

Office of District Town Planner(P), Panipat
(Department of Town and Country Planning, Haryana)
2nd Floor, HSVP Office Complex, Near Toll Plaza, Sector-18,
Panipat, Haryana - 132103 Phone: 0180-2668499
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To

Ceremony Homes Pvt. Ltd,
Through Sh. Mukesh Gulati, SCO No. 01,
Ground Floor, Hi Street, Eldeco Estate One, Panipat.

Memo No. 814 *Dated - 25/09/24*
Sub: **Approval of Building Plans of standard design SCO No. 01, Eldeco Infrastructure & Properties Ltd., Sector-19A & 40, Panipat- being developed by Ceremony Homes Pvt. Ltd. through Sh. Mukesh Gulati.**

Ref: Your application dated 29.08.2024.

With reference to your application, copy of Standard Design SCO No. 01 in commercial site, Eldeco Infrastructure & Properties Ltd., being developed by Ceremony Homes Pvt. Ltd, bearing drawing No. DTCP-10381 (i to iii) dated 24.07.2024 issued subject to the following conditions:-

1. This letter is valid for a period of 2 years from the date of issuance.
2. That you shall ensure the parking of vehicle within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera vs. State of Haryana and others.
3. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect / Engineer of the project.
4. All material to be used for erection of building shall confirm to ISI and NBC standards.
5. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws / regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to M.C. Panipat, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the M.C. Panipat after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety bye Laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the M.C. Panipat within a period of 90 days from the date of issuance of letter.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/layout plan/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by this Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

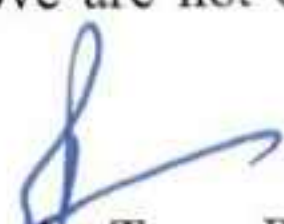
10. That the Department shall stand indemnified against any claim which are not approved by the Department but made by the developer / colonizer to allottee by way of brochure, advertisement and agreement for the scheme approved by the Department.
11. You will not occupy the building without obtaining the Occupation Certificate from the Competent Authority.
12. **Public Health Services:-**
- (a) This recommendation for the approval w.r.t. P.H. services is also given subject to completion of services
 - (b) by the colonizer/licensee & completion certificate of the services issued by the Competent Authority.
 - (c) No drainage sanitary (including W/S) pipes shall be allowed in common walls/Niches also.
 - (d) The flushing water lines to re-use treated water from STP in the flushing cisterns may be provided as per latest norms.
 - (e) Roof top rain water harvesting systems if applicable may be provided as per Govt. guidelines.
 - (f) Dual button or lever flushing cistern system of 6/3 ltrs. capacity shall be used in toilets with sanitary appliances of equivalent capacity. No part of the water closet apparatus shall be directly connected with water supply distribution pipe.
 - (g) The work of Public Health services be got executed as per standard specifications and under the supervision of authorized plumber.
 - (h) The solar photovoltaic system if required for processing and Solar Photovoltaic Power Plant shall be provided as per the norms specified by HAREDA, and the instructions issued by U.L.B. Department vide orders issued on 12.10.2015 shall be made operational in the building, before applying for an occupation certificate. Further the owner shall ensure the installation of Light-Emitting Diode Lamps (LED) for its campus as well as building.
 - (i) To take energy conservation measures CFL lights will be used, by allottee.
 - (j) Preventing breeding of mosquitoes by covering water storage practices at house-hold level should be provided by the allottee as directed by Director, Health Services (VBD) Haryana Panchkula.
 - (k) The drain with MS grating connected with the SWD line should be constructed in-front of gate for full width for gate to avoid the flushing of water on the road surface.
 - (l) The directions/instructions issued by NGT in order dt. 16.03.2015 as well as order dt. 10.04.2015 circulated by HSPC Board Panchkula vide his letter No. 2138 dt. 18.04.2015 may be complied with strictly by the owner/developers.
 - (m) The owner may make his arrangement for pumping out any flush water (washing etc.) from the proposed basement.
13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions:-
- a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
 - b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 - c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - d. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
 - e. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.
 - g. The vehicle carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

- h. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- i. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- j. It shall be the responsibility of every building to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.

GENERAL:-

- (a) All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc be conforming to relevant specification and ISI marked.
- (b) The rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana, Government notification.
- (c) That the outer façade of the building shall not be used for the purposes of advertisement and placement of hoardings.
- (d) That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- (e) That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- (f) The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.

That sanction will be void abnatio, if any of the conditions mentioned above are not complied with.


District Town Planner,
Planning, Panipat


Dated:

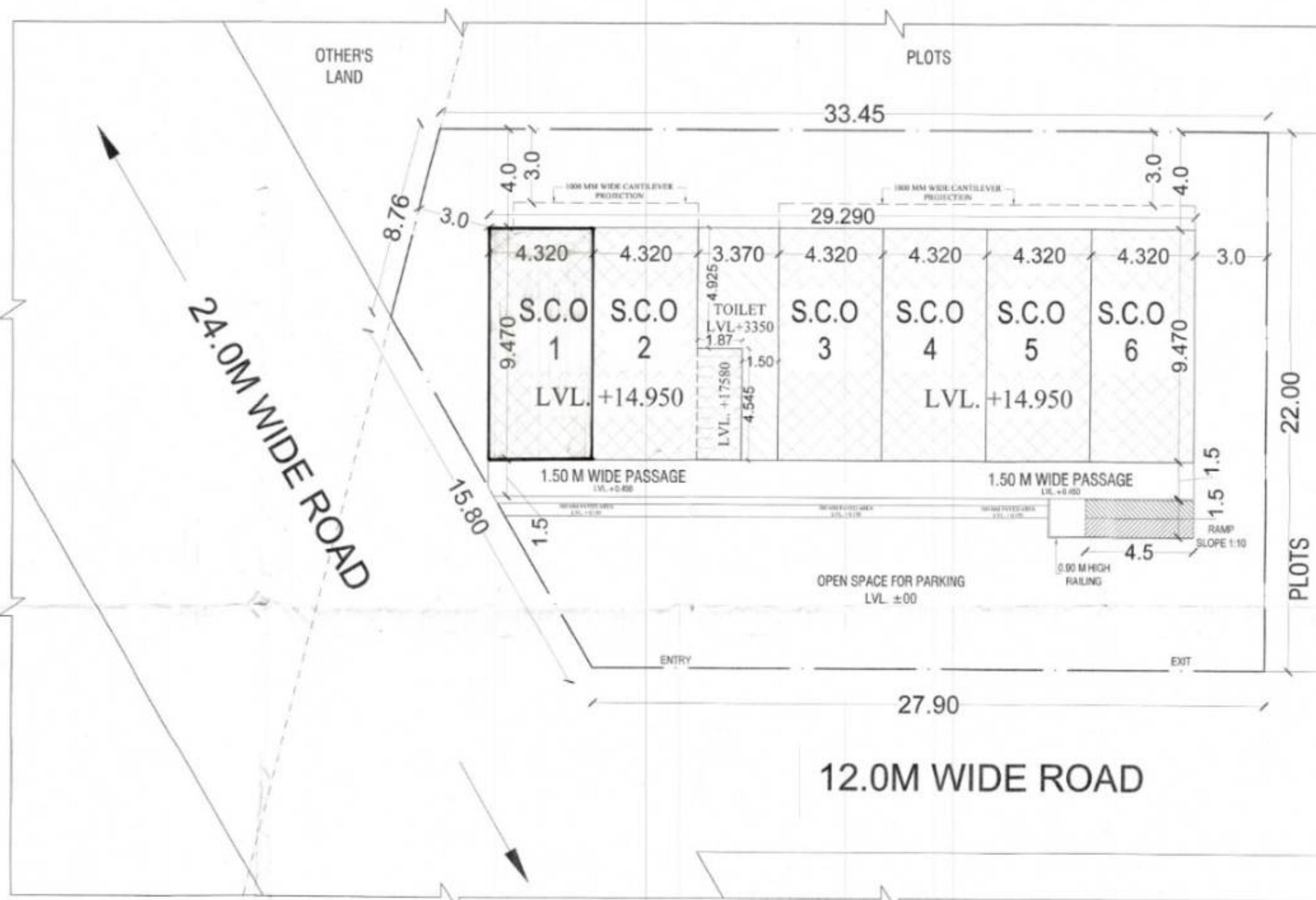
Endst. No.:

A copy is forwarded to the following for information and further necessary action, please.

1. Director, Town & Country Planning, Haryana, Chandigarh alongwith E-payment receipt of Rs. 970/- bearing no. TOWNPLAN3000097948 dated 02.08.2024 as Administrative charge of labour.
2. Secretary Haryana Building and Other-Construction Worker's Board, 30 Bays Building, Sector-17-B, Chandigarh alongwith E-payment receipt of Rs. 96030/- bearing no. TOWNPLAN3000097948 dated 02.08.2024.
3. Fire Officer Municipal Corporation, Panipat.
4. Executive Engineer, HSVP Division, Panipat their office memo No. 246502 dated 12.09.2024.

*Received
By hand
latter with nob*


District Town Planner
Planning, Panipat.



AREA CHART			
TOTAL PLOT AREA	=	725.66	Sq
PERMISSIBLE GROUND COVERAGE	35.00%	=	253.981 Sq
PROPOSED GROUND COVERAGE	35.00%	=	253.961 Sq
PERMISSIBLE F.A.R	150.00%	=	1088.490 Sq
PROPOSED F.A.R	145.42%	=	1062.517 Sq

GROUND COVERAGE					
SR. NO.	TYPE	LENGTH	X	WIDTH	AREA (Sq. M.)
1	S.C.O (1, 3 TO 6)	4.320	X	9.470	40.910
2	S.C.O (2)	(4.320 X 9.470) + (1.870 X 4.545)			49.409
GRAND TOTAL					6

F.A.R CALCULATION					
S.C.O (1, 3 TO 6)					
1	GROUND FLOOR AREA				
2	FIRST FLOOR AREA				
3	SECOND FLOOR AREA				
4	THIRD FLOOR AREA				
5	FOURTH FLOOR AREA				
TOTAL					

S.C.O (2)					
1	GROUND FLOOR AREA				
2	FIRST FLOOR AREA				
3	SECOND FLOOR AREA				
4	THIRD FLOOR AREA				
5	FOURTH FLOOR AREA				
TOTAL					
GRAND TOTAL					

NON F.A.R CALCULATION					
1	P.U.S (TOILET)	AS PER SHEET NO. 2			
2	BASEMENT (1 TO 6)	4.320	X	9.470	40.910
TOTAL					6

PROPOSED STANDARD DESIGN OF S.C.O'S FOR MEASURING 725.66 SQ. MT. FALLING IN RE PLOTTED COLONY OVER AN AREA MEASURING ACRES (VIDE LICENCE NO. 407 - 412 OF 2006, AND 47 OF 2017) IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-19A & 40, HARYANA, BEING DEVELOPED BY CEREMO PVT. LTD.

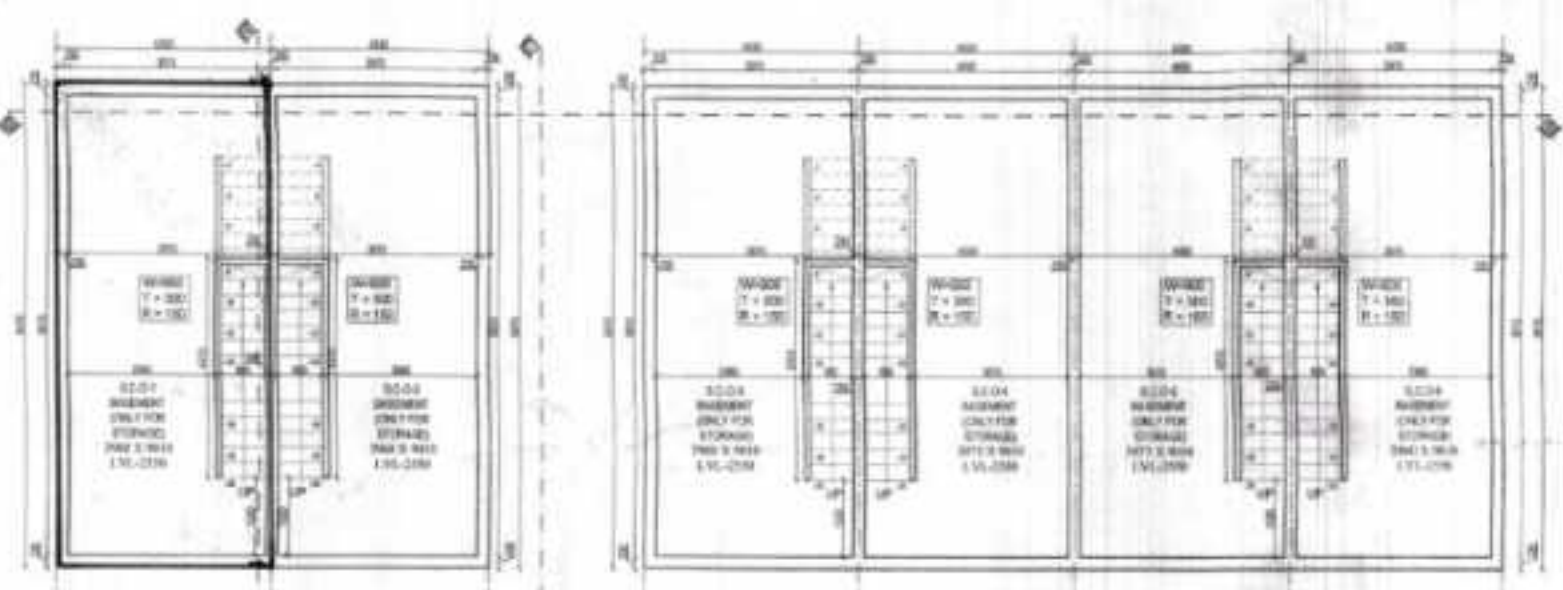
ARCHITECT SIGN. *AR. AMANDEEP BANSAL* CA2015/72167
OWNER SIGN. *Pradeep*

DATE: _____ SCALE: 1:50
DEALT BY: _____ CHECKED BY: _____

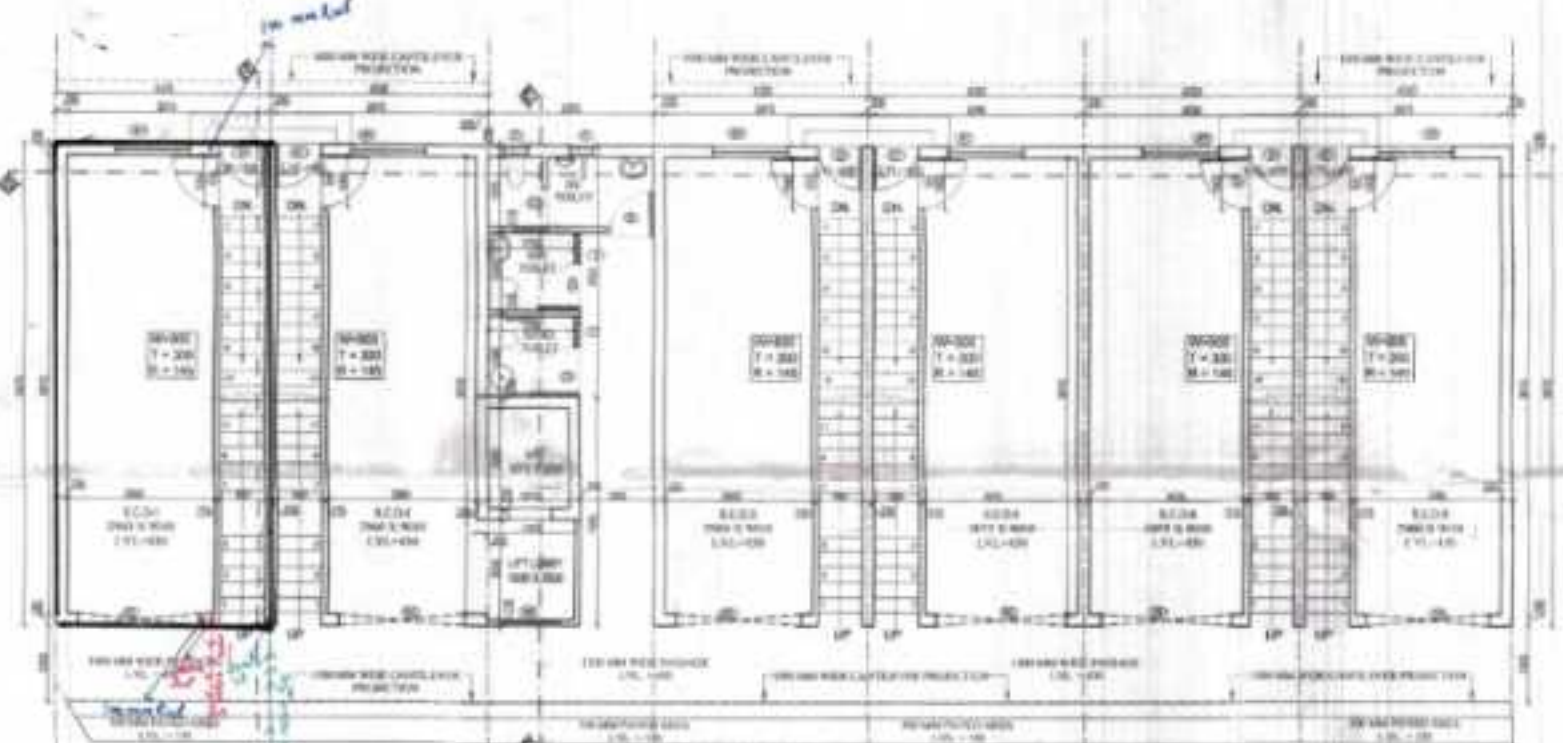
SITE PLAN

ARCHPOINT
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING
HOUSE NO. 206, SECTOR - 14 WEST, NDA COLONY PHASE, CHANDIGARH
MOB: 98141 81111, 98141 81112, 98141 81113, 98141 81114, 98141 81115, 98141 81116, 98141 81117, 98141 81118, 98141 81119, 98141 81120, 98141 81121, 98141 81122, 98141 81123, 98141 81124, 98141 81125, 98141 81126, 98141 81127, 98141 81128, 98141 81129, 98141 81130, 98141 81131, 98141 81132, 98141 81133, 98141 81134, 98141 81135, 98141 81136, 98141 81137, 98141 81138, 98141 81139, 98141 81140, 98141 81141, 98141 81142, 98141 81143, 98141 81144, 98141 81145, 98141 81146, 98141 81147, 98141 81148, 98141 81149, 98141 81150, 98141 81151, 98141 81152, 98141 81153, 98141 81154, 98141 81155, 98141 81156, 98141 81157, 98141 81158, 98141 81159, 98141 81160, 98141 81161, 98141 81162, 98141 81163, 98141 81164, 98141 81165, 98141 81166, 98141 81167, 98141 81168, 98141 81169, 98141 81170, 98141 81171, 98141 81172, 98141 81173, 98141 81174, 98141 81175, 98141 81176, 98141 81177, 98141 81178, 98141 81179, 98141 81180, 98141 81181, 98141 81182, 98141 81183, 98141 81184, 98141 81185, 98141 81186, 98141 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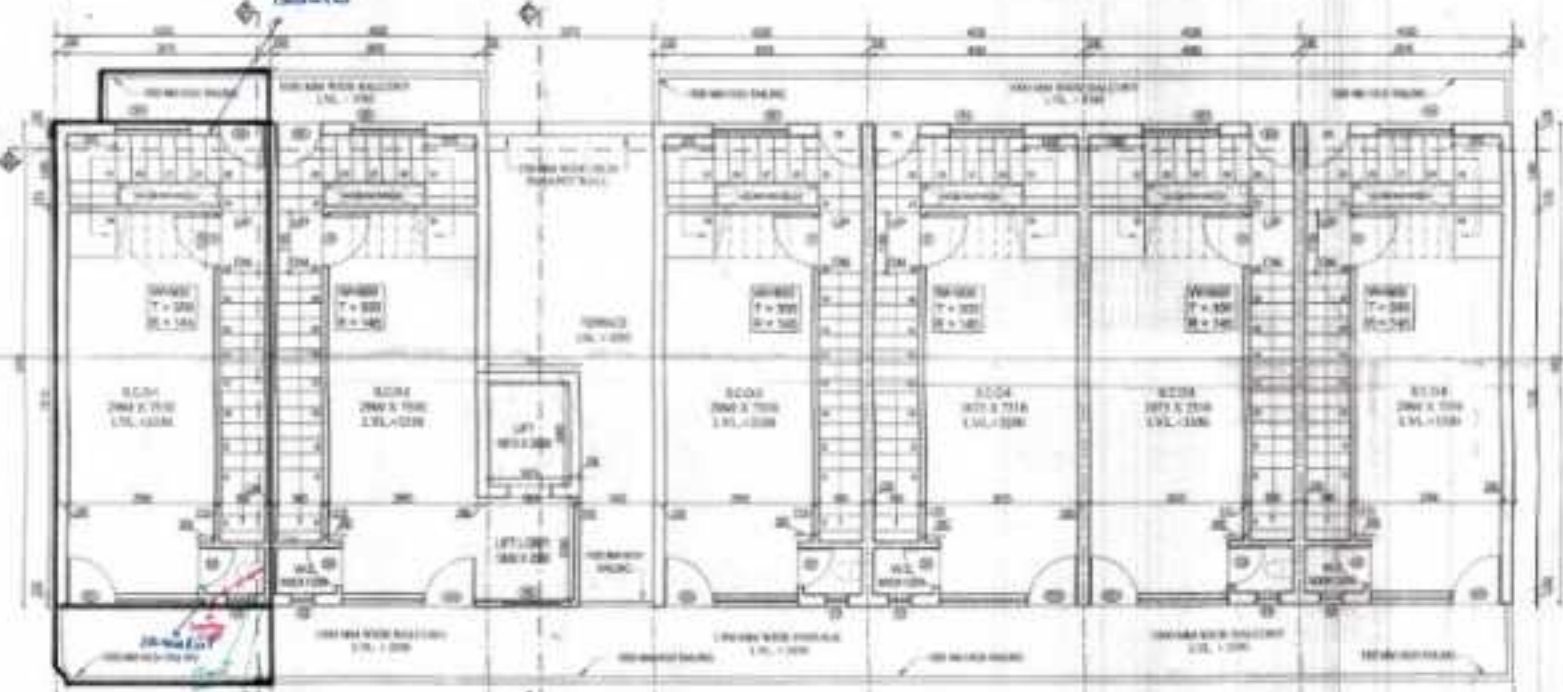
Sanctioned and Valid
For 214 years in upto 2049-50
Dist. Town Planner (P)
Panipat



BASMENT FLOOR PLAN



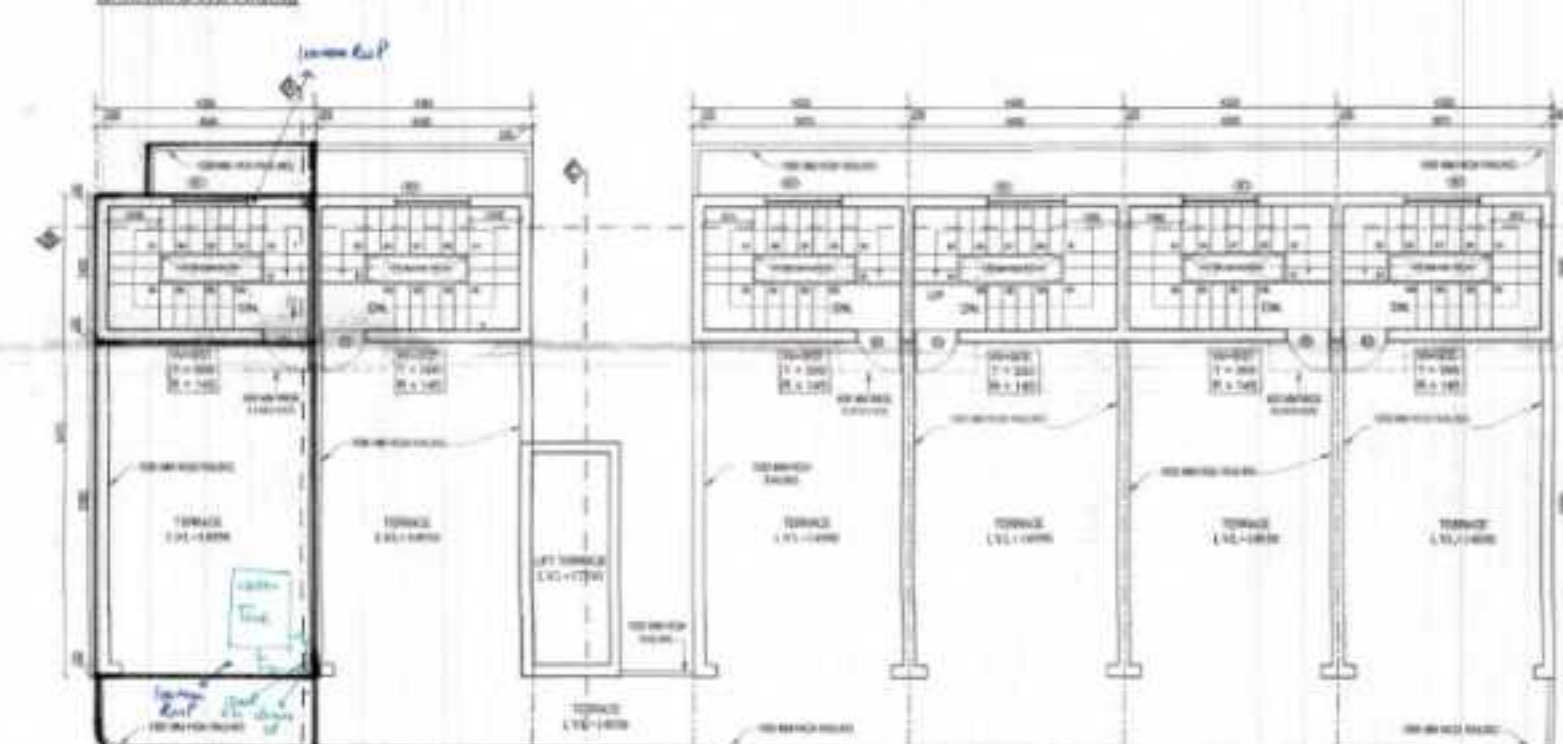
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN
(2ND, 3RD & 4TH FLOORS)



