

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh  
S/o Sh. Shurya Nath  
H. no.-291, New Vijay Nagar,  
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[narrouttam.spacedream@gmail.com](mailto:narrouttam.spacedream@gmail.com)  
Mobile No.- 9992314086

Memo No. ST/DTP-P/2023/17413

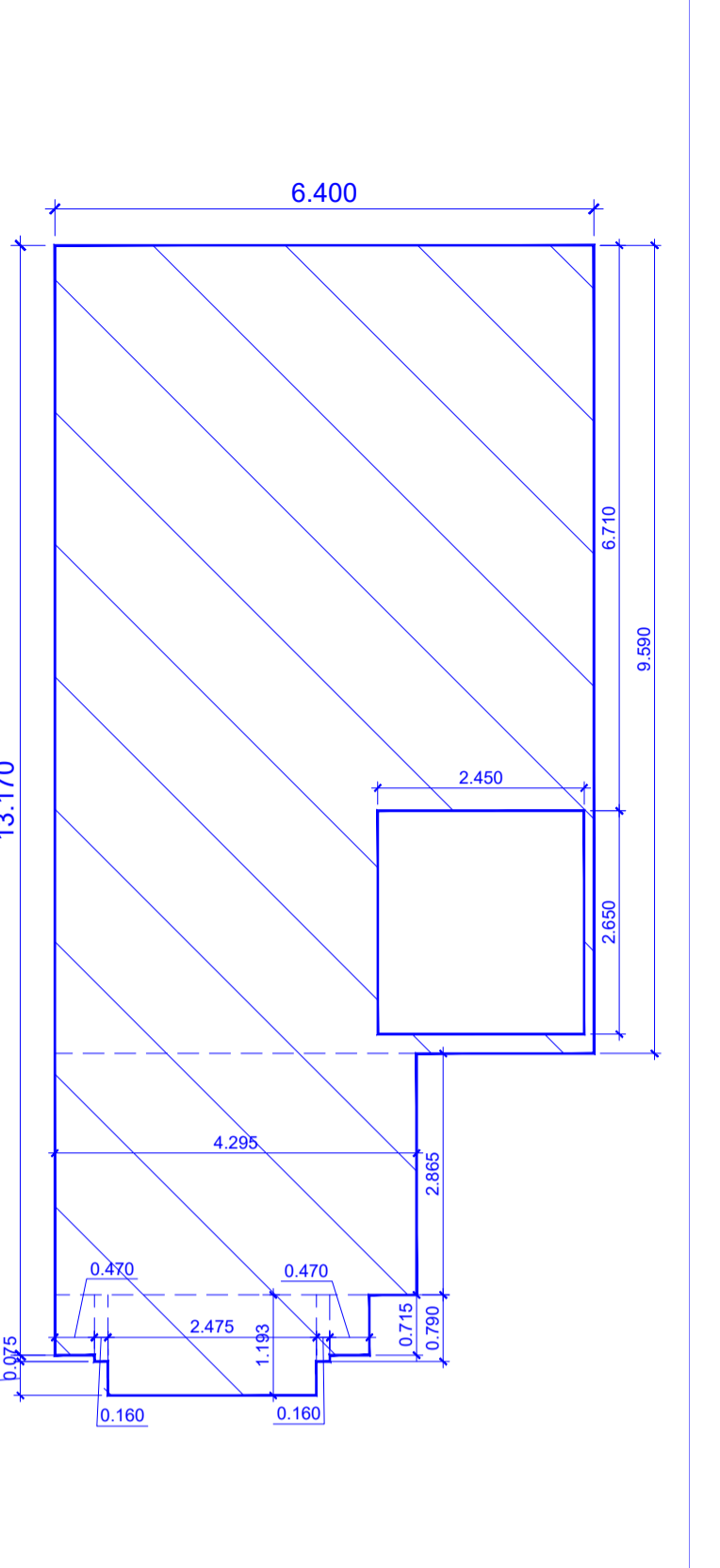
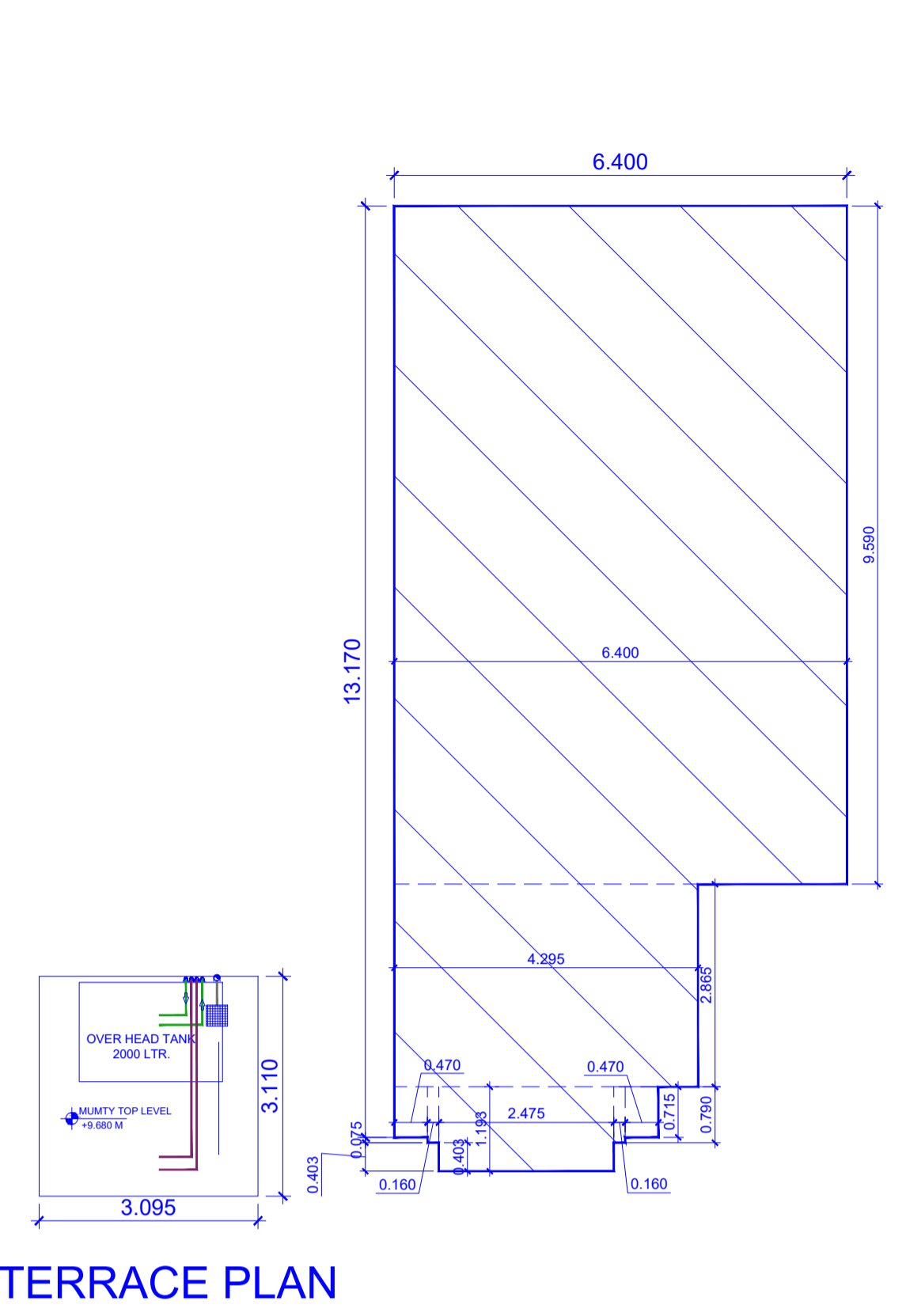
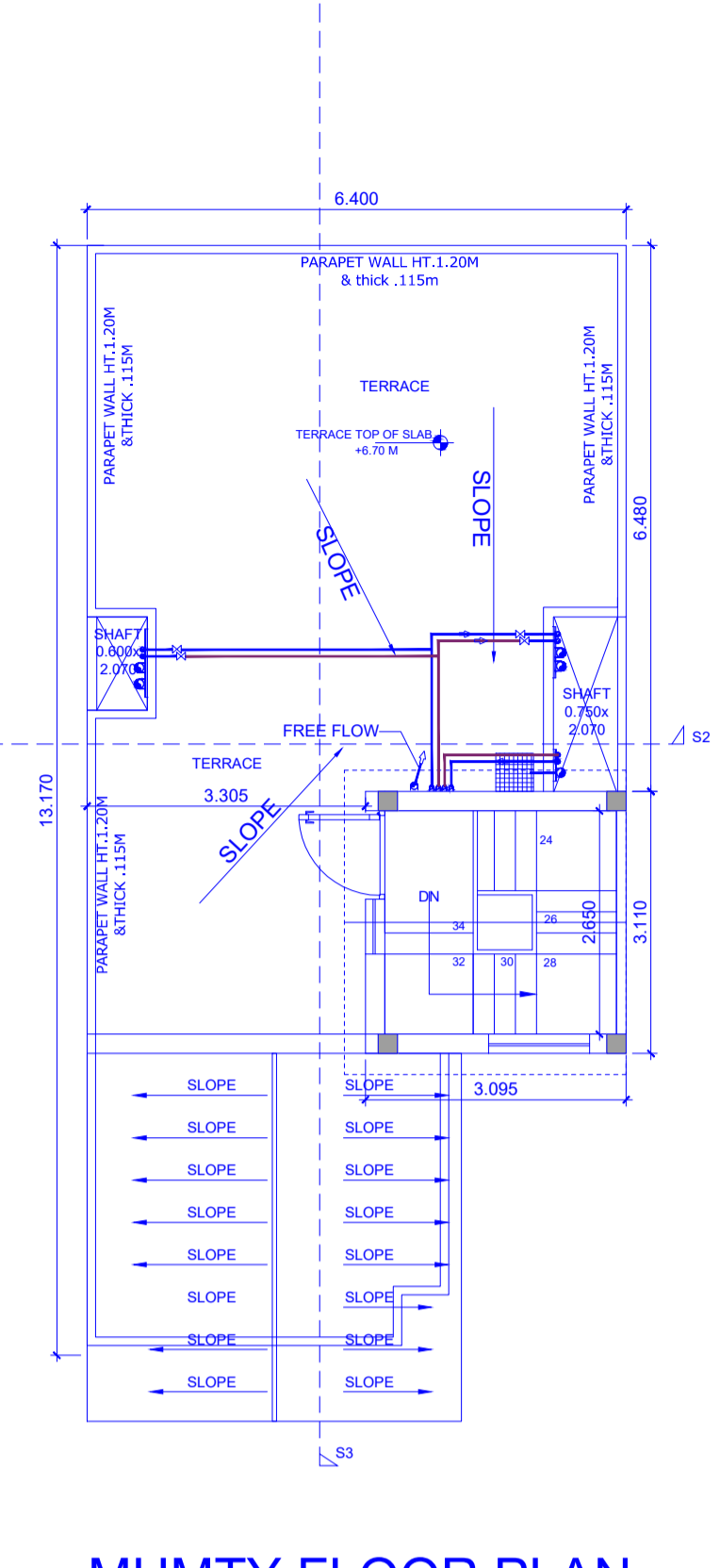
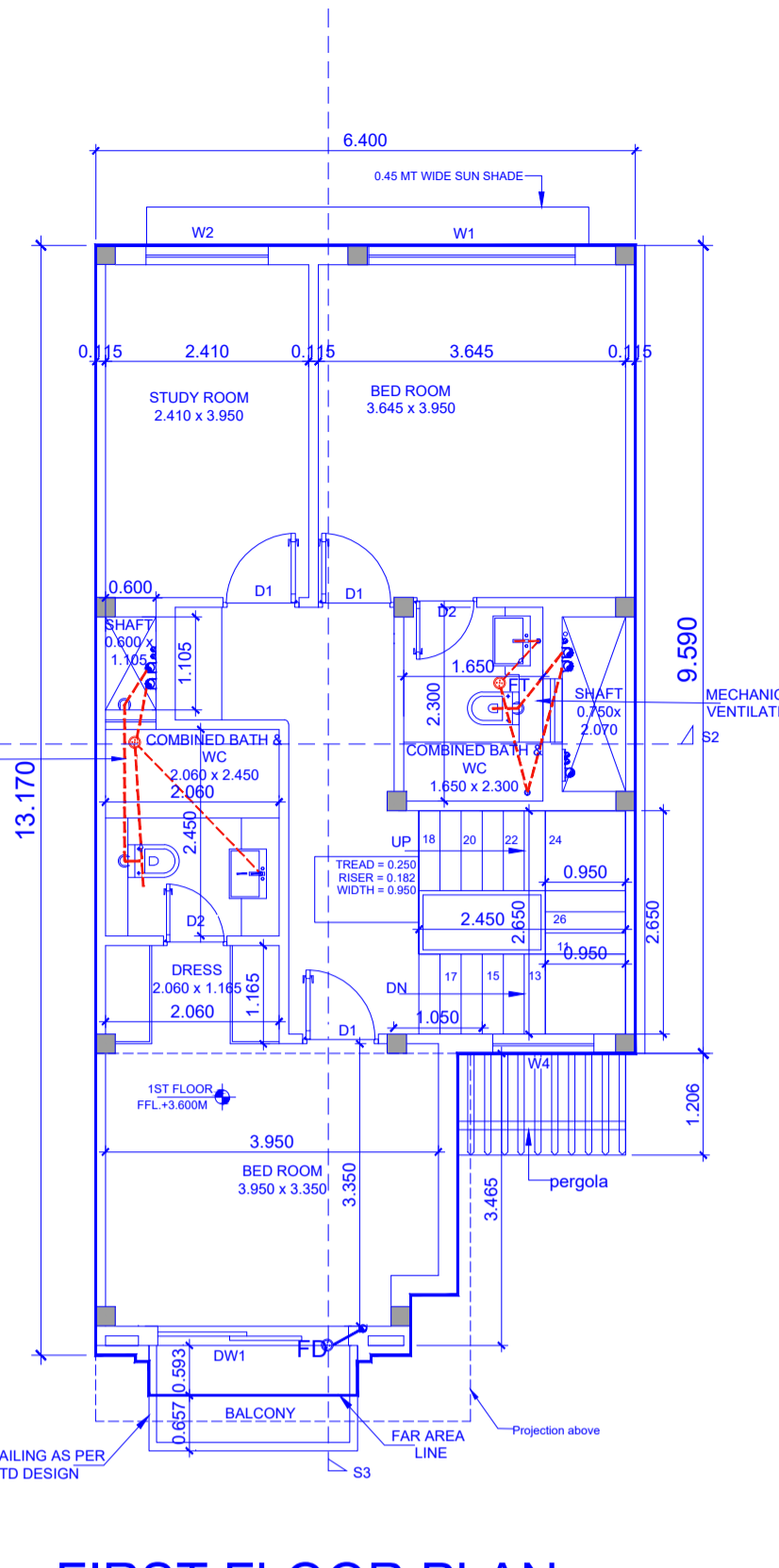
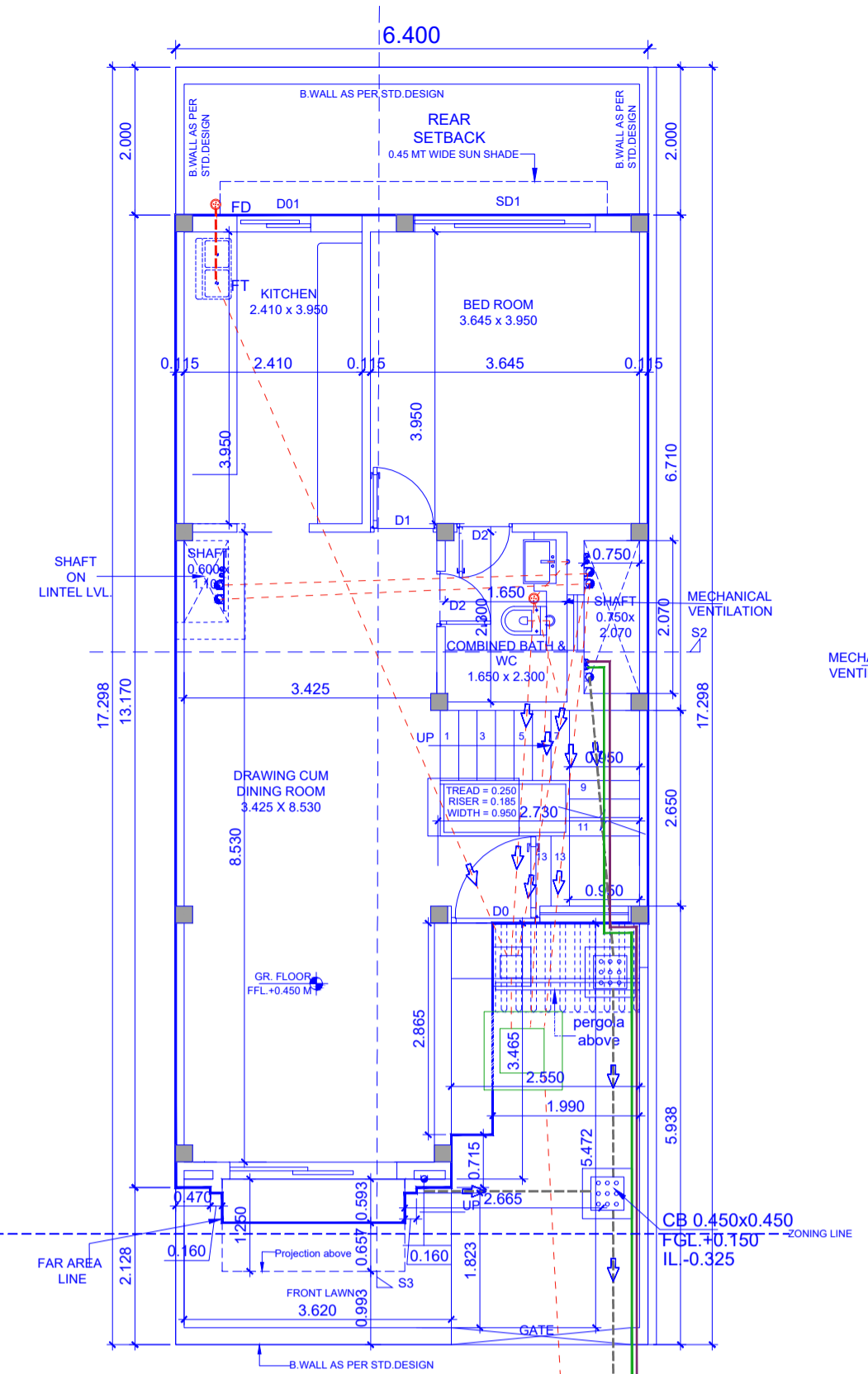
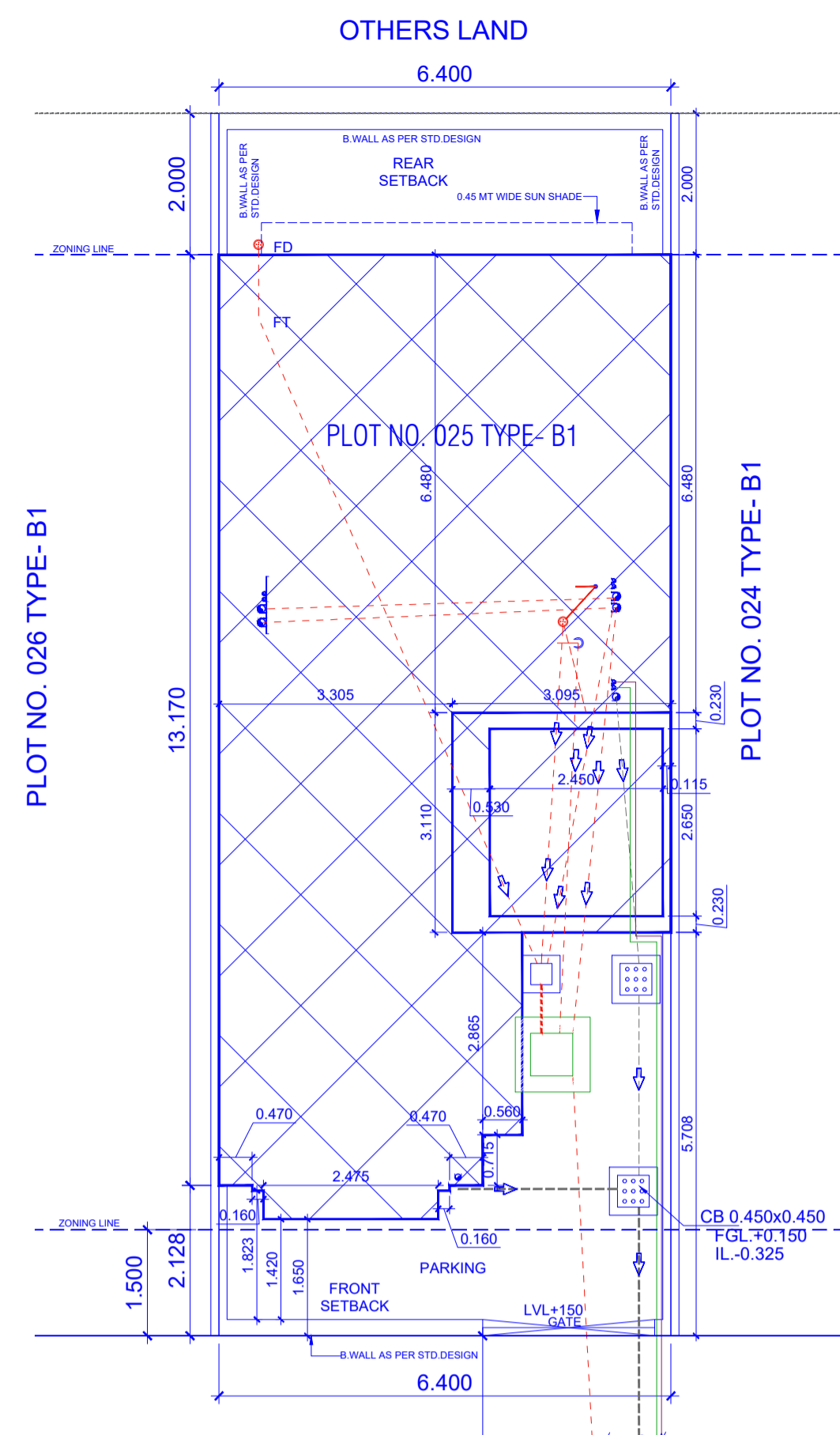
Dated 20/12/23

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-025, Type-B1, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4876AZ दिनांक 13.12.2023 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लॉन जमा किए गया था। इस कार्यालय द्वारा भवन प्लॉन को हरियाणा बिल्डिंग कोड 2017 के अनुसार चैक कर लिया गया है जो कि तकनीकी दृष्टि द्वारा ठीक पाया गया है। यहां यह भी सूचित किया जाता है कि कोलोनाईजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हैल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्प्लीशन से पहले प्राप्त करेगा। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat.



