

Directorate of Town and Country Planning, Haryana

Nagar Yojna Bhawan, Block-A, Plot No.-3, Sector-18A, Madhya Marg, Chandigarh.

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Memo No. ZP-147/JD(RD)/2022/ 25359 Dated 24/08/22

To

Eldeco Infrastructure & Properties Ltd,
Regd. Office: 201-212, 2nd Floor, Splendor Forum,
Jasola, District Centre, New Delhi-110025.

Subject: Approval of Standard designs of SCOs of Commercial site-103 for an area measuring 0.904 acre falling in Residential Plotted Colony for an area measuring 150.28715 acres (Licence No. 407-412 of 2006 dated 18.01.2006, 36 of 2008 dated 28.02.2008 and 47 of 2017 dated 18.07.2017) falling in Sector-40 & 19A, District-Panipat being developed by Eldeco Infrastructure & Properties Ltd.

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

Description	Area	Drawing No.	Dated
Commercial site-103	0.904 acre	DTCP-8557 (i to vi)	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 part of sector road, service roads, green belts and 24/18 mtr wide roads 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-147/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.

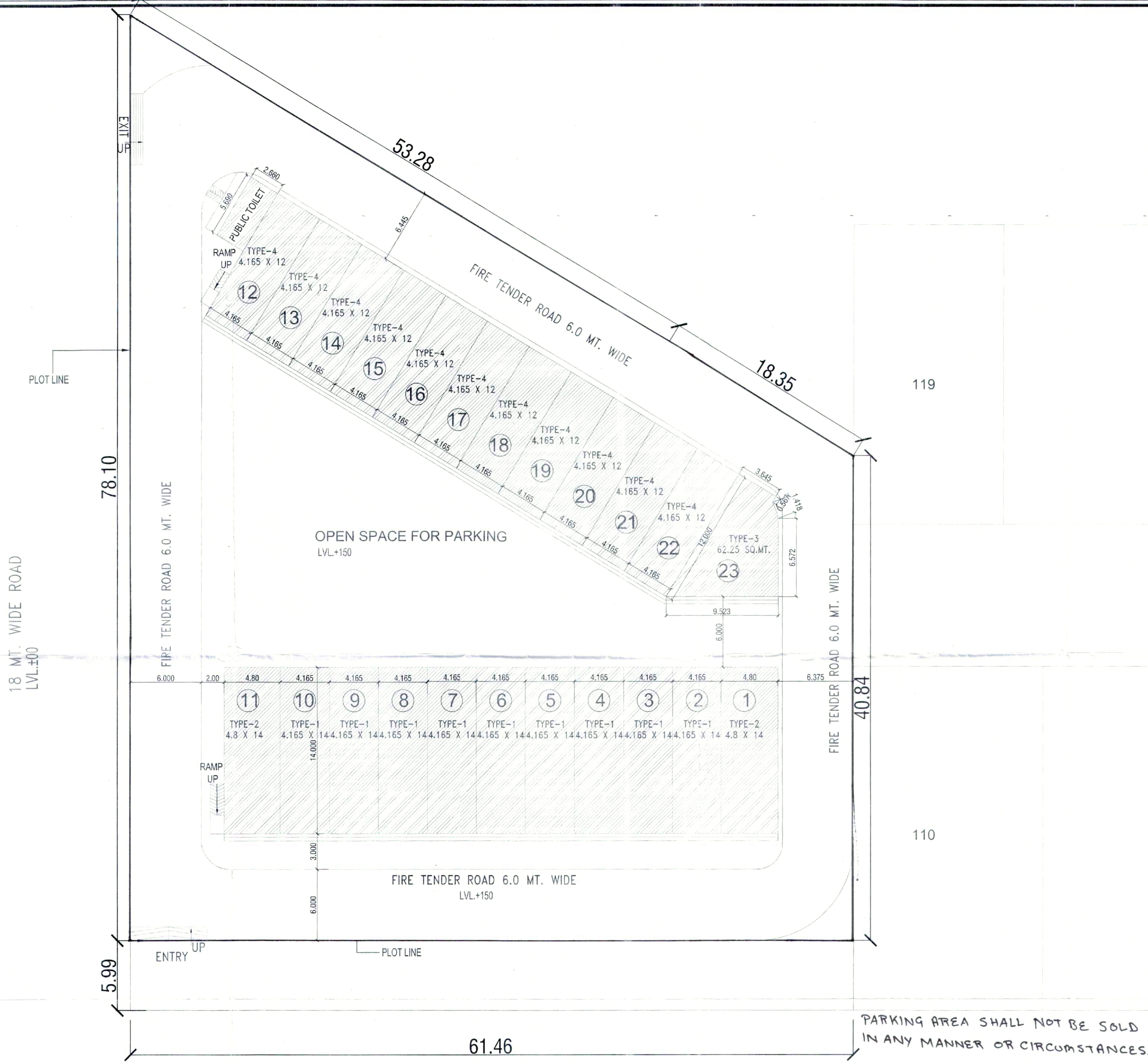
(Sunita Sethi)