TERRACE FLOOR PLAN

GROUND COVERAGE & FAR DETAIL
(S.C.O. 17/20)

GROUND COVERAGE & FAR AT GROUND FLOOR
A = 4.20 X 8.40 = 35.28 SQ. MT. — (4)

FIRST FLOOR AREA & TYPICAL FLOOR
GROUND FLOOR AREA — 2
B = 4.00 X 2.40 = 9.60 SQ. MT.
— 40.80 = 5.40 = 31.20 SQ. MT. — (6)



LEFT & RIGHT LOBBY AREA IN S.C.O. NO. 2
GROUND COVERAGE & FAR AT GROUND FLOOR
C = 3.40 X 3.00 = 10.20 SQ. MT. — (4)
TOTAL AREA OF S.C.O. NO. 2 = 45.48 SQ. MT. — (10)
FIRST FLOOR AREA & TYPICAL FLOOR AREA FOR S.C.O. NO. 2

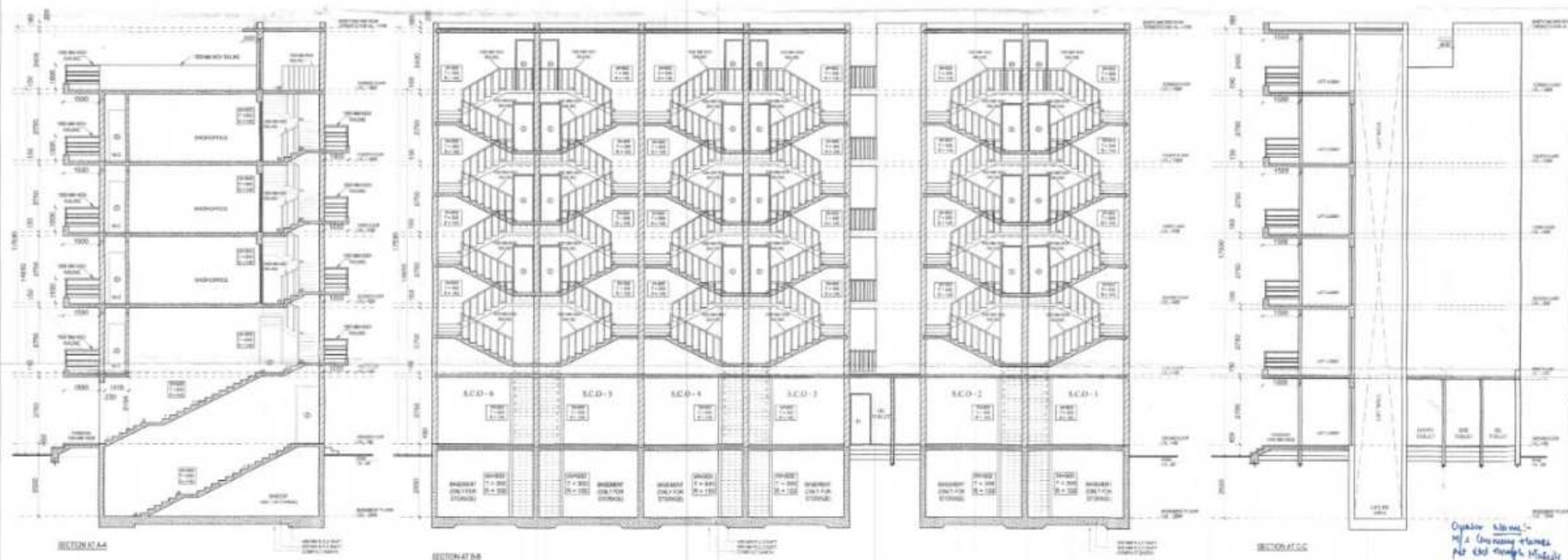
ARCHITECT
HARSHIT MAHLIA
CA2016/9180
+91 90342-14868

PROJECT :-
PROPOSED STANDARD DESIGN OF S.C.O'S
FOR AN AREA MEASURING 725.66 SQ. MT.
FALLING IN RESIDENTIAL PLOTTED COLONY
OVER AN AREA MEASURING 150.28715 ACRES
(VIDE LICENCE NO. 407-412 OF 2006, 35 OF
2008 AND 47 OF 2017) IS FALLING IN THE
REVENUE ESTATE OF VILLAGE NIZAMPUR,
SECTOR-19A & 40, PANIPAT, HARYANA, BEING
DEVELOPED BY CEREMONY HOMES PVT. LTD.

- NOTES:-
1. ALL DIMENSIONS ARE IN MM.
 2. THE DRAWING IS TO BE READ & MET SCALER.
 3. ALL LEVELS ARE FROM ROAD LEVEL (V.L. 00).
 4. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
 5. ALL CELL & LIGHT LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 6. ALL STRUCTURAL MEMBERS ARE TO BE EXECUTED AS PER STRUCTURAL DRAWINGS.



ARCHITECT SIGN <i>Harshit Mahlia</i> AR. AMANDEEP BANSAI CA2015/72167	OWNER SIGN <i>Manish</i>
DATE: _____	SCALE: 1:50
DRAWN BY: _____	CHECKED BY: _____
FLOOR PLANS & AREA CALCULATION	
 TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING HOUSE NO. 104, SECTOR - 14 WEST, NEW COLONY CHANDIGARH (CHANDIGARH) - PHASE - 2 - (PAC) - ARCHITECT BANSAI@ARCHPOINT.COM	



- NOTES:**
1. ALL CONDUCTIONS ARE 30MM.
 2. THE BRACKET IS TO BE 40MM & NOT 30MM.
 3. ALL UPPE & DOWN HOLES (210, 4-10).
 4. ALL UPPE & DOWN HOLES (210, 4-10).
 5. ALL UPPE & DOWN HOLES (210, 4-10).
 6. ALL UPPE & DOWN HOLES (210, 4-10).

PROPOSED STANDARD DESIGN OF S.O.
MEASURING 725.86 SQ. MT. FALLING
PLOTTED COLONY OVER AN AREA NEAR
ACRES (VIDE LICENCE NO. 437 - 412 OF
AND 47 OF 2017) IS FALLING IN THE RD
VILLAGE NIZAMPUR, SECTOR-19A
HARYANA, BEING DEVELOPED BY CERSA
LTD.

ARCHITECT SIGN	OWNER
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1997-1998	1998-1999
-----------	-----------

AR. AMANDEEP DANGAL
CA/2016/72167

DATE:	SCALE: 1:1
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DATE	TIME
BY	CHARGE

Product ID	Category

ELEVATIONS & SECTIONS



POINT
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Health

DATE REC'D - OFFICE - INVESTIGATIVE - DATE - 11/11/68

1

1995

Office of District Town Planner(P), Panipat
(Department of Town and Country Planning, Haryana)
2nd Floor, HSVP Office Complex, Near Toll Plaza, Sector-18,
Panipat, Haryana - 132103 Phone: 0180-2668499
e-mail: dtpl.panipat.tcp@gmail.com Web: tcp.haryana.gov.in

To

Ceremony Homes Pvt. Ltd,
Through Sh. Mukesh Gulati, SCO No. 02,
Ground Floor, Hi Street, Eldeco Estate One, Panipat.

Memo No- 834

Dated- 25.09.24

Sub: Approval of Building Plans of standard design SCO No. 02, Eldeco Infrastructure & Properties Ltd., Sector-19A & 40, Panipat- being developed by Ceremony Homes Pvt. Ltd. through Sh. Mukesh Gulati.

Ref: Your application dated 29.08.2024.

With reference to your application, copy of Standard Design SCO No. 02 in commercial site, Eldeco Infrastructure & Properties Ltd., being developed by Ceremony Homes Pvt. Ltd, bearing drawing No. DTCP-10381 (i to iii) dated 24.07.2024 issued subject to the following conditions:-

1. This letter is valid for a period of 2 years from the date of issuance.
2. That you shall ensure the parking of vehicle within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera vs. State of Haryana and others.
3. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect / Engineer of the project.
4. All material to be used for erection of building shall confirm to ISI and NBC standards.
5. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws / regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to M.C. Panipat, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the M.C. Panipat after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety bye Laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the M.C. Panipat within a period of 90 days from the date of issuance of letter.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/layout plan/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by this Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

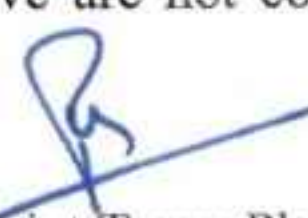
10. That the Department shall stand indemnified against any claim which are not approved by the Department but made by the developer / colonizer to allottee by way of brochure, advertisement and agreement for the scheme approved by the Department.
11. You will not occupy the building without obtaining the Occupation Certificate from the Competent Authority.
12. **Public Health Services:-**
- (a) This recommendation for the approval w.r.t. P.H. services is also given subject to completion of services
 - (b) by the colonizer/licensee & completion certificate of the services issued by the Competent Authority.
 - (c) No drainage sanitary (including W/S) pipes shall be allowed in common walls/Niches also.
 - (d) The flushing water lines to re-use treated water from STP in the flushing cisterns may be provided as per latest norms.
 - (e) Roof top rain water harvesting systems if applicable may be provided as per Govt. guidelines.
 - (f) Dual button or lever flushing cistern system of 6/3 ltrs. capacity shall used in toilets with sanitary appliances of equivalent capacity. No part of the water closet apparatus shall be directly connected with water supply distribution pipe.
 - (g) The work of Public Health services be got executed as per standard specifications and under the supervision of authorized plumber.
 - (h) The solar photovoltaic system if required for processing and Solar Photovoltaic Power Plant shall be provided as per the norms specified by HAREDA, and the instructions issued by U.L.B. Department vide orders issued on 12.10.2015 shall be made operational in the building, before applying for an occupation certificate. Further the owner shall ensure the installation of Light-Emitting Diode Lamps (LED) for its campus as well as building.
 - (i) To take energy conservation measures CFL lights will be used, by allottee.
 - (j) Preventing breeding of mosquitoes by covering water storage practices at house-hold level should provided by the allottee as directed by Director, Health Services (VBD) Haryana Panchkula.
 - (k) The drain with MS grating connected with the SWD line should be constructed in-front of gate for full width for gate to avoid the flushing of water on the road surface.
 - (l) The directions/instructions issued by NGT in order dt. 16.03.2015 as well as order dt. 10.04.2015 circulated by HSPC Board Panchkula vide his letter No. 2138 dt. 18.04.2015 may be complied with strictly by the owner/developers.
 - (m) The owner may make his arrangement for pumping out any flush water (washing etc.) from the proposed basement.
13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions:-
- a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
 - b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 - c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - d. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in their air in any form.
 - e. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.
 - g. The vehicle carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

- h. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- i. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- j. It shall be the responsibility of every building to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.

GENERAL:-

- (a) All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc be conforming to relevant specification and ISI marked.
- (b) The rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana, Government notification.
- (c) That the outer façade of the building shall not be used for the purposes of advertisement and placement of hoardings.
- (d) That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- (e) That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- (f) The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.

That sanction will be void abnatio, if any of the conditions mentioned above are not complied with.



District Town Planner,
Planning, Panipat

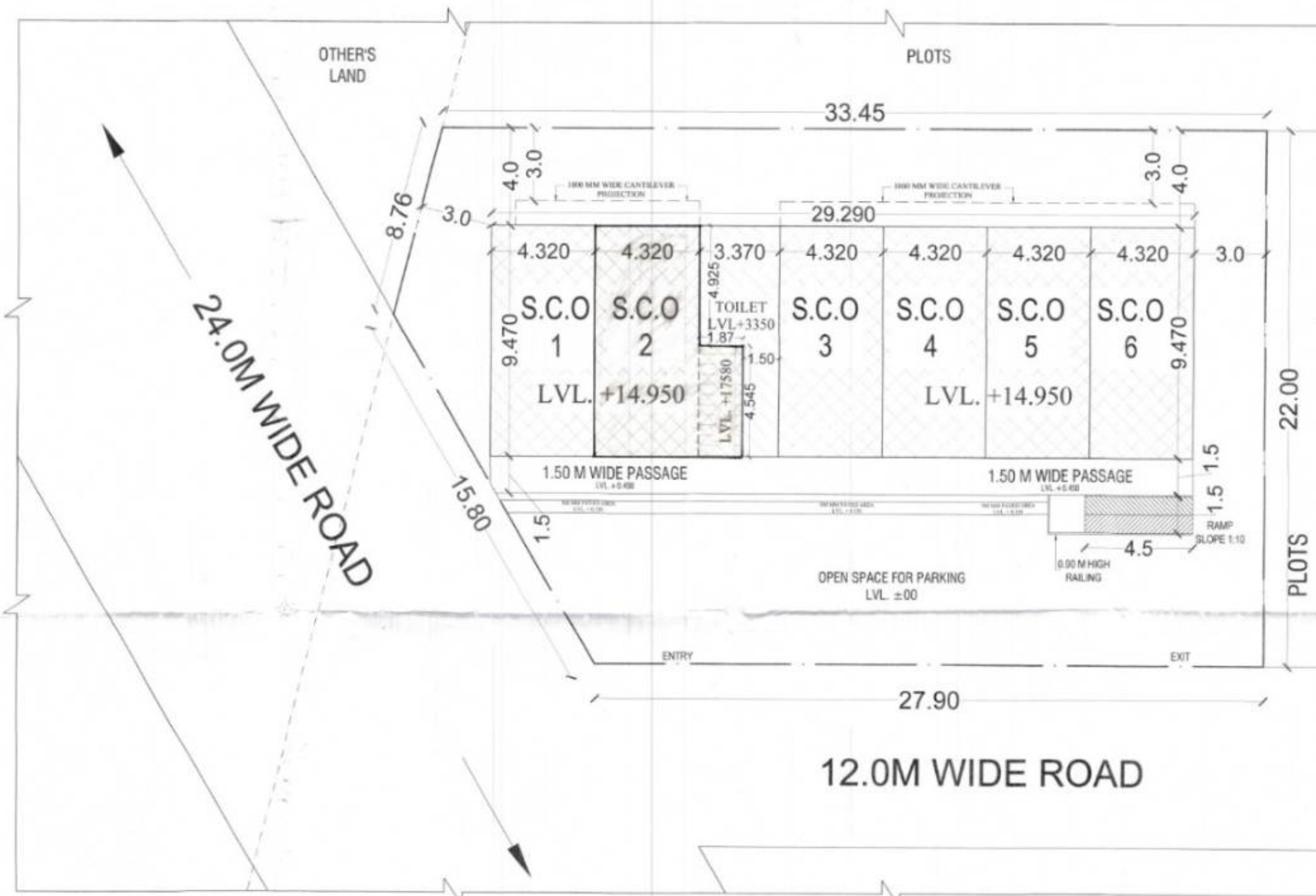
Endst. No.:

Dated:

A copy is forwarded to the following for information and further necessary action, please.

1. Director, Town & Country Planning, Haryana, Chandigarh alongwith E-payment receipt of Rs. 1110/- bearing no. TOWNPLAN3000097950 dated 02.08.2024 as Administrative charge of labour.
2. Secretary Haryana Building and Other-Construction Worker's Board, 30 Bays Building, Sector-17-B, Chandigarh alongwith E-payment receipt of Rs. 109890/- bearing no. TOWNPLAN3000097950 dated 02.08.2024.
3. Fire Officer Municipal Corporation, Panipat.
4. Executive Engineer, HSVP Division, Panipat their office memo No. 246498 dated 12.09.2024.


District Town Planner
Planning, Panipat.



AREA CHART			
TOTAL PLOT AREA	=	725.66	Sq. M.
PERMISSIBLE GROUND COVERAGE	35.00%	=	253.981 Sq. M.
PROPOSED GROUND COVERAGE	35.00%	=	253.961 Sq. M.
PERMISSIBLE F.A.R.	150.00%	=	1088.490 Sq. M.
PROPOSED F.A.R.	146.42%	=	1062.517 Sq. M.

GROUND COVERAGE						
SR. NO.	TYPE	LENGTH	X	WIDTH	= AREA (Sq. M.)	TOTAL NO'S
1	S.C.O (1, 3 TO 6)	4.320	X	9.470	= 40.910	5
2	S.C.O (2)	(4.320 X 9.470) + (1.870 X 4.545)			= 49.409	1
GRAND TOTAL						6

F.A.R. CALCULATION			
S.C.O (1, 3 TO 6)			
1	GROUND FLOOR AREA		=
2	FIRST FLOOR AREA		=
3	SECOND FLOOR AREA		=
4	THIRD FLOOR AREA		=
5	FOURTH FLOOR AREA		=
TOTAL			=

S.C.O (2)			
1	GROUND FLOOR AREA		=
2	FIRST FLOOR AREA		=
3	SECOND FLOOR AREA		=
4	THIRD FLOOR AREA		=
5	FOURTH FLOOR AREA		=
TOTAL			=
GRAND TOTAL			

NON F.A.R. CALCULATION			
1	P.U.S (TOILET)	AS PER SHEET NO. 2	
2	BASEMENT (1 TO 6)	4.320	X 9.470 = 40.910 X 6 =
TOTAL			=

PROPOSED STANDARD DESIGN OF S.C.O'S FOR MEASURING 725.66 SQ. MT. FALLING IN RE PLOTTED COLONY OVER AN AREA MEASURING ACRES (VIDE LICENCE NO. 407 - 412 OF 2006, AND 47 OF 2017) IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-19A & 40, HARYANA, BEING DEVELOPED BY CEREMO PVT. LTD.

ARCHITECT SIGN.

AR. AMANDEEP BANSAL
CA2015/72167

OWNER SIGN.

(Signature)



NOTE

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

NOTES:

- ALL DIMENSIONS ARE IN M.
- THE DRAWING IS TO BE READ & NOT SCALED.
- ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
- ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
- ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
- ALL STRUCTURAL MEMBERS ARE TO BE ERECTED AS PER STRUCTURAL DRAWING(S).