GROUND FLOOR PLAN

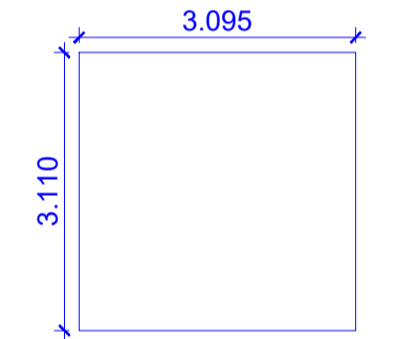
FIRST FLOOR PLAN

MUMTY FLOOR PLAN

TERRACE PLAN

AREA DIAGRAM GROUND FLOOR

AREA DIAGRAM FIRST FLOOR

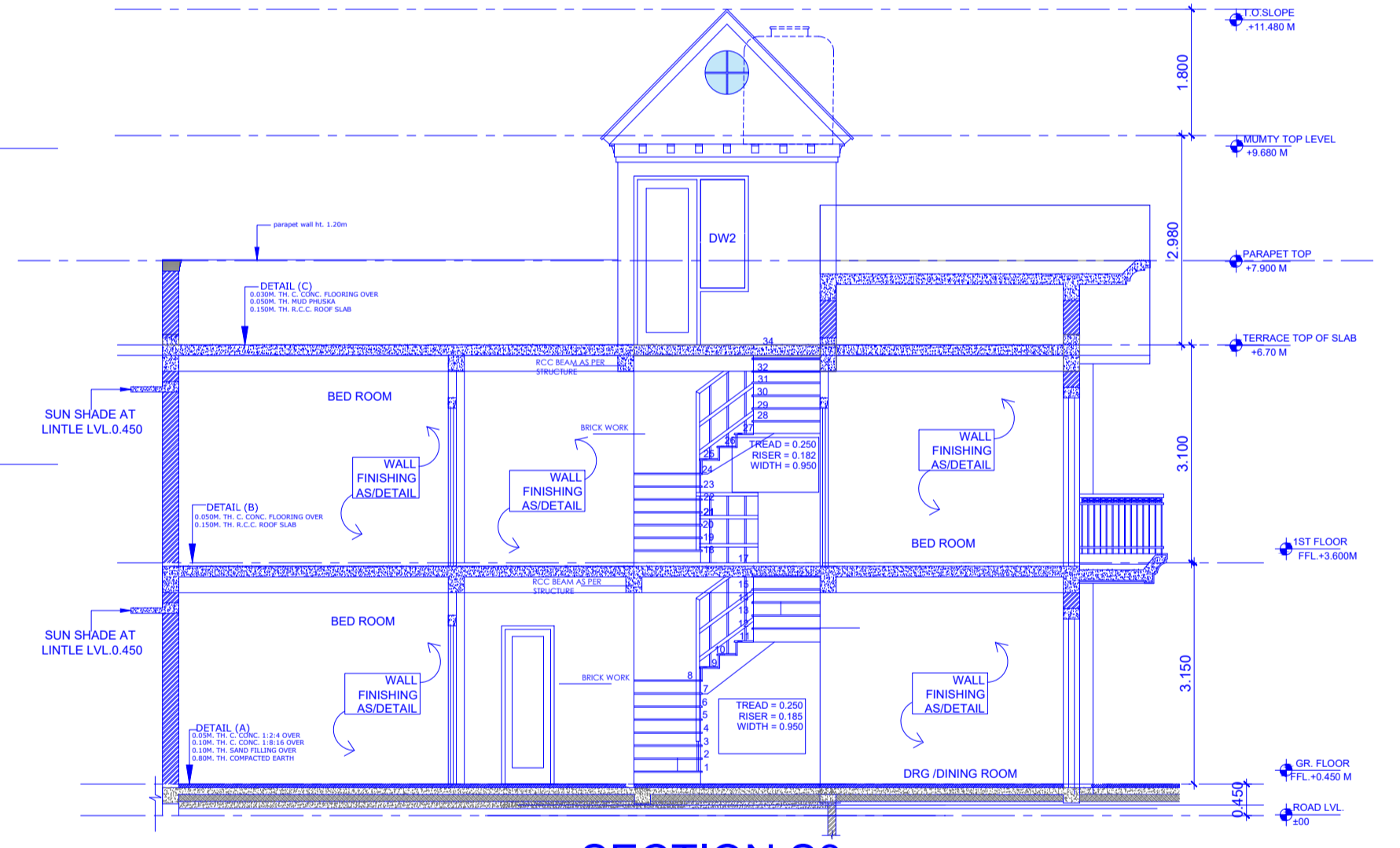
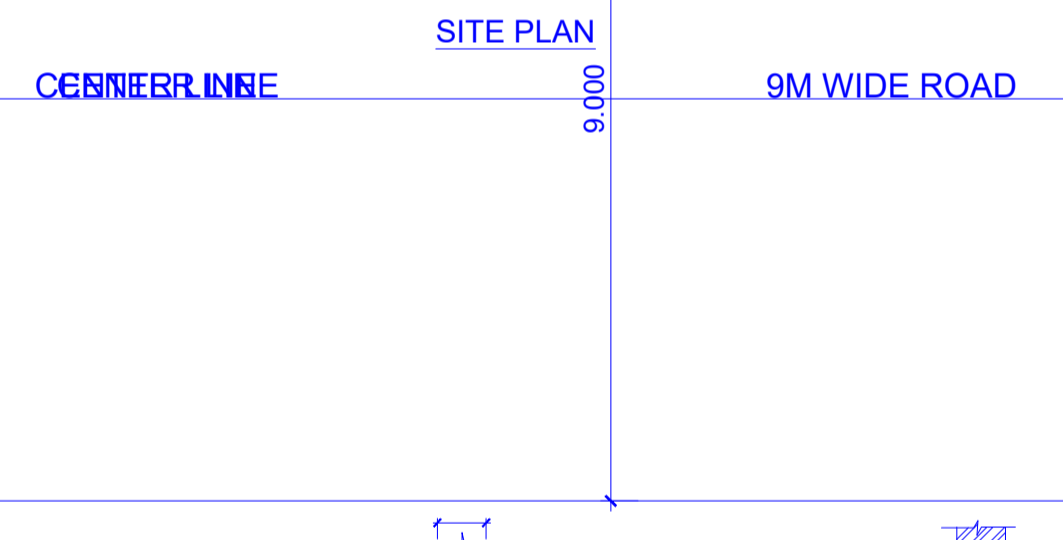


AREA DIAGRAM MUMTY FLOOR

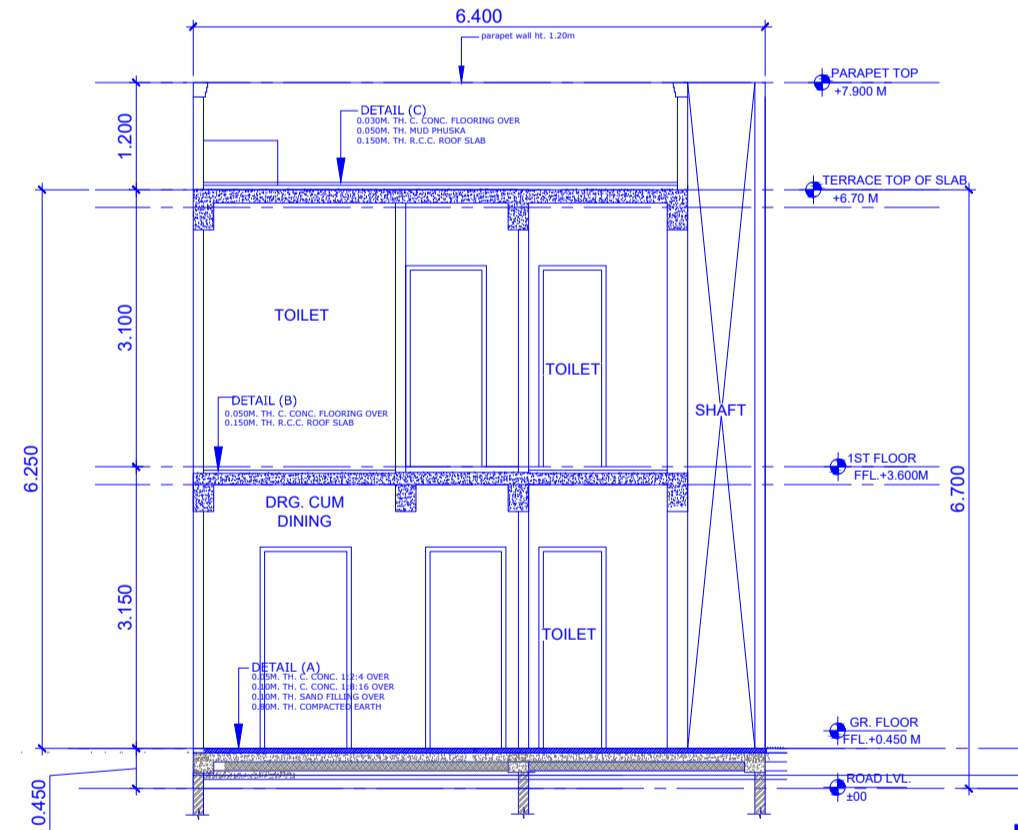
- GENERAL NOTES:**
1. ALL PIPES PASSING UNDER FLOORS.
  2. NO PIPE CONNECTED WITH ANY R.W.P.
  3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
  4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
  5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
  7. ALL .115 THICK WALL HAVE R.C.C BEAM.
  8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
  9. THE CONST.OF THE BUILDING WILL BE UNDER TANK AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER

**AREA STATEMENT:**

TOTAL PLOT AREA = 6.40 X 17.298 = 110.71 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE @ 75% = 83.03 SQ.MT.  
 PROPOSED GROUND COVERAGE = 77.559 SQ.MT. @ 70.06%  
 PERMISSIBLE FAR @ 200% = 221.42 SQ.MT.  
 PROPOSED FAR = 148.63 SQ.MT. @ 134.25%  
 PROPOSED FAR AREA AT GROUND FLOOR (A) = FAR AREA =  
 6.40 X 9.59 + 4.295 X 2.865 + 2.475 X 1.193 + (0.160 X 0.790) X 2 + (0.470 X 0.715) X 2 = 61.376+12.305+2.953+0.253+0.672= 77.559 SQ.MT.  
 PROPOSED FAR AREA AT 1ST FLOOR (B) = FAR AREA - NON FAR AREA =  
 SAME AS GROUND - (2.45 X 2.65) = 77.559 - 6.493= 71.066 SQ.MT.  
 PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA  
 3.095 X 3.110 = 9.625 SQ.MT.  
 TOTAL FAR AREA (D) = A + B = 77.559 + 71.066 = 148.625 SQ.MT.  
 TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 2.45 X 2.65 + 3.095 X 3.110 = 6.493+9.625= 16.118 SQ.MT.  
 TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 148.63+ 16.12 = 164.75 SQ.MT.



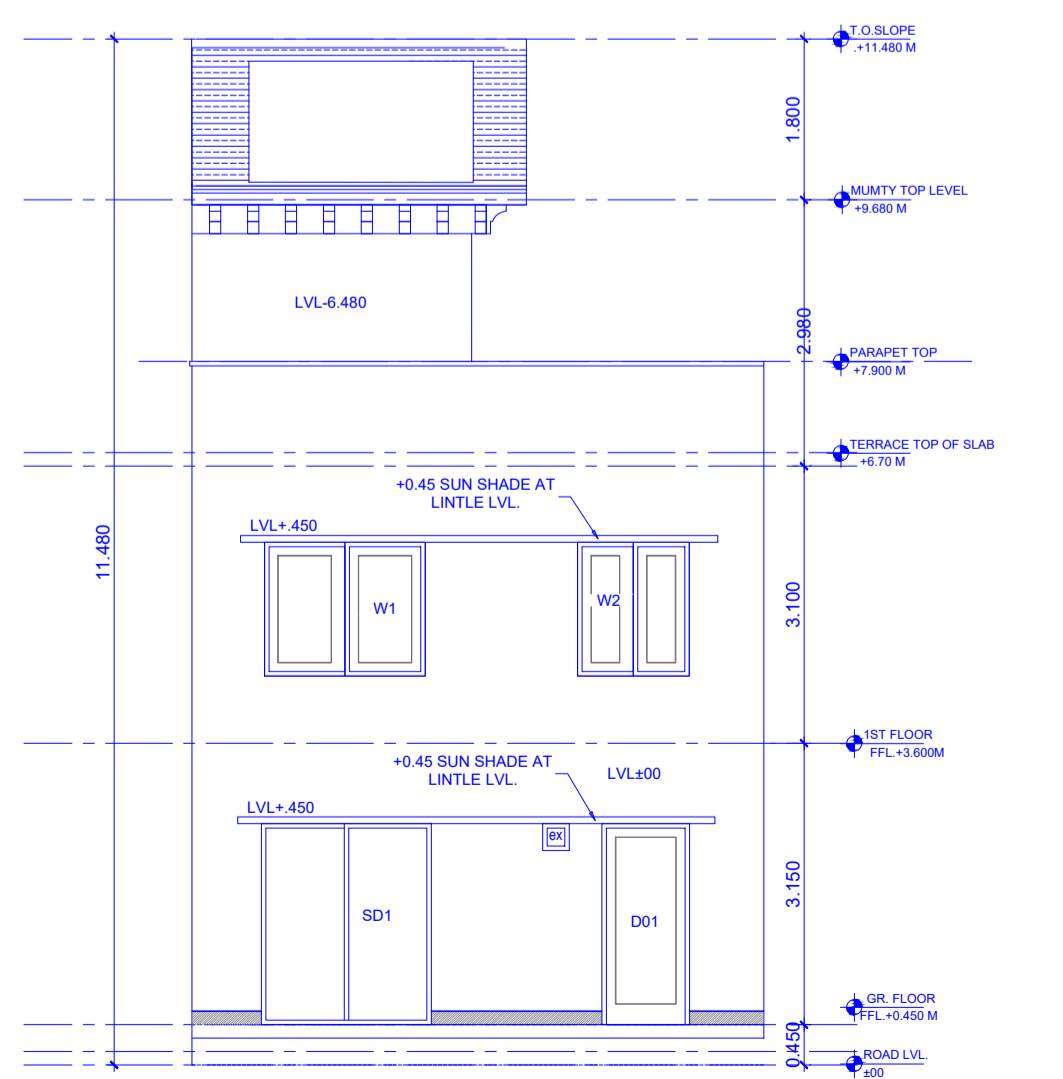
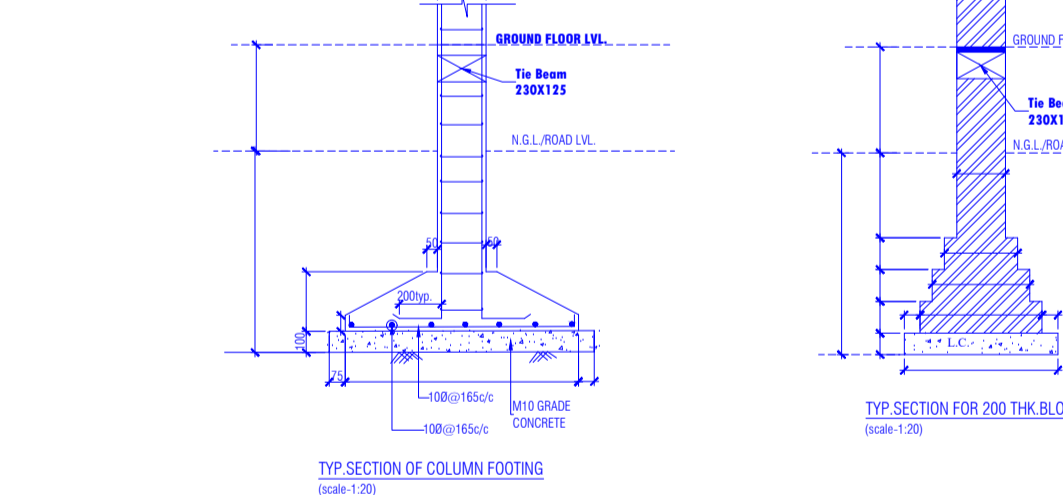
SECTION S3



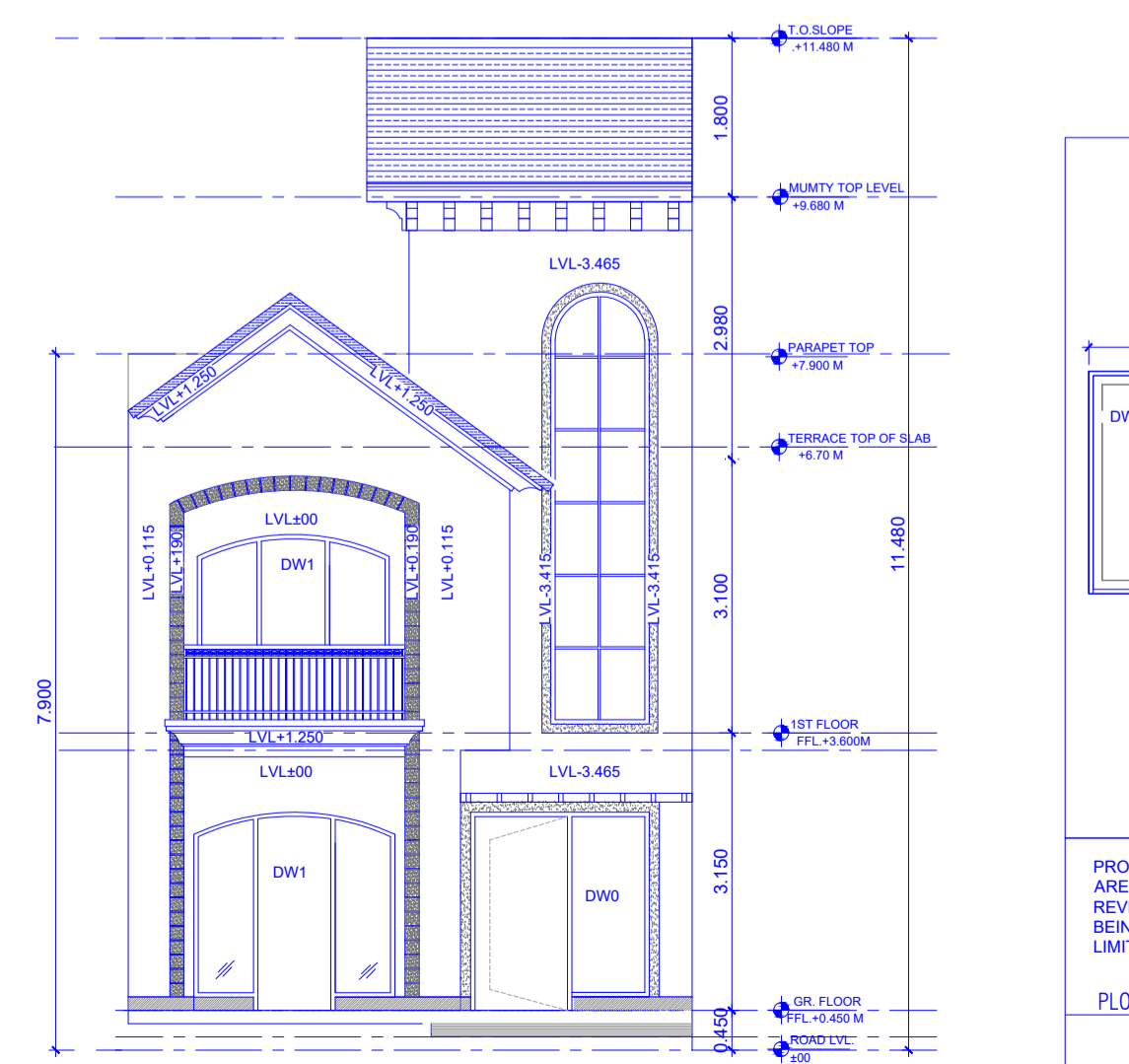
SECTION S-2

**PARKING DETAIL:**

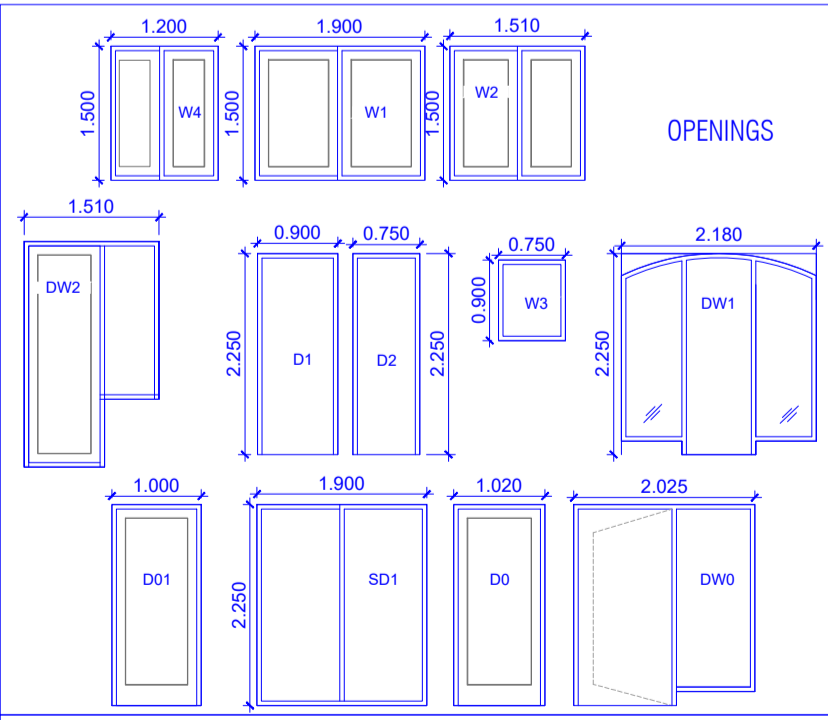
FOR PLOT SIZE UPTO 100 TO 250 SQ.MT  
 :1.0 ECS PER UNIT IN STILT/OPEN WITHIN THE PLOT (1.0 ECS=12.50 SQ.MT)  
 REQUIRED PARKING AREA= 12.50 SQ.MT.  
 PROVIDED OPEN PARKING AREA  
 = 2.55X 5.478 + 3.62 X 1.823  
 = 13.969 + 6.599  
 = 20.568 SQ.MT.



