), Sector:40, Town Or City:VIII. SHIMLA-MAULANA GT ROAD, PANIPAT, District: PANIPAT, in LC-3728 under self-certification

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• In case of withdrawal of professional services by the architect in respect of subject cited plot, the same must be reflected in the HOBPAS dashboard immediately along with reasons thereof

• A copy of approval letter may also be submitted to the concerned colonizer.

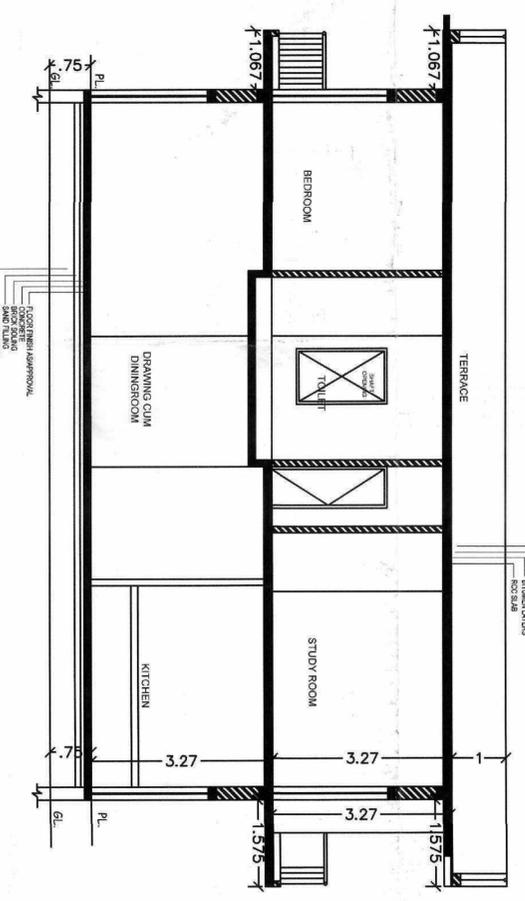
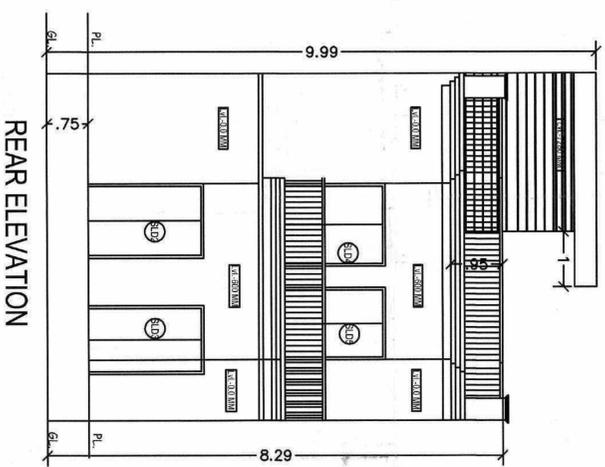
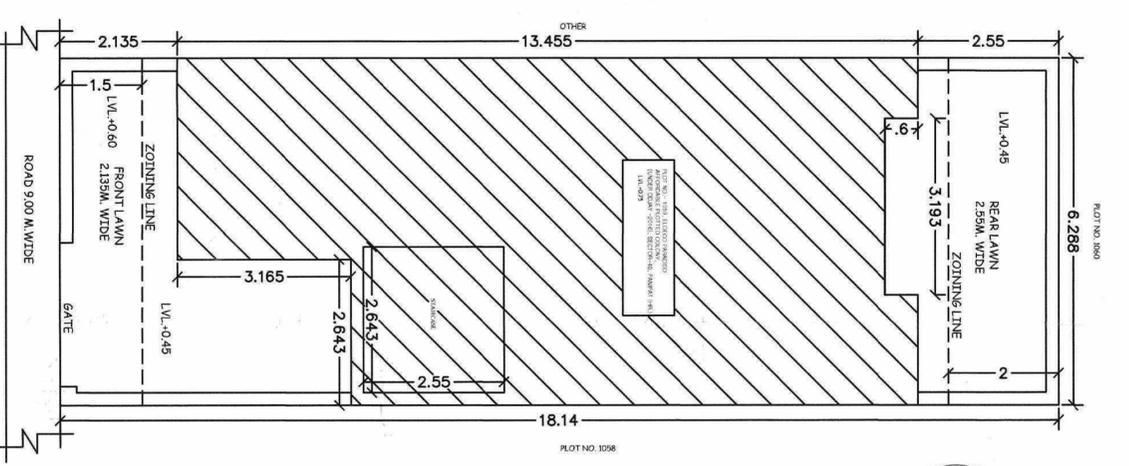
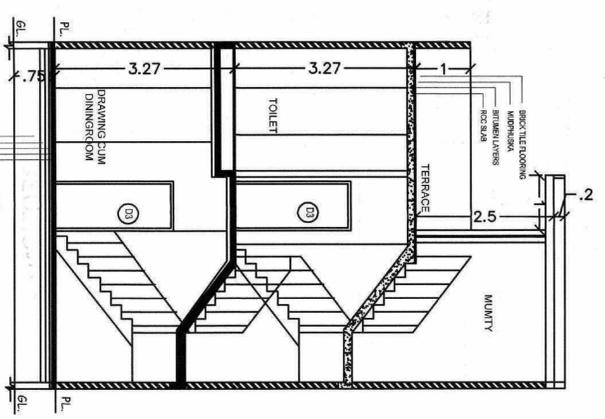
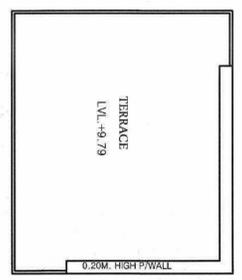
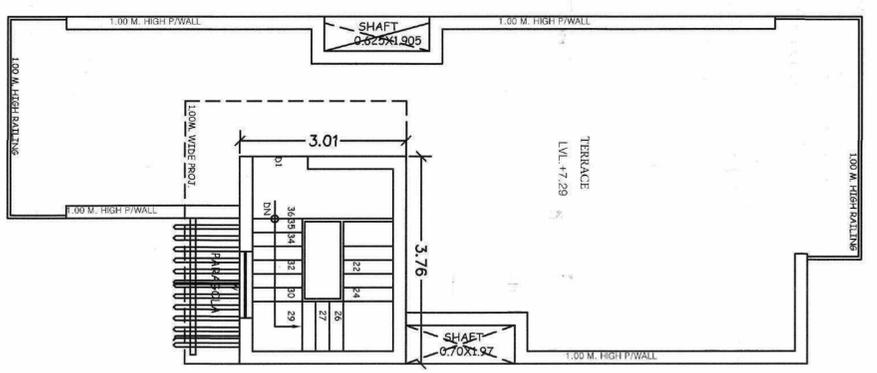
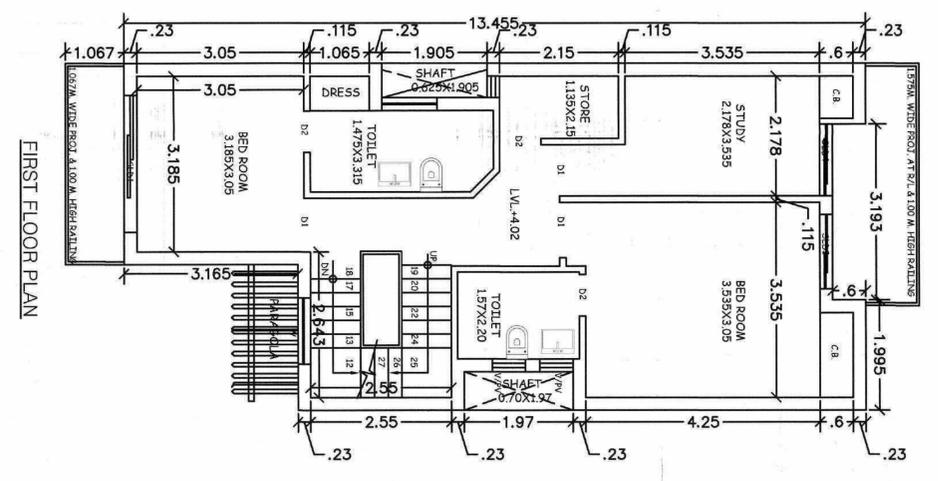
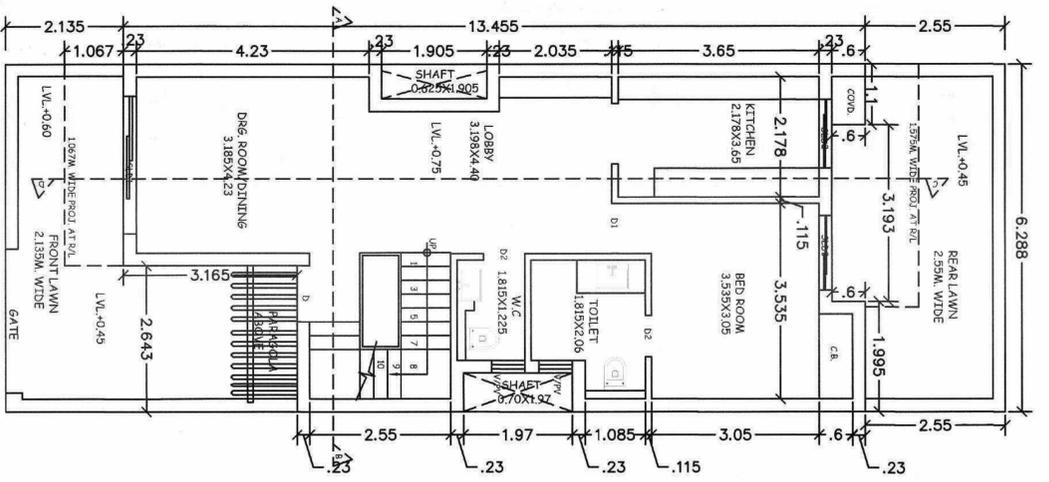
• The permission is granted/ sanctioned for the aforesaid construction, subject to the following terms and conditions:

- In case of any discrepancies in the land/building documents or scrutiny fees, the sanction will be deemed null and void.
- The building approval will become invalid, if any objection is raised by Fire department or Public Health Services department within 7 days of the grant of approval.
- The applicant is liable for the level of detail and information provided in the structural/fire/PHS/etc drawings and the authority granting approval takes no responsibility for the same.



**This is a computer generated statement and does not require a signature

This communication is temporarily valid upto 31/12/2021 and subject to confirmation of structural/fire/PHS etc drawings by the concerned authority



SINO	TAG	SIZE	CILL HT.
1	(D)	1.200 M X 2.100 M	--
2	(D)	0.750 M X 2.100 M	--
3	(D)	0.890 M X 2.100 M	--
4	(D)	2.600 M X 2.100 M	--
5	(D)	1.243 M X 2.100 M	--
6	(D)	1.500 M X 2.100 M	--
7	(D)	1.308 M X 2.100 M	--
8	(D)	1.500 M X 2.100 M	--
9	(D)	1.200 M X 1.400 M	--
10	(D)	0.500 M X 0.600 M	--

PROPOSED RESIDENCE BUILDING
PLAN ON PLOT NO. - 1059, ELDECO PARADISO, AFFORDABLE PLOTTED COLONY,
(UNDER DDAY-2016), VILL. - SHIMLA-MAULANA GT ROAD, SECTOR-40, PANIPAT (HR.)
BELONGING TO :- HERMAN PROPERTIES PVT. LTD.
AUTH. SIGNATORY :- MR. SAMEER SAXENA

DETAIL OF AREA

PLOT AREA = 6.288 X 18.14 = **114.064 SQMT**
 PERM. OLD FAR 2.00% = **228.128 SQMT**
 PERM. AREA ON G. FLOOR - 1/4.064 @ 60% = **75.282 SQMT**
 PROP. COVD. AREA AT GROUND FLOOR IN FAR = 6.288 X 13.435 = (3.103 X 0.0 + 3.643 X 1.65) = **84.005 - 1.915 = 82.090 = 84.605 - 10.28 = 74.325 SQMT.**
 PROP. COVD. AREA AT FIRST FLOOR = G. FLOOR AREA - (2.643 X 3.5) = **74.325 - 9.256 = 65.069 SQMT.**
 ARCHIVED FAR - G. FLOOR + F. FLOOR = **141.911 SQMT**
 MUMNTY AREA IS = 3.76 X 3.01 = **11.317 SQMT. (NON FAR)**
 STAIRCASE AREA = 2.643 X 3.5 = **9.256 SQMT. (NON FAR)**
 TOTAL COVD. AREA = **141.911 + 11.317 + 9.256 = 162.484 SQMT**

OWNER'S SIGN.

A. VIVEK KUMAR
 #100, Block C, Sector 40, Gurgaon-122001 (Haryana)
 AMIT KR. VERMA
 BE-21, 12/21
 HUDDA Regn. No. Ser-14, Gurgaon
 Sheet No. 407, AND. No. BE/5535705
 Mod. No. BE/5535705



SHEET NO. 1/1

SECTION A-B

SECTION C-D

MULTI/TERRACE PLAN

TERRACE PLAN

FIRST FLOOR PLAN

GROUND FLOOR PLAN

SITE PLAN

FRONT ELEVATION

REAR ELEVATION