Reference:-

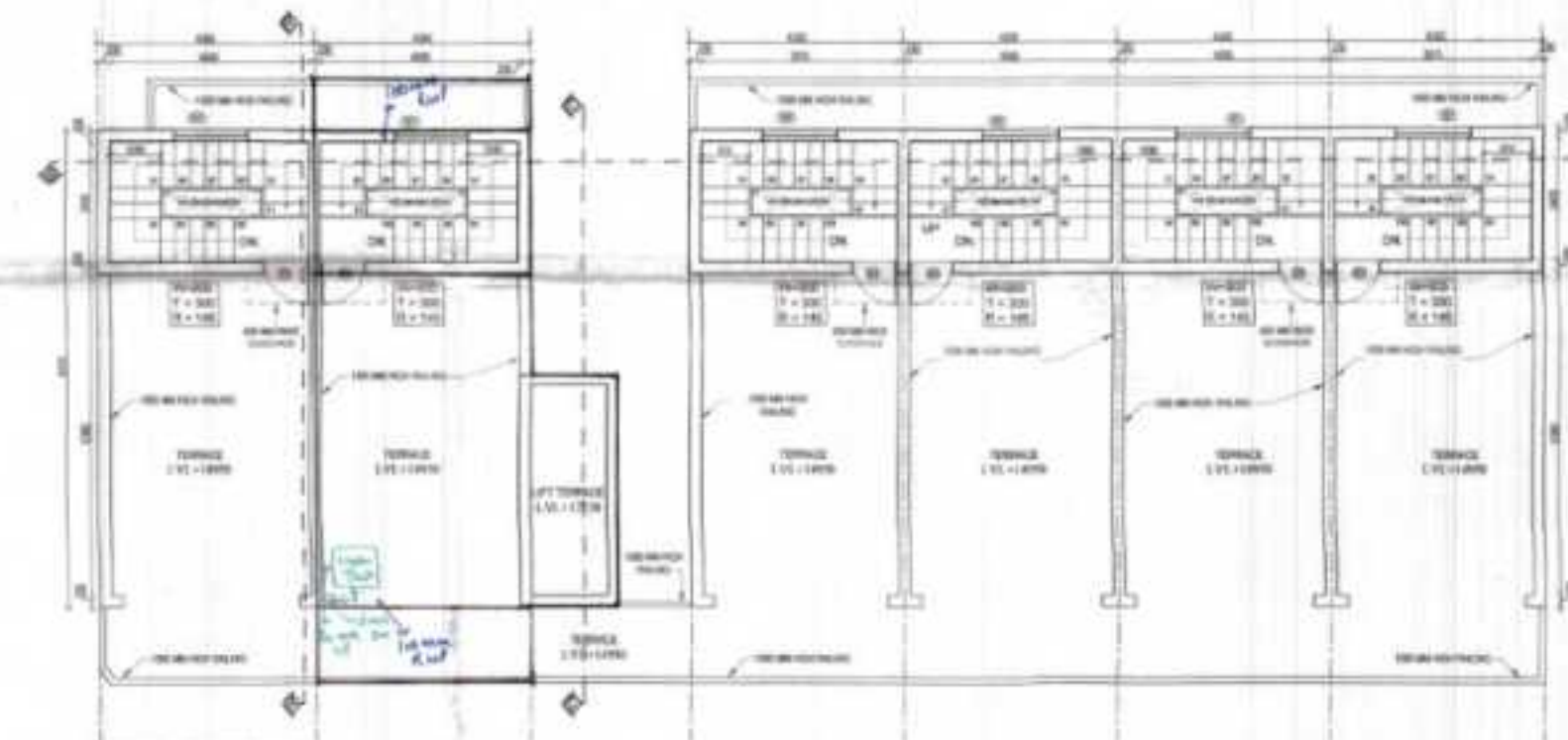
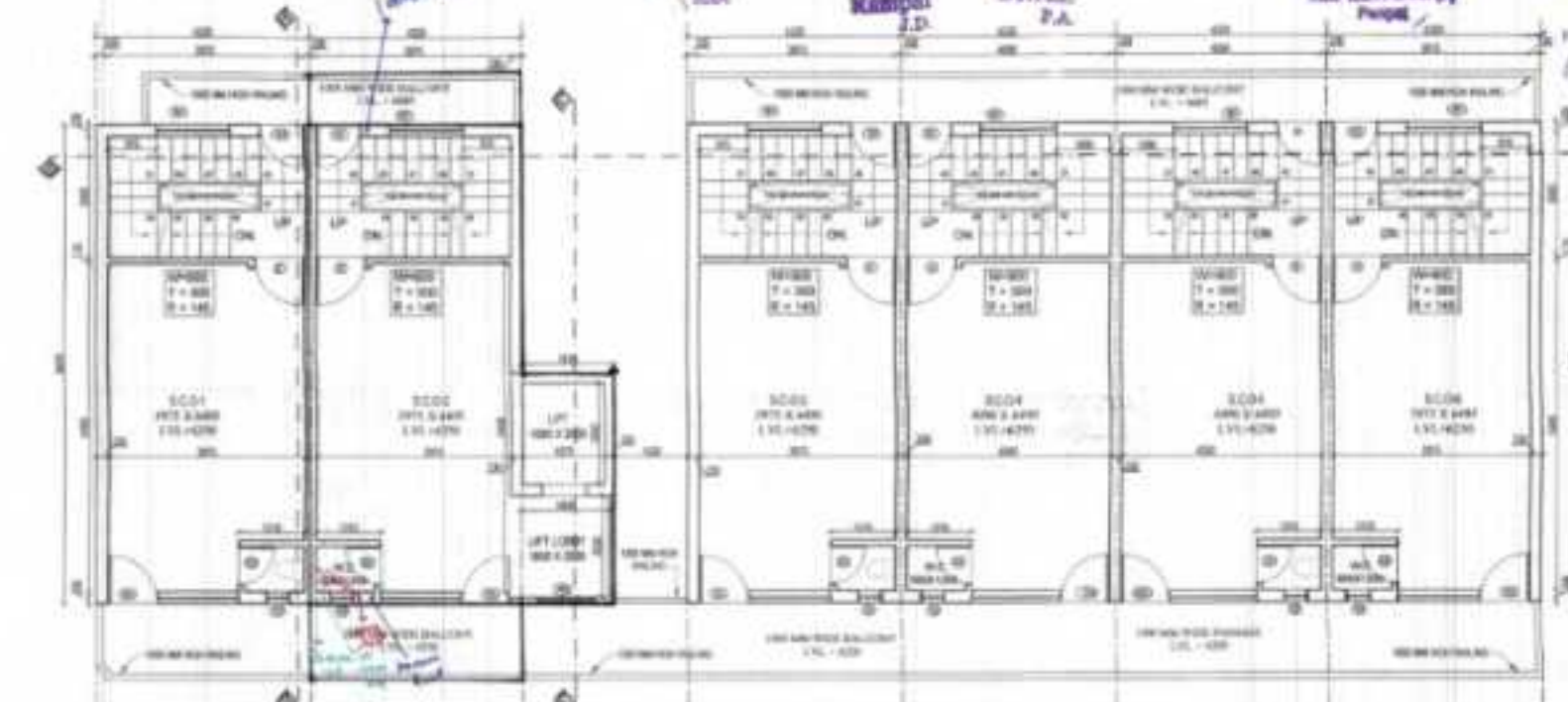
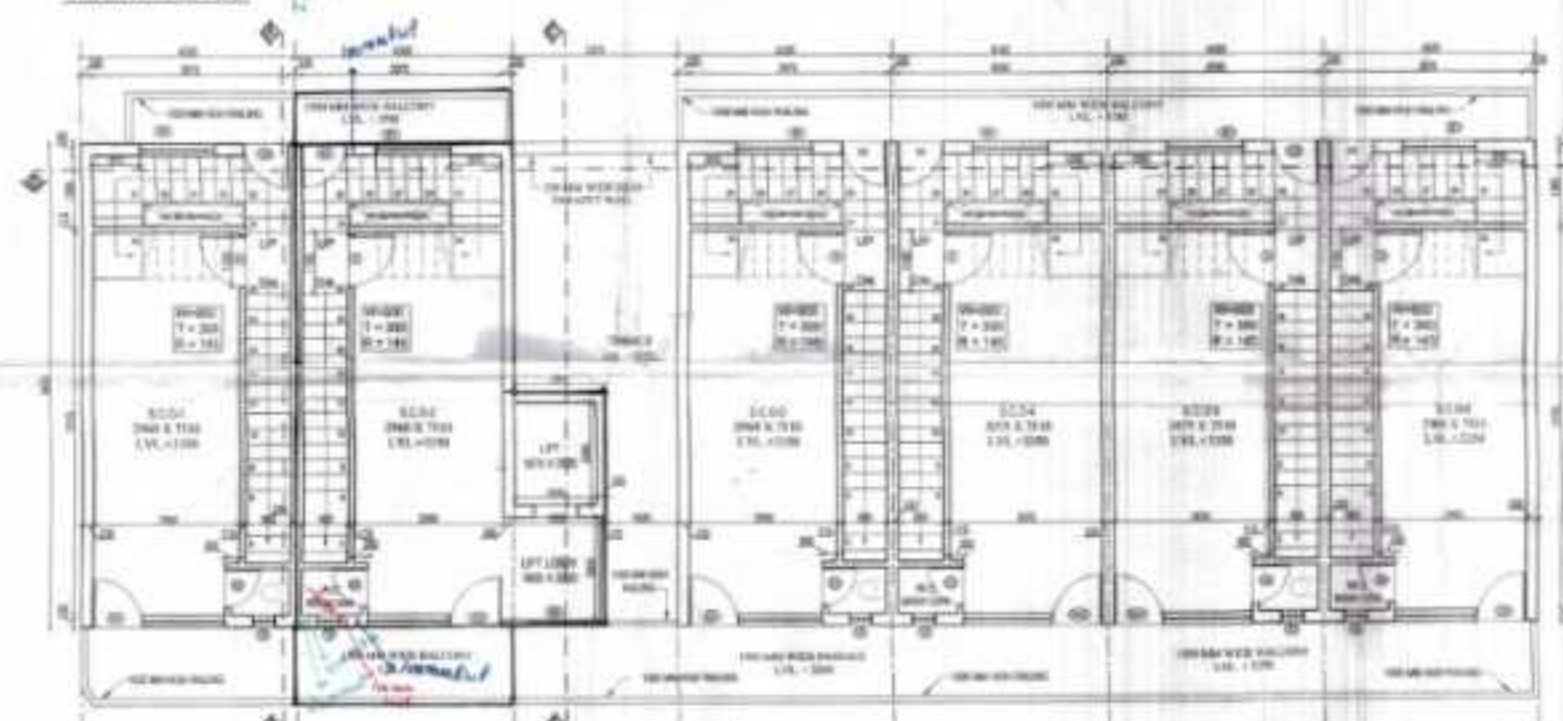
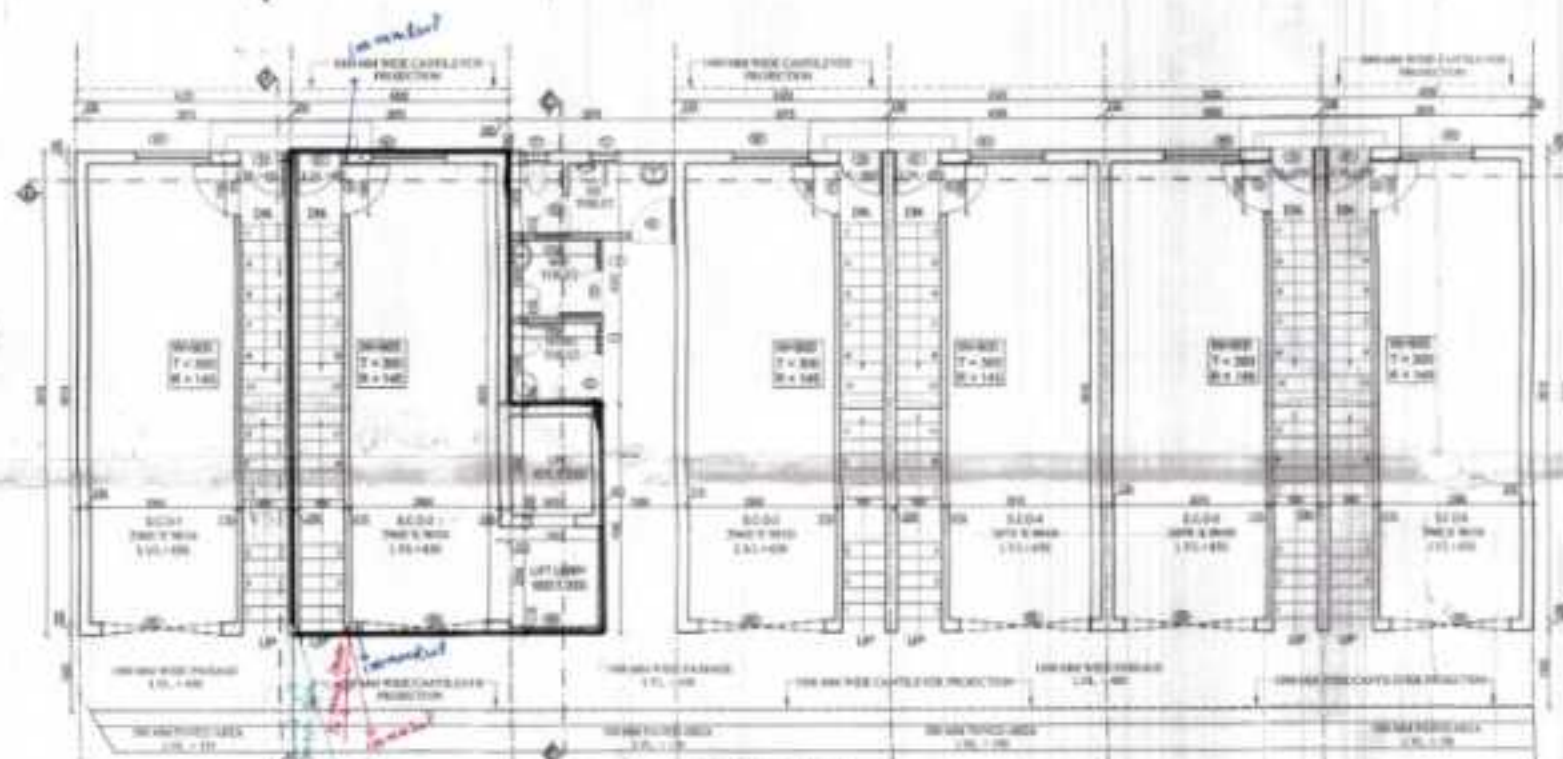
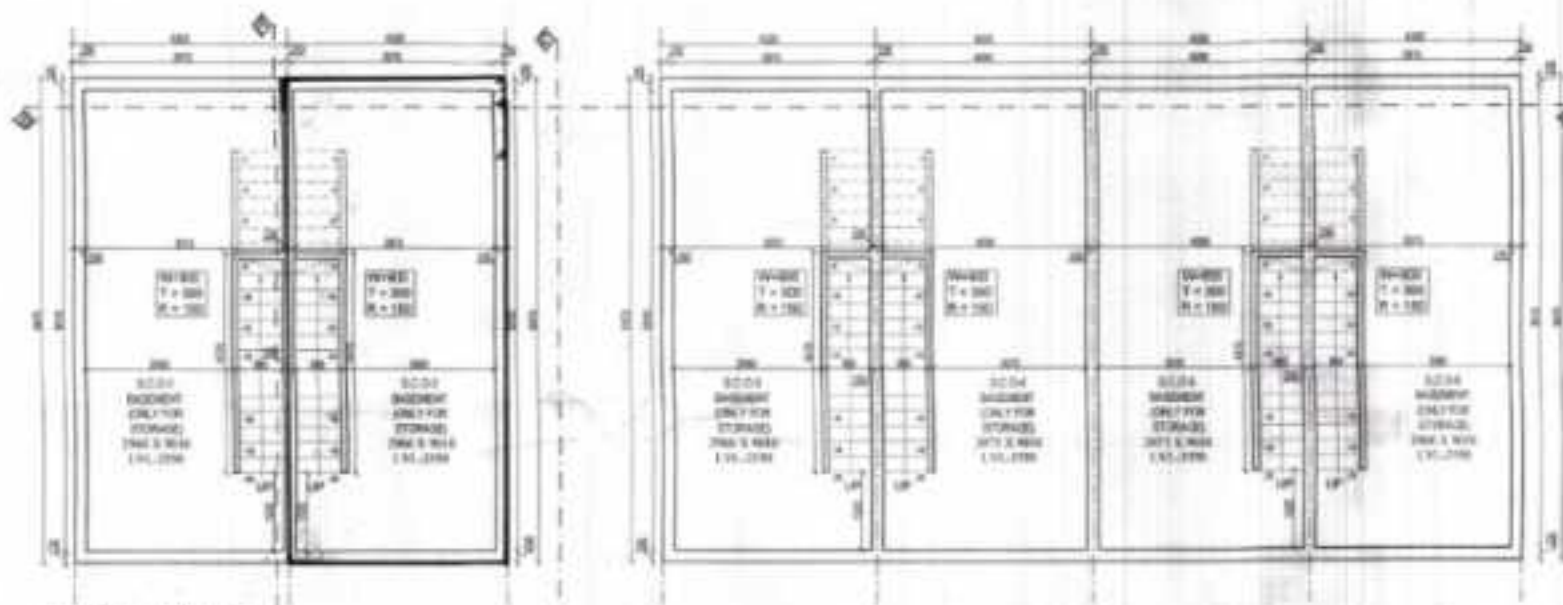
Proposed S.C.O's for issue of Building plan permit shown as:-



owner name:-

M/s Ceremohomes Pvt. Ltd.
through Mr. Mukesh Gulati
Sca-2

Nishi
ARCHITECT
HARSHIT MARWALA
CA2015/691190
991 90342-14863



GROUND COVERAGE & FAR DETAIL
GROUND COVERAGE & FAR AT GROUND FLOOR
 A = 4.50 X 5.00 = 22.50 SQ. MT. — 50
FIRST FLOOR AREA & TYPICAL FLOOR
 GROUND FLOOR AREA = 22.50 SQ. MT. — 50
 B = 4.50 X 2.40 = 10.80 SQ. MT. — 40
 TOTAL = 33.30 SQ. MT. — 90



PROJECT :-
 PROPOSED STANDARD DESIGN OF S.C.O'S FOR AN AREA MEASURING 725.66 SQ. MT. FALLING IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 150.28715 ACRES (VIDE LICENCE NO. 407-412 OF 2006, 36 OF 2008 AND 47 OF 2017) IS FALLING IN THE REVENUE ESTATE OF VILLAGE NIZAMPUR, SECTOR-19A & 40, PANIPAT, HARYANA, BEING DEVELOPED BY CEREMONY HOMES PVT. LTD.

- NOTES:**
1. ALL DIMENSIONS ARE IN MM.
 2. THE DRAWING IS TO BE READ & NOT SCALED.
 3. ALL LEVELS ARE FROM ROAD LEVEL +1.00.
 4. ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS.
 5. ALL COL. & LINT. LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 6. ALL STRUCTURAL MEMBERS ARE TO BE ERECTED AS PER STRUCTURAL DRAWINGS.



ARCHITECT SIGN:
 AR. AMANDEEP BANSAL
 CAQ016/72167

OWNER SIGN:
 Mr. Mohan Gulati

DATE:
 15.08.2024

SCALE:
 1:50

DEALT BY:
 ARCHITECT

CHECKED BY:
 ARCHITECT

FLOOR PLANS & AREA CALCULATION



TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATES, ESTIMATING & COSTING

DRG. NO. :- DTPC - 158111, DATED :- 15.08.2024

Nav
 ARCHITECT
 HARSHIT MAKHIA
 CAQ016/72167
 +91 90342-14868

LIFT & LIFT LOBBY ADDED IN L.C. (7th) :-
GROUND COVERAGE & FAR AT GROUND FLOOR
 C = 4.50 X 5.00 = 22.50 SQ. MT. — 50
 TOTAL AREA (GROUND FLOOR) = 33.30 SQ. MT. — 90

owner name :-
 Ceremony Homes
 Pvt. Ltd through
 Mr. Mohan Gulati
 Sec-A/c-2

FRONT ELEVATION

NEAR-ELEVATION

SECTION 47.4.2

Section 104-42.5.9

SECTION 11.0

1. ALL SYSTEMS OPERATE IN ONE.
2. THE OPERATOR IS TO BE KEPT IN THE AREA.
3. ALL SYSTEMS ARE TO BE KEPT IN THE AREA.
4. ALL SYSTEMS ARE TO BE KEPT IN THE AREA.
5. ALL SYSTEMS ARE TO BE KEPT IN THE AREA.
6. ALL SYSTEMS ARE TO BE KEPT IN THE AREA.

PROPOSED STANDARD DESIGN OF S.C.
MEASURING 725.86 SQ. MT. FALLING
PLOTTED COLONY OVER AN AREA MEASURING
ACRES (VIDE LICENCE NO. 467 - 412 C
AND 47 OF 2017) IS FALLING IN THE REVENUE
VILLAGE NIZAMPUR, SECTOR-19A
HARYANA, BEING DEVELOPED BY CERI
LTD.

ARCHITECT SIGN.	OWNER'S
-----------------	---------

1. <i>Chlorophyll a</i>	1. <i>Chlorophyll a</i>
2. <i>Chlorophyll b</i>	2. <i>Chlorophyll b</i>
3. <i>Chlorophyll c</i>	3. <i>Chlorophyll c</i>
4. <i>Chlorophyll d</i>	4. <i>Chlorophyll d</i>
5. <i>Chlorophyll e</i>	5. <i>Chlorophyll e</i>
6. <i>Chlorophyll f</i>	6. <i>Chlorophyll f</i>
7. <i>Chlorophyll g</i>	7. <i>Chlorophyll g</i>
8. <i>Chlorophyll h</i>	8. <i>Chlorophyll h</i>
9. <i>Chlorophyll i</i>	9. <i>Chlorophyll i</i>
10. <i>Chlorophyll j</i>	10. <i>Chlorophyll j</i>
11. <i>Chlorophyll k</i>	11. <i>Chlorophyll k</i>
12. <i>Chlorophyll l</i>	12. <i>Chlorophyll l</i>
13. <i>Chlorophyll m</i>	13. <i>Chlorophyll m</i>
14. <i>Chlorophyll n</i>	14. <i>Chlorophyll n</i>
15. <i>Chlorophyll o</i>	15. <i>Chlorophyll o</i>
16. <i>Chlorophyll p</i>	16. <i>Chlorophyll p</i>
17. <i>Chlorophyll q</i>	17. <i>Chlorophyll q</i>
18. <i>Chlorophyll r</i>	18. <i>Chlorophyll r</i>
19. <i>Chlorophyll s</i>	19. <i>Chlorophyll s</i>
20. <i>Chlorophyll t</i>	20. <i>Chlorophyll t</i>
21. <i>Chlorophyll u</i>	21. <i>Chlorophyll u</i>
22. <i>Chlorophyll v</i>	22. <i>Chlorophyll v</i>
23. <i>Chlorophyll w</i>	23. <i>Chlorophyll w</i>
24. <i>Chlorophyll x</i>	24. <i>Chlorophyll x</i>
25. <i>Chlorophyll y</i>	25. <i>Chlorophyll y</i>
26. <i>Chlorophyll z</i>	26. <i>Chlorophyll z</i>
27. <i>Chlorophyll aa</i>	27. <i>Chlorophyll aa</i>
28. <i>Chlorophyll ab</i>	28. <i>Chlorophyll ab</i>
29. <i>Chlorophyll ac</i>	29. <i>Chlorophyll ac</i>
30. <i>Chlorophyll ad</i>	30. <i>Chlorophyll ad</i>
31. <i>Chlorophyll ae</i>	31. <i>Chlorophyll ae</i>
32. <i>Chlorophyll af</i>	32. <i>Chlorophyll af</i>
33. <i>Chlorophyll ag</i>	33. <i>Chlorophyll ag</i>
34. <i>Chlorophyll ah</i>	34. <i>Chlorophyll ah</i>
35. <i>Chlorophyll ai</i>	35. <i>Chlorophyll ai</i>
36. <i>Chlorophyll aj</i>	36. <i>Chlorophyll aj</i>
37. <i>Chlorophyll ak</i>	37. <i>Chlorophyll ak</i>
38. <i>Chlorophyll al</i>	38. <i>Chlorophyll al</i>
39. <i>Chlorophyll am</i>	39. <i>Chlorophyll am</i>
40. <i>Chlorophyll an</i>	40. <i>Chlorophyll an</i>
41. <i>Chlorophyll ao</i>	41. <i>Chlorophyll ao</i>
42. <i>Chlorophyll ap</i>	42. <i>Chlorophyll ap</i>
43. <i>Chlorophyll aq</i>	43. <i>Chlorophyll aq</i>
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90. <i>Chlorophyll cl</i>	90. <i>Chlorophyll cl</i>
91. <i>Chlorophyll cm</i>	91. <i>Chlorophyll cm</i>
92. <i></i>	

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12/1/20

Chen

DR. ANANDIEF BANSAL
CANDIDATE

CA251972167	
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DATE: / /	SCALE: 1-5
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Investment:	Completed:
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ELEVATIONS & SECTIONS

QUESTIONS & ANSWERS

4008 INT

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J. Polym. Sci. Part A: Polym. Chem. 42: 1031–1041 (2004)
DOI: 10.1002/pola.20000

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DATE REC'D _____

1

11

ARCHITECT
HARSHIT MAKHIA
CA/2016/95180
+91 90342-14568

Q. 1. Ans. — 1 1 1 1 1

Office of District Town Planner(P), Panipat
(Department of Town and Country Planning, Haryana)
2nd Floor, HSVP Office Complex, Near Toll Plaza, Sector-18,
Panipat, Haryana - 132103 Phone: 0180-2668499
e-mail: dtpl.panipat.tcp@gmail.com Web: tcpharyana.gov.in

To

Ceremony Homes Pvt. Ltd,
Through Sh. Mukesh Gulati, SCO No. 03,
Ground Floor, Hi Street, Eldeco Estate One, Panipat.

Memo No - 829

Dated - 25/09/24

Sub: **Approval of Building Plans of standard design SCO No. 03, Eldeco Infrastructure & Properties Ltd., Sector-19A & 40, Panipat- being developed by Ceremony Homes Pvt. Ltd. through Sh. Mukesh Gulati.**

Ref: Your application dated 29.08.2024.

With reference to your application, copy of Standard Design SCO No. 03 in commercial site, Eldeco Infrastructure & Properties Ltd., being developed by Ceremony Homes Pvt. Ltd, bearing drawing No. DTCP-10381 (i to iii) dated 24.07.2024 issued subject to the following conditions:-

1. This letter is valid for a period of 2 years from the date of issuance.
2. That you shall ensure the parking of vehicle within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera vs. State of Haryana and others.
3. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect / Engineer of the project.
4. All material to be used for erection of building shall confirm to ISI and NBC standards.
5. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws / regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to M.C. Panipat, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the M.C. Panipat after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety bye Laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the M.C. Panipat within a period of 90 days from the date of issuance of letter.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/layout plan/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by this Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

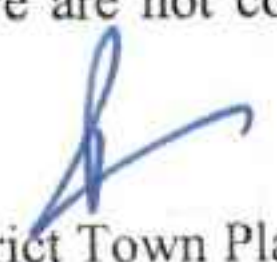
10. That the Department shall stand indemnified against any claim which are not approved by the Department but made by the developer / colonizer to allottee by way of brochure, advertisement and agreement for the scheme approved by the Department.
11. You will not occupy the building without obtaining the Occupation Certificate from the Competent Authority.
12. **Public Health Services:-**
 - (a) This recommendation for the approval w.r.t. P.H. services is also given subject to completion of services
 - (b) by the colonizer/licensee & completion certificate of the services issued by the Competent Authority.
 - (c) No drainage sanitary (including W/S) pipes shall be allowed in common walls/Niches also.
 - (d) The flushing water lines to re-use treated water from STP in the flushing cisterns may be provided as per latest norms.
 - (e) Roof top rain water harvesting systems if applicable may be provided as per Govt. guidelines.
 - (f) Dual button or lever flushing cistern system of 6/3 ltrs. capacity shall be used in toilets with sanitary appliances of equivalent capacity. No part of the water closet apparatus shall be directly connected with water supply distribution pipe.
 - (g) The work of Public Health services be got executed as per standard specifications and under the supervision of authorized plumber.
 - (h) The solar photovoltaic system if required for processing and Solar Photovoltaic Power Plant shall be provided as per the norms specified by HAREDA, and the instructions issued by U.L.B. Department vide orders issued on 12.10.2015 shall be made operational in the building, before applying for an occupation certificate. Further the owner shall ensure the installation of Light-Emitting Diode Lamps (LED) for its campus as well as building.
 - (i) To take energy conservation measures CFL lights will be used, by allottee.
 - (j) Preventing breeding of mosquitoes by covering water storage practices at house-hold level should be provided by the allottee as directed by Director, Health Services (VBD) Haryana Panchkula.
 - (k) The drain with MS grating connected with the SWD line should be constructed in-front of gate for full width for gate to avoid the flushing of water on the road surface.
 - (l) The directions/instructions issued by NGT in order dt. 16.03.2015 as well as order dt. 10.04.2015 circulated by HSPC Board Panchkula vide his letter No. 2138 dt. 18.04.2015 may be complied with strictly by the owner/developers.
 - (m) The owner may make his arrangement for pumping out any flush water (washing etc.) from the proposed basement.
13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions:-
 - a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
 - b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 - c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - d. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in their air in any form.
 - e. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.
 - g. The vehicle carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

- h. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- i. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- j. It shall be the responsibility of every building to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.

GENERAL:-

- (a) All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc be conforming to relevant specification and ISI marked.
- (b) The rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana, Government notification.
- (c) That the outer façade of the building shall not be used for the purposes of advertisement and placement of hoardings.
- (d) That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- (e) That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- (f) The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.

That sanction will be void abinitio, if any of the conditions mentioned above are not complied with.