REAR ELEVATION



FRONT ELEVATION



PROPOSED RESIDENCE IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 14.20825 ACRES UNDER DDJAY-2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHODHANA, SECTOR-35, SONENPAT, BEING DEVELOPED BY ' ELDECO GREEN PARK INFRASTRUCTURE LIMITED'.

PLOT NO.-025, TYPE-B1

- NOTES:**
1. Architect shall not be responsible for any deviation at site by the developer
  2. DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION.

**DOOR WINDOW DETAIL**

WINDOW W1	1.90x1.50
WINDOW W2	1.51x1.50
WINDOW W3	75x90
WINDOW W4	1.25x90
DOOR DWO	2.025x2.25
DOOR DW1	2.180x2.25
DOOR D1	1.80x2.25
DOOR D2	1.80x2.25
DOOR D3	1.80x2.25
DOOR D4	1.80x2.25

**APPLICANT/DEVELOPER**  
 For Eldeco Green Park Infrastructure Ltd.

For Eldeco Green Park Infrastructure Limited  
 Director/Authorized Signatory

**\*SANCTIONED\***  
 VALID UPTO 2 YEARS FROM DATED  
 20-12-2023 TILL DATED 19-12-2025



**ARCHITECT**

AR. NARROUTTAM KUMAR  
 CA/2014/66162  
 JAI SHRI ARCHITECTURE  
 +91-9992314086

**JAI SHRI ARCHITECTURE**

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 E-mail - narroultam.jai13@gmail.com  
 narroultam.spacecream@gmail.com

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Memo No. ST/DTP-P/2023/17412

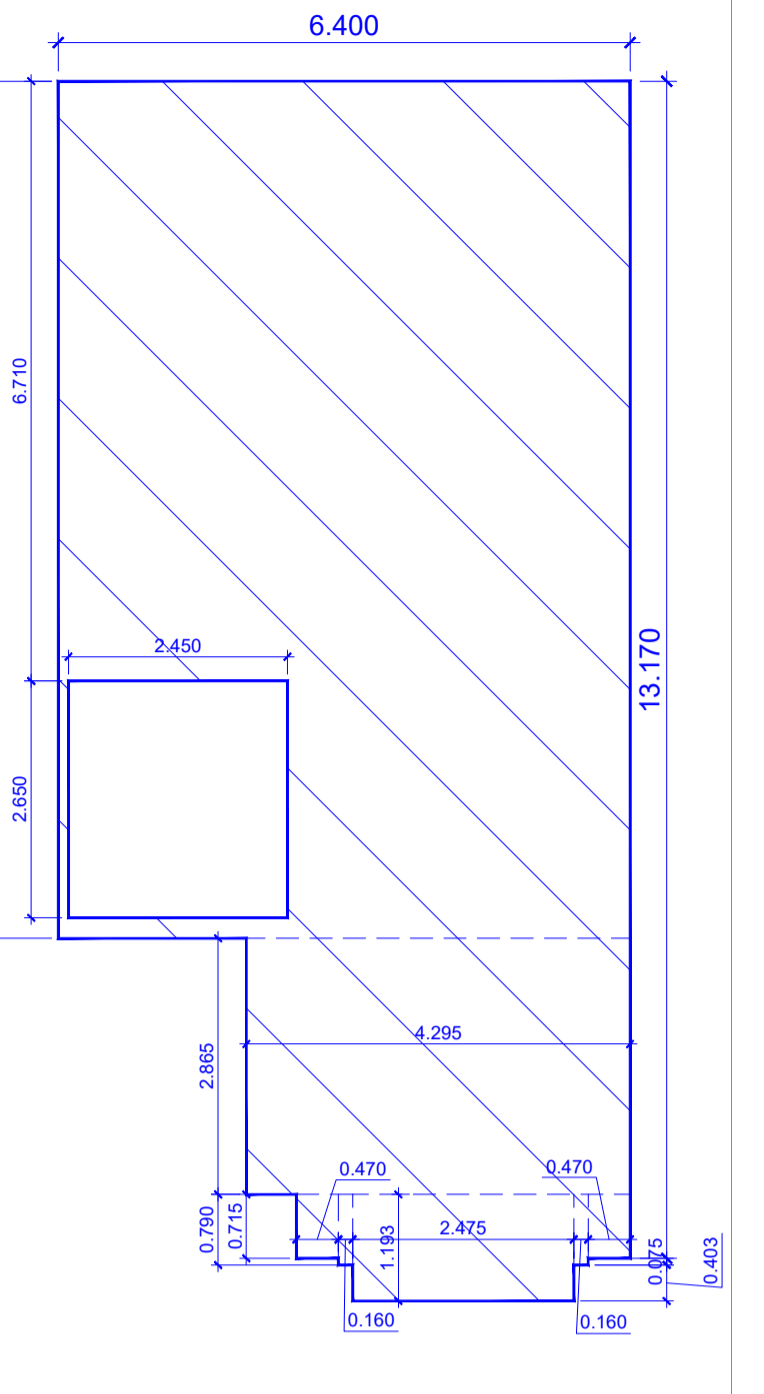
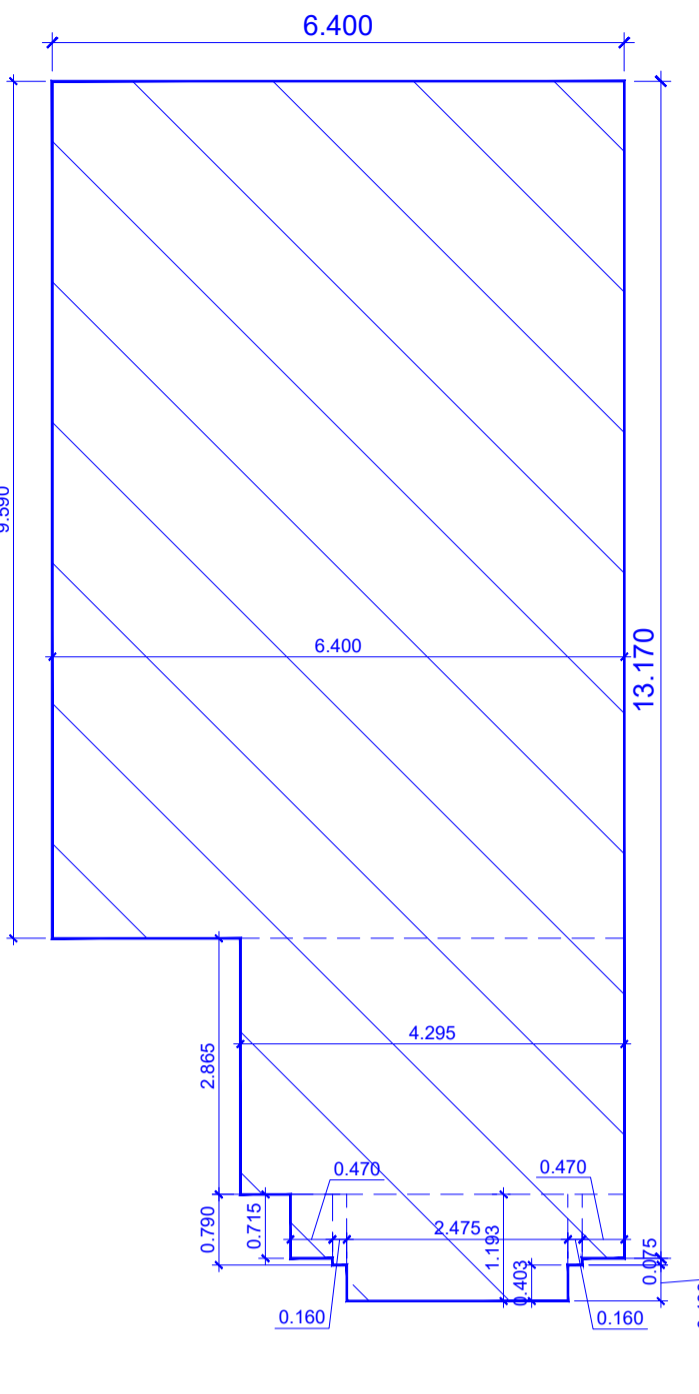
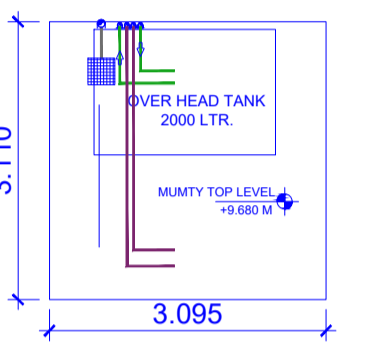
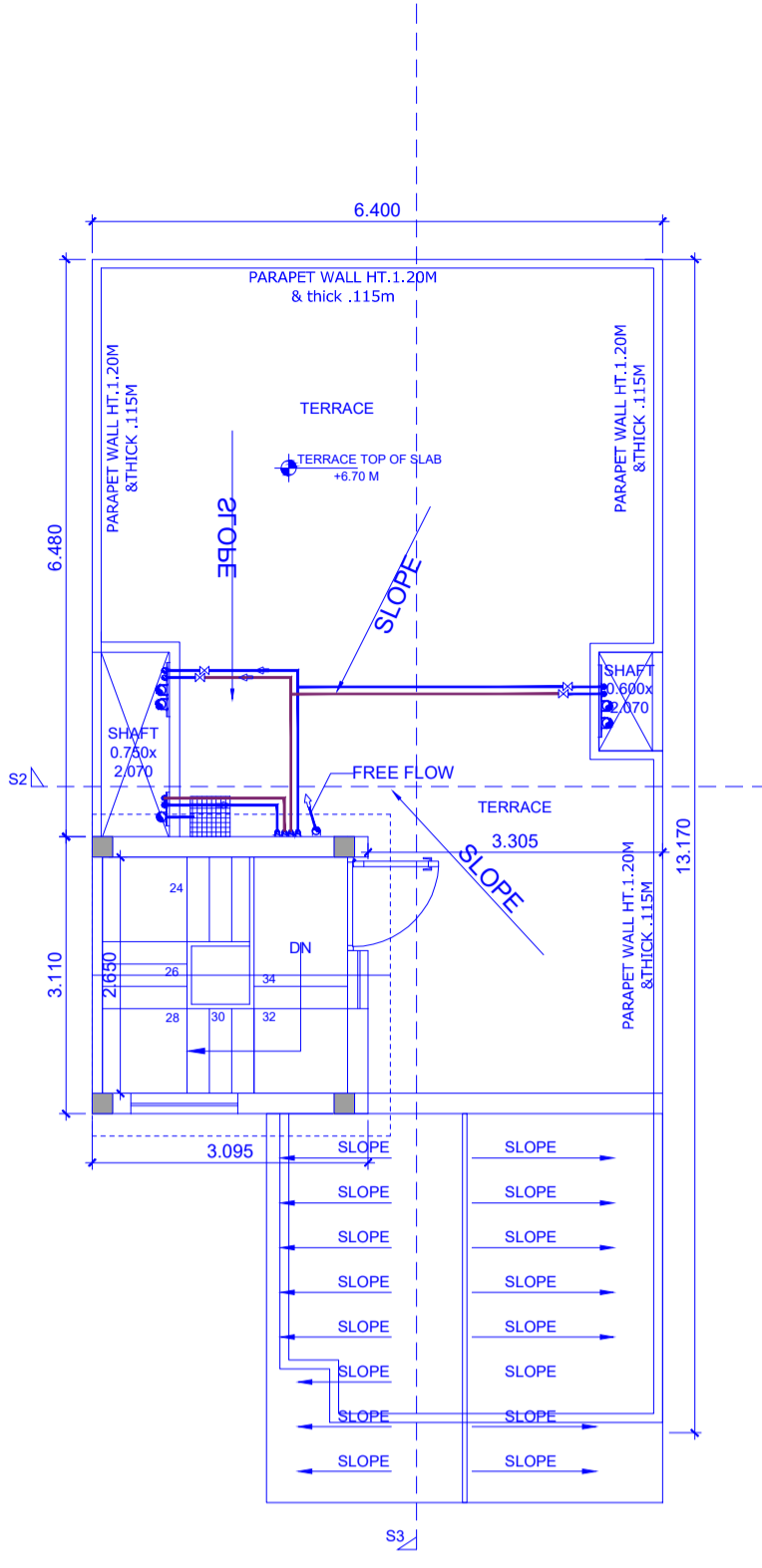
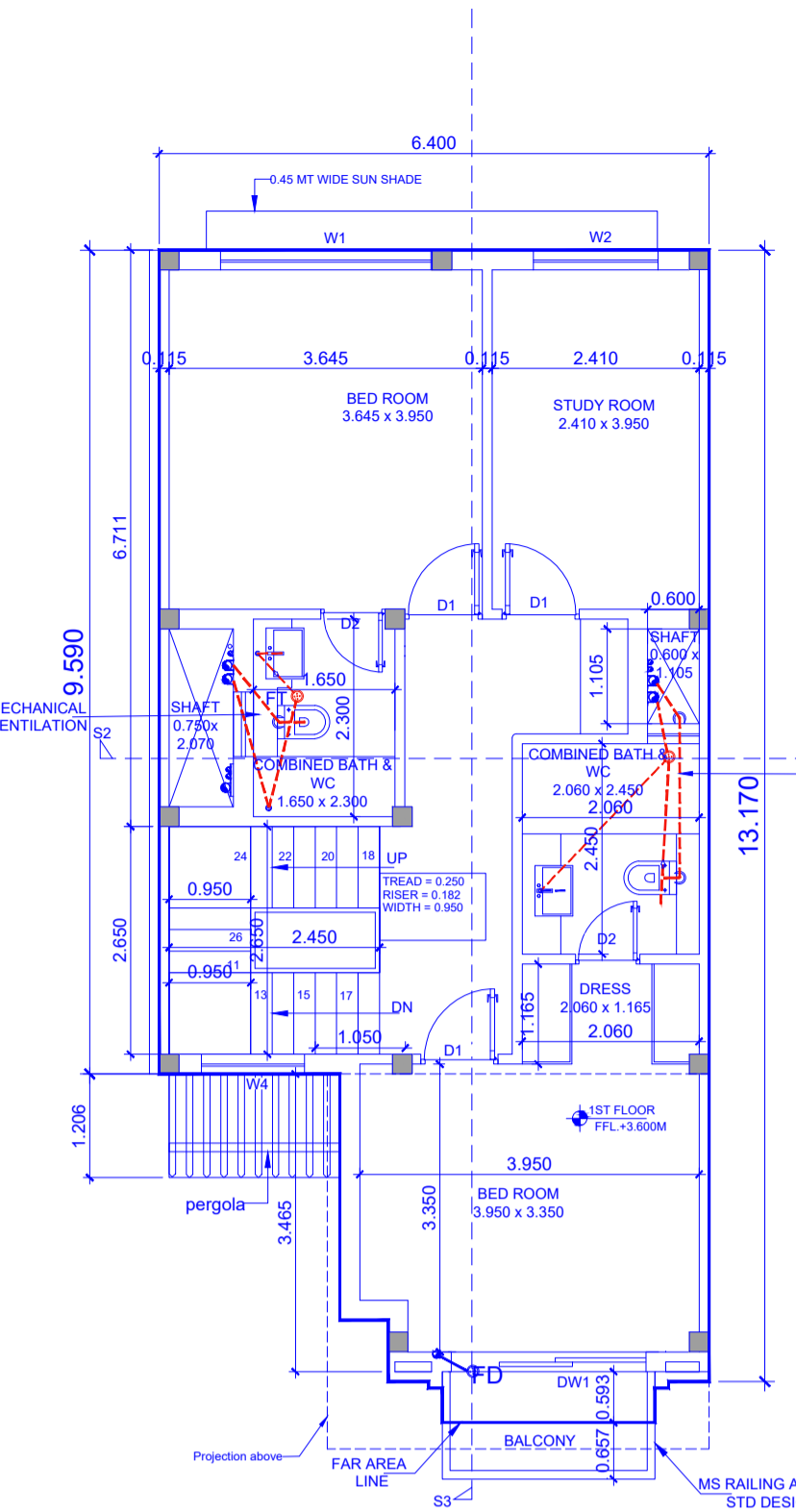
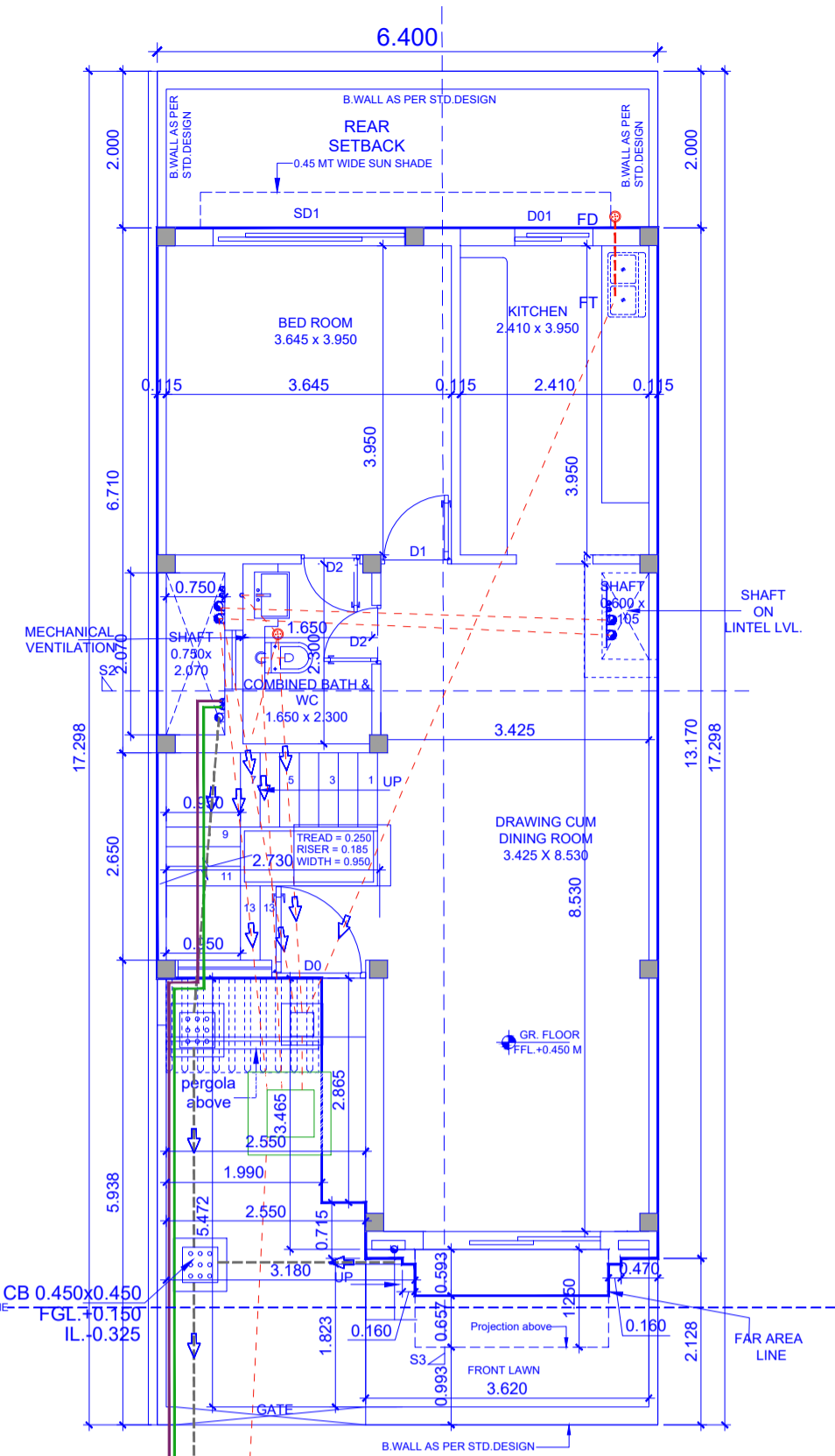
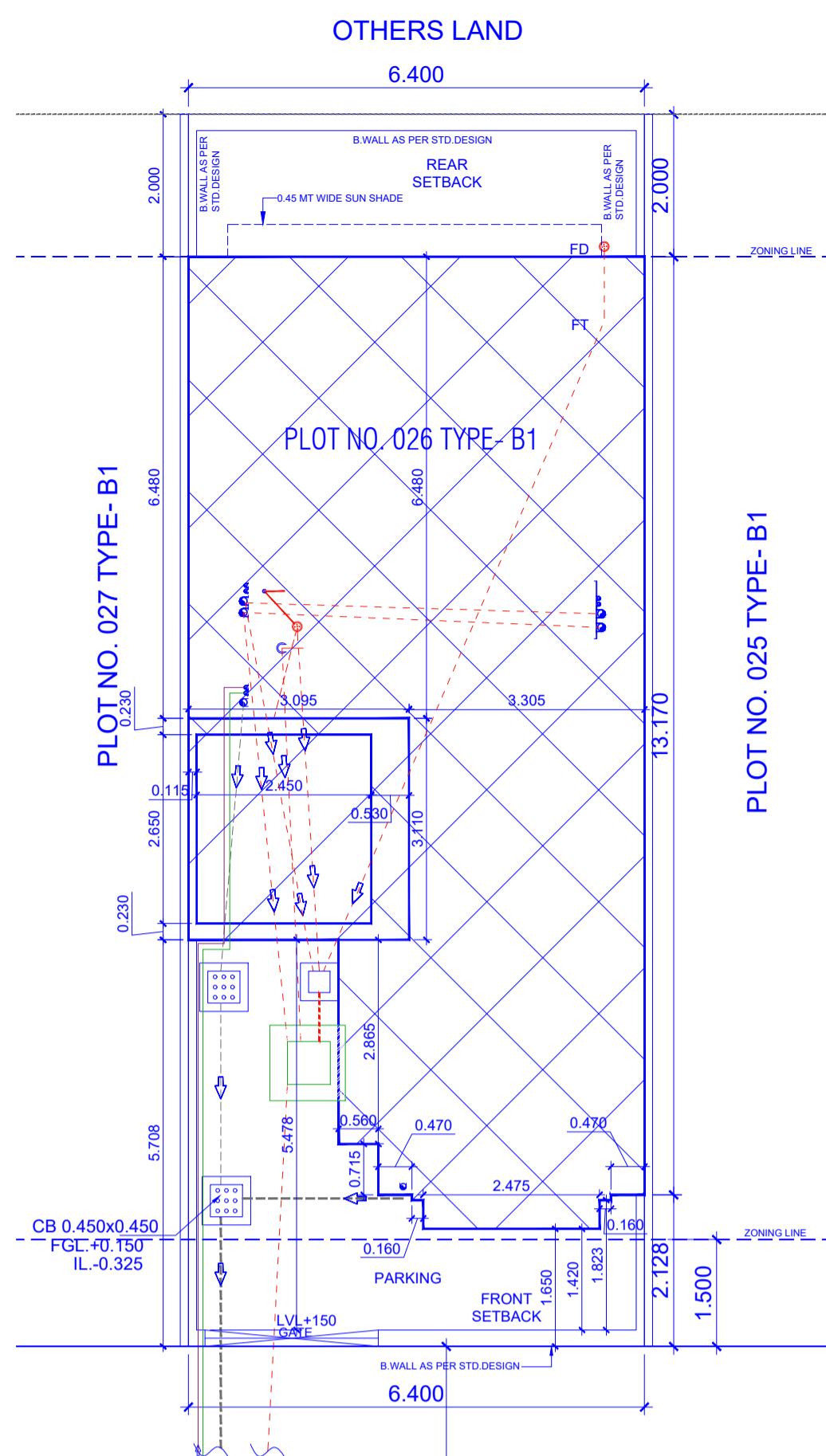
Dated 20/12/23