Senior Town Planner, (HQ),

For: Director, Town and County Planning Department,
Haryana, Chandigarh

AREA DETAIL OF MUMTY	
TYPE -1 = 2.745 x 5.56 = 15.26 SQ MTS	TOTAL AREA = 15.26 X 9 = 137.35 SQ MTS
TYPE -2 = 2.745 x 5.56 = 15.26 SQ MTS	TOTAL AREA = 15.26 X 2 = 30.52 SQ MTS
TYPE -3 = 3.645 x 4.69 = 16.96 SQ MTS	
TYPE -4 = 2.745 x 4.36 = 11.968 SQ MTS	TOTAL AREA = 11.968 X 11 = 131.65 SQ MTS
GRAND TOTAL = 315.51 SQ.MT.	

STD. DESIGN FOR SCO OF COMMERCIAL SITE -103 MEASURING 0.904 ACRES FALLING IN RESIDENTIAL PLOTTED COLONY MEASURING 150.28715 ACRES (FALLING UNDER LICENCE NO. 407 TO 412 OF 2006 DATED 18/01/2006, 36 OF 2008 DATED 28/02/2008 AND 47 OF 2017 DATED 18/07/2017) IN SECTOR - 40 & 19A PANIPAT BEING DEVELOPED BY ELDECO INFRASTRUCTURE AND PROPERTIES LIMITED.



AREA DETAIL	
PLOT AREA	3658.35 SQ MT
	4375.39 SQ YDS
PERMISSIBLE FAR@1.5	5487.53 SQ MT.
ACHIEVED FAR@1.042%	3813.66 SQ MT.
PERMISSIBLE GR. COV @35%	1280.42 SQ MT
ACHIEVED GR. COV @34.748%	1271.22 SQ MT

ACHIEVED GR. COV.					
PARTICULARS	LENGTH	BREADTH	NOS	AREA	UNIT
TYPE 1	4.165	X	14	9	524.79 SQ.MT.
TYPE-2	4.8	X	14	2	134.40 SQ.MT.
TYPE-3	62.25			1	62.25 SQ.MT.
TYPE-4	4.165	X	12	11	549.78 UNIT
TOTAL GR.COV. AREA					1271.22 SQ.MT.
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TOTAL FAR	
TYPE 1	524.79 X 3 = 1574.37 SQ.MT.
TYPE-2	134.40 X 3 = 403.20 SQ.MT.
TYPE-3	62.25 X 3 = 186.75 SQ.MT.
TYPE-4	549.78 X 3 = 1649.34 SQ.MT.
TOTAL FAR	3813.66 SQ.MT.

BASEMENT AREA	
BASEMENT TYPE 1	2.76 X 11.48 = 31.68 SQ.MT.
TYPE 1	1.405 X 11.48 = 16.13 SQ.MT.
	47.81 SQ.MT.
TOTAL AREA	47.81 9 430.29 SQ.MT.
BASEMENT TYPE 2	3.395 X 11.48 = 38.97 SQ.MT.
TYPE 2	1.405 X 11.48 = 16.13 SQ.MT.
	55.10 SQ.MT.
TOTAL AREA	55.10 2 110.21 SQ.MT.

BASEMENT TYPE-3	
AS PER SITE	1 57.00 SQ.MT.
BASEMENT TYPE-4	2.76 X 9.48 = 26.16 SQ.MT.
	1.405 X 9.48 = 13.32 SQ.MT.
	39.48 SQ.MT.
TOTAL AREA	39.48 11 434.28 SQ.MT.
TOTAL BASEMENT AREA	1031.78 SQ.MT.
PUBLIC TOILET	15.13 SQ.MT.

FAR + BASEMENT AREA + PUBLIC TOILET + MUMTY	
BUILT UP AREA TYPE 1	2004.66 SQ.MT.
BUILT UP AREA TYPE 2	513.41 SQ.MT.
BUILT UP AREA TYPE 3	243.75 SQ.MT.
BUILT UP AREA TYPE 4	2083.62 SQ.MT.
MUMTY	316.51 SQ.MT.
TOTAL BUILT UP AREA	5177.08 SQ.MT.

1: 200

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SIG. OF ARCHITECT

SIG. OF OWNER

Rishabh Kaushik
RISHABH KAUSHIK
Architect
CA/2019/112899

For Eldeco Infrastructure & Properties Ltd.
[Signature]
Author



DRG. NO. :- DTCP-8-8557(1) Dated:- 24-08-22

(RAJESH DUTT) JD (HQ)

(DINESH KUMAR) SD (HQ)

(OM PARKASH) ATP (HQ)

(SUNITA SETHI) STP. (HQ)

(P.P. SINGH) STP. (HR.)

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