District Town Planner,
Planning, Panipat

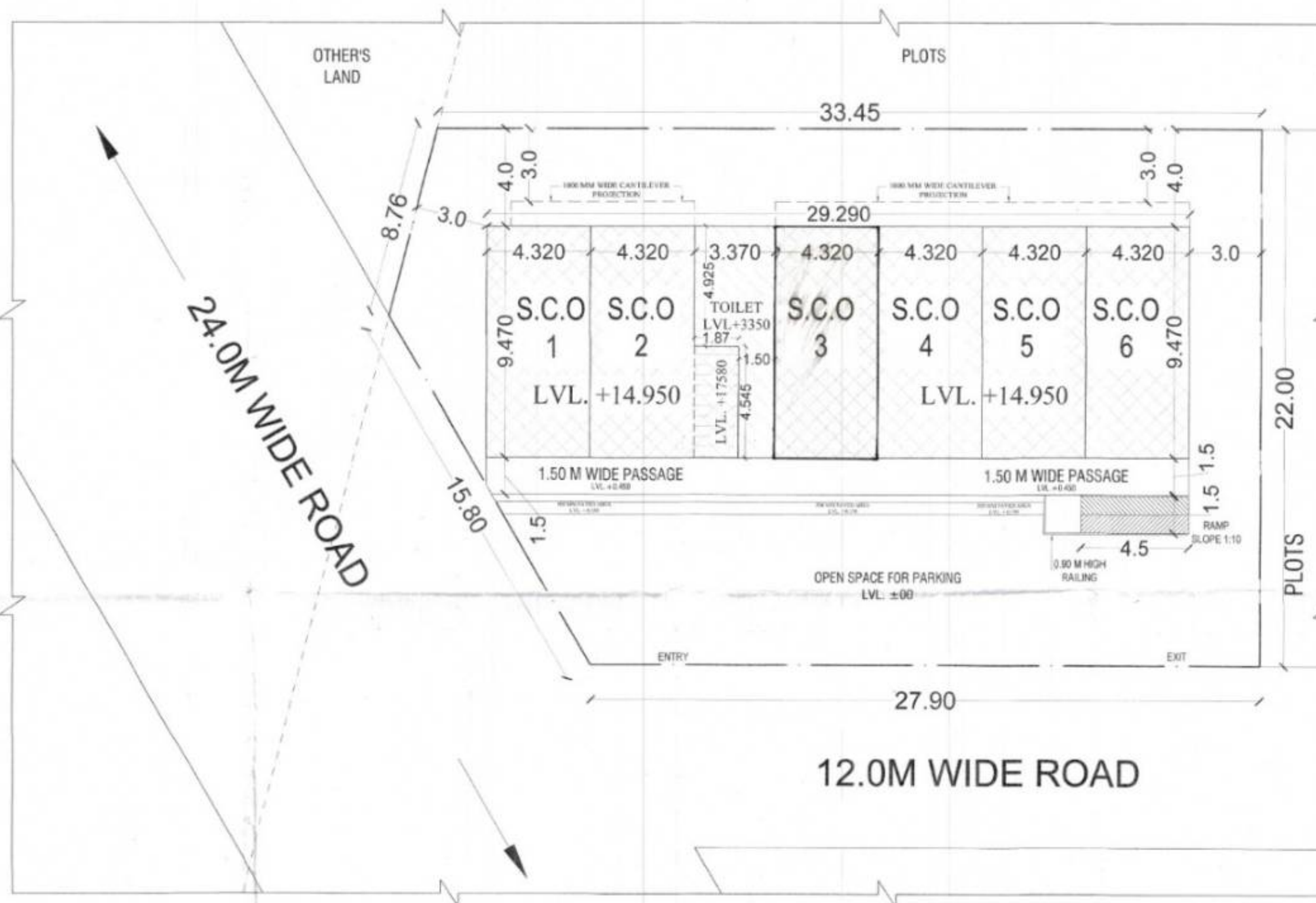
Dated:

Endst. No.:

A copy is forwarded to the following for information and further necessary action, please.

1. Director, Town & Country Planning, Haryana, Chandigarh alongwith E-payment receipt of Rs. 970/- bearing no. TOWNPLAN3000097951 dated 02.08.2024 as Administrative charge of labour.
2. Secretary Haryana Building and Other-Construction Worker's Board, 30 Bays Building, Sector-17-B, Chandigarh alongwith E-payment receipt of Rs. 96030/- bearing no. TOWNPLAN3000097951 dated 02.08.2024.
3. Fire Officer Municipal Corporation, Panipat.
4. Executive Engineer, HSVP Division, Panipat their office memo No. 246493 dated 12.09.2024.


District Town Planner
Planning, Panipat.



AREA CHART			
TOTAL PLOT AREA	=	725.66	Sq
PERMISSIBLE GROUND COVERAGE	35.00%	=	253.981 Sq
PROPOSED GROUND COVERAGE	35.00%	=	253.981 Sq
PERMISSIBLE F.A.R	150.00%	=	1088.490 Sq
PROPOSED F.A.R	146.42%	=	1062.517 Sq

GROUND COVERAGE						
SR. NO.	TYPE	LENGTH	X	WIDTH	= AREA (Sq. ML)	TOTAL NO'S
1	S.C.O (1, 3 TO 6)	4.320	X	9.470	= 40.910	5
2	S.C.O (2)	(4.320 X 9.470) + (1.870 X 4.545)			= 49.409	1
GRAND TOTAL					6	

F.A.R CALCULATION			
S.C.O (1, 3 TO 6)			
1	GROUND FLOOR AREA		
2	FIRST FLOOR AREA		
3	SECOND FLOOR AREA		
4	THIRD FLOOR AREA		
5	FOURTH FLOOR AREA		
TOTAL			

S.C.O (2)			
1	GROUND FLOOR AREA		
2	FIRST FLOOR AREA		
3	SECOND FLOOR AREA		
4	THIRD FLOOR AREA		
5	FOURTH FLOOR AREA		
TOTAL			

GRAND TOTAL =

NON F.A.R CALCULATION			
1	P.U.S (TOILET)	AS PER SHEET NO. 2	
2	BASEMENT (1 TO 6)	4.320 X 9.470	= 40.910 X 6
TOTAL			

PROPOSED STANDARD DESIGN OF S.C.O'S FOR MEASURING 725.66 SQ. MT. FALLING IN R PLOTTED COLONY OVER AN AREA MEASURING ACRES (VIDE LICENCE NO. 407 - 412 OF 2006 AND 47 OF 2017) IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-19A & 40 HARYANA, BEING DEVELOPED BY CEREMONY PVT. LTD.

ARCHITECT SIGN. *AR AMANDEEP BANSAL* CA/2015/72167
OWNER SIGN. *Ar. Amandeep Bansal*

DATE: _____ SCALE: 1:50
DEALT BY: _____ CHECKED BY: _____

SITE PLAN

ARCHP INT
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING
HOUSE NO. 206, SECTOR - 14 WEST, NDLA COLONY DHANU, CHANDIGARH
MOBILE: 98141 98141 - MAIL: ARCHITECT.BANSAL@GMAIL.COM

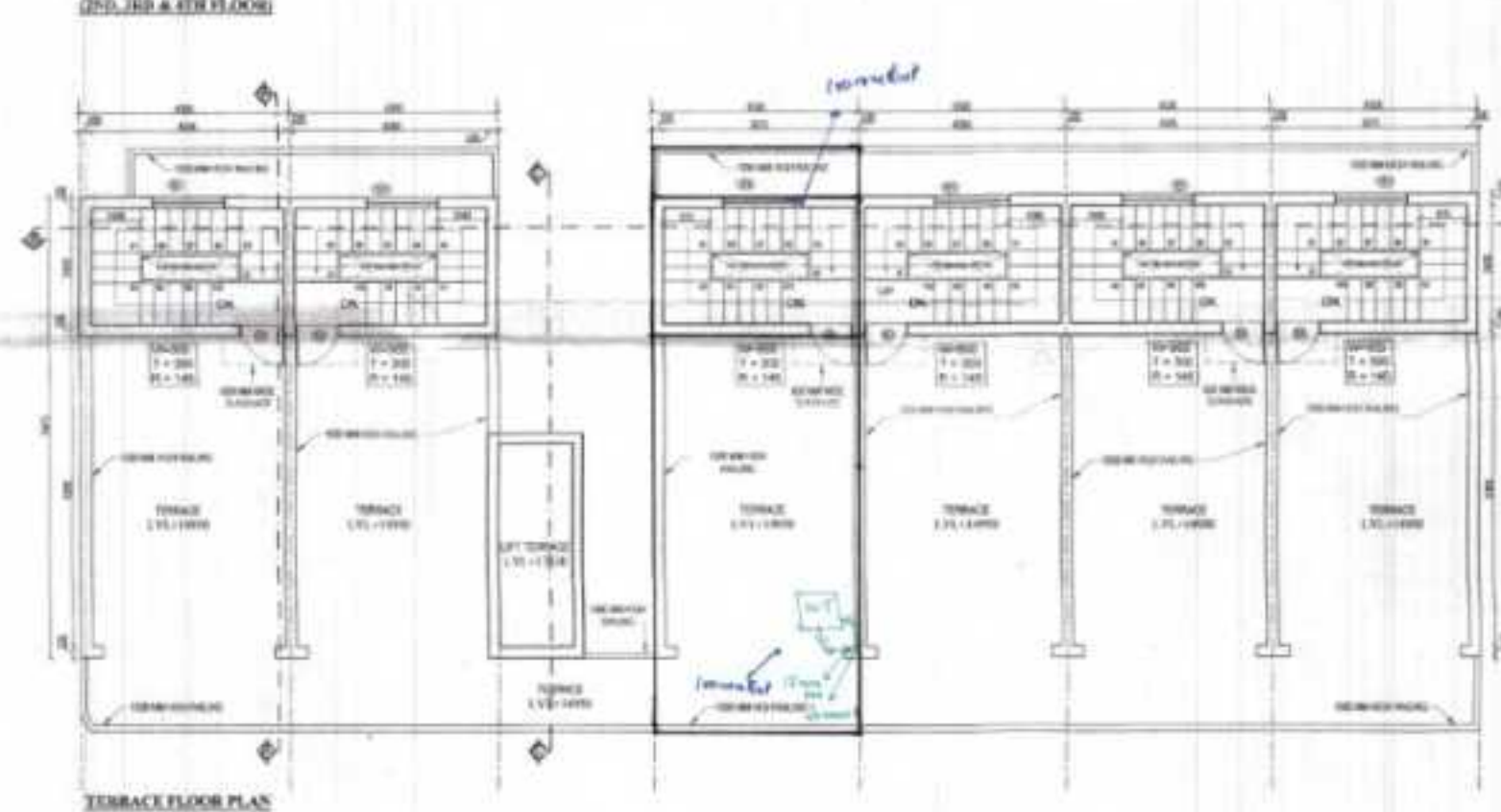
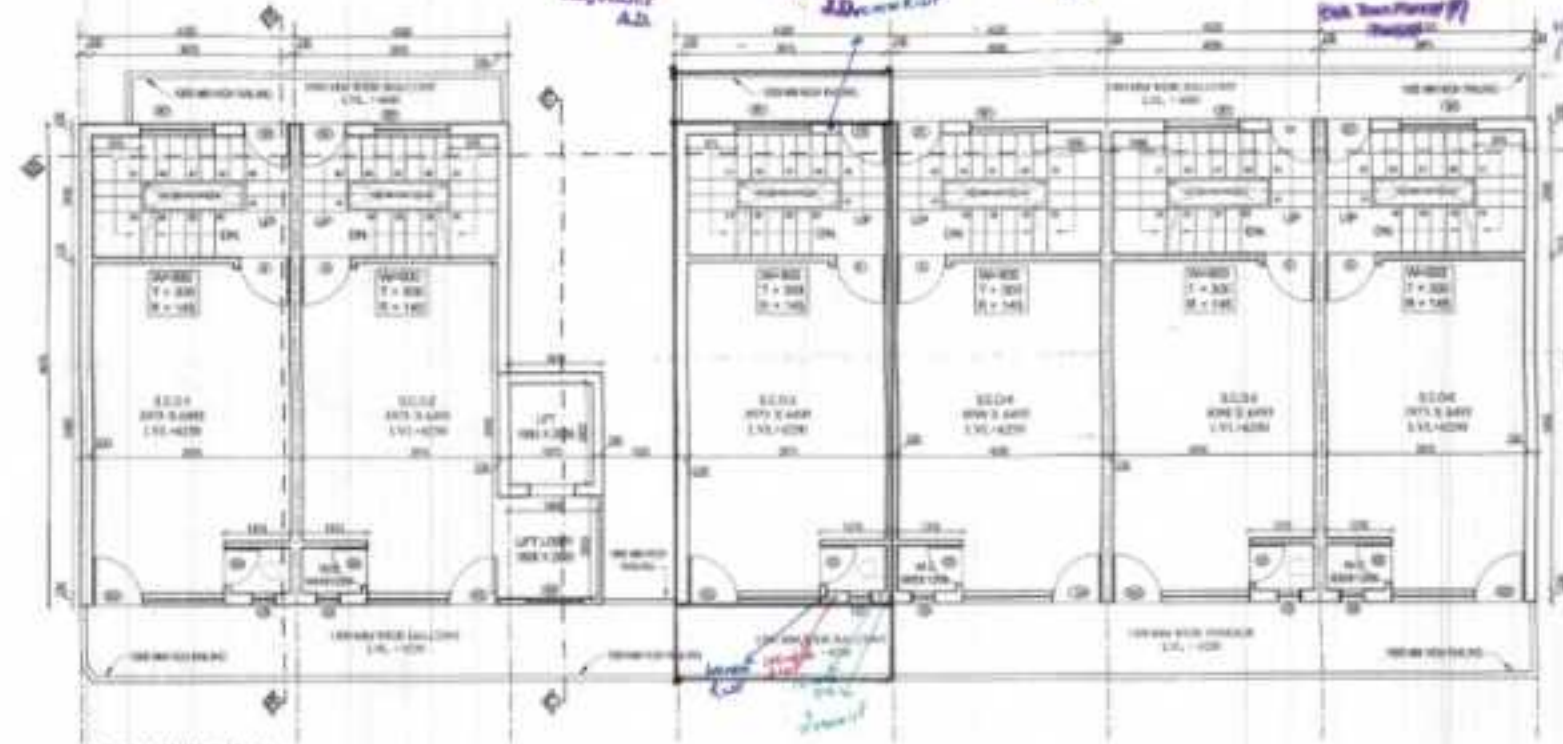
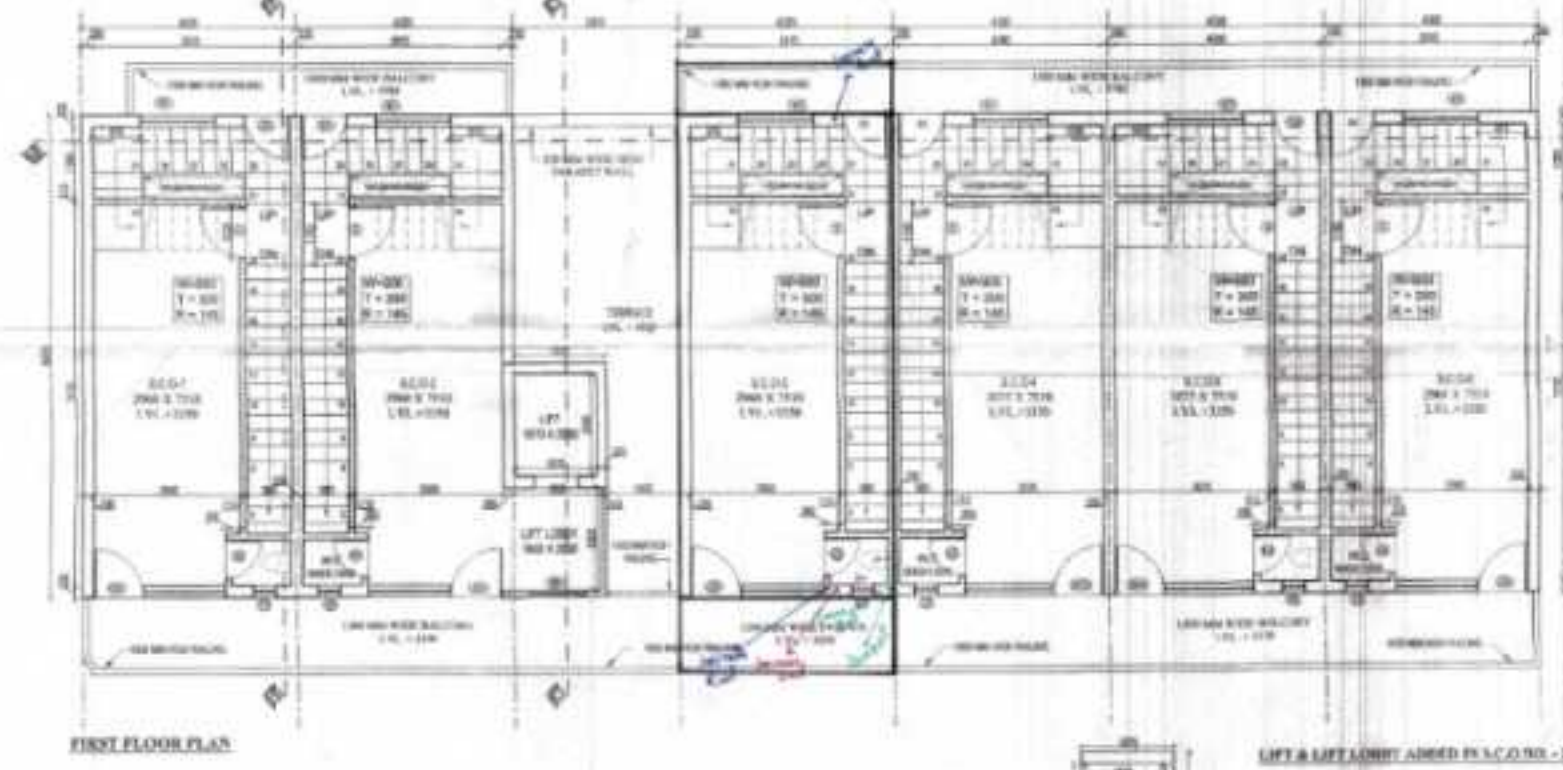
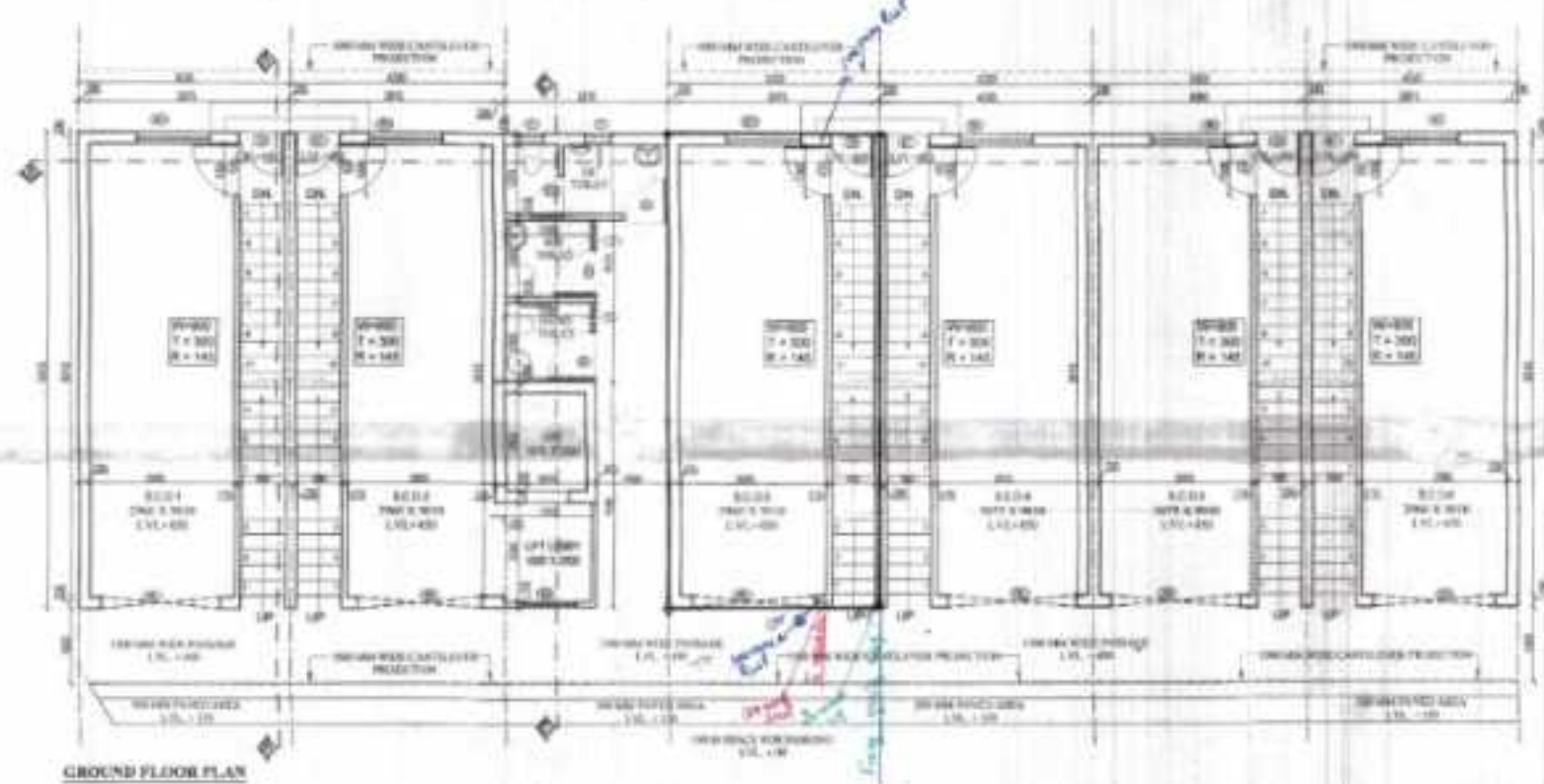
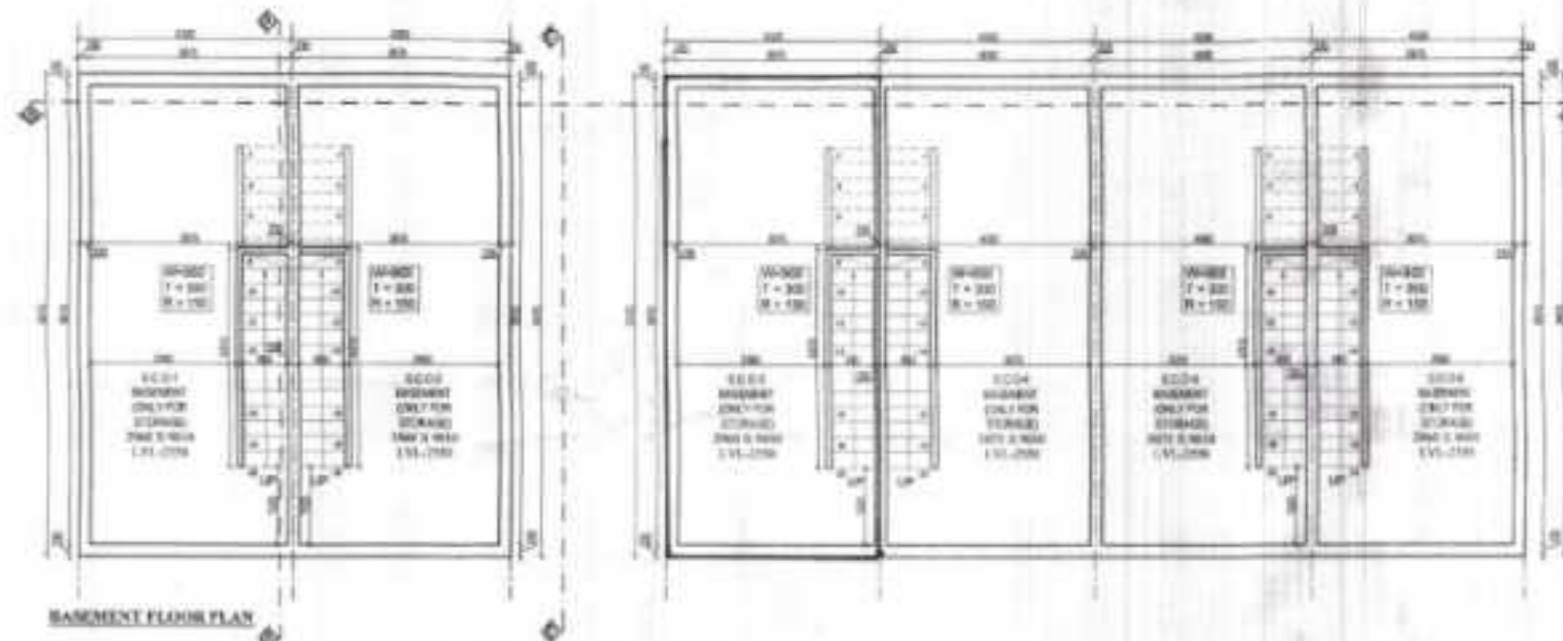
DRG. NO.: DTCP - 1028111 DATED: 24-02-2019

owner Name:-
M/s Ceremony Homes
Pvt Ltd Through
Mr. Mukesh Gulati

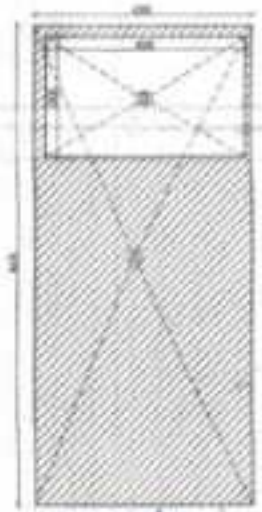
Sheet-3

Reference:-
Proposed site for issue of Plan
Building Plan permit shown
as:-

ARCHITECT
HARSHIT MANI
CA/2018/09180
+91 90342-14803



GROUND COVERAGE & FAR DETAIL
 (S.O. 1/2018)
GROUND COVERAGE & FAR AT GROUND FLOOR
 A = 4.120 X 6.420 = 48.910 SQ. MT. — (A)
FIRST FLOOR AREA & TYPICAL FLOOR
 (S.O. 1/2018)
 B = 4.340 X 3.400 = 9.996 SQ. MT.
 C = 46.950 X 6.000 = 32.340 SQ. MT. — (C)

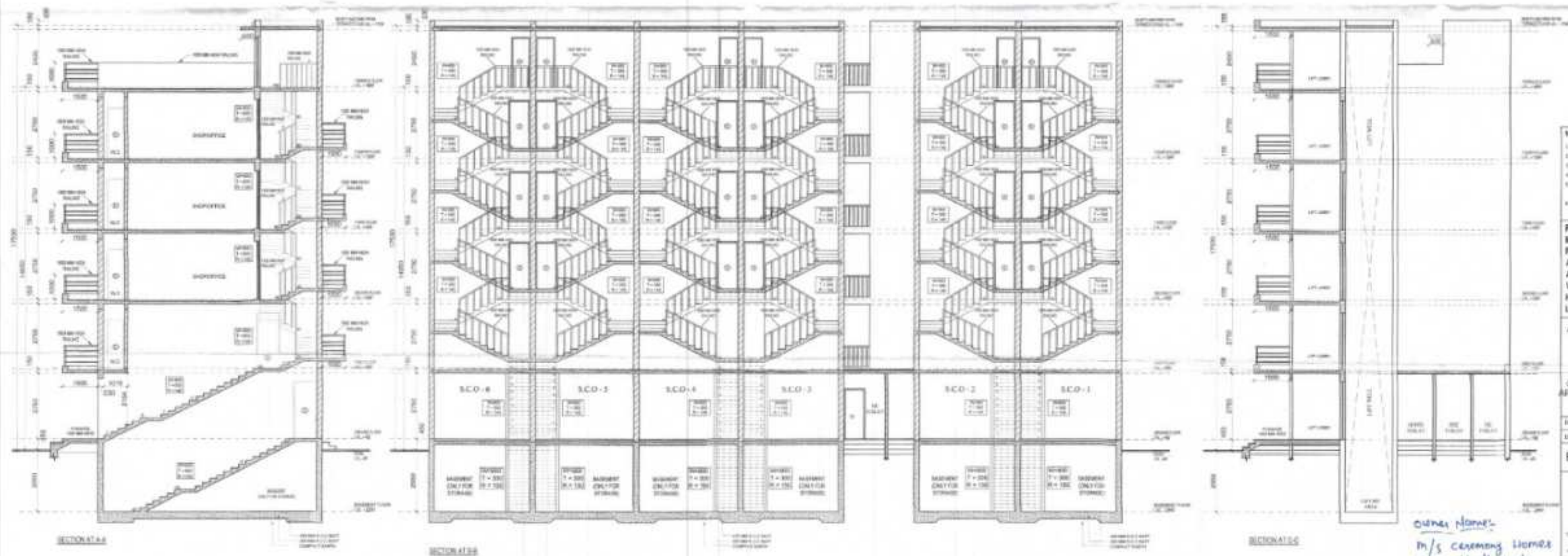


PROJECT :-
 PROPOSED STANDARD DESIGN OF S.O.'S FOR AN AREA MEASURING 725.66 SQ. MT. FALLING IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 150.28715 ACRES (VIDE LICENCE NO. 407 - 412 OF 2006, 36 OF 2008 AND 47 OF 2017) IS FALLING IN THE REVENUE ESTATE OF VILLAGE NIZAMPUR, SECTOR-19A & 40, PANIPAT, HARYANA, BEING DEVELOPED BY CEREMONY HOMES PVT. LTD.