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-026, Type-B1, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4876AY दिनांक 13.12.2023 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लॉन जमा किए गया था। इस कार्यालय द्वारा भवन प्लॉन को हरियाणा बिल्डिंग कोड 2017 के अनुसार चैक कर लिया गया है जो कि तकनीकी दृष्टि द्वारा ठीक पाया गया है। यहां यह भी सूचित किया जाता है कि कोलोनाईजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हेल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्प्लीशन से पहले प्राप्त करेगा। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat. A



FIRST FLOOR PLAN

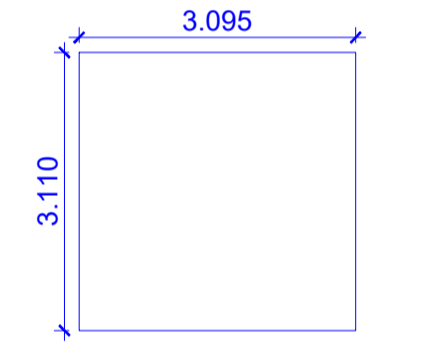
MUMTY FLOOR PLAN

TERRACE PLAN

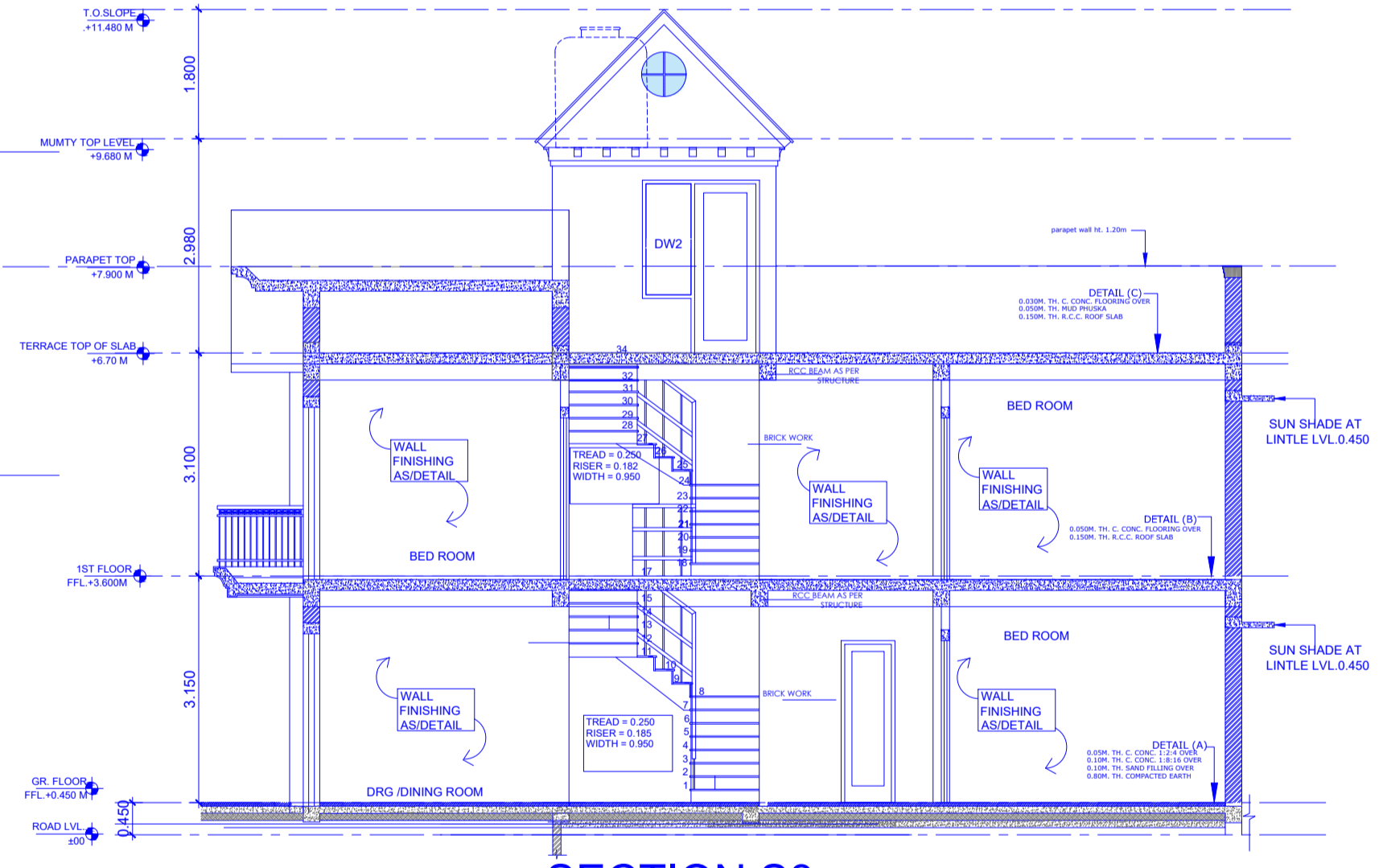
AREA DIAGRAM GROUND FLOOR

AREA DIAGRAM FIRST FLOOR

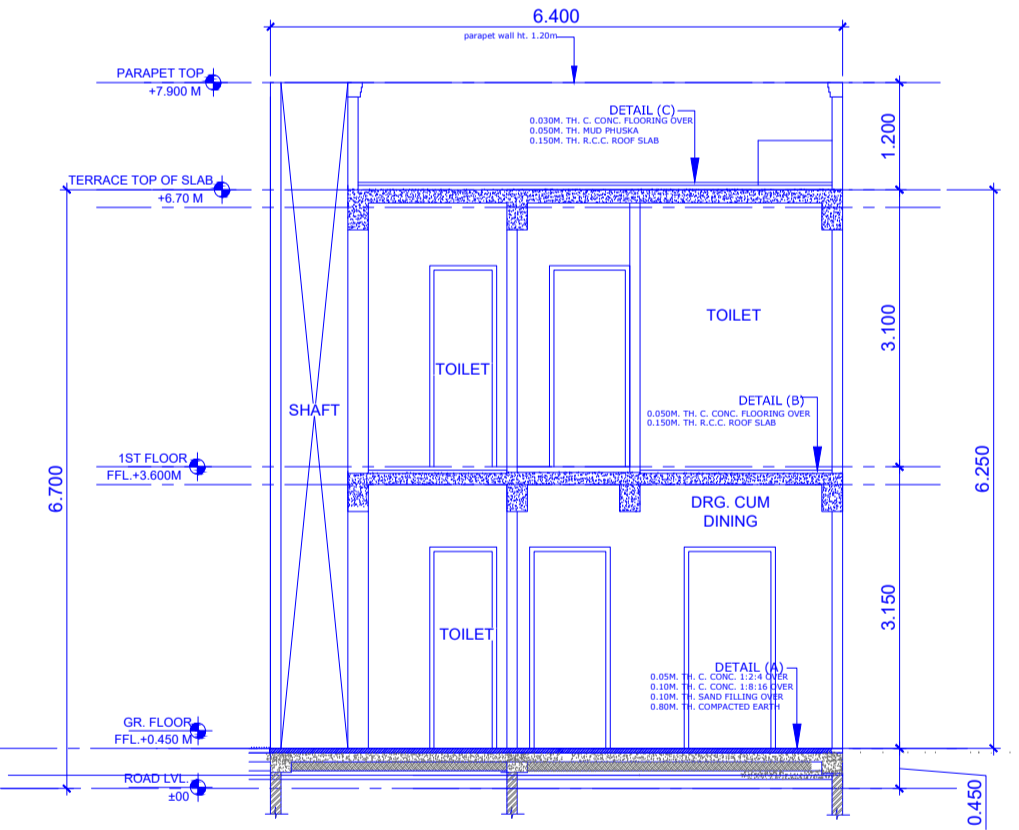
GROUND FLOOR PLAN



AREA DIAGRAM MUMTY FLOOR

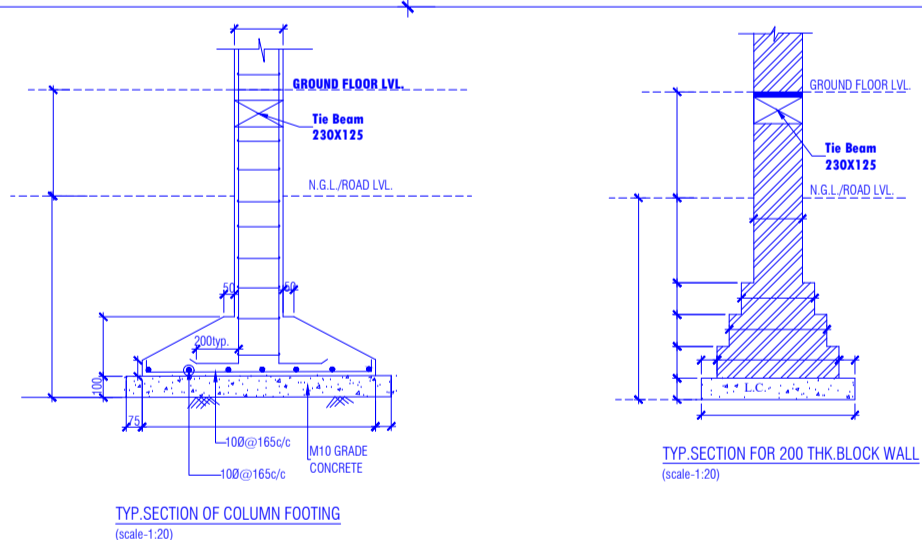


SECTION S3



SECTION S-2

SITE PLAN



PARKING DETAIL:

FOR PLOT SIZE UPTO 100 TO 250 SQ.MT  
 :1.0 ECS PER UNIT IN STILT/OPEN WITHIN THE PLOT (1.0 ECS=12.50 SQ.MT)  
 REQUIRED PARKING AREA= 12.50 SQ.MT.  
 PROVIDED OPEN PARKING AREA = 2.55X 5.478 + 3.62 X 1.823 = 13.969 + 6.599 = 20.568 SQ.MT.

**GENERAL NOTES:**

- ALL PIPES PASSING UNDER FLOORS.
- NO PIPE CONNECTED WITH ANY R.W.P.
- PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
- GATE & B.WALL AS PER GOVT. STD. DESIGN.
- ALL DIMENSIONS ARE IN MKS. SYSTEM.
- THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
- ALL .115 THICK WALL HAVE R.C.C BEAM.
- THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
- THE CONST.OF THE BUILDING WILL BE UNDER TANK AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
- RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER

**AREA STATEMENT:**

TOTAL PLOT AREA = 6.40 X 17.298 = 110.71 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE @ 75% = 83.03 SQ.MT.  
 PROPOSED GROUND COVERAGE = 77.559 SQ.MT. @ 70.06%  
 PERMISSIBLE FAR @ 200% = 221.42 SQ.MT.  
 PROPOSED FAR = 148.63 SQ.MT. @ 134.25%  
 PROPOSED FAR AREA AT GROUND FLOOR (A) = FAR AREA = 6.40 X 9.59 + 4.295 X 2.865 + 2.475 X 1.193 + (0.160 X 0.790) X 2 + (0.470 X 0.715) X 2 = 61.376+12.305+2.953+0.253+0.672= 77.559 SQ.MT.

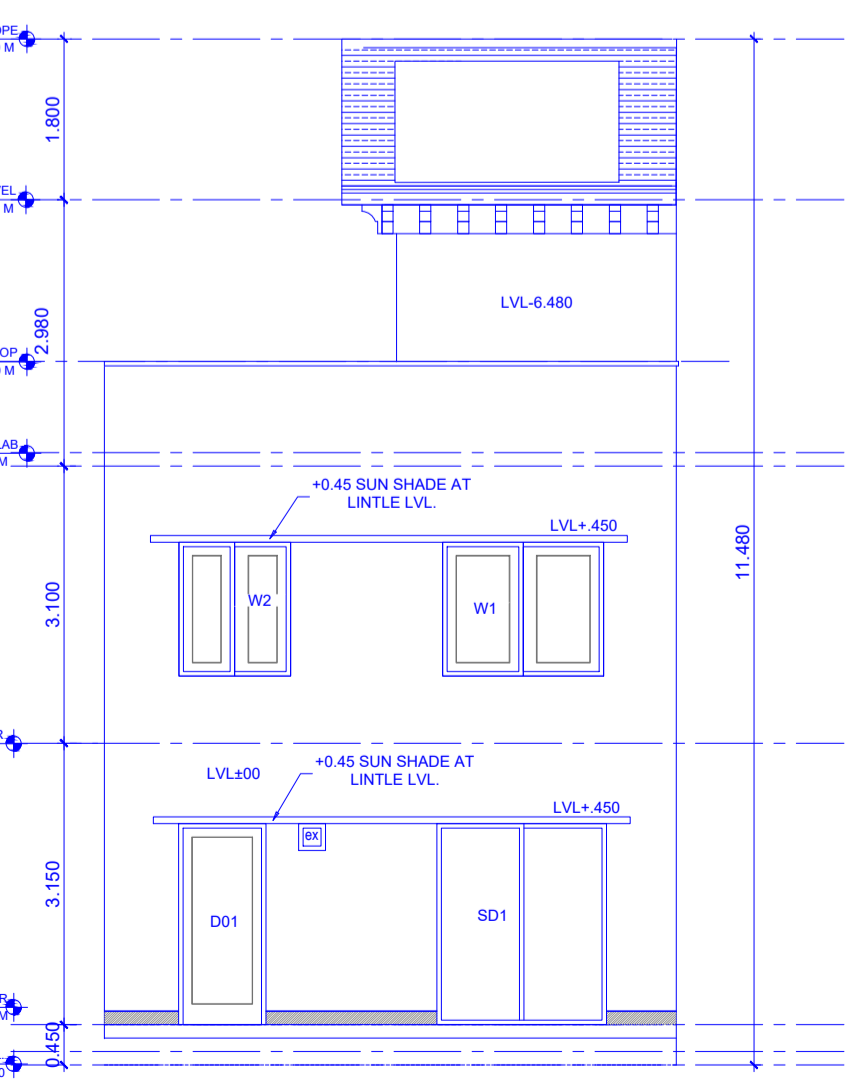
PROPOSED FAR AREA AT 1ST FLOOR (B) = FAR AREA - NON FAR AREA = SAME AS GROUND - (2.45 X 2.65) = 77.559 - 6.493 = 71.066 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA 3.095 X 3.110 = 9.625 SQ.MT.

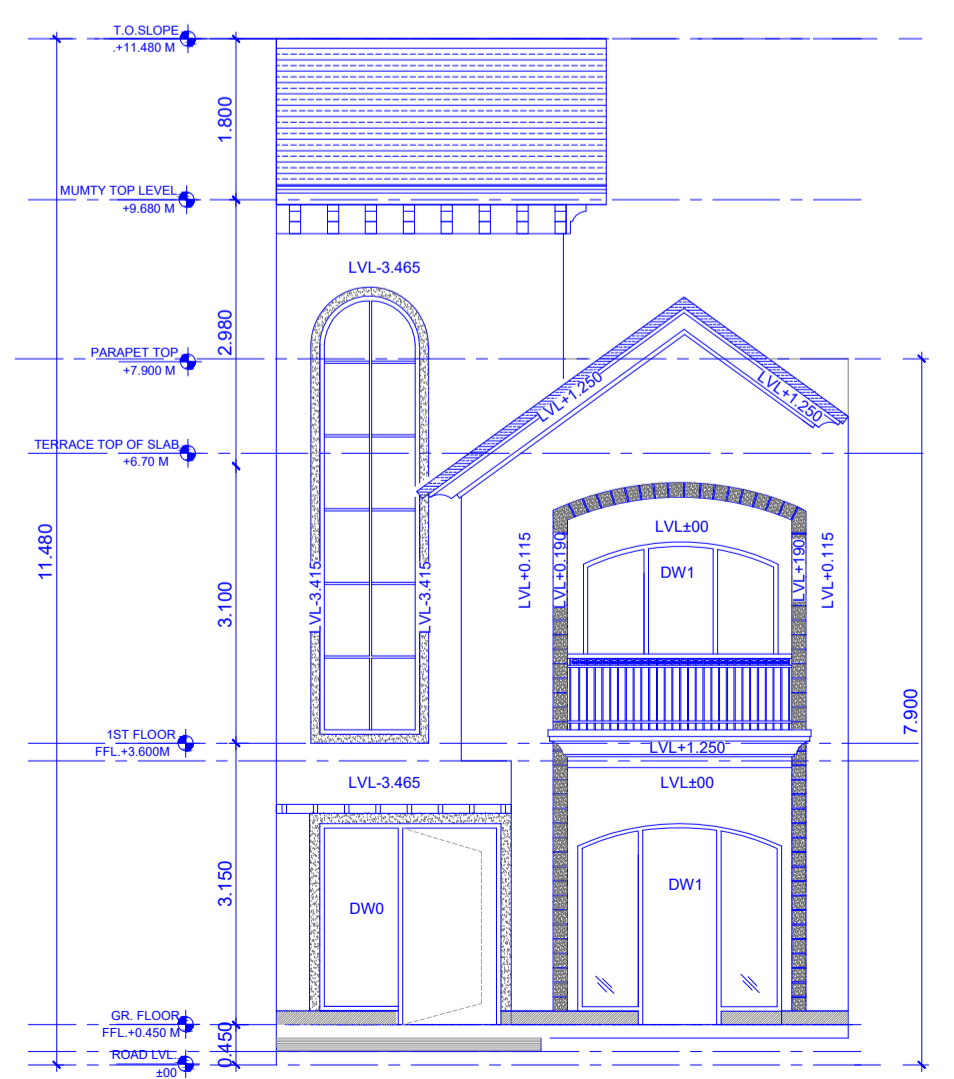
TOTAL FAR AREA (D) = A + B = 77.559 + 71.066 = 148.625 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 2.45 X 2.65 + 3.095 X 3.110 = 6.493 + 9.625 = 16.118 SQ.MT.

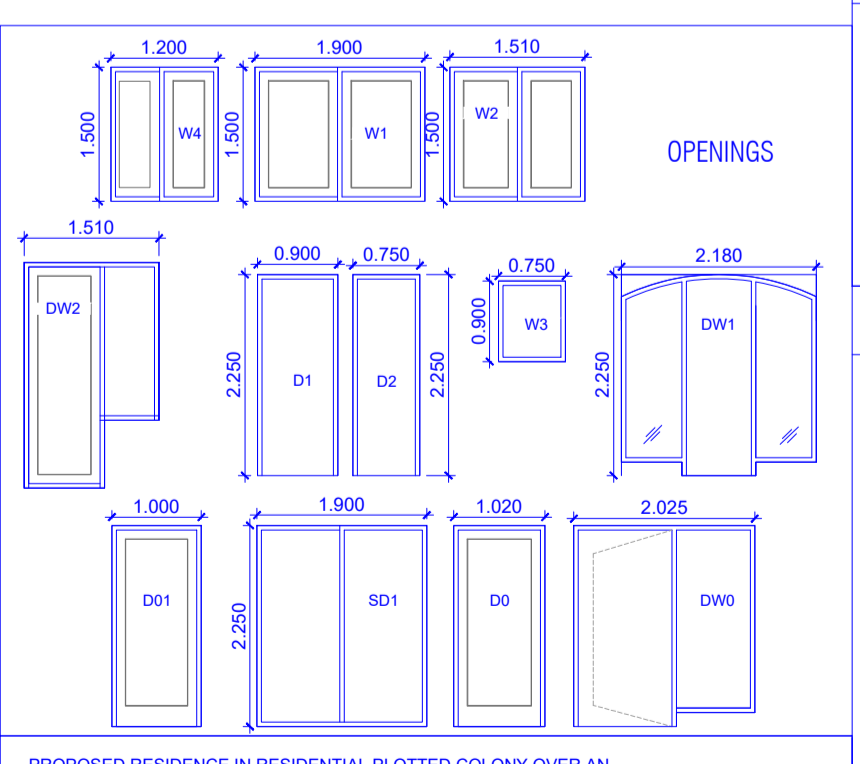
TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 148.63 + 16.12 = 164.75 SQ.MT.