- NOTES:-**
1. ALL DIMENSIONS ARE IN MM.
 2. THE DRAWING IS TO BE READ & NOT SOLED.
 3. ALL LEVELS ARE FROM ROAD LEVEL - 00.
 4. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
 5. ALL COL. & LINTLS. LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 6. ALL STRUCTURAL MEMBERS ARE TO BE ERRECTED AS PER STRUCTURAL DRAWINGS.



ARCHITECT SIGN. <i>AR. AMANDEEP BANSAL</i> CA2015/02187	OWNER SIGN. <i>(Signature)</i>
DATE: _____	SCALE: 1:50
DRAWN BY: _____	CHECKED BY: _____
FLOOR PLANS & AREA CALCULATIONS	
 TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTHY SERVICE ESTIMATE, ESTIMATING & COSTING HOUSE NO. 206, SECTOR - 24, INDUSTRIAL ESTATE, CHANDIGARH - INDIA - E-MAIL: ARCHITECT@ARCHPOINT.COM	



- [illegible]

PROPOSED STANDARD DESIGN OF S.O.
MEASURING 725.64 SQ. MT. FALLING
PLOTTED COLONY OVER AN AREA MEASURING
ACRES (WIDE LICENCE NO. 487 - 412 OF 2017)
AND 47 OF 2017) IS FALLING IN THE RURAL
VILLAGE, NIZAMPUR, SECTOR-19A, DISTRICT-
HARYANA, BEING DEVELOPED BY CERIA
PVT. LTD.

ARCHITECT SIGN	OWNER
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1990	2000
------	------

Shut

THE UNIVERSITY OF CHICAGO

CA201572107

DATE:	TIME:
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HEALTHY:	CHILDREN
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TOPIK PLANNING ARCHITECTURE, DESIGN, INTERIOR, AND
SCULPTURE, 10000 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: 303.733.1000 FAX: 303.733.1001 WWW.TOPIKPLANNING.COM

Scenario-3

July
ARCHITECT
HARSHIT MAHLIA
C-2018/00120
9893-14888

Office of District Town Planner(P), Panipat
(Department of Town and Country Planning, Haryana)
2nd Floor, HSVP Office Complex, Near Toll Plaza, Sector-18,
Panipat, Haryana - 132103 Phone: 0180-2668499
e-mail: dtp1.panipat.tcp@gmail.com Web: tcp.haryana.gov.in

To

Ceremony Homes Pvt. Ltd.,
Through Sh. Mukesh Gulati, SCO No. 04,
Ground Floor, Hi Street, Eldeco Estate One, Panipat.

Memo No- 839

Dated- 25.09.24

Sub: Approval of Building Plans of standard design SCO No. 04, Eldeco Infrastructure & Properties Ltd., Sector-19A & 40, Panipat- being developed by Ceremony Homes Pvt. Ltd. through Sh. Mukesh Gulati.

Ref: Your application dated 29.08.2024.

With reference to your application, copy of Standard Design SCO No. 04 in commercial site, Eldeco Infrastructure & Properties Ltd., being developed by Ceremony Homes Pvt. Ltd, bearing drawing No. DTCP-10381 (i to iii) dated 24.07.2024 issued subject to the following conditions:-

1. This letter is valid for a period of 2 years from the date of issuance.
2. That you shall ensure the parking of vehicle within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera vs. State of Haryana and others.
3. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect / Engineer of the project.
4. All material to be used for erection of building shall confirm to ISI and NBC standards.
5. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws / regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to M.C. Panipat, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the M.C. Panipat after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety bye Laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the M.C. Panipat within a period of 90 days from the date of issuance of letter.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/layout plan/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by this Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.


10. That the Department shall stand indemnified against any claim which are not approved by the Department but made by the developer / colonizer to allottee by way of brochure, advertisement and agreement for the scheme approved by the Department.
11. You will not occupy the building without obtaining the Occupation Certificate from the Competent Authority.
12. **Public Health Services:-**
 - (a) This recommendation for the approval w.r.t. P.H. services is also given subject to completion of services
 - (b) by the colonizer/licensee & completion certificate of the services issued by the Competent Authority.
 - (c) No drainage sanitary (including W/S) pipes shall be allowed in common walls/Niches also.
 - (d) The flushing water lines to re-use treated water from STP in the flushing cisterns may be provided as per latest norms.
 - (e) Roof top rain water harvesting systems if applicable may be provided as per Govt. guidelines.
 - (f) Dual button or lever flushing cistern system of 6/3 ltrs. capacity shall be used in toilets with sanitary appliances of equivalent capacity. No part of the water closet apparatus shall be directly connected with water supply distribution pipe.
 - (g) The work of Public Health services be got executed as per standard specifications and under the supervision of authorized plumber.
 - (h) The solar photovoltaic system if required for processing and Solar Photovoltaic Power Plant shall be provided as per the norms specified by HAREDA, and the instructions issued by U.L.B. Department vide orders issued on 12.10.2015 shall be made operational in the building, before applying for an occupation certificate. Further the owner shall ensure the installation of Light-Emitting Diode Lamps (LED) for its campus as well as building.
 - (i) To take energy conservation measures CFL lights will be used, by allottee.
 - (j) Preventing breeding of mosquitoes by covering water storage practices at house-hold level should be provided by the allottee as directed by Director, Health Services (VBD) Haryana Panchkula.
 - (k) The drain with MS grating connected with the SWD line should be constructed in-front of gate for full width for gate to avoid the flushing of water on the road surface.
 - (l) The directions/instructions issued by NGT in order dt. 16.03.2015 as well as order dt. 10.04.2015 circulated by HSPC Board Panchkula vide his letter No. 2138 dt. 18.04.2015 may be complied with strictly by the owner/developers.
 - (m) The owner may make his arrangement for pumping out any flush water (washing etc.) from the proposed basement.
13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions:-
 - a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
 - b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 - c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - d. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in their air in any form.
 - e. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.
 - g. The vehicle carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

- h. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- i. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- j. It shall be the responsibility of every building to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.

GENERAL:-

- (g) All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc be conforming to relevant specification and ISI marked.
- (h) The rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana, Government notification.
- (i) That the outer façade of the building shall not be used for the purposes of advertisement and placement of hoardings.
- (j) That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- (k) That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- (l) The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.

That sanction will be void abinitio, if any of the conditions mentioned above are not complied with.



District Town Planner,
Planning, Panipat

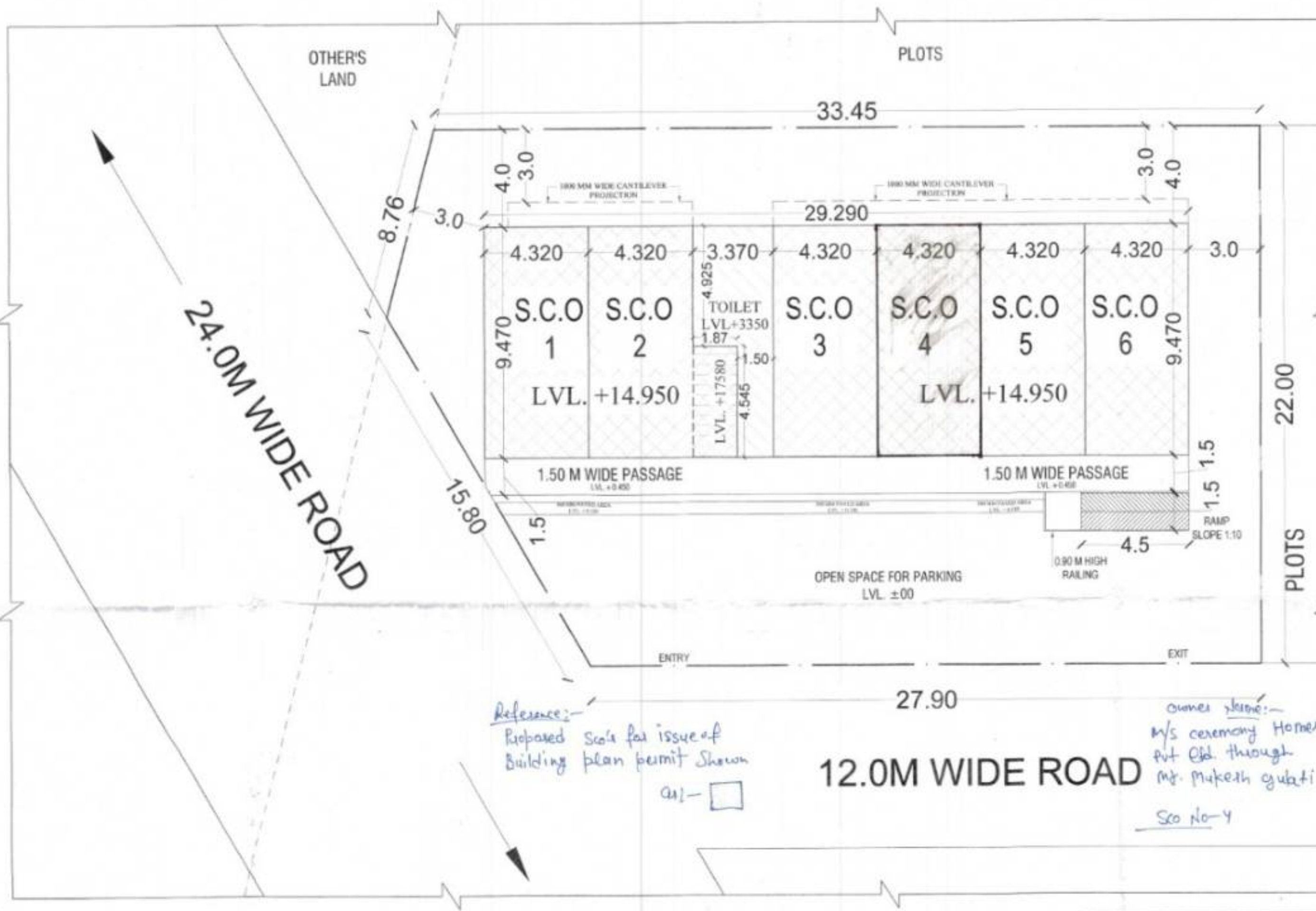
Dated:

Endst. No.:

A copy is forwarded to the following for information and further necessary action, please.

1. Director, Town & Country Planning, Haryana, Chandigarh alongwith E-payment receipt of Rs. 970/- bearing no. TOWNPLAN3000097953 dated 02.08.2024 as Administrative charge of labour.
2. Secretary Haryana Building and Other-Construction Worker's Board, 30 Bays Building, Sector-17-B, Chandigarh alongwith E-payment receipt of Rs. 96030/- bearing no. TOWNPLAN3000097953 dated 02.08.2024.
3. Fire Officer Municipal Corporation, Panipat.
4. Executive Engineer, HSVP Division, Panipat their office memo No. 246504 dated 12.09.2024.


District Town Planner
Planning, Panipat.



AREA CHART			
TOTAL PLOT AREA	=	725.66	Sq
PERMISSIBLE GROUND COVERAGE	35.00%	=	253.981 Sq
PROPOSED GROUND COVERAGE	35.00%	=	253.961 Sq
PERMISSIBLE F.A.R	150.00%	=	1088.490 Sq
PROPOSED F.A.R	146.42%	=	1062.517 Sq

GROUND COVERAGE						
SR. NO.	TYPE	LENGTH	X	WIDTH	AREA (Sq. Mt.)	TOTAL NO'S
1	S.C.O (1, 3 TO 6)	4.320	X	9.470	= 40.910	X 5
2	S.C.O (2)	(4.320 X 9.470) + (1.870 X 4.545)			= 49.409	X 1
GRAND TOTAL						6

F.A.R CALCULATION		
S.C.O (1, 3 TO 6)		
1	GROUND FLOOR AREA	=
2	FIRST FLOOR AREA	=
3	SECOND FLOOR AREA	=
4	THIRD FLOOR AREA	=
5	FOURTH FLOOR AREA	=
TOTAL		=

S.C.O (2)		
1	GROUND FLOOR AREA	=
2	FIRST FLOOR AREA	=
3	SECOND FLOOR AREA	=
4	THIRD FLOOR AREA	=
5	FOURTH FLOOR AREA	=
TOTAL		=
GRAND TOTAL =		

NON F.A.R CALCULATION				
1	P.U.S (TOILET)	AS PER SHEET NO. 2		=
2	BASEMENT (1 TO 6)	4.320	X 9.470	= 40.910 X 6 =
TOTAL =				

PROPOSED STANDARD DESIGN OF S.C.O'S MEASURING 725.66 SQ. MT. FALLING IN PLOTTED COLONY OVER AN AREA MEASURING ACRES (VIDE LICENCE NO. 407 - 412 OF 2006 AND 47 OF 2017) IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-19A & 40 HARYANA, BEING DEVELOPED BY CEREMONY PVT. LTD.

ARCHITECT SIGN. *[Signature]*
AR. AMANDEEP BANSAL
CA/2015/72167

OWNER SIGN. *[Signature]*

DATE: _____ SCALE: 1:50

DEALT BY: _____ CHECKED BY: _____

SITE PLAN

ARCHP - INT

TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING

HOUSE NO. 108, SECTOR - 14 WEST, HUDA COLONY DHANU, CHANDIGARH

00014-8-1988-1 - ARCHITECT BANSAL@DHANU.COM

DRG. NO. : - DTCP - 1039111 DATED : - 24-02-2024

NOTE

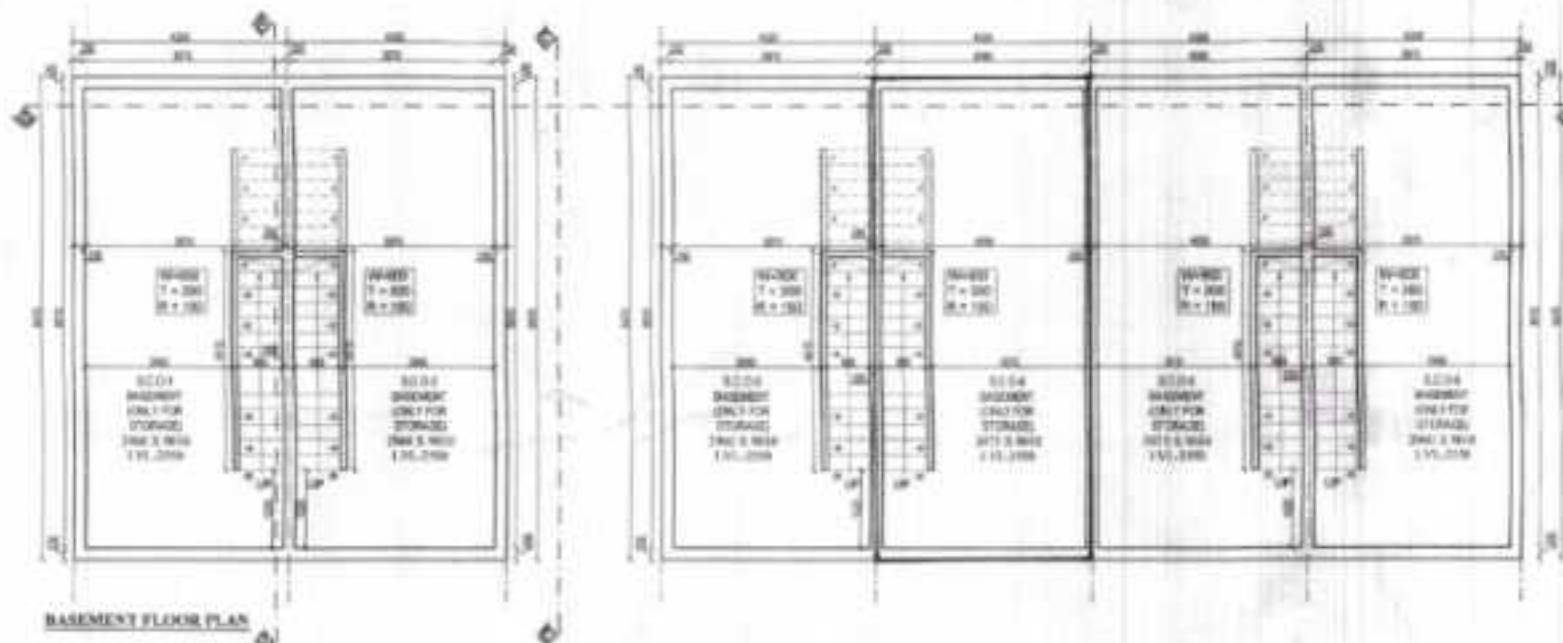
PARKING AREA SHALL NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.

- NOTES:**
1. ALL DIMENSIONS ARE IN M.
 2. THE DRAWING IS TO BE READ & NOT SCALED.
 3. ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
 4. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
 5. ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 6. ALL STRUCTURAL MEMBERS ARE TO BE ERECTED AS PER STRUCTURAL DRAWING(S).