REAR ELEVATION



FRONT ELEVATION



PROPOSED RESIDENCE IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 14.20825 ACRES UNDER DDJAY-2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHOMANA, SECTOR-33, SONENPAT, BEING DEVELOPED BY 'ELDECO GREEN PARK INFRASTRUCTURE LIMITED'.

PLOT NO.-026, TYPE-B1

NOTES:  
 1. Architect shall not be responsible for any deviation at site by the developer.  
 2. DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION.

DOOR WINDOW DETAIL

WINDOW W1	1.90x1.50
WINDOW W2	1.51x1.50
WINDOW W3	1.26x1.90
WINDOW W4	1.26x1.90
DOOR D01	2.025x2.25
DOOR D02	2.180x2.25
DOOR D03	1.80x2.25
DOOR D04	1.80x2.25
DOOR D05	1.80x2.25
DOOR D06	1.80x2.25
DOOR D07	1.80x2.25
DOOR D08	1.80x2.25

APPLICANT/DEVELOPER  
 For Eldeco Green Park Infrastructure Ltd.

For Eldeco Green Park Infrastructure Limited  
 Director/Authorized Signatory

**\*SANCTIONED\***  
 VALID UPTO 2 YEARS FROM DATED  
 20-12-2023 TILL DATED 19-12-2025

ARCHITECT

AR. NARROUTTAM KUMAR  
 CA/2014/66162  
 JAI SHRI ARCHITECTURE  
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**JAI SHRI ARCHITECTURE**  
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 narroultam.spacedream@gmail.com

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh  
S/o Sh. Shurya Nath  
H. no.-291, New Vijay Nagar,  
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Memo No. ST/DTP-P/2023/17411

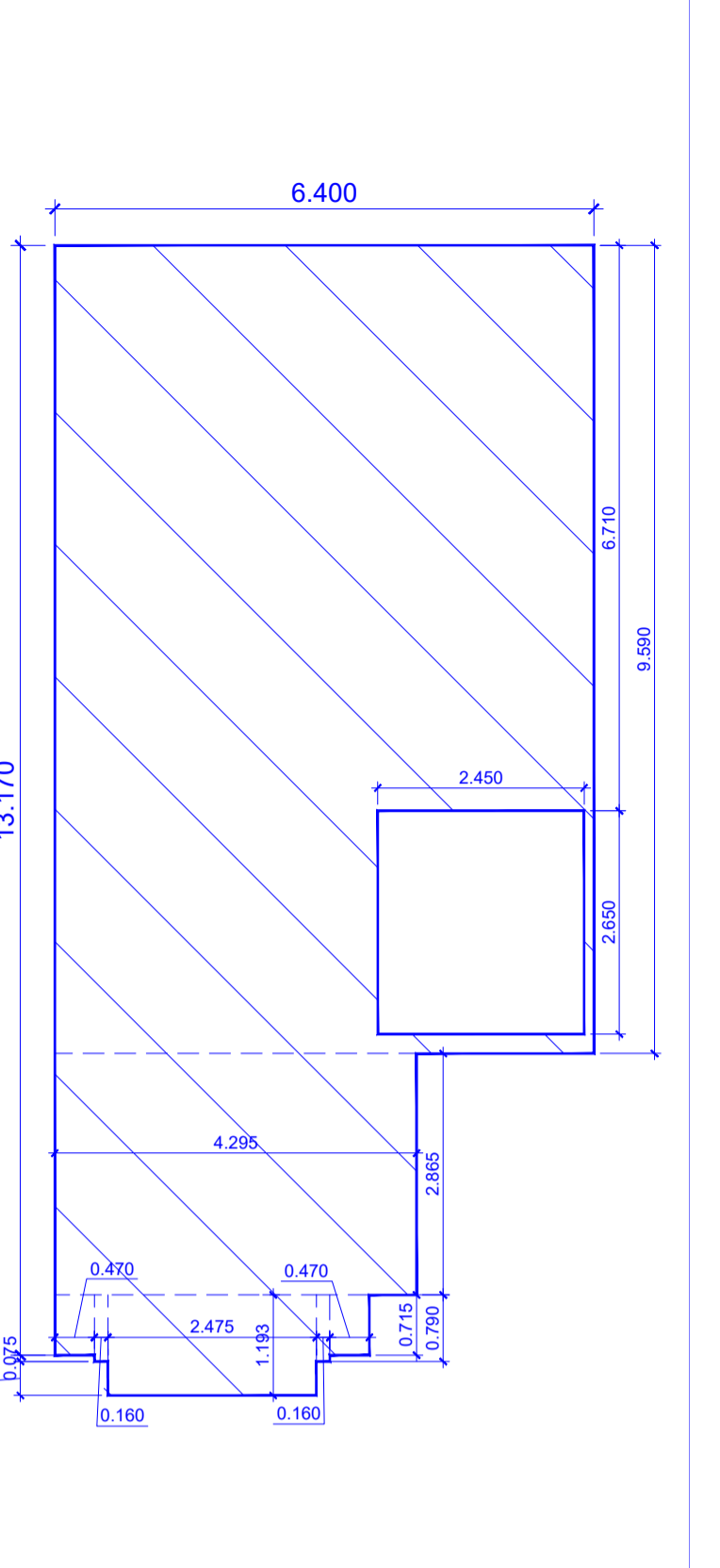
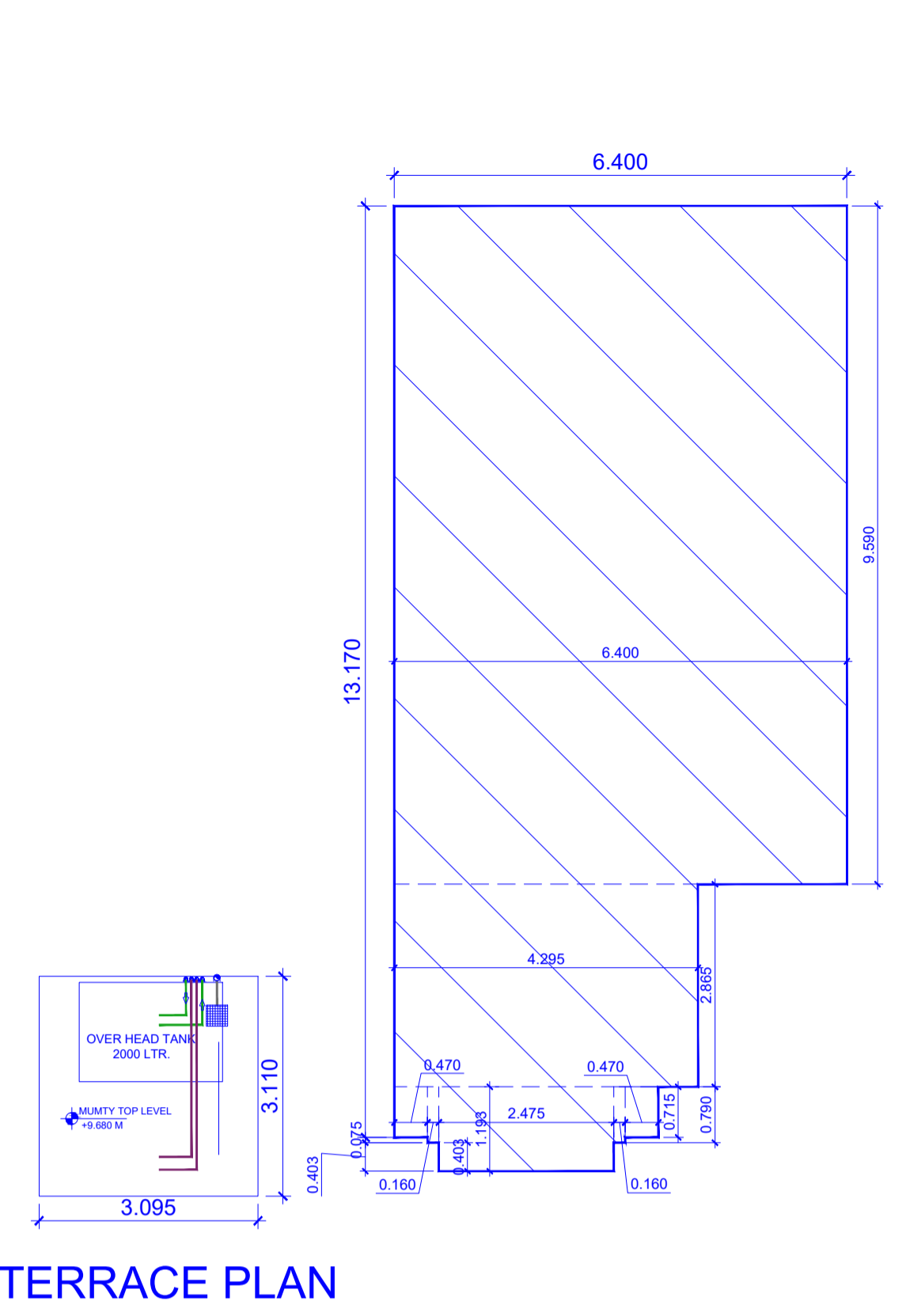
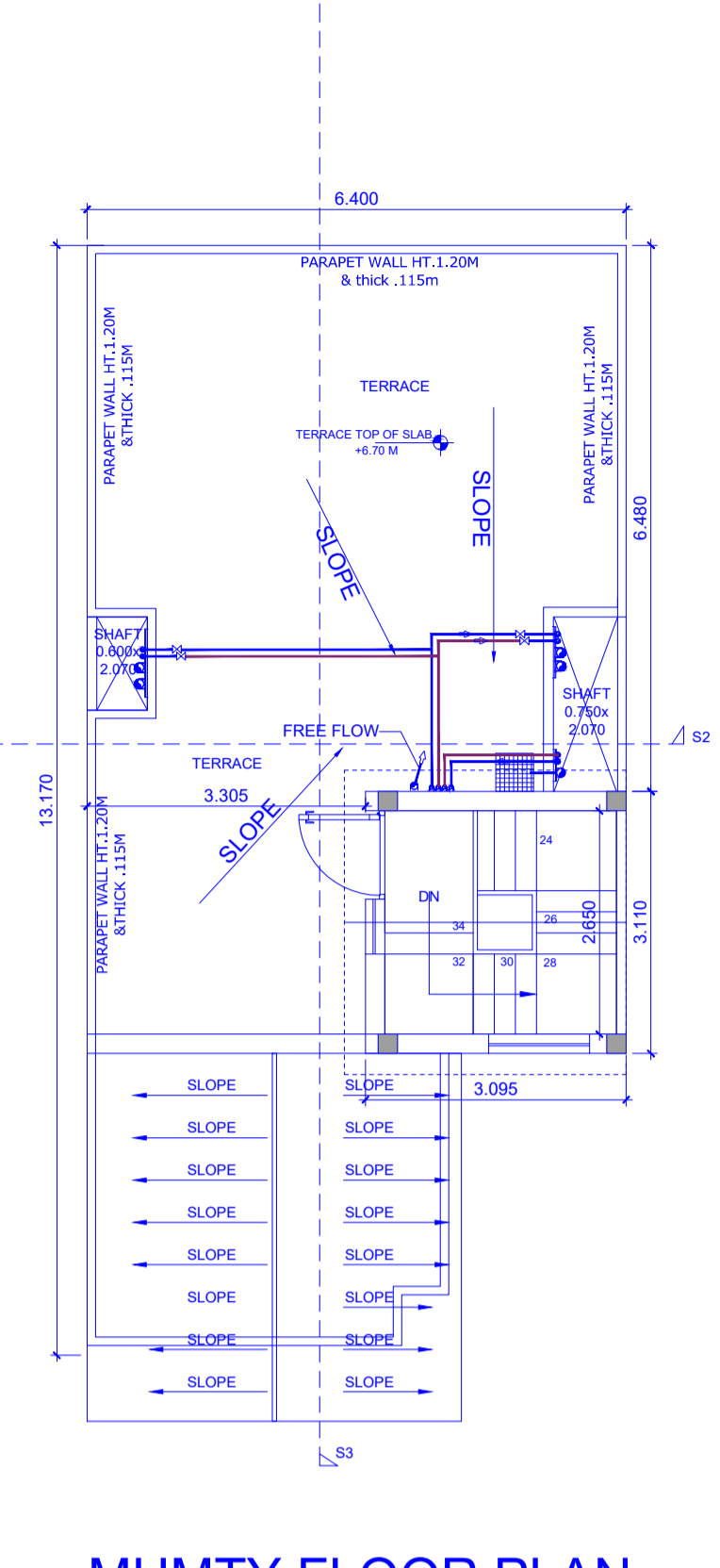
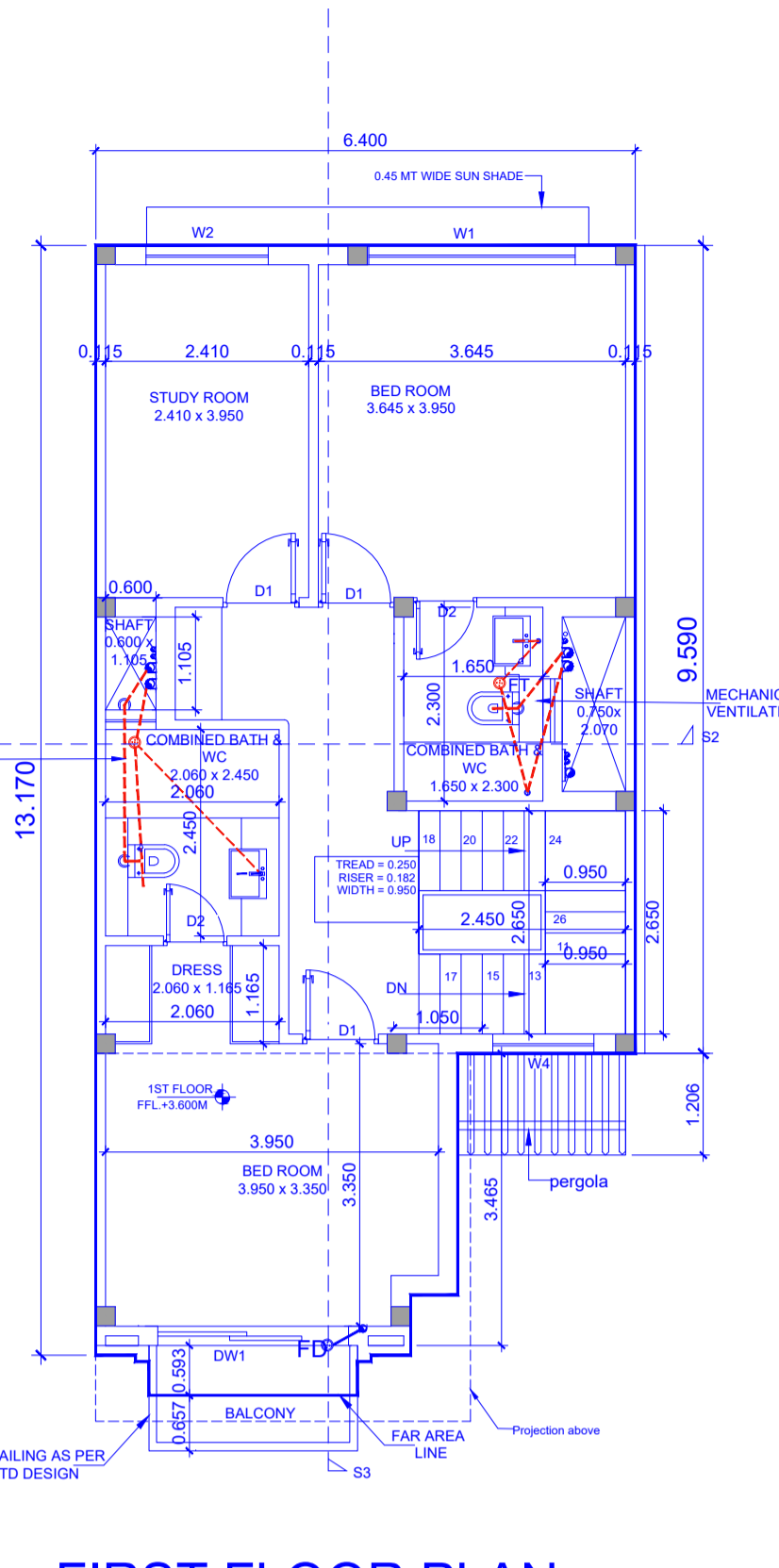
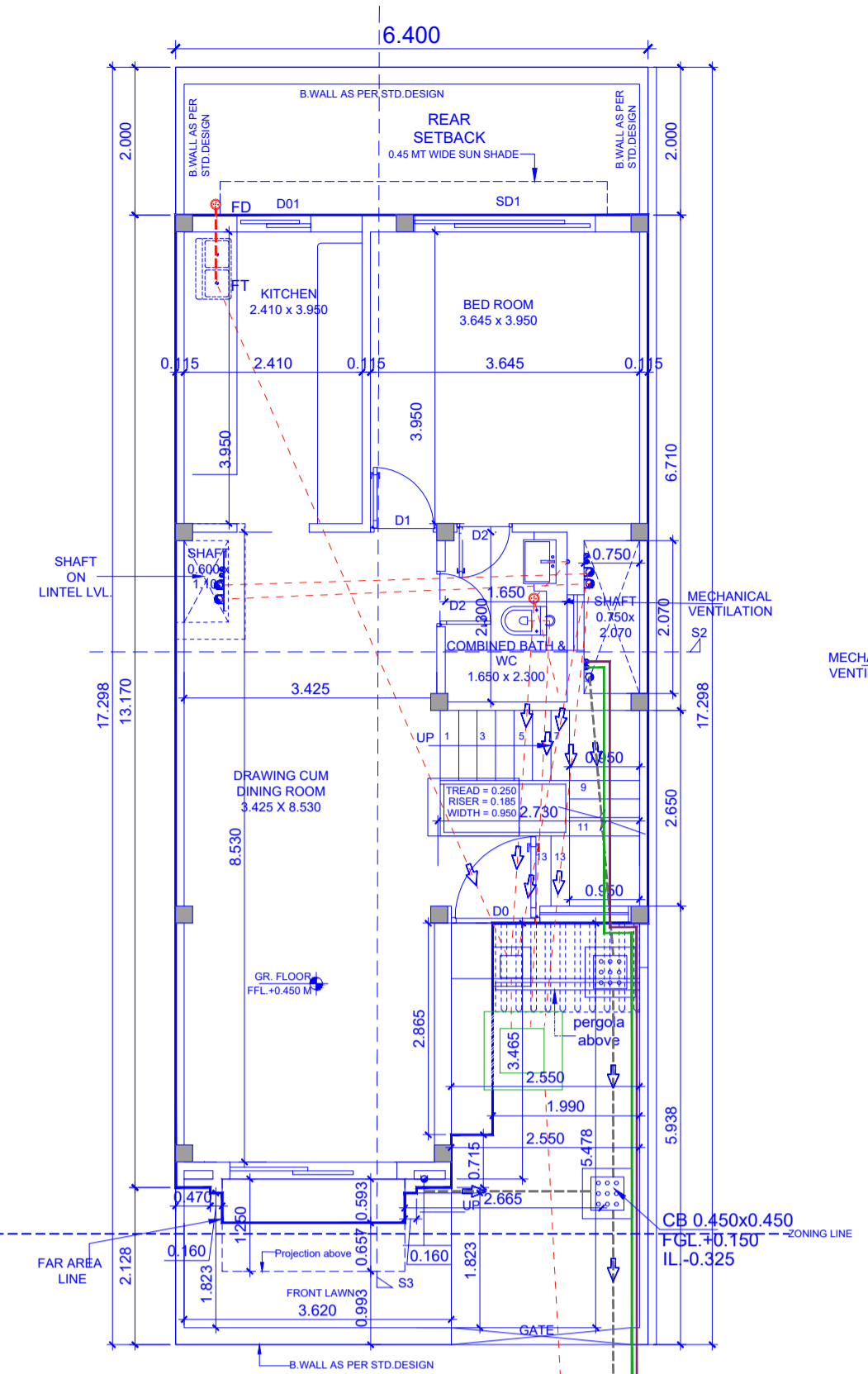
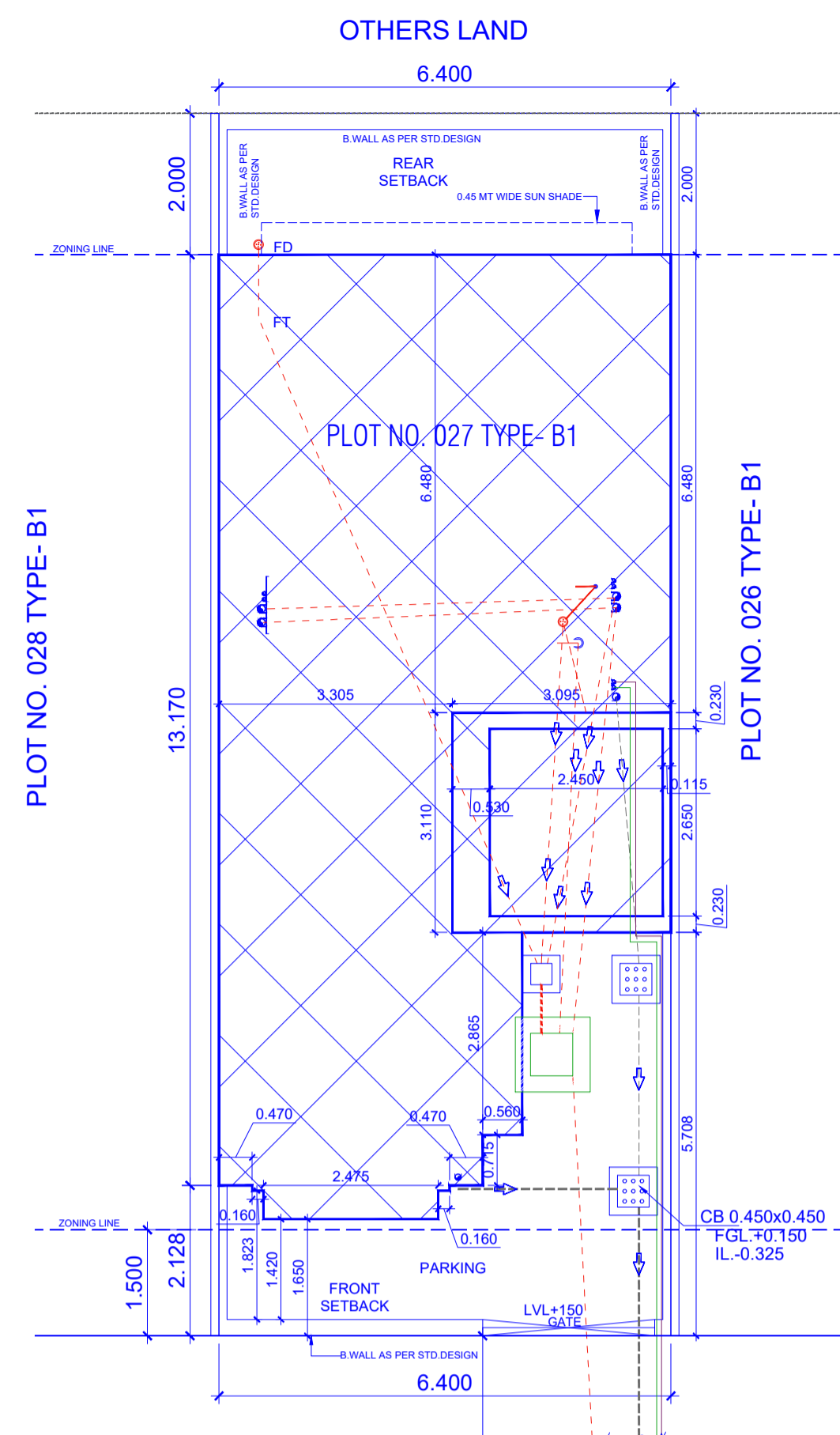
Dated 20/12/23

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-027, Type-B1, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4876AX दिनांक 13.12.2023 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लॉन जमा किए गया था। इस कार्यालय द्वारा भवन प्लॉन को हरियाणा बिल्डिंग कोड 2017 के अनुसार चैक कर लिया गया है जो कि तकनीकी दृष्टि द्वारा ठीक पाया गया है। यहां यह भी सूचित किया जाता है कि कोलोनाईजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हैल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्प्लीशन से पहले प्राप्त करेगा। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat.