Reference:-
Proposed Scale for issue of Building plan permit shown as:-

Owner Name:-
M/s Ceremony Homes Pvt. Ltd. through Mr. Mukesh Gubati
S/o No-4

[Signature]
ARCHITECT
HARSHIT MAKHANA
CA/2015/99180
+91 90342-14865



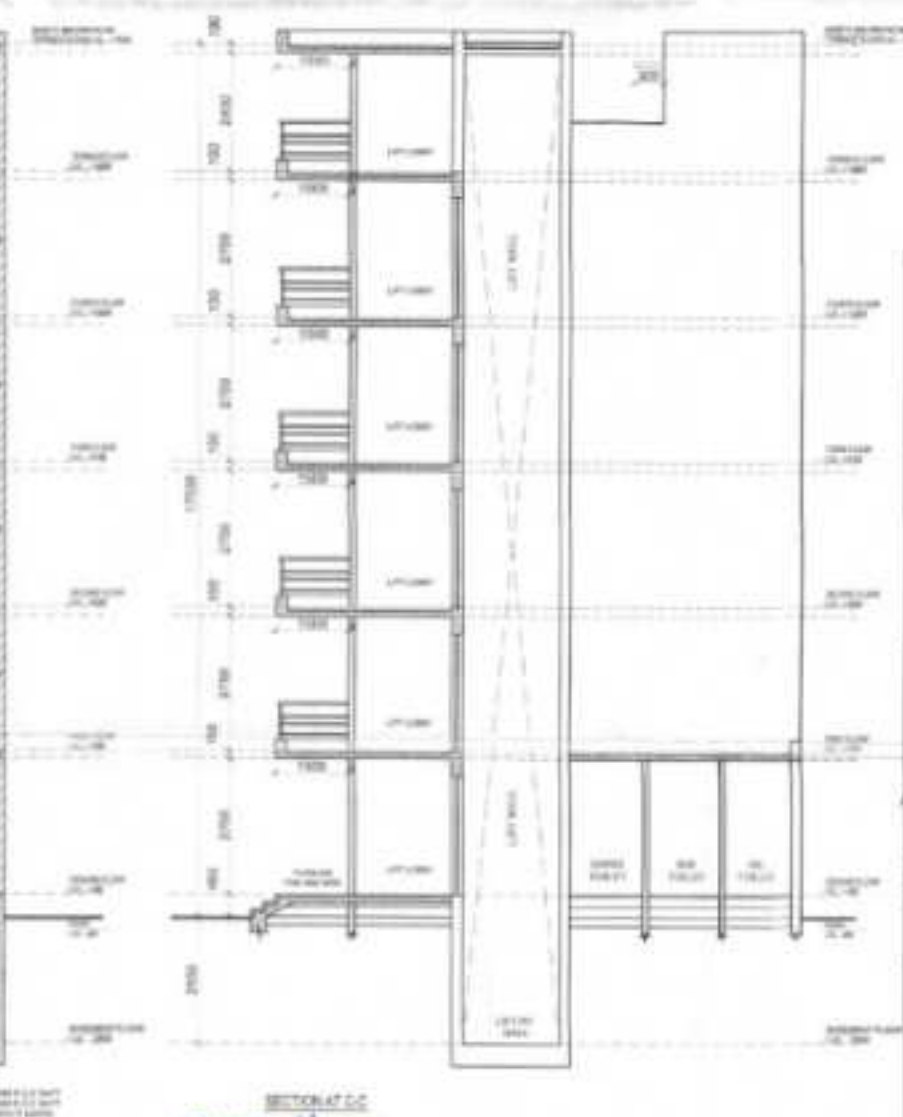
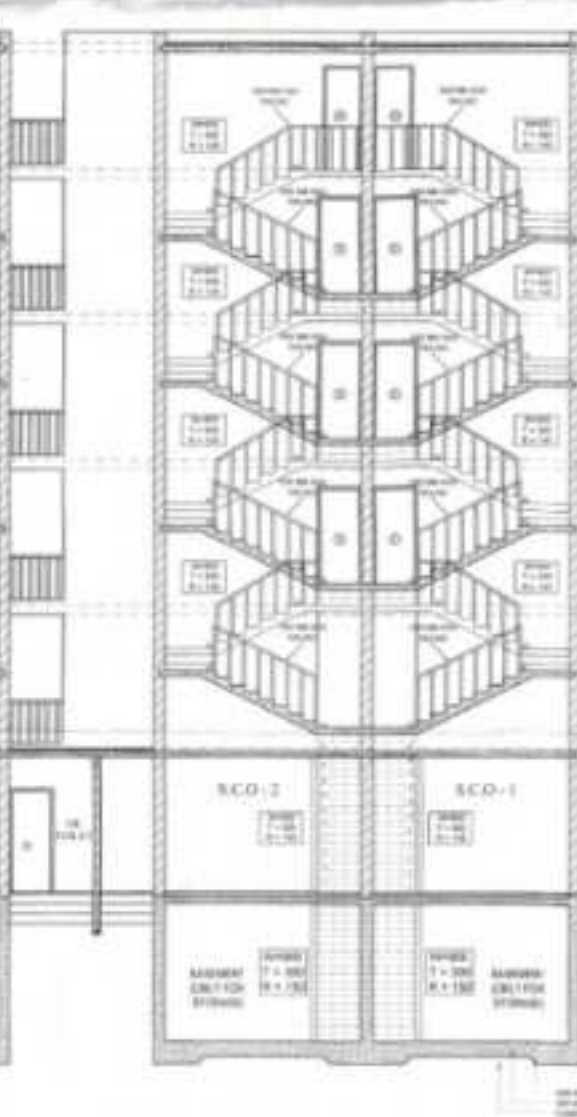
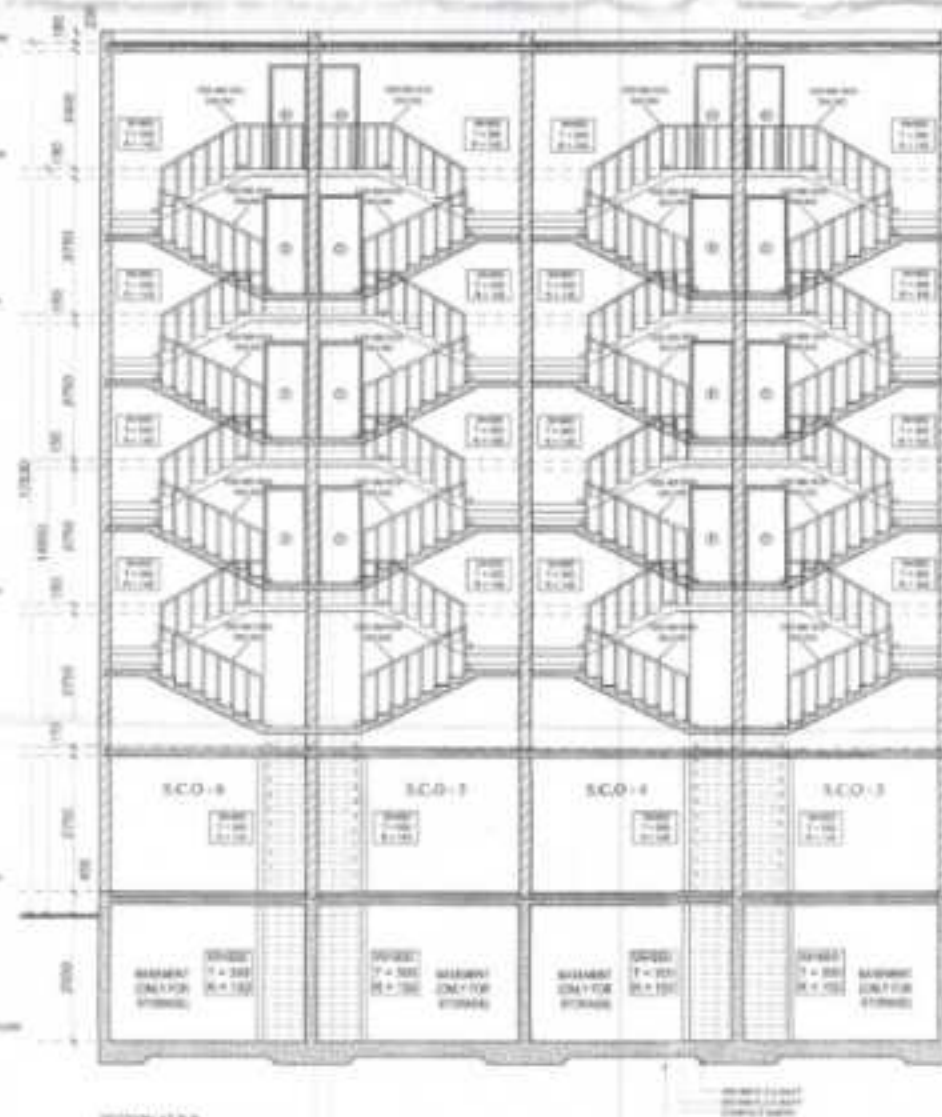
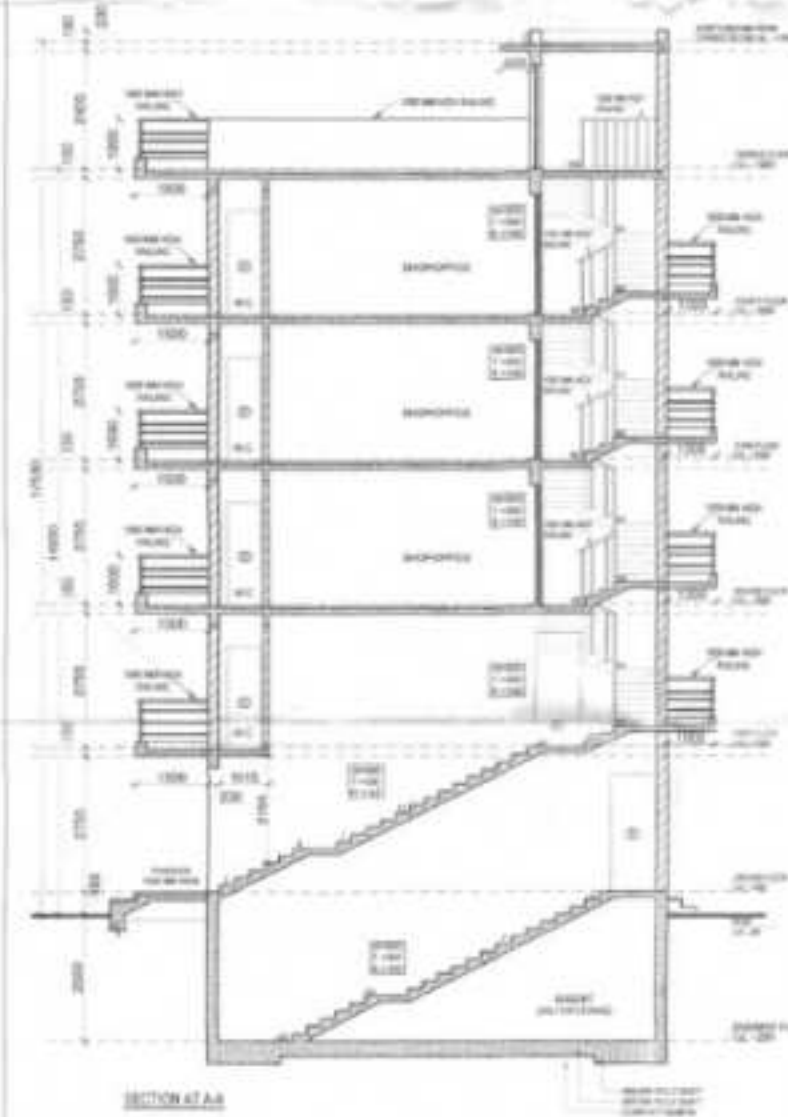
GROUND COVERAGE & FAR DETAIL
 G.C.F. 1.70%
 GROUND COVERAGE & FAR AT GROUND FLOOR
 A = 4.031 X 9.476 = 40.98 SQ. MT. --- (A)
FIRST FLOOR AREA & TYPICAL FLOOR
 GROUND FLOOR AREA = B
 B = 4.881 X 2.400 = 11.71 SQ. MT.
 = 40.19 - 9.46% = 31.24 SQ. MT. --- (B)



PROJECT :-
 PROPOSED STANDARD DESIGN OF S.C.O'S FOR AN AREA MEASURING 725.66 SQ. MT. FALLING IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 150.28715 ACRES (VIDE LICENCE NO. 407 - 412 OF 2006, 36 OF 2008 AND 47 OF 2017) IS FALLING IN THE REVENUE ESTATE OF VILLAGE NIZAMPUR, SECTOR-19A & 40, PANIPAT, HARYANA, BEING DEVELOPED BY CEREMONY HOMES PVT. LTD.

- NOTES:**
1. ALL DIMENSIONS ARE IN MM.
 2. THE DRAWINGS IS TO BE READ & NOT SPOKE.
 3. ALL LEVELS ARE FROM ROAD LEVEL +1.00.
 4. ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
 5. ALL COL. & LINTOL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 6. ALL STRUCTURAL MEMBERS ARE TO BE DESIGNED AS PER STRUCTURAL DRAWINGS.

ARCHITECT SIGN <i>AR. AMANDEEP BANSAL</i> CAG015/72167	OWNER SIGN <i>M/s. Ceremony Homes</i>
DATE: _____	SCALE: 1:50
DEALT BY: _____	CHECKED BY: _____
FLOOR PLANS & AREA CALCULATION	
 ARCHPOINT TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE, ESTIMATING & COSTING HOUSE NO. 294, SECTOR - 14 WEST, PUSA COLONY, NEW DELHI, INDIA 110016, N. INDIA - ARCHITECT@ARCHPOINTINDIA.COM	



NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. THE DRAWING IS TO BE USED AS A GUIDE.
3. ALL DIMENSIONS ARE FROM ROAD LEVEL.
4. ALL DIMENSIONS ARE FROM ROAD LEVEL.
5. ALL DIMENSIONS ARE FROM ROAD LEVEL.
6. ALL DIMENSIONS ARE FROM ROAD LEVEL.
7. ALL DIMENSIONS ARE FROM ROAD LEVEL.
8. ALL DIMENSIONS ARE FROM ROAD LEVEL.
9. ALL DIMENSIONS ARE FROM ROAD LEVEL.
10. ALL DIMENSIONS ARE FROM ROAD LEVEL.

PROPOSED STANDARD DESIGN OF S.C. MEASURING 725 SQ. MT. FALLING PLOTTED COLONY OVER AN AREA NEAR ACRES (VIDE LICENCE NO. 487 - 412 OF 2017) IS FALLING IN THE RE VILLAGE WZAMPUR, SECTOR-15A, HARYANA, BEING DEVELOPED BY CERE LTD.

ARCHITECT SIGN: *Harshit*
OWNER SIGN: *Harshit*

DATE: 15/07/2023
SCALE: 1/4" = 1'-0"

ELEVATIONS & SECTIONS

WOP: INT

OWNERS NAME:-
 M/s. Ceremony Homes
 Rd LTD through
 Mr. Mukesh Gauri
 Sec no :- 4

Office of District Town Planner(P), Panipat
(Department of Town and Country Planning, Haryana)
2nd Floor, HSVP Office Complex, Near Toll Plaza, Sector-18,
Panipat, Haryana - 132103 Phone: 0180-2668499
e-mail: dtpl.panipat.tcp@gmail.com Web: tcpharyana.gov.in

To

Ceremony Homes Pvt. Ltd,
Through Sh. Mukesh Gulati, SCO No. 05,
Ground Floor, Hi Street, Eldeco Estate One, Panipat.

Memo No- 824

Dated - 25/09/24

Sub: Approval of Building Plans of standard design SCO No. 05, Eldeco Infrastructure & Properties Ltd., Sector-19A & 40, Panipat- being developed by Ceremony Homes Pvt. Ltd. through Sh. Mukesh Gulati.

Ref: Your application dated 29.08.2024.

With reference to your application, copy of Standard Design SCO No. 05 in commercial site, Eldeco Infrastructure & Properties Ltd., being developed by Ceremony Homes Pvt. Ltd, bearing drawing No. DTCP-10381 (i to iii) dated 24.07.2024 issued subject to the following conditions:-

1. This letter is valid for a period of 2 years from the date of issuance.
2. That you shall ensure the parking of vehicle within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera vs. State of Haryana and others.
3. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect / Engineer of the project.
4. All material to be used for erection of building shall confirm to ISI and NBC standards.
5. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws / regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to M.C. Panipat, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the M.C. Panipat after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety bye Laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the M.C. Panipat within a period of 90 days from the date of issuance of letter.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/layout plan/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by this Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

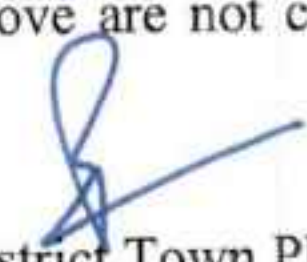
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 - (m) The owner may make his arrangement for pumping out any flush water (washing etc.) from the proposed basement.
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 - g. The vehicle carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

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- m. Wind breaking walls around construction site.

GENERAL:-

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- (e) That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- (f) The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.

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District Town Planner,
Planning, Panipat

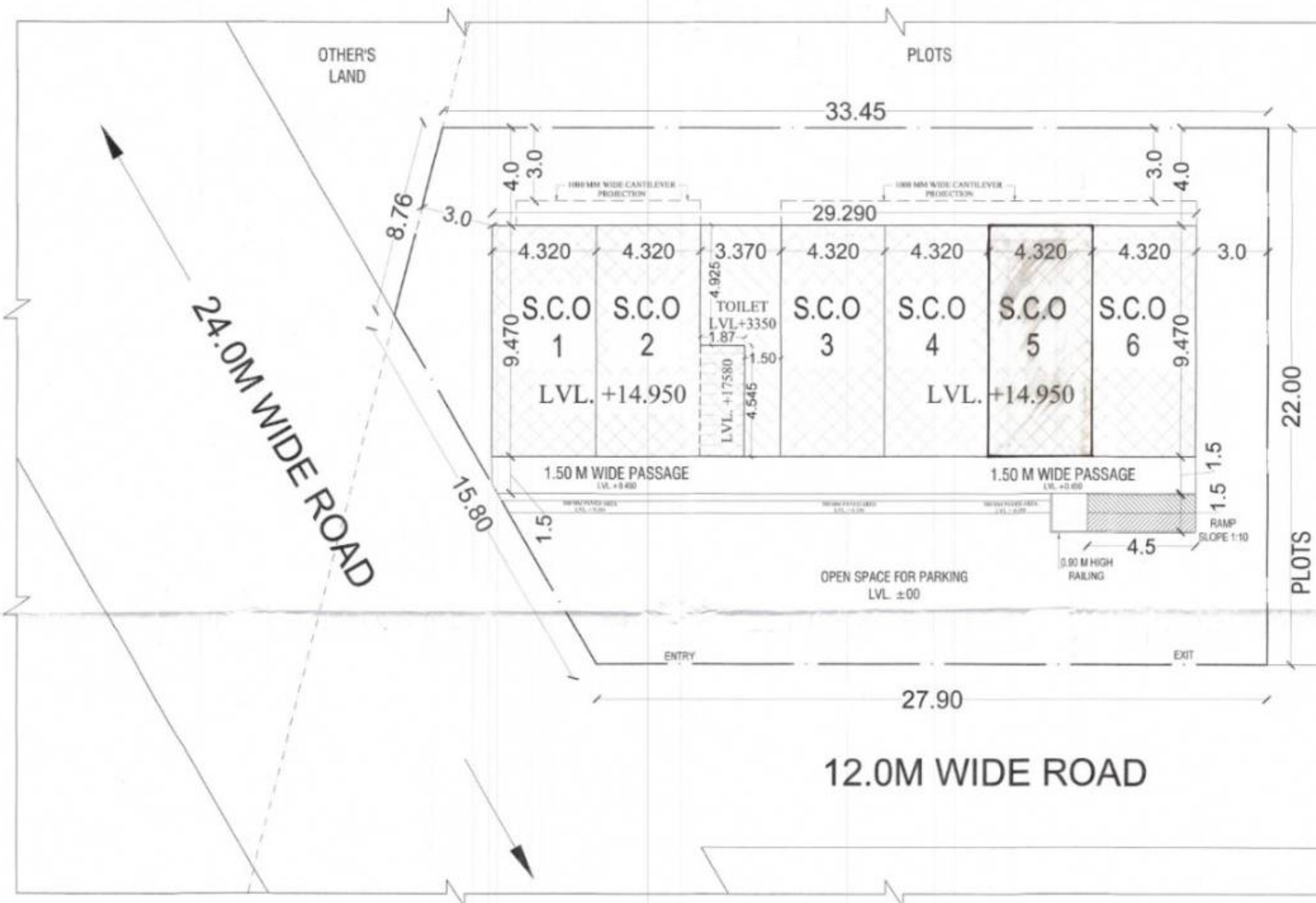
Dated:

Endst. No.:

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3. Fire Officer Municipal Corporation, Panipat.
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District Town Planner
Planning, Panipat.



AREA CHART			
TOTAL PLOT AREA	=	725.66	Sq
PERMISSIBLE GROUND COVERAGE	35.00%	=	253.981 Sq
PROPOSED GROUND COVERAGE	35.00%	=	253.961 Sq
PERMISSIBLE F.A.R	150.00%	=	1088.490 Sq
PROPOSED F.A.R	146.42%	=	1062.517 Sq

GROUND COVERAGE						
SR. NO.	TYPE	LENGTH	X	WIDTH	AREA (Sq. Mt.)	TOTAL NO'S
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2	S.C.O (2)	(4.320 X 9.470) + (1.870 X 4.545)			= 49.409	X 1
GRAND TOTAL						6

F.A.R CALCULATION			
S.C.O (1, 3 TO 6)			
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2	FIRST FLOOR AREA		=
3	SECOND FLOOR AREA		=
4	THIRD FLOOR AREA		=
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TOTAL			=

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3	SECOND FLOOR AREA		=
4	THIRD FLOOR AREA		=
5	FOURTH FLOOR AREA		=
TOTAL			=
GRAND TOTAL			

NON F.A.R CALCULATION			
1	P.U.S (TOILET)	AS PER SHEET NO. 2	
2	BASEMENT (1 TO 6)	4.320	X 9.470 = 40.910 X 6
TOTAL			=

PROPOSED STANDARD DESIGN OF S.C.O'S FOR MEASURING 725.66 SQ. MT. FALLING IN R PLOTTED COLONY OVER AN AREA MEASURING ACRES (VIDE LICENCE NO. 407 - 412 OF 2006 AND 47 OF 2017) IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-19A & 40 HARYANA, BEING DEVELOPED BY CEREMO PVT. LTD.

ARCHITECT SIGN.	OWNER SIGN.
AR. AMANDEEP BANSAL CA/2015/72187	

DATE:	SCALE: 1:50
DEALT BY:	CHECKED BY:

SITE PLAN

TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING
HOUSE NO. 206, SECTOR - 14 WEST, POKH COLONY DHARAS, CHANDIGARH
INDIA. E-MAIL: ARCHITECT.BANSAL@GMAIL.COM

DRG. NO.: - DTCP/102016/1 DATED: - 24/07/2019

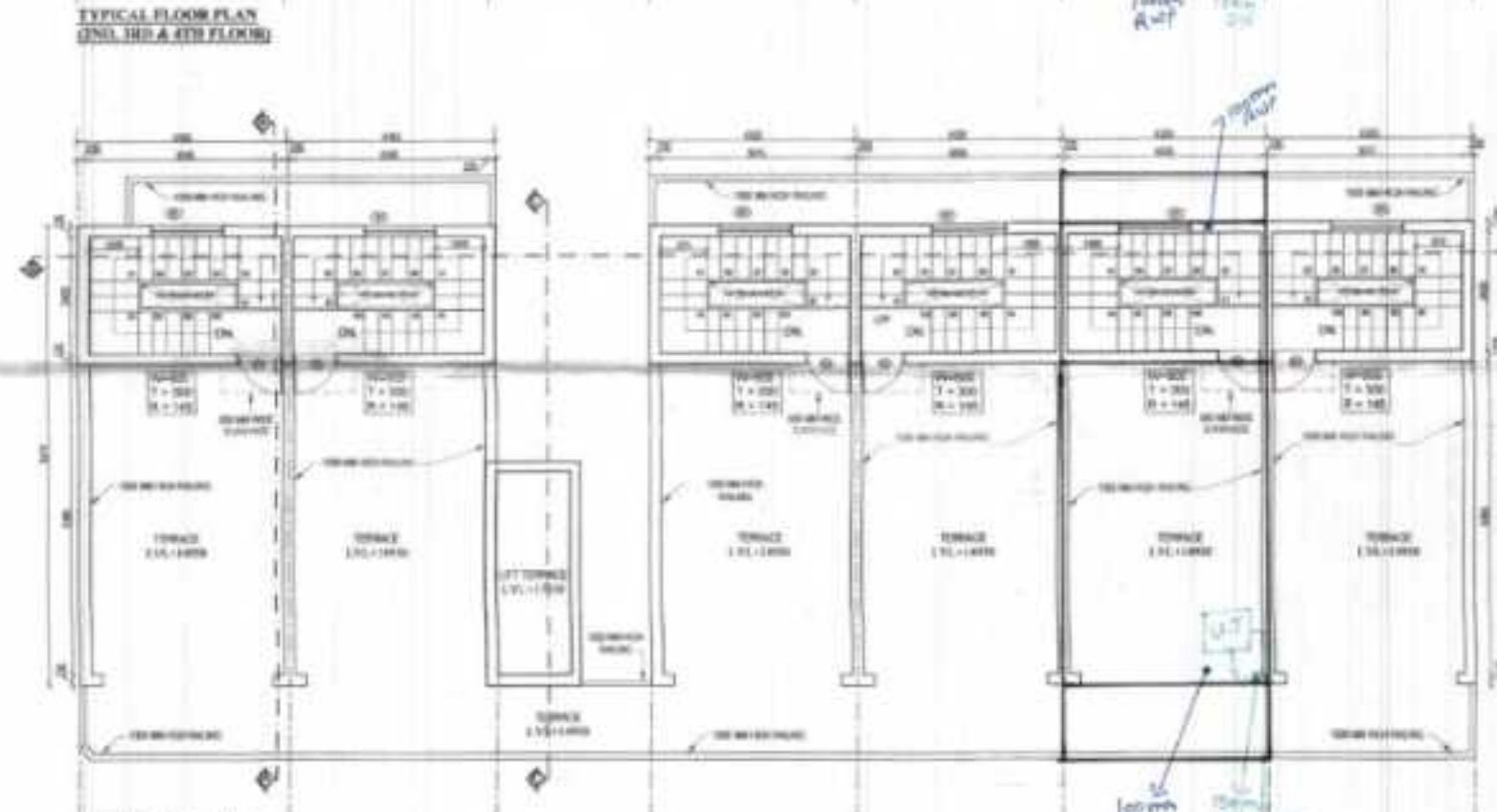
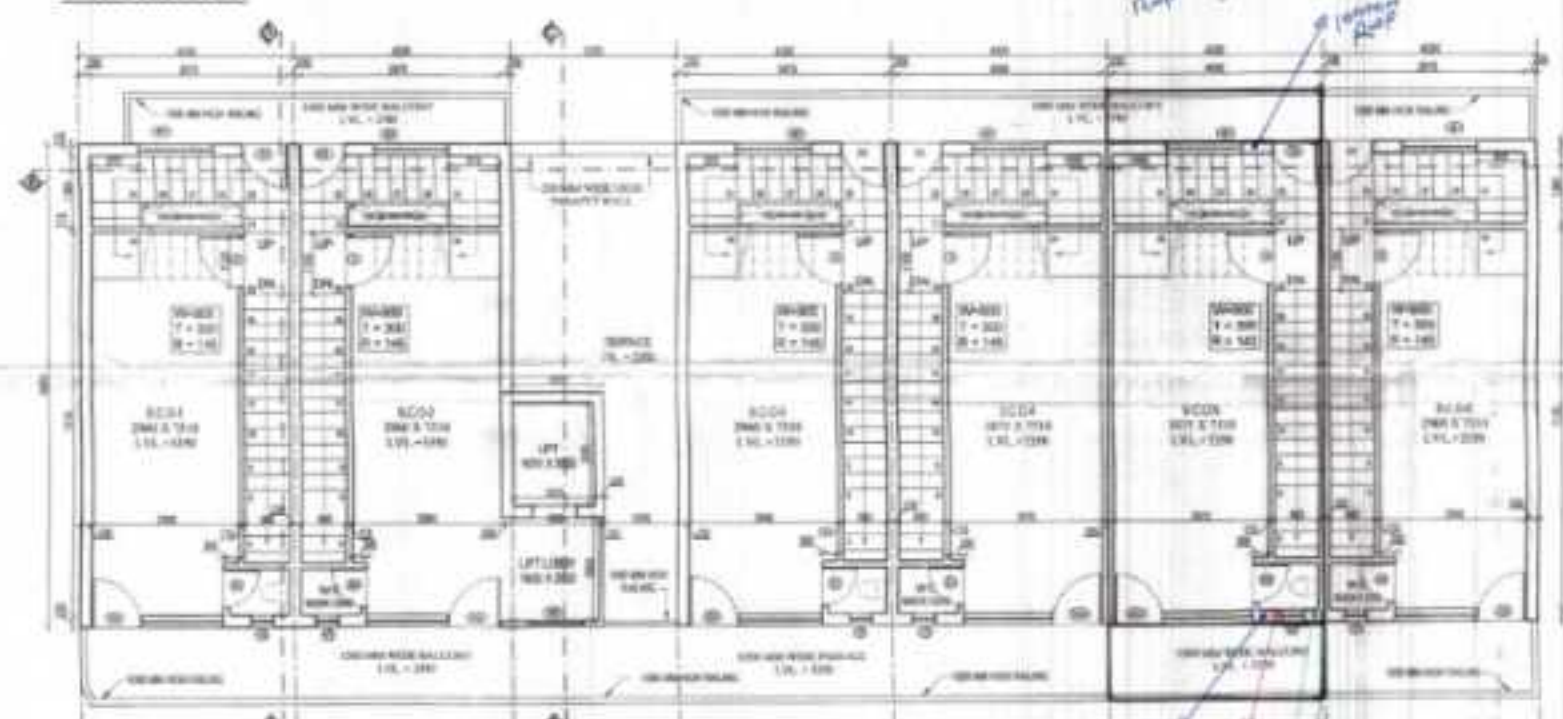
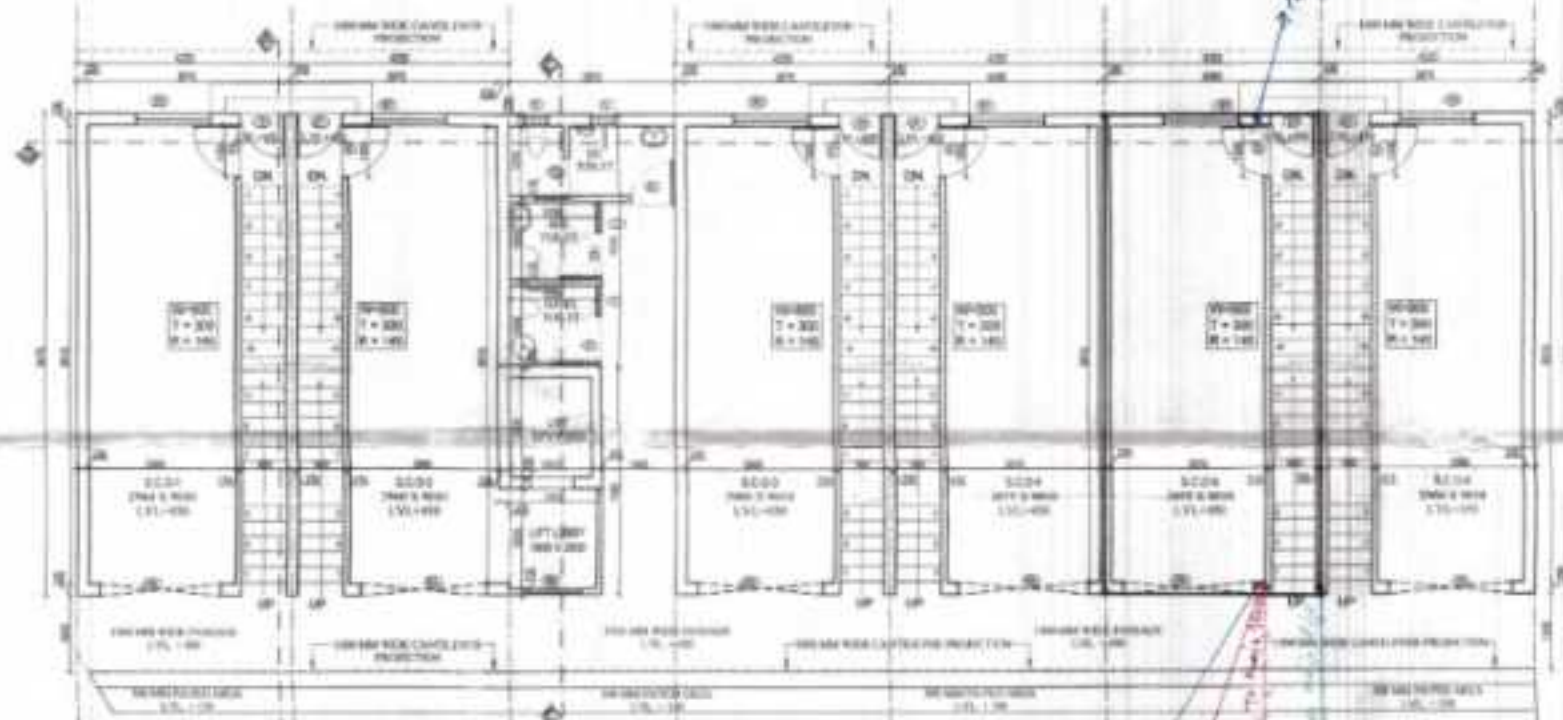
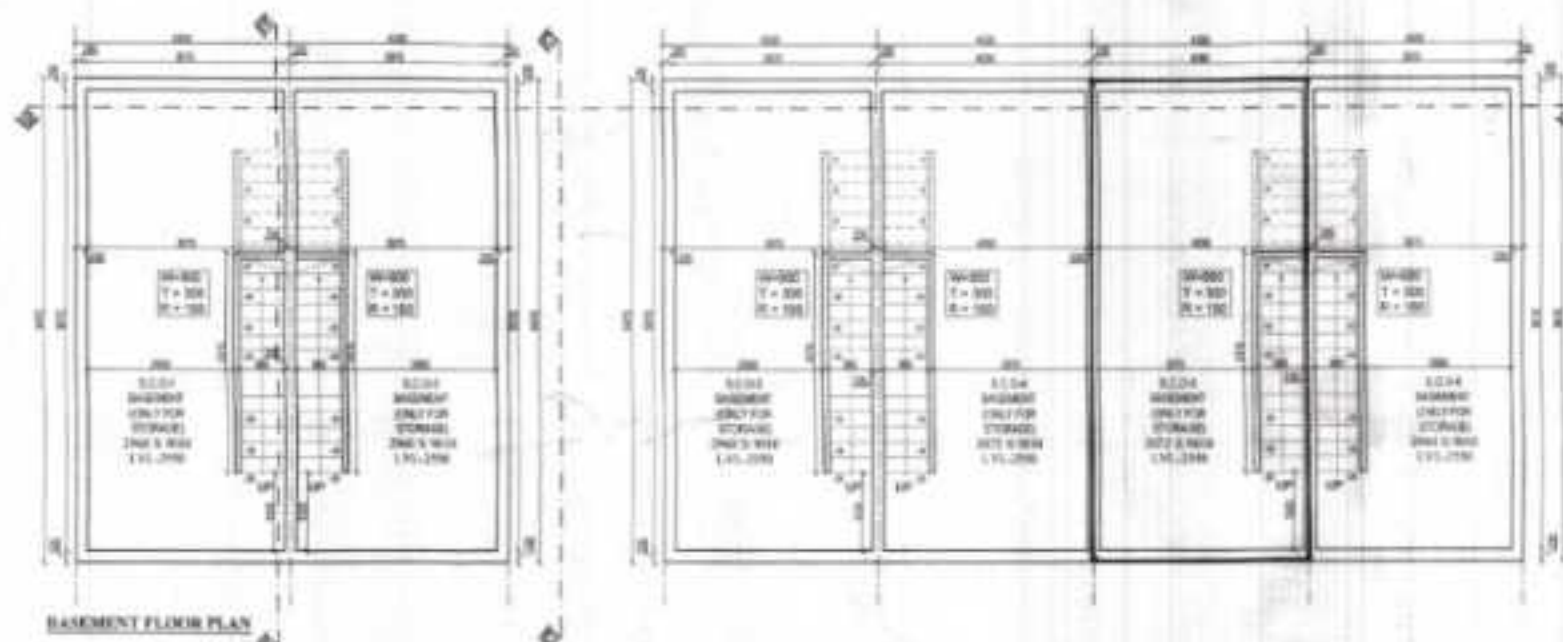
NOTE
PARKING AREA SHALL NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.