GROUND FLOOR PLAN

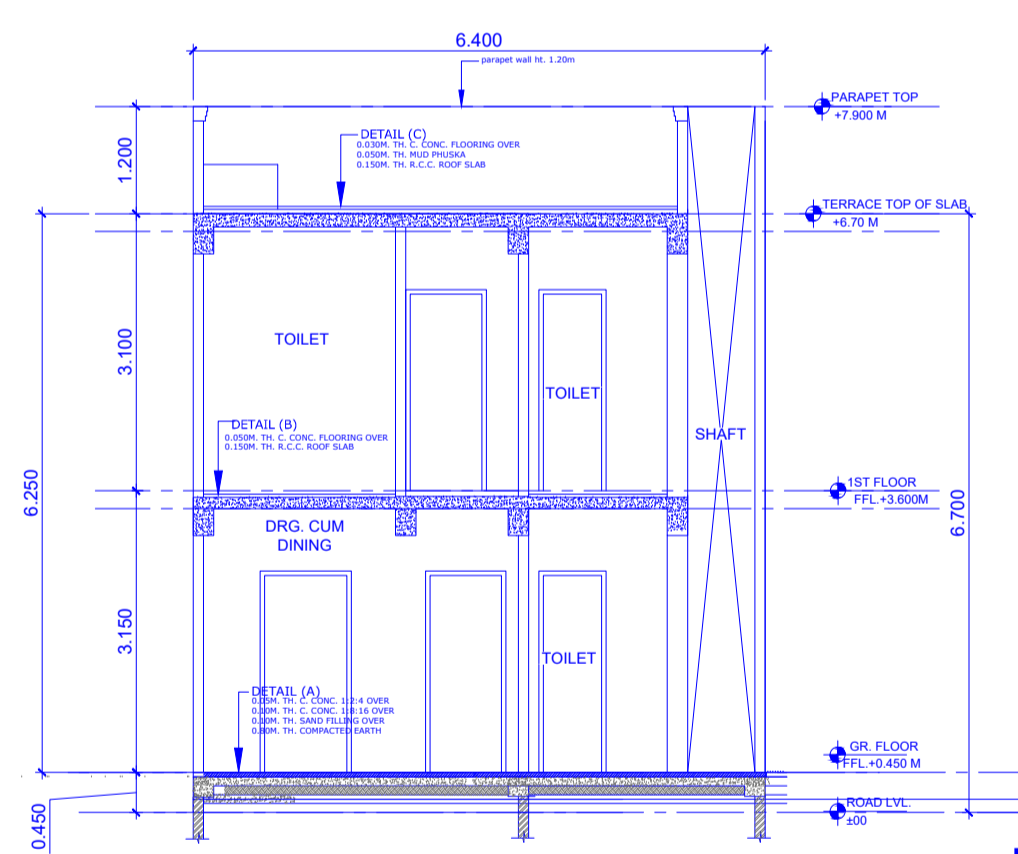
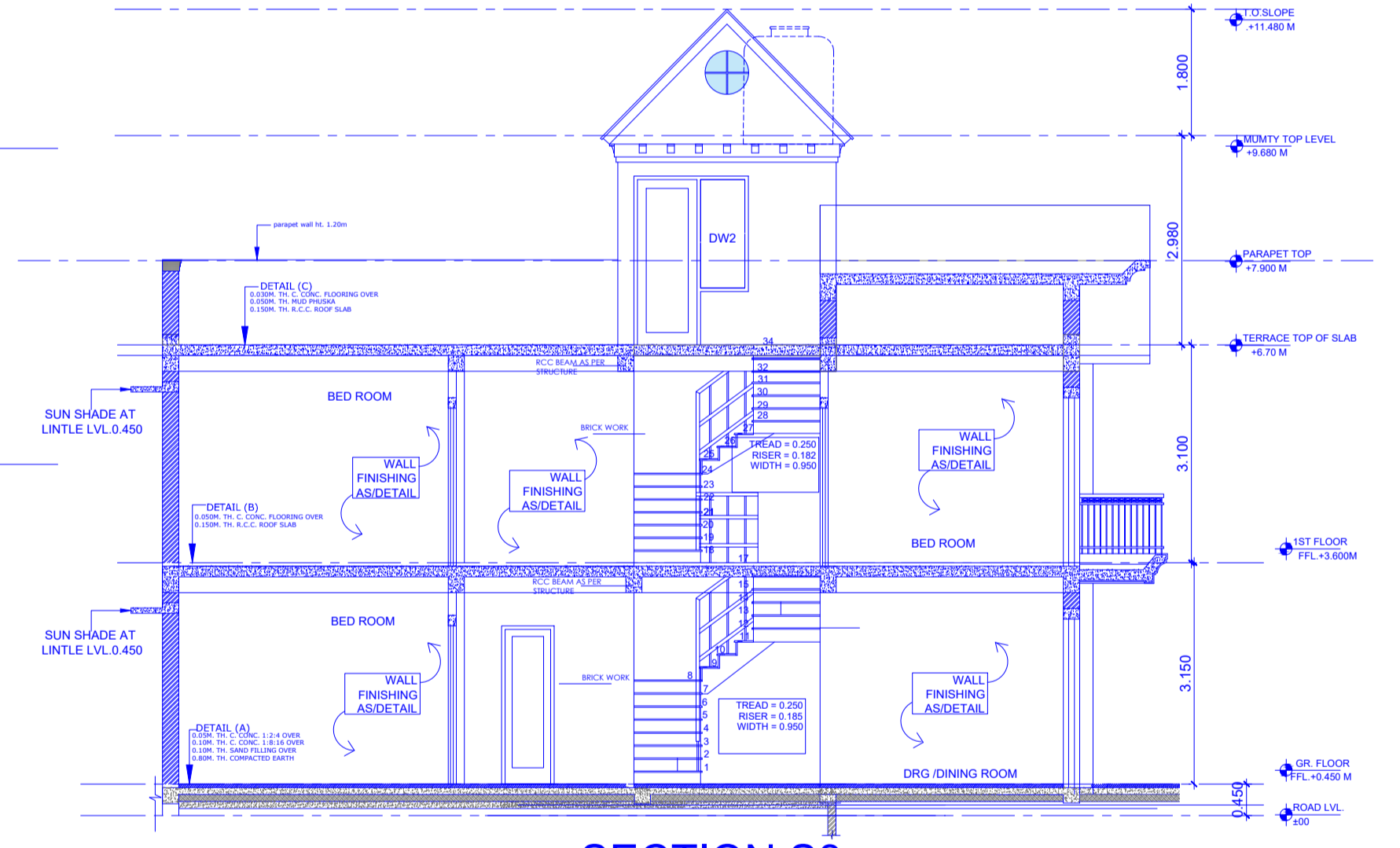
FIRST FLOOR PLAN

MUMTY FLOOR PLAN

TERRACE PLAN

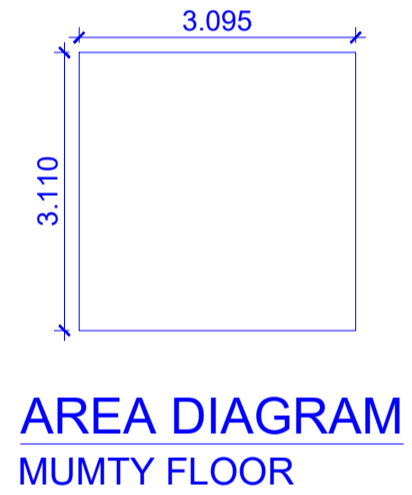
AREA DIAGRAM GROUND FLOOR

AREA DIAGRAM FIRST FLOOR



SECTION S3

SECTION S-2



AREA DIAGRAM MUMTY FLOOR

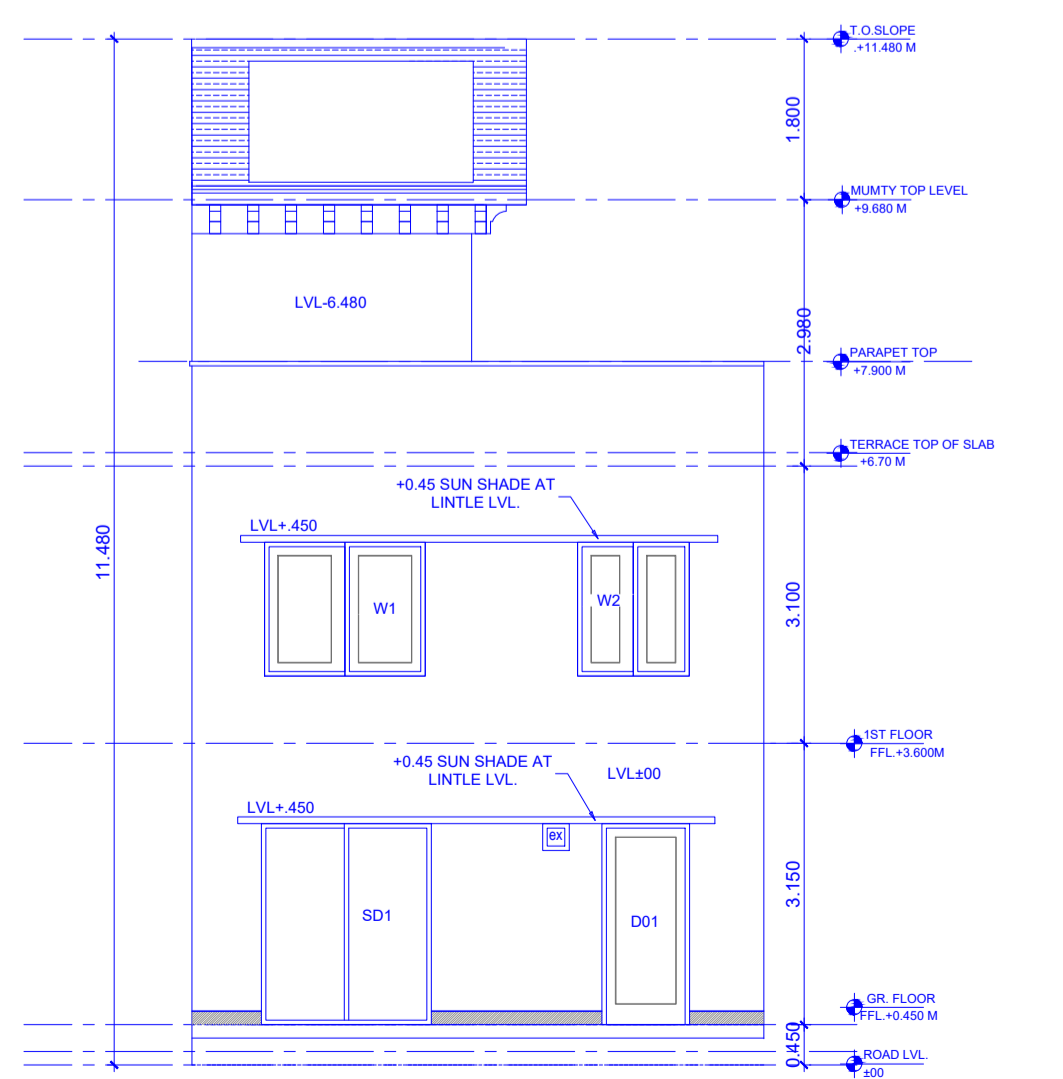
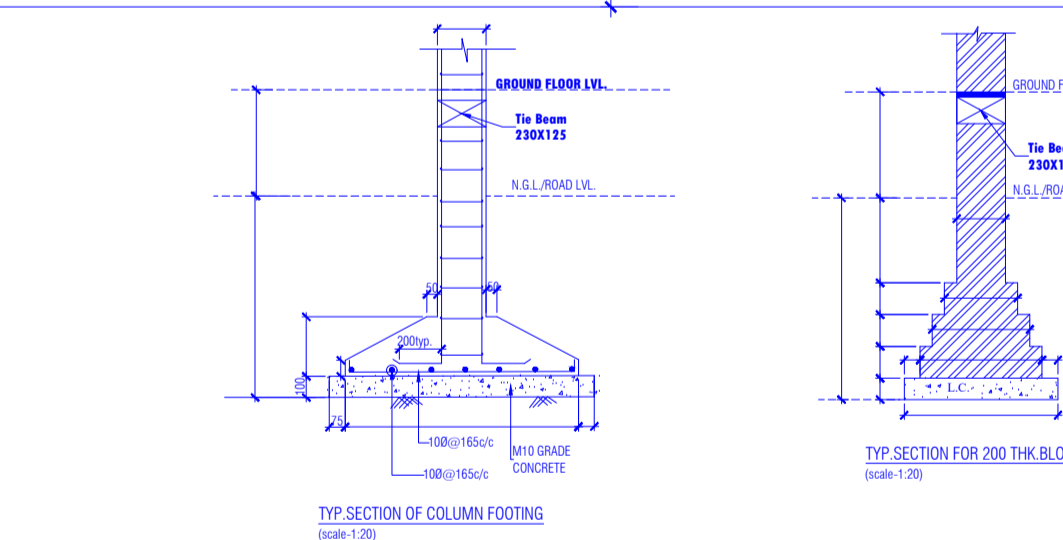
- GENERAL NOTES:**
1. ALL PIPES PASSING UNDER FLOORS.
  2. NO PIPE CONNECTED WITH ANY R.W.P.
  3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
  4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
  5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
  7. ALL .115 THICK WALL HAVE R.C.C BEAM.
  8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
  9. THE CONST. OF THE BUILDING WILL BE UNDER TANK AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER

**AREA STATEMENT:**

TOTAL PLOT AREA = 6.40 X 17.298 = 110.71 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE @ 75% = 83.03 SQ.MT.  
 PROPOSED GROUND COVERAGE = 77.559 SQ.MT. @ 70.06%  
 PERMISSIBLE FAR @ 200% = 221.42 SQ.MT.  
 PROPOSED FAR = 148.63 SQ.MT. @ 134.25%  
 PROPOSED FAR AREA AT GROUND FLOOR (A) = FAR AREA = 6.40 X 9.59 + 4.295 X 2.865 + 2.475 X 1.193 + (0.160 X 0.790) X 2 + (0.470 X 0.715) X 2 = 61.376 + 12.305 + 2.953 + 0.253 + 0.672 = 77.559 SQ.MT.  
 PROPOSED FAR AREA AT 1ST FLOOR (B) = FAR AREA - NON FAR AREA = SAME AS GROUND - (2.45 X 2.65) = 77.559 - 6.493 = 71.066 SQ.MT.  
 PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA 3.095 X 3.110 = 9.625 SQ.MT.  
 TOTAL FAR AREA (D) = A + B = 77.559 + 71.066 = 148.625 SQ.MT.  
 TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 2.45 X 2.65 + 3.095 X 3.110 = 6.493 + 9.625 = 16.118 SQ.MT.  
 TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 148.63 + 16.12 = 164.75 SQ.MT.

**PARKING DETAIL:**

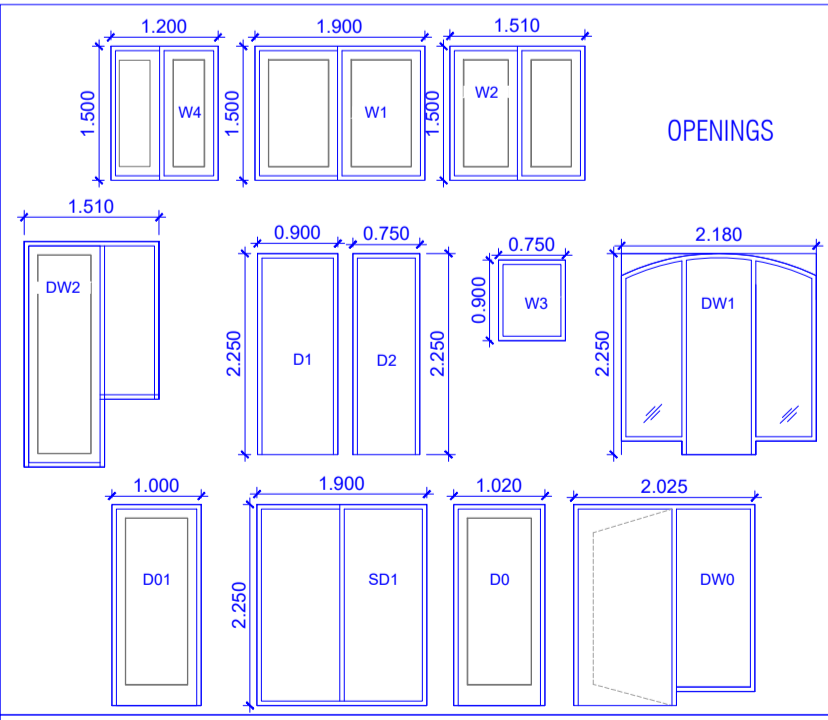
FOR PLOT SIZE UPTO 100 TO 250 SQ.MT  
 :1.0 ECS PER UNIT IN STILT/OPEN WITHIN THE PLOT (1.0 ECS=12.50 SQ.MT)  
 REQUIRED PARKING AREA= 12.50 SQ.MT.  
 PROVIDED OPEN PARKING AREA = 2.55 X 5.478 + 3.62 X 1.823 = 13.969 + 6.599 = 20.568 SQ.MT.



REAR ELEVATION



FRONT ELEVATION



PROPOSED RESIDENCE IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 14.20825 ACRES UNDER DDAY-2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHODHANA, SECTOR-35, SONENPAT, BEING DEVELOPED BY ' ELDECO GREEN PARK INFRASTRUCTURE LIMITED'.

PLOT NO. 027, TYPE-B1

- NOTES:**
1. Architect shall not be responsible for any deviation at site by the developer
  2. DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION.

**DOOR WINDOW DETAIL**

WINDOW W1	1.90x1.50
WINDOW W2	1.51x1.50
WINDOW W3	75x90
WINDOW W4	1.25x90
DOOR D1	2.025x2.25
DOOR D2	2.180x2.25
DOOR D3	1.80x2.25
DOOR D4	1.80x2.25
DOOR D5	1.80x2.25
DOOR D6	1.80x2.25

**APPLICANT/DEVELOPER**  
 For Eldeco Green Park Infrastructure Ltd.

For Eldeco Green Park Infrastructure Limited  
 Director/Authorized Signatory

**\*SANCTIONED\***  
 VALID UPTO 2 YEARS FROM DATED 20-12-2023 TILL DATED 19-12-2025



**ARCHITECT**

AR. NARROUTTAM KUMAR  
 CA/2014/66162  
 JAI SHRI ARCHITECTURE  
 +91-9992314086

**JAI SHRI ARCHITECTURE**

RAM LAL CHOWK, ABOVE HDPC ATM, PANIPAT-132103, E-mail - narroultam.jai3@gmail.com, narroultam.spacedream@gmail.com

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh  
S/o Sh. Shurya Nath  
H. no.-291, New Vijay Nagar,  
Near Bhola Chowk, Near Lokesh Kiryana Store,  
Devi Mandir Road, Panipat - 132103, Haryana  
[narrouttam.spacedream@gmail.com](mailto:narrouttam.spacedream@gmail.com)  
Mobile No.- 9992314086

Memo No. ST/DTP-P/2023/17410

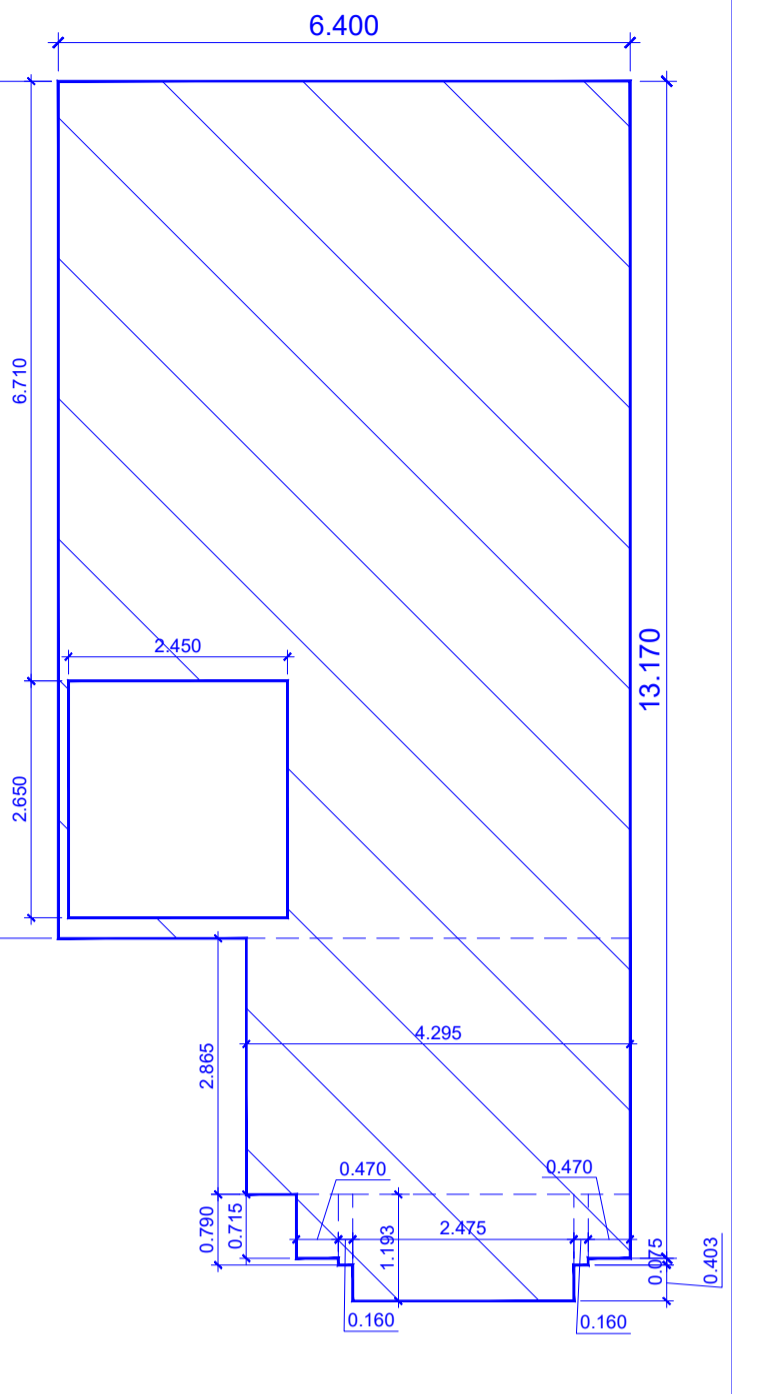
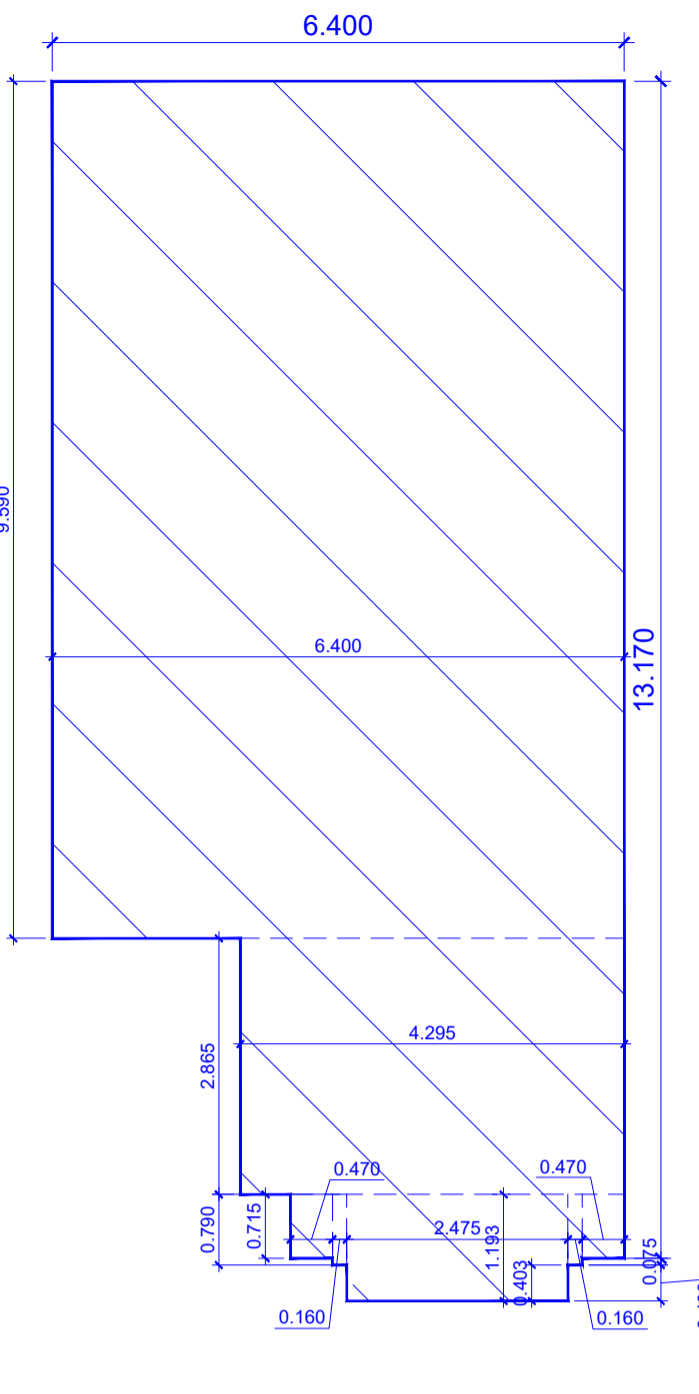
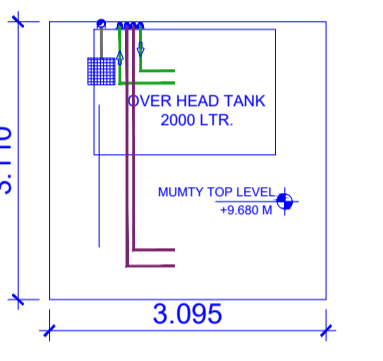
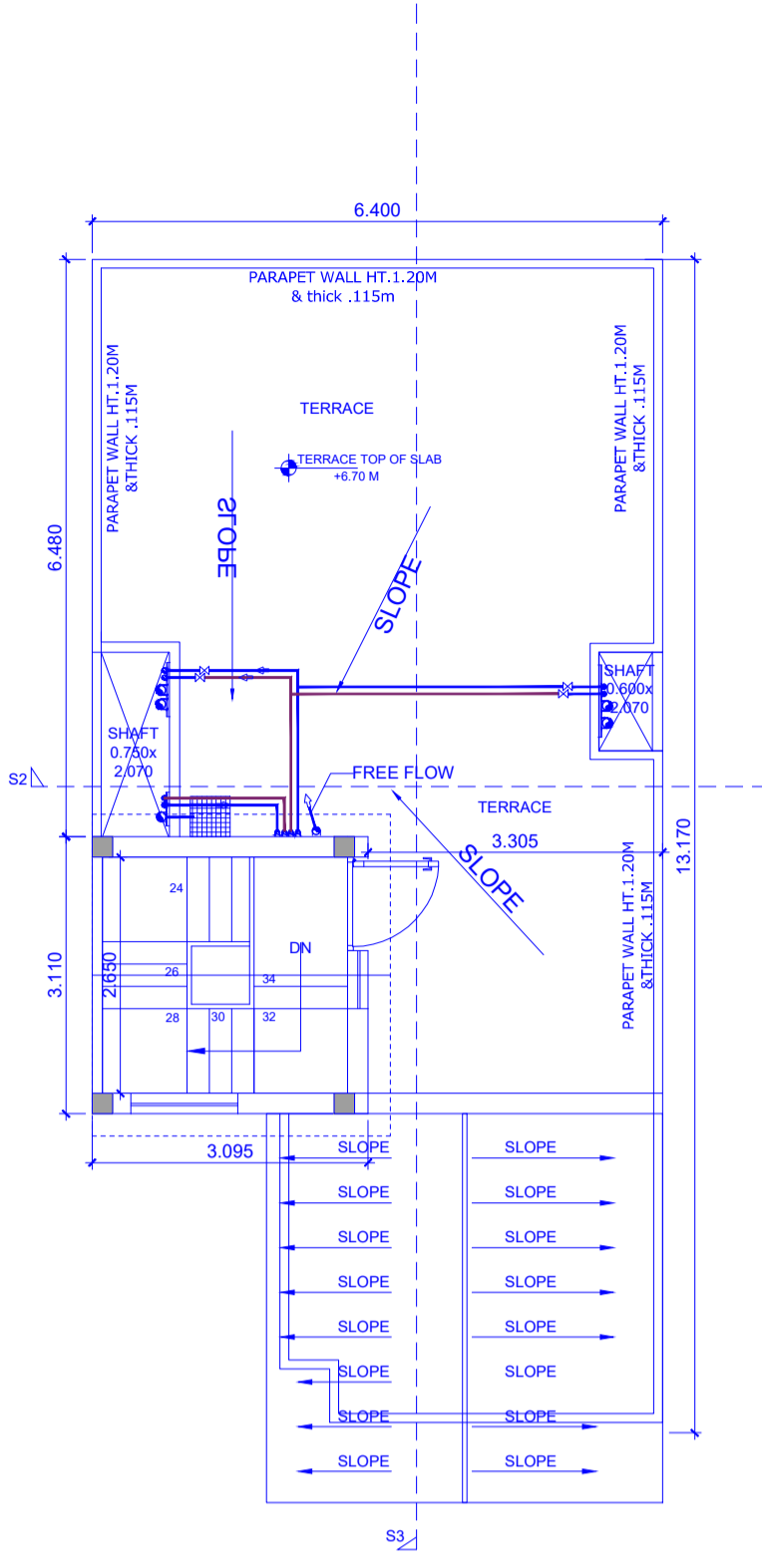
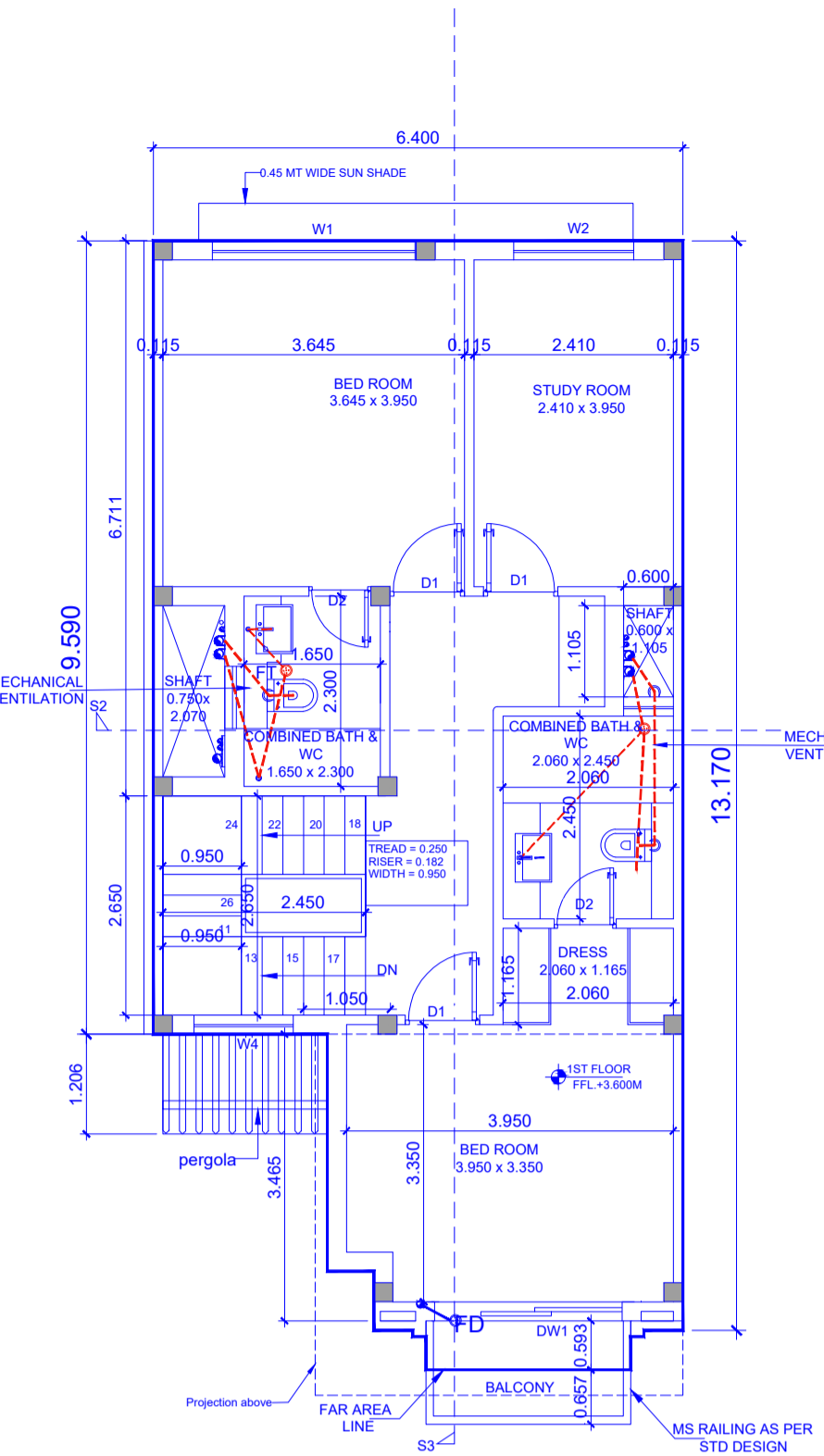
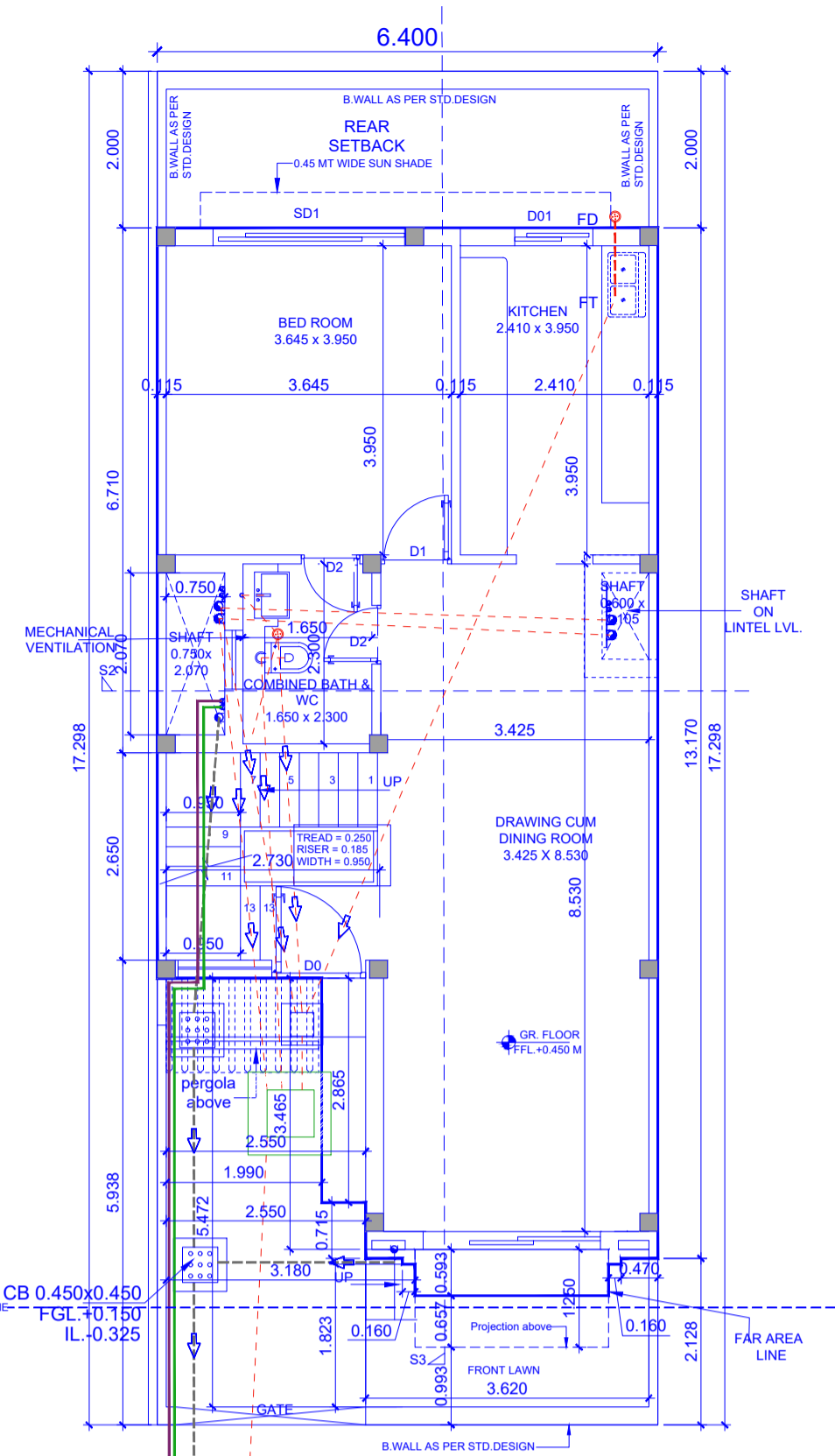
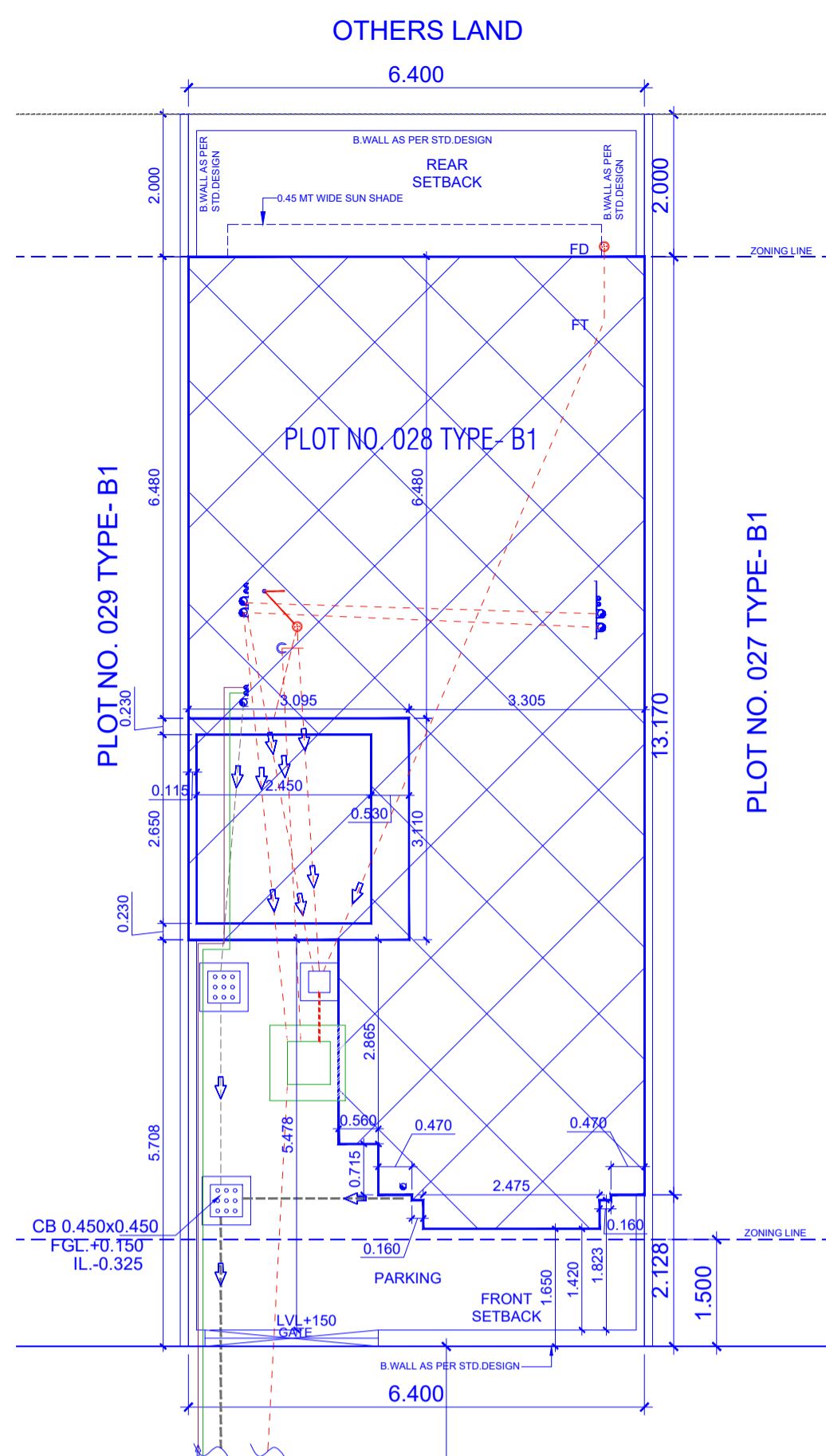
Dated 20/12/23