- NOTES:**
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 - THE DRAWING IS TO BE READ & NOT SCALED.
 - ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
 - ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
 - ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 - ALL STRUCTURAL MEMBERS ARE TO BE ERECTED AS PER STRUCTURAL DRAWING(S).

Owner Name:-
M/s Ceremany Homes Pvt Ltd
Through Mr. Nikesh Gubati
Sco No - 5

Reference:-
Proposed Site Plan issue of
Building Plan Permit shown
as:-

ARCHITECT
HARSHIT MAHARAJA
CA/2015/100100
91 90342-14000



GROUND COVERAGE & FAR DETAIL

GROUND COVERAGE & FAR AT GROUND FLOOR
 A = 4.20 X 5.40 = 22.68 SQ. MT. — IN
 THREE FLOORS & TERRACE FLOOR
 GROUND FLOOR AREA = 22.68
 B = 4.80 X 2.40 = 11.52 SQ. MT.
 — 48.00 = 9.60 = 31.20 SQ. MT. — IN



PROJECT :-

PROPOSED STANDARD DESIGN OF S.C.O'S FOR AN AREA MEASURING 725.66 SQ. MT. FALLING IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 190.28715 ACRES (VIDE LICENCE NO. 407 - 412 OF 2006, 36 OF 2008 AND 47 OF 2017) IS FALLING IN THE REVENUE ESTATE OF VILLAGE NIZAMPUR, SECTOR-19A & 40, PANIPAT, HARYANA, BEING DEVELOPED BY CEREMONY HOMES PVT. LTD.

NOTES:-

1. ALL DIMENSIONS ARE IN MM.
2. THE DRAWINGS TO BE READ & NOT SOLES.
3. ALL LEVELS ARE FROM ROAD LEVEL +0.00.
4. ALL LEVELS NAMED ARE FINISHED FLOOR LEVELS.
5. ALL CIL & LITE LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
6. ALL STRUCTURAL MEMBERS ARE TO BE ENFORCED AS PER STRUCTURAL DRAWINGS.



ARCHITECT SIGN.

AR. AMANDEEP BANSAL
 GAO15/72187

OWNER SIGN.

M/s. Ceremony Homes Pvt. Ltd.

DATE: / /

SCALE: 1:50

DRAWN BY: /

CHECKED BY: /

FLOOR PLANS & AREA CALCULATION

ARCHPOINT
 TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATES, ESTIMATING & COSTING
 HOUSE NO. 206, SECTOR - 41 WEST, 152 COLONY (DWARA), CHANDIGARH
 150014, E. INDIA - ARCHITECT@ARCHPOINT.COM

DRG. NO. :- DTP-1038117 DATED :- 24/07/2024

40
 ARCHITECT
 HARSHIT MAHJUA

Owner Name :-
 M/s. Ceremony Homes Pvt. Ltd.
 Harshat Mahtia

Sanctioned and Valid
for 2.5 years i.e. upto 24.03.2020

Scale: 1/4" = 1'-0"

Scale: 1/8" = 1'-0"

Scale: 1/16" = 1'-0"

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Scale: 1/64" = 1'-0"

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Office of District Town Planner(P), Panipat
(Department of Town and Country Planning, Haryana)
2nd Floor, HSVP Office Complex, Near Toll Plaza, Sector-18,
Panipat, Haryana - 132103 Phone: 0180-2668499
e-mail: dtpl.panipat.tcp@gmail.com Web: tcpharyana.gov.in

To

Ceremony Homes Pvt. Ltd,
Through Sh. Mukesh Gulati, SCO No. 06,
Ground Floor, Hi Street, Eldeco Estate One, Panipat.

Memo No. 819 *Dated- 25/09/24*
Sub: **Approval of Building Plans of standard design SCO No. 06, Eldeco Infrastructure & Properties Ltd., Sector-19A & 40, Panipat- being developed by Ceremony Homes Pvt. Ltd. through Sh. Mukesh Gulati.**

Ref: Your application dated 29.08.2024.

With reference to your application, copy of Standard Design SCO No. 06 in commercial site, Eldeco Infrastructure & Properties Ltd., being developed by Ceremony Homes Pvt. Ltd, bearing drawing No. DTCP-10381 (i to iii) dated 24.07.2024 issued subject to the following conditions:-

1. This letter is valid for a period of 2 years from the date of issuance.
2. That you shall ensure the parking of vehicle within the area earmarked for parking in the approved building plan. Parking of any vehicle outside the premises / site will amount to violation of order of Hon'ble High Court passed in CWP No. 17296 of 2011 titled as Krishan Lal Gera vs. State of Haryana and others.
3. The structural responsibility of the construction shall be entirely of the owner and Supervising Architect / Engineer of the project.
4. All material to be used for erection of building shall confirm to ISI and NBC standards.
5. The owner and the Supervising Architect / Engineer of the project shall be entirely responsible for making provisions of fire safety and fire fighting measures and shall abide by all fire safety bye laws / regulations.
 - a. Further, the owner shall also prepare and submit the plans in triplicate to M.C. Panipat, clearly marked and indicating the complete fire protection arrangements and means of escape/access for the proposed building with suitable legend and standard signs.
 - b. On receipt of the above request, the M.C. Panipat after satisfying himself that the entire fire protection measures proposed for the above buildings are as per NBC and other Fire Safety bye Laws, would issue a NOC from fire safety and means of escape/access point of view. The clearance from the fire safety shall be submitted in this office along with a set of plans duly signed by the M.C. Panipat within a period of 90 days from the date of issuance of letter.
6. No walls/ceiling shall be constructed of easily inflammable material and staircases shall be built of the fire resisting material as per standard specification.
7. No addition and alteration in the building plans/layout plan/layout plan shall be made without the prior approval of Competent Authority. Further only figured dimensions shall be followed and in case of any variation in the plans, prior approval of Competent Authority shall be pre-requisite.
8. If any infringement of bye-laws remains unnoticed, the department reserves the right to amend the plan as and when any such infringement comes to its notice after giving an opportunity of being heard and the department shall stand indemnified against any claim on this account.
9. No person shall occupy or allow any other person to occupy any new building or part of the same for any purpose what so ever until such building or part thereof has been certified by this Director or any person authorized by him in this behalf as having been completed in accordance with the permission granted and an occupation certificate in prescribed form has been duly issued in your favour.

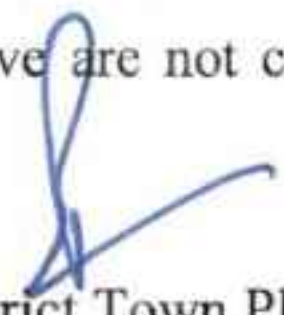
10. That the Department shall stand indemnified against any claim which are not approved by the Department but made by the developer / colonizer to allottee by way of brochure, advertisement and agreement for the scheme approved by the Department.
11. You will not occupy the building without obtaining the Occupation Certificate from the Competent Authority.
12. **Public Health Services:-**
 - (a) This recommendation for the approval w.r.t. P.H. services is also given subject to completion of services
 - (b) by the colonizer/licensee & completion certificate of the services issued by the Competent Authority.
 - (c) No drainage sanitary (including W/S) pipes shall be allowed in common walls/Niches also.
 - (d) The flushing water lines to re-use treated water from STP in the flushing cisterns may be provided as per latest norms.
 - (e) Roof top rain water harvesting systems if applicable may be provided as per Govt. guidelines.
 - (f) Dual button or lever flushing cistern system of 6/3 ltrs. capacity shall used in toilets with sanitary appliances of equivalent capacity. No part of the water closet apparatus shall be directly connected with water supply distribution pipe.
 - (g) The work of Public Health services be got executed as per standard specifications and under the supervision of authorized plumber.
 - (h) The solar photovoltaic system if required for processing and Solar Photovoltaic Power Plant shall be provided as per the norms specified by HAREDA, and the instructions issued by U.L.B. Department vide orders issued on 12.10.2015 shall be made operational in the building, before applying for an occupation certificate. Further the owner shall ensure the installation of Light-Emitting Diode Lamps (LED) for its campus as well as building.
 - (i) To take energy conservation measures CFL lights will be used, by allottee.
 - (j) Preventing breeding of mosquitoes by covering water storage practices at house-hold level should be provided by the allottee as directed by Director, Health Services (VBD) Haryana Panchkula.
 - (k) The drain with MS grating connected with the SWD line should be constructed in-front of gate for full width for gate to avoid the flushing of water on the road surface.
 - (l) The directions/instructions issued by NGT in order dt. 16.03.2015 as well as order dt. 10.04.2015 circulated by HSPC Board Panchkula vide his letter No. 2138 dt. 18.04.2015 may be complied with strictly by the owner/developers.
 - (m) The owner may make his arrangement for pumping out any flush water (washing etc.) from the proposed basement.
13. In compliance of order dated 10.04.2015 of Hon'ble National Green Tribunal in OA No. 21 of 2014 – Vardhman Kaushik V/s UOI the applicant shall comply with the following conditions:-
 - a. The owner of site would strictly comply with the directions contained in this order as well as the MOEF Guidelines, 2010 while raising construction.
 - b. That while raising construction builder or owner of site should strictly adhere to and comply with the directions in this order of Tribunal as well as MOEF guidelines, 2010 in relation to precautions required to be taken while carrying on construction.
 - c. The builder or owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including building, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
 - d. The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in their air in any form.
 - e. All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
 - f. The dust emission from the construction site shall be completely controlled and all precautions taken in that behalf.
 - g. The vehicle carrying construction material and construction debris of any kind shall be cleaned before it is permitted to ply on the road after unloading of such material.

- h. Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- i. Every owner and or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relatable to dust emission.
- j. It shall be the responsibility of every building to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- k. Take appropriate measures and to ensure that the terms and conditions of the earlier order and these order shall strictly comply with by fixing sprinklers, creations of green air barriers.
- l. Compulsory use of wet jet in grinding and stone cutting.
- m. Wind breaking walls around construction site.

GENERAL:-

- (a) All pipes, fixtures, fitting pumps, Gen. Set and filtration plant etc be conforming to relevant specification and ISI marked.
- (b) The rain harvesting system shall be provided as per Central Ground Water Authority norms/Haryana, Government notification.
- (c) That the outer façade of the building shall not be used for the purposes of advertisement and placement of hoardings.
- (d) That you shall neither erect nor allow the erection of any Communication and Transmission Tower on top of the building blocks.
- (e) That you shall use Light Emitting Diode Lamps (LED) in the building as well as street lighting.
- (f) The owner shall ensure the installation of Solar Photovoltaic Power Plant as per provision of notification no. 22/52/2005-5 power dated 03.09.2014 of Haryana Government Renewable Energy Department if required.

That sanction will be void abnatio, if any of the conditions mentioned above are not complied with.



District Town Planner,
Planning, Panipat

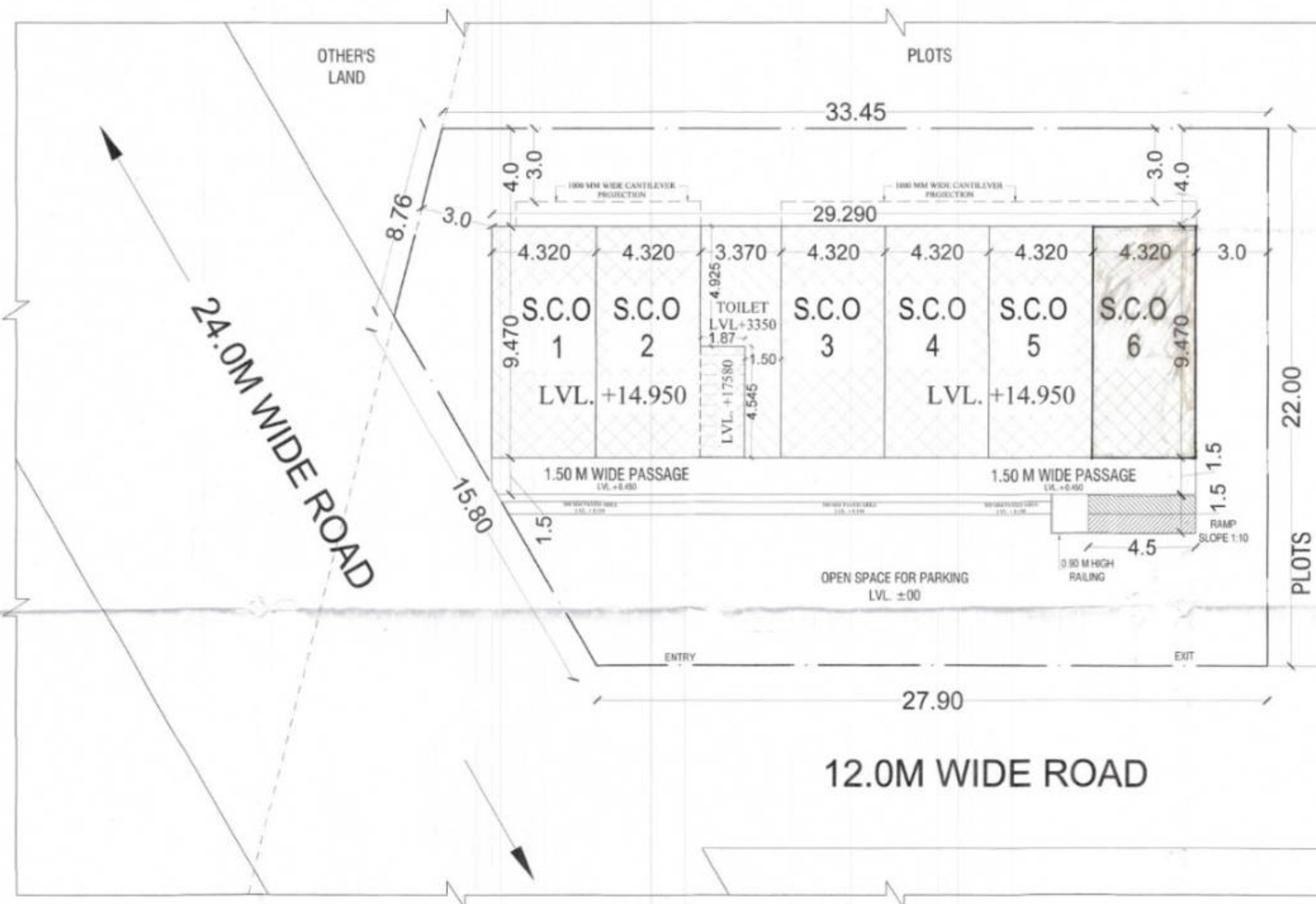
Endst. No.:

Dated:

A copy is forwarded to the following for information and further necessary action, please.

1. Director, Town & Country Planning, Haryana, Chandigarh alongwith E-payment receipt of Rs. 970/- bearing no. TOWNPLAN3000097955 dated 02.08.2024 as Administrative charge of labour.
2. Secretary Haryana Building and Other-Construction Worker's Board, 30 Bays Building, Sector-17-B, Chandigarh alongwith E-payment receipt of Rs. 96030/- bearing no. TOWNPLAN3000097955 dated 02.08.2024.
3. Fire Officer Municipal Corporation, Panipat.
4. Executive Engineer, HSVP Division, Panipat their office memo No. 246510 dated 12.09.2024.


District Town Planner
Planning, Panipat.



AREA CHART			
TOTAL PLOT AREA	=	725.66	Sq
PERMISSIBLE GROUND COVERAGE	35.00%	=	253.981 Sq
PROPOSED GROUND COVERAGE	35.00%	=	253.961 Sq
PERMISSIBLE F.A.R	150.00%	=	1088.490 Sq
PROPOSED F.A.R	146.42%	=	1062.517 Sq

GROUND COVERAGE						
SR. NO.	TYPE	LENGTH	X	WIDTH	AREA (Sq. Mt.)	TOTAL NO'S
1	S.C.O (1, 3 TO 6)	4.320	X	9.470	= 40.910	5
2	S.C.O (2)	(4.320 X 9.470) + (1.870 X 4.545)			= 49.409	1
GRAND TOTAL						6

F.A.R CALCULATION			
S.C.O (1, 3 TO 6)			
1	GROUND FLOOR AREA		=
2	FIRST FLOOR AREA		=
3	SECOND FLOOR AREA		=
4	THIRD FLOOR AREA		=
5	FOURTH FLOOR AREA		=
TOTAL			=

S.C.O (2)			
1	GROUND FLOOR AREA		=
2	FIRST FLOOR AREA		=
3	SECOND FLOOR AREA		=
4	THIRD FLOOR AREA		=
5	FOURTH FLOOR AREA		=
TOTAL			=
GRAND TOTAL =			

NON F.A.R CALCULATION			
1	P.U.S (TOILET)	AS PER SHEET NO. 2	
2	BASEMENT (1 TO 6)	4.320	X 9.470 = 40.910 X 6
TOTAL =			

PROPOSED STANDARD DESIGN OF S.C.O'S FOR MEASURING 725.66 SQ. MT. FALLING IN R PLOTTED COLONY OVER AN AREA MEASURING ACRES (VIDE LICENCE NO. 407 - 412 OF 2006 AND 47 OF 2017) IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-19A & 40 HARYANA, BEING DEVELOPED BY CEREMO PVT. LTD.

ARCHITECT SIGN. *AR. AMANDEEP BANSAL* CA/2015/72187
OWNER SIGN. *Chand*

DATE: _____ SCALE: 1:50
DEALT BY: _____ CHECKED BY: _____

SITE PLAN

ARCHP INT
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE ESTIMATE, ESTIMATING & COSTING.
HOUSE NO. 208, SECTOR - 14 WEST, WILK COLONY DHANU, CHANDIGARH - 160014, P. INDIA. ARCHITECT.BANSAL@GMAIL.COM

DRG. NO.: DTCP-1020611 DATED: 24-07-2014

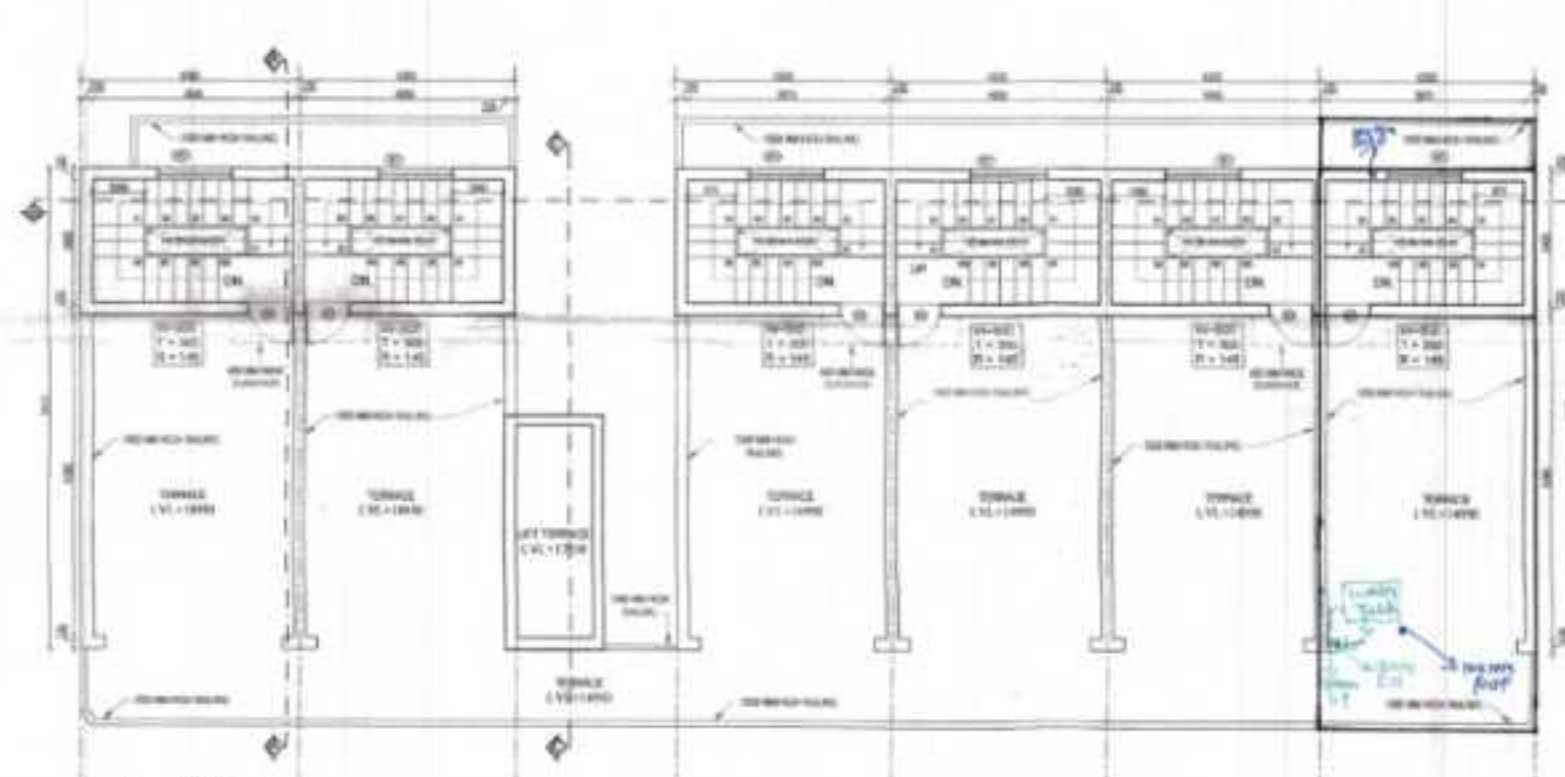
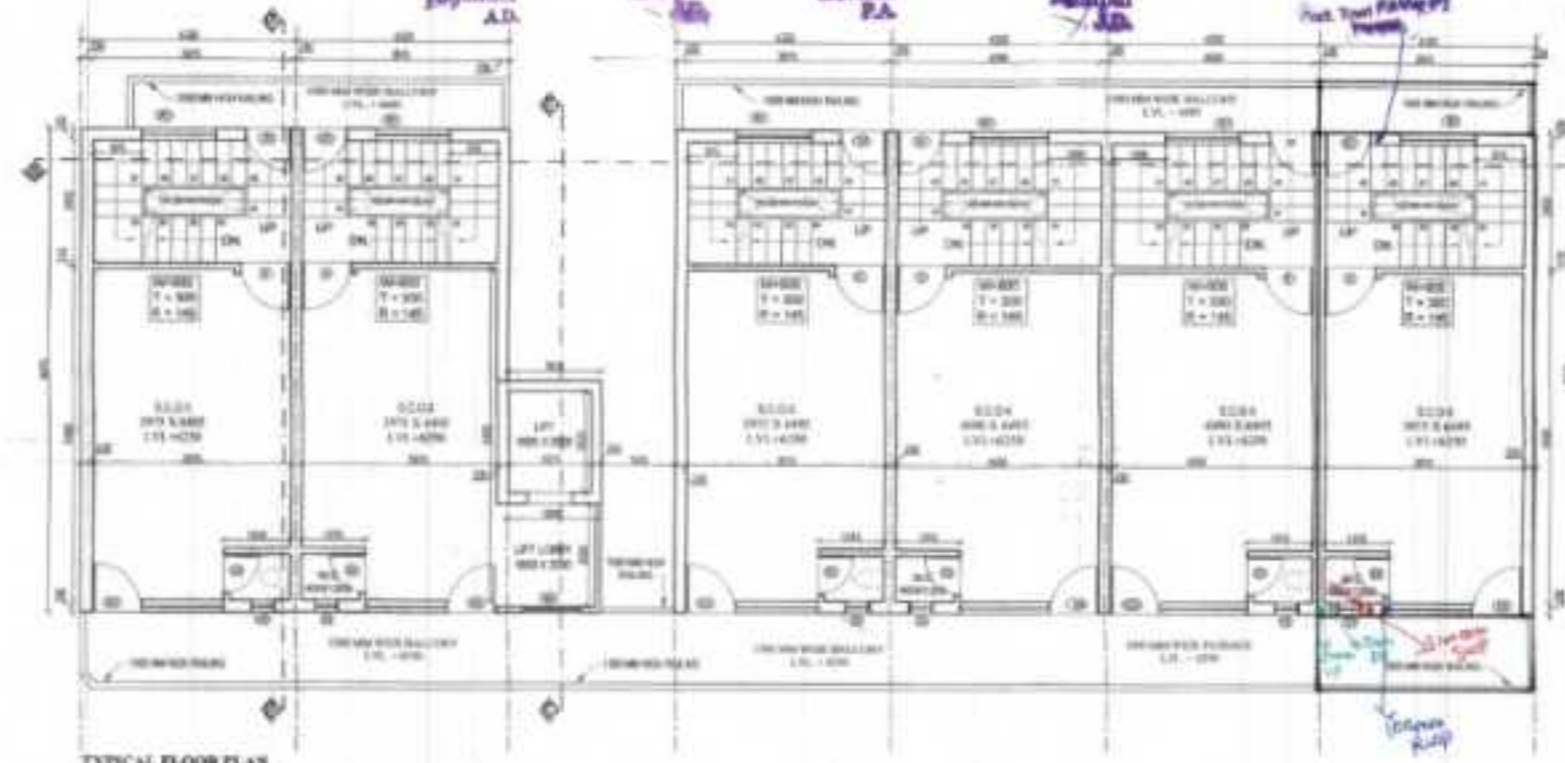
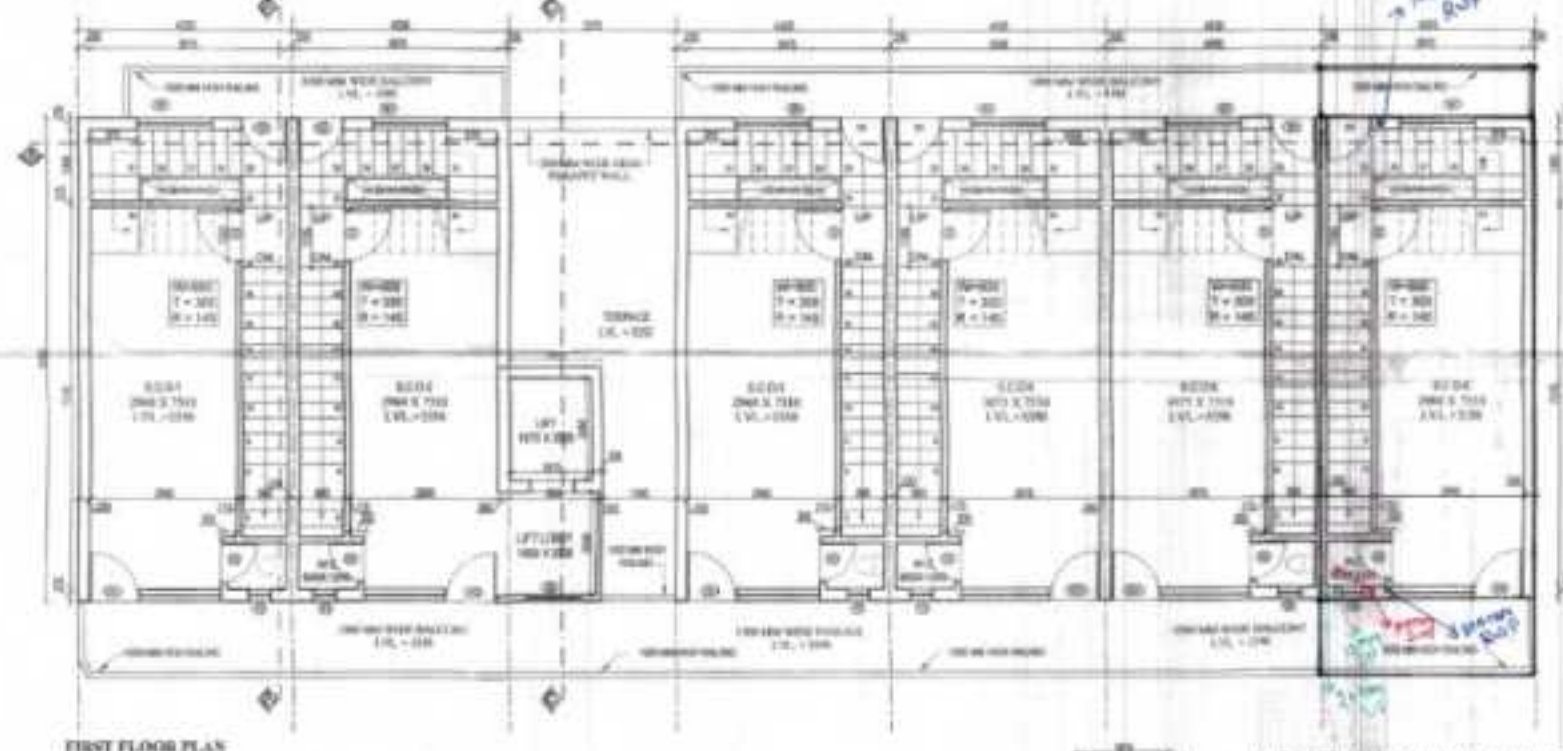
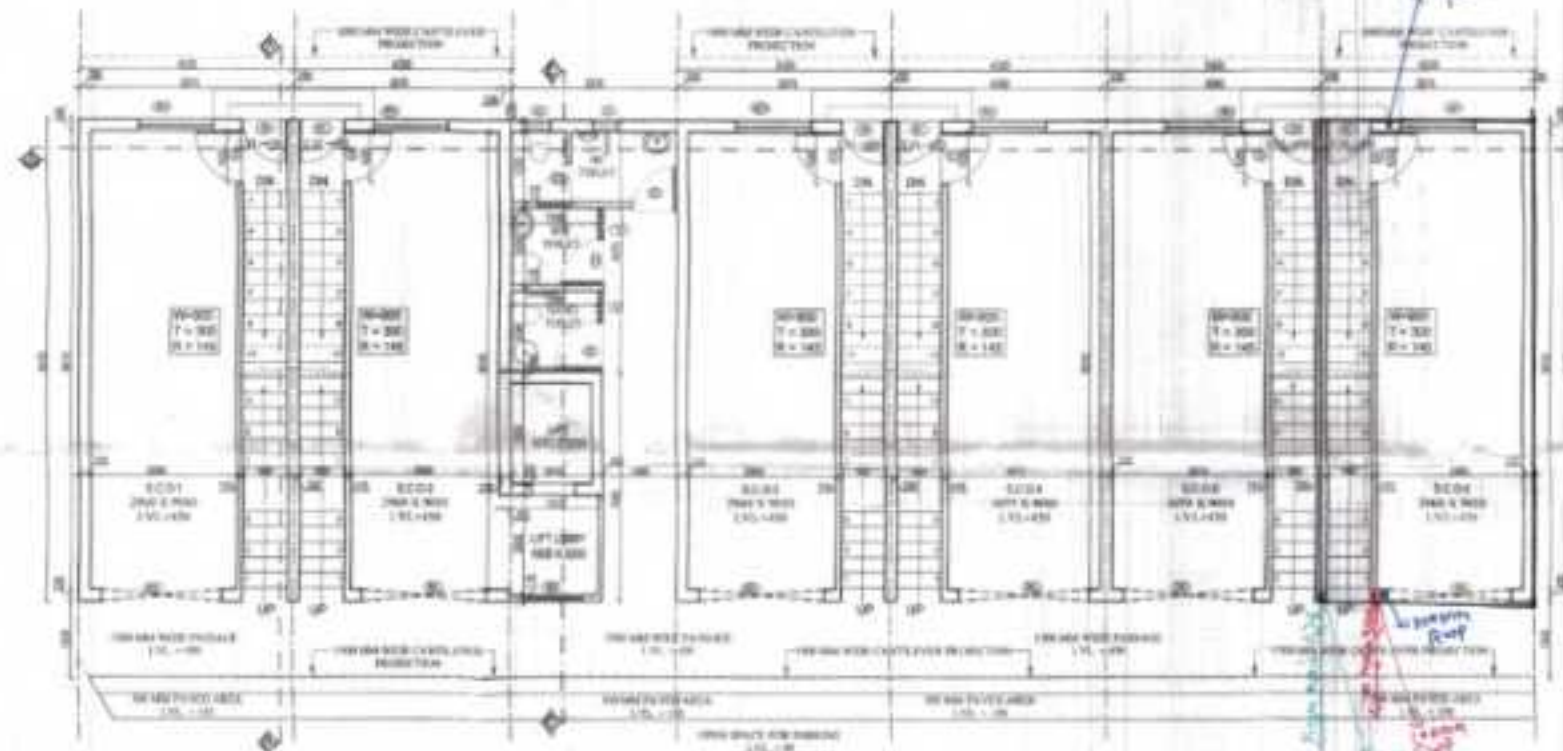
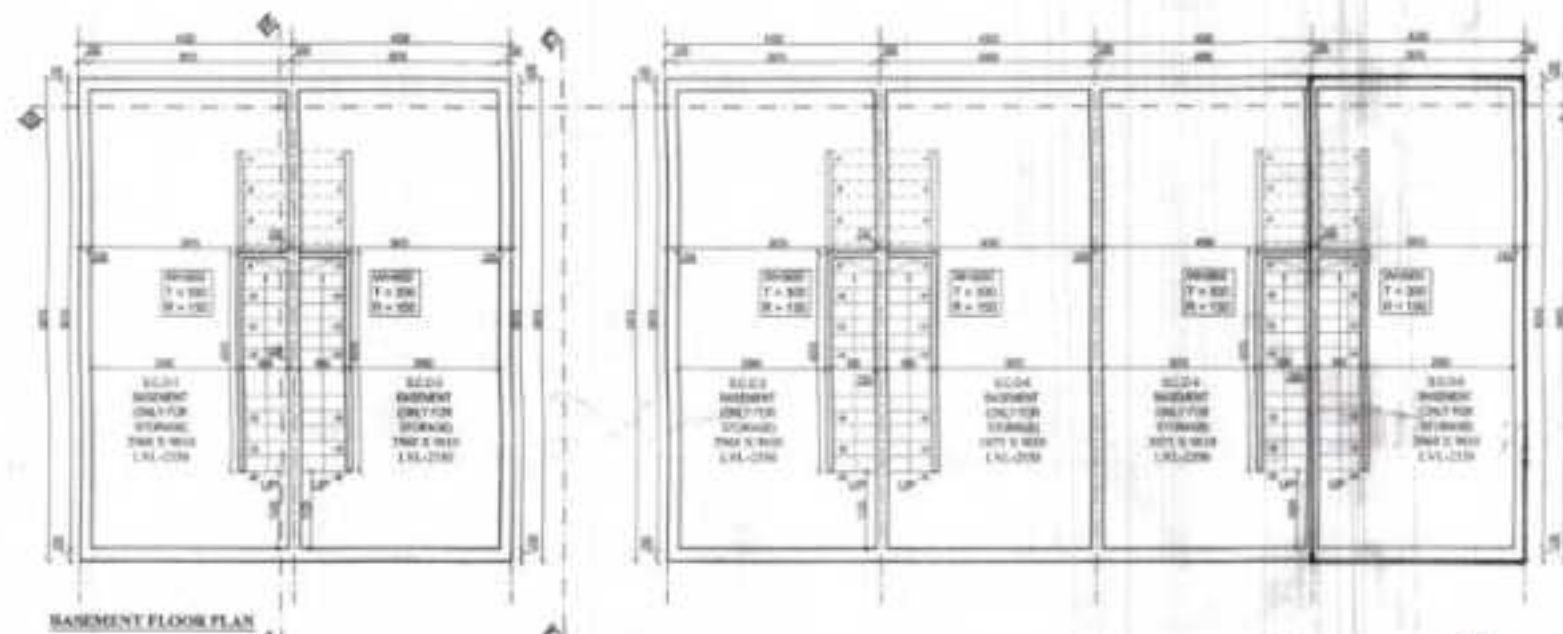
Owner Name:-
M/s Ceramony Homes Pvt Ltd.
through Mr. Mukesh Gulati
S/o No-6

Reference:-
Proposed S.C.O's for issue of Building plan permit shown as:-

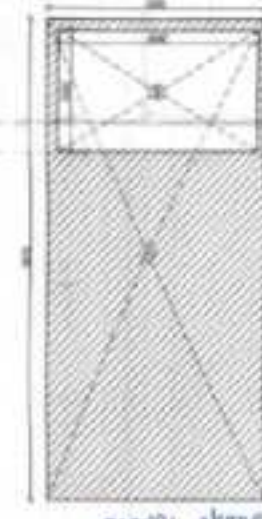
NOTE
PARKING AREA SHALL NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.

- NOTES:
- ALL DIMENSIONS ARE IN M.
 - THE DRAWING IS TO BE READ & NOT SCALED.
 - ALL LEVELS ARE FROM ROAD LEVEL +/- 00.
 - ALL LEVELS MARKED ARE FINISHED FLOOR LEVELS.
 - ALL CILL & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 - ALL STRUCTURAL MEMBERS ARE TO BE ERECTED AS PER STRUCTURAL DRAWING(S).

ARCHITECT
HARSHIT MAKHJIA
CA/2015/09180
+91 90342-14866



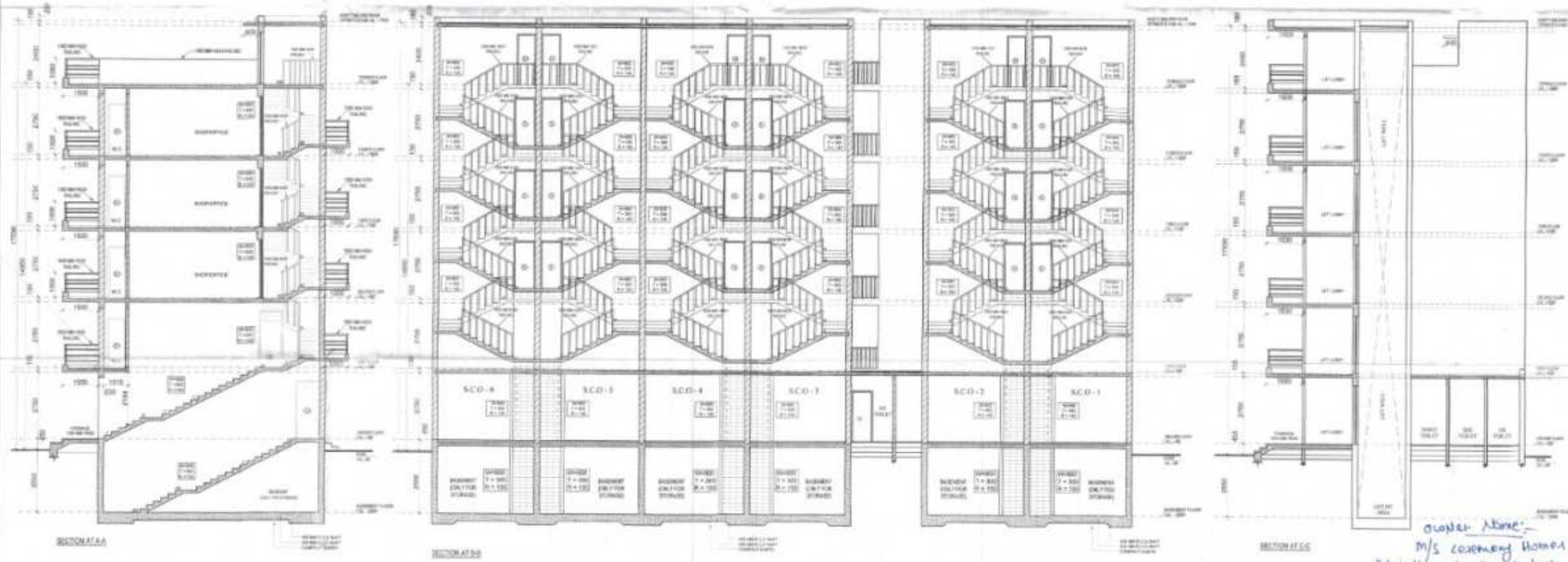
GROUND COVERAGE & FAR DETAIL
SCALE 1:1000
GROUND COVERAGE & FAR AT GROUND FLOOR
 A = 4.124 X 1.430 = 46.81 SQ. MT. — 40%
FIRST FLOOR AREA & TYPICAL FLOOR
 B = 4.646 X 2.400 = 11.15 SQ. MT.
 C = 4.646 X 1.430 = 6.64 SQ. MT. — 40%
TOTAL GROUND FLOOR AREA
 D = 4.646 X 2.400 = 11.15 SQ. MT.
 E = 4.646 X 1.430 = 6.64 SQ. MT.
TOTAL GROUND FLOOR AREA
 F = 17.79 SQ. MT.



PROJECT :-
PROPOSED STANDARD DESIGN OF S.C.O'S
FOR AN AREA MEASURING 725.66 SQ. MT.
FALLING IN RESIDENTIAL PLOTTED COLONY
OVER AN AREA MEASURING 150.28715 ACRES
(VIDE LICENCE NO. 407 - 412 OF 2006, 36 OF
2008 AND 47 OF 2017) IS FALLING IN THE
REVENUE ESTATE OF VILLAGE NIZAMPUR,
SECTOR-19A & 40, PANIPAT, HARYANA, BEING
DEVELOPED BY CEREMONY HOMES PVT. LTD.

- NOTES:-**
1. ALL DIMENSIONS ARE IN MM.
 2. THE DIMENSION IS TO BE READ AS NOTed.
 3. ALL LEVELS ARE FROM BOUND LEVEL +1.00.
 4. ALL LEVELS ARE MARKED AND FINISHED FLOOR LEVEL.
 5. ALL C.C. & LINTEL LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
 6. ALL STRUCTURAL MEMBERS ARE TO BE ERECTED AS PER STRUCTURAL DRAWINGS.

ARCHITECT SIGN. <i>Ar. Amandeep Banial</i> AR. AMANDEEP BANIAL CA201572167	OWNER SIGN. <i>Mukesh Gulati</i>
DATE: _____	SCALE: 1:50
DEALT BY: _____	CHECKED BY: _____
FLOOR PLANS & AREA CALCULATION	
TOWN PLANNING, ARCHITECTURAL DESIGN, INTERIOR, PUBLIC HEALTH SERVICE, ESTIMATES, ESTIMATES & COSTING. HOUSE NO. 104, SECTOR-40, WEST, PUSA COLONY, NEW DELHI-110013. MOBILE: 98100 11111, 98100 11112, 98100 11113, 98100 11114, 98100 11115, 98100 11116, 98100 11117, 98100 11118, 98100 11119, 98100 11120, 98100 11121, 98100 11122, 98100 11123, 98100 11124, 98100 11125, 98100 11126, 98100 11127, 98100 11128, 98100 11129, 98100 11130, 98100 11131, 98100 11132, 98100 11133, 98100 11134, 98100 11135, 98100 11136, 98100 11137, 98100 11138, 98100 11139, 98100 11140, 98100 11141, 98100 11142, 98100 11143, 98100 11144, 98100 11145, 98100 11146, 98100 11147, 98100 11148, 98100 11149, 98100 11150, 98100 11151, 98100 11152, 98100 11153, 98100 11154, 98100 11155, 98100 11156, 98100 11157, 98100 11158, 98100 11159, 98100 11160, 98100 11161, 98100 11162, 98100 11163, 98100 11164, 98100 11165, 98100 11166, 98100 11167, 98100 11168, 98100 11169, 98100 11170, 98100 11171, 98100 11172, 98100 11173, 98100 11174, 98100 11175, 98100 11176, 98100 11177, 98100 11178, 98100 11179, 98100 11180, 98100 11181, 98100 11182, 98100 11183, 98100 11184, 98100 11185, 98100 11186, 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NOTES:

1. ALL DIMENSIONS ARE IN METERS.
2. THE DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS.
3. ALL LEVELS ARE FROM M.S.L. (MEAN SEA LEVEL) UNLESS OTHERWISE SPECIFIED.
4. ALL LEVELS ARE FROM M.S.L. (MEAN SEA LEVEL) UNLESS OTHERWISE SPECIFIED.
5. ALL LEVELS ARE FROM M.S.L. (MEAN SEA LEVEL) UNLESS OTHERWISE SPECIFIED.
6. ALL LEVELS ARE FROM M.S.L. (MEAN SEA LEVEL) UNLESS OTHERWISE SPECIFIED.

PROPOSED STANDARD DESIGN OF S.C. MEASURING 725.54 SQ. MT. FALLING PLOTTED COLONY OVER AN AREA MEASURING 1.00 ACRES (404.69 SQ. MT.) AND 47 OF 2017 IS FALLING IN THE REVENUE VILLAGE NIZAMPUR, SECTOR-13A, HARYANA, BEING DEVELOPED BY CEREAL LTD.

ARCHITECT'S SIGNATURE: *[Signature]* **OWNER'S SIGNATURE:** *[Signature]*

DATE: 15/07/2017 **SCALE:** 1/8" = 1'-0"

ELEVATIONS & SECTIONS

ARUP INT

OWNER'S NAME: M/s. Cereals & Food Products Pvt. Ltd. **Sec No-6**