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-028, Type-B1, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4876AW दिनांक 13.12.2023 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लॉन जमा किए गया था। इस कार्यालय द्वारा भवन प्लॉन को हरियाणा बिल्डिंग कोड 2017 के अनुसार चैक कर लिया गया है जो कि तकनीकी दृष्टि द्वारा ठीक पाया गया है। यहां यह भी सूचित किया जाता है कि कोलोनाईजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हैल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्प्लीशन से पहले प्राप्त करेगा। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat. A



GROUND FLOOR PLAN

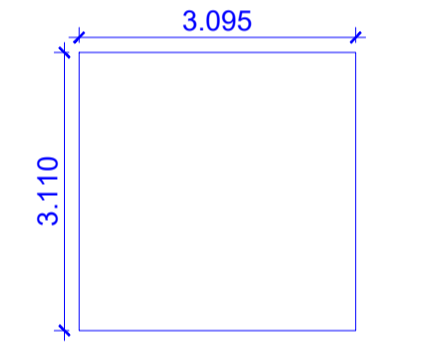
FIRST FLOOR PLAN

MUMTY FLOOR PLAN

TERRACE PLAN

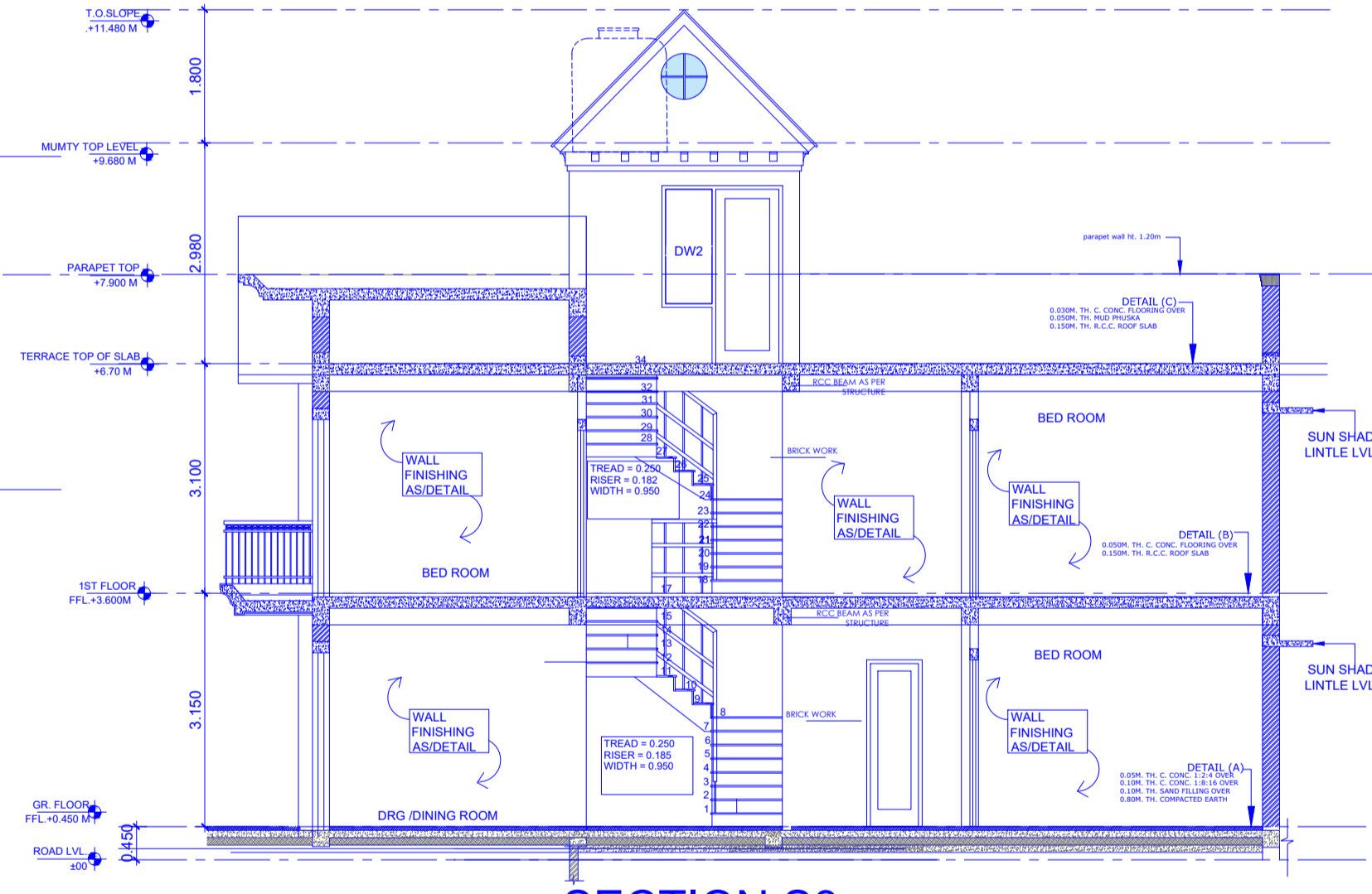
AREA DIAGRAM GROUND FLOOR

AREA DIAGRAM FIRST FLOOR

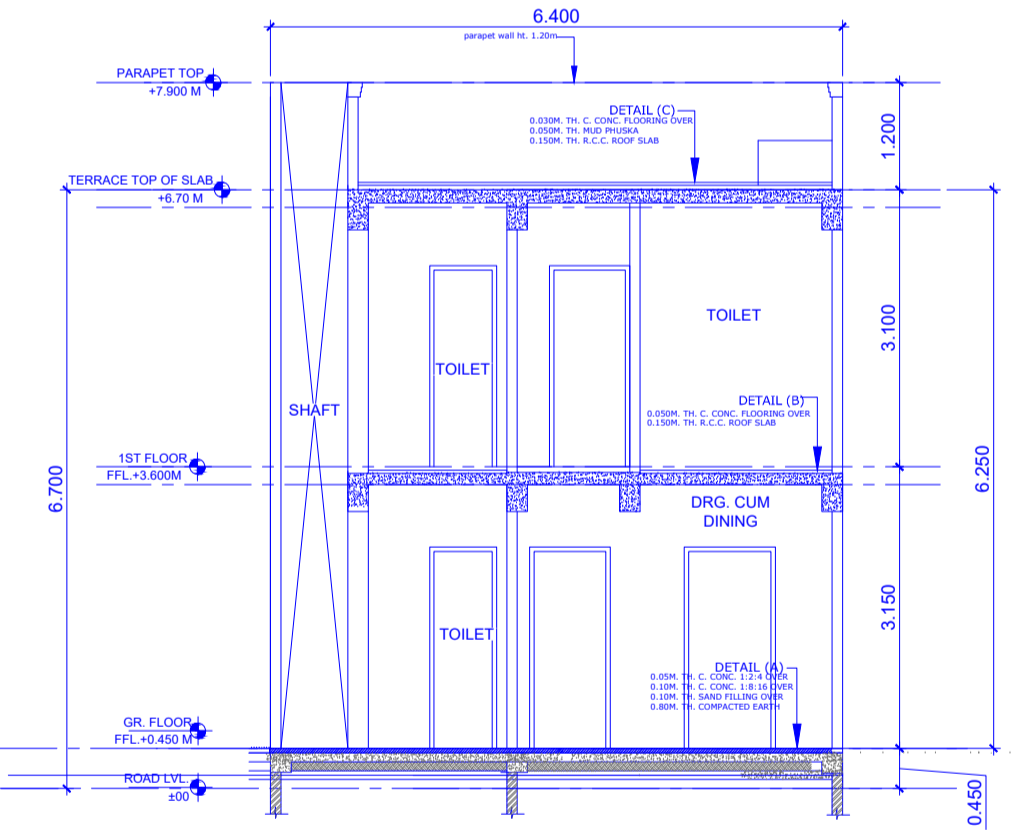


AREA DIAGRAM MUMTY FLOOR

- GENERAL NOTES:**
1. ALL PIPES PASSING UNDER FLOORS.
  2. NO PIPE CONNECTED WITH ANY R.W.P.
  3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
  4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
  5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
  7. ALL .115 THICK WALL HAVE R.C.C BEAM.
  8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
  9. THE CONST. OF THE BUILDING WILL BE UNDER TANK AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER



SECTION S3



SECTION S-2

PARKING DETAIL:

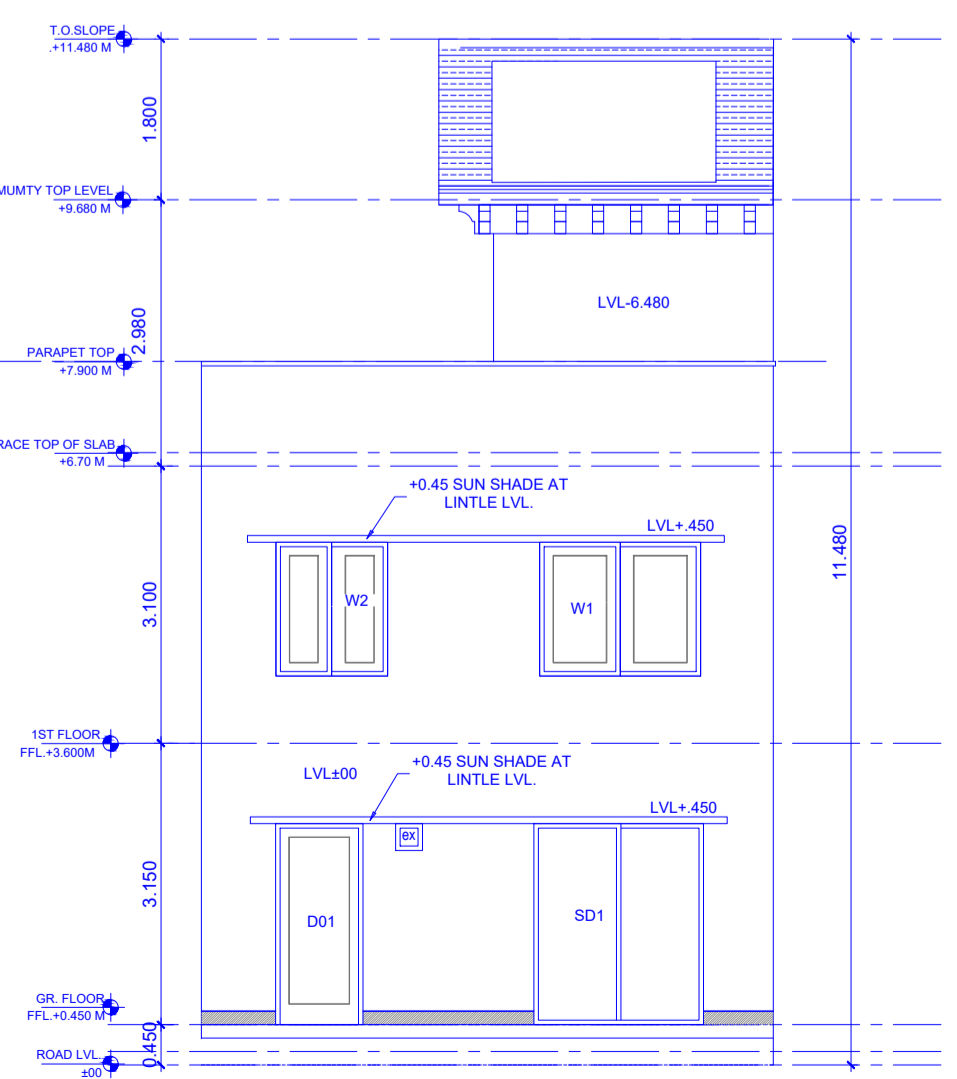
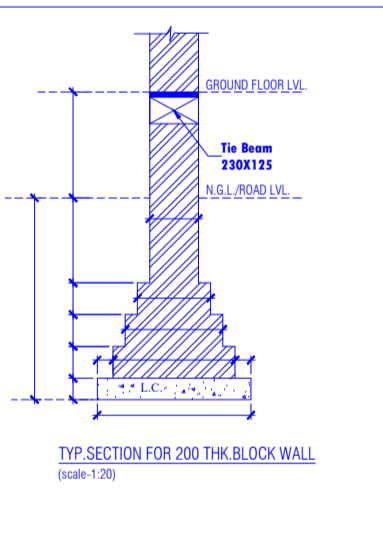
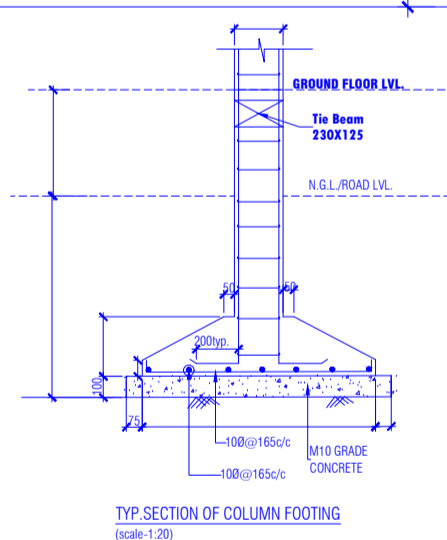
FOR PLOT SIZE UPTO 100 TO 250 SQ.MT  
 :1.0 ECS PER UNIT IN STILT/OPEN WITHIN THE PLOT (1.0 ECS=12.50 SQ.MT)  
 REQUIRED PARKING AREA= 12.50 SQ.MT.  
 PROVIDED OPEN PARKING AREA  
 =2.55X 5.478 + 3.62 X 1.823  
 =13.969 + 6.599  
 =20.568 SQ.MT.

AREA STATEMENT:

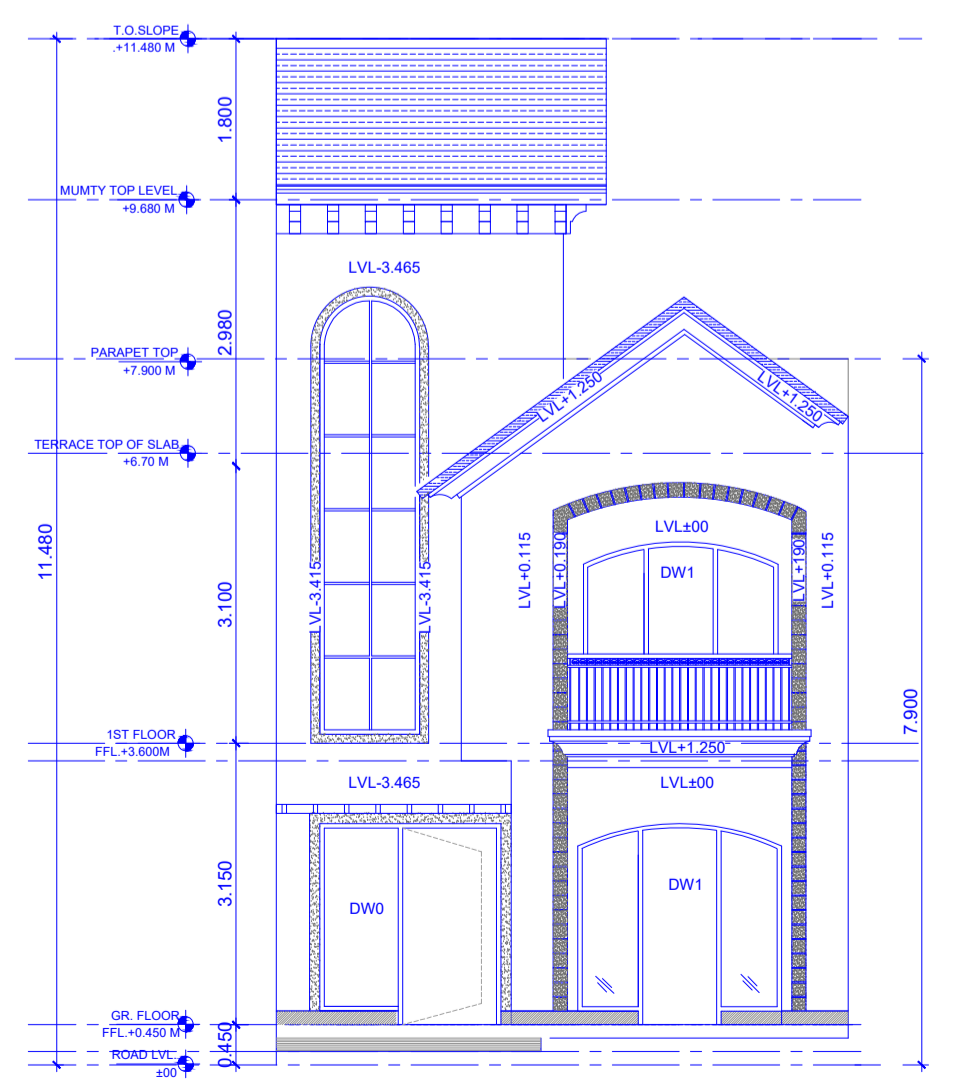
TOTAL PLOT AREA = 6.40 X 17.298 = 110.71 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE @ 75% = 83.03 SQ.MT.  
 PROPOSED GROUND COVERAGE = 77.559 SQ.MT. @ 70.06%  
 PERMISSIBLE FAR @ 200% = 221.42 SQ.MT.  
 PROPOSED FAR = 148.63 SQ.MT. @ 134.25%  
 PROPOSED FAR AREA AT GROUND FLOOR (A) = FAR AREA =  
 6.40 X 9.59 + 4.295 X 2.865 + 2.475 X 1.193 + (0.160 X 0.790) X 2 + (0.470 X 0.715) X 2 = 61.376+12.305+2.953+0.253+0.672= 77.559 SQ.MT.  
 PROPOSED FAR AREA AT 1ST FLOOR (B) = FAR AREA - NON FAR AREA =  
 SAME AS GROUND - (2.45 X 2.65) = 77.559 - 6.493 = 71.066 SQ.MT.  
 PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA  
 3.095 X 3.110 = 9.625 SQ.MT.  
 TOTAL FAR AREA (D) = A + B = 77.559 + 71.066 = 148.625 SQ.MT.  
 TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 2.45 X 2.65 + 3.095 X 3.110 = 6.493 + 9.625 = 16.118 SQ.MT.  
 TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 148.63 + 16.12 = 164.75 SQ.MT.

CENTER LINE 9.000 9M WIDE ROAD

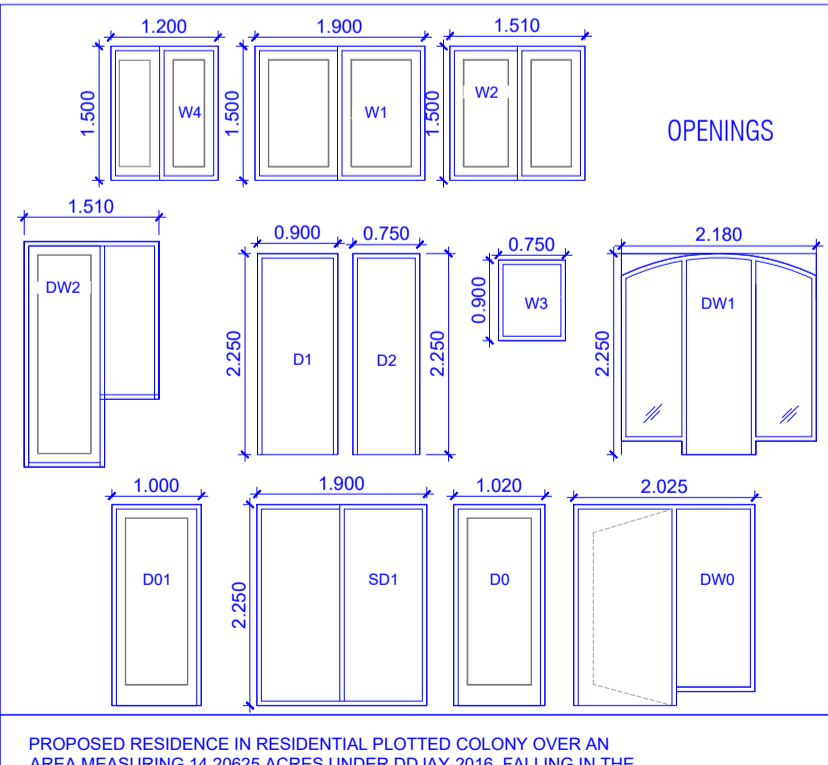
SITE PLAN



REAR ELEVATION



FRONT ELEVATION



DOOR WINDOW DETAIL

WINDOW W1	1.90x1.50
WINDOW W2	1.51x1.50
WINDOW W3	1.25x1.50
WINDOW W4	1.25x1.50
DOOR D01	2.025x2.25
DOOR D02	2.180x2.25
DOOR D03	1.80x2.25
DOOR D04	1.80x2.25
DOOR D05	1.80x2.25
DOOR D06	1.80x2.25



APPLICANT/DEVELOPER  
 For Eldeco Green Park Infrastructure Ltd.

For Eldeco Green Park Infrastructure Limited  
 Director/Authorized Signatory

ARCHITECT

AR. NARROUTTAM KUMAR  
 CA/2014/66162  
 JAI SHRI ARCHITECTURE  
 +91-9992314086

**JAI SHRI ARCHITECTURE**

RAM LAL CHOWK, ABOVE HDFC ATM,  
 PANIPAT-132103,  
 E-mail - narroultam\_9a13@gmail.com  
 narroultam.spacedream@gmail.com

**\*SANCTIONED\***  
 VALID UPTO 2 YEARS FROM DATED  
 20-12-2023 TILL DATED 19-12-2025

PROPOSED RESIDENCE IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 14.20825 ACRES UNDER DDJAY-2016, FALLING IN THE REVENUE ESTATE OF VILLAGE BATHOHANA, SECTION-35, SONBET, BEING DEVELOPED BY 'ELDECO GREEN PARK INFRASTRUCTURE LIMITED'.

PLOT NO.-028, TYPE-B1

- NOTES:
1. Architect shall not be responsible for any deviation at site by the developer.
  2. DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION.



**DISTRICT TOWN PLANNER, SONIPAT**

**DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA**

First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231492 & E-mail ID - dtp@sonipat.tcp@gmail.com

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh  
S/o Sh. Shurya Nath  
H. no.-291, New Vijay Nagar,  
Near Bhola Chowk, Near Lokesh Kiryana Store,  
Devi Mandir Road, Panipat - 132103, Haryana  
narrouttam.spacedream@gmail.com  
Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/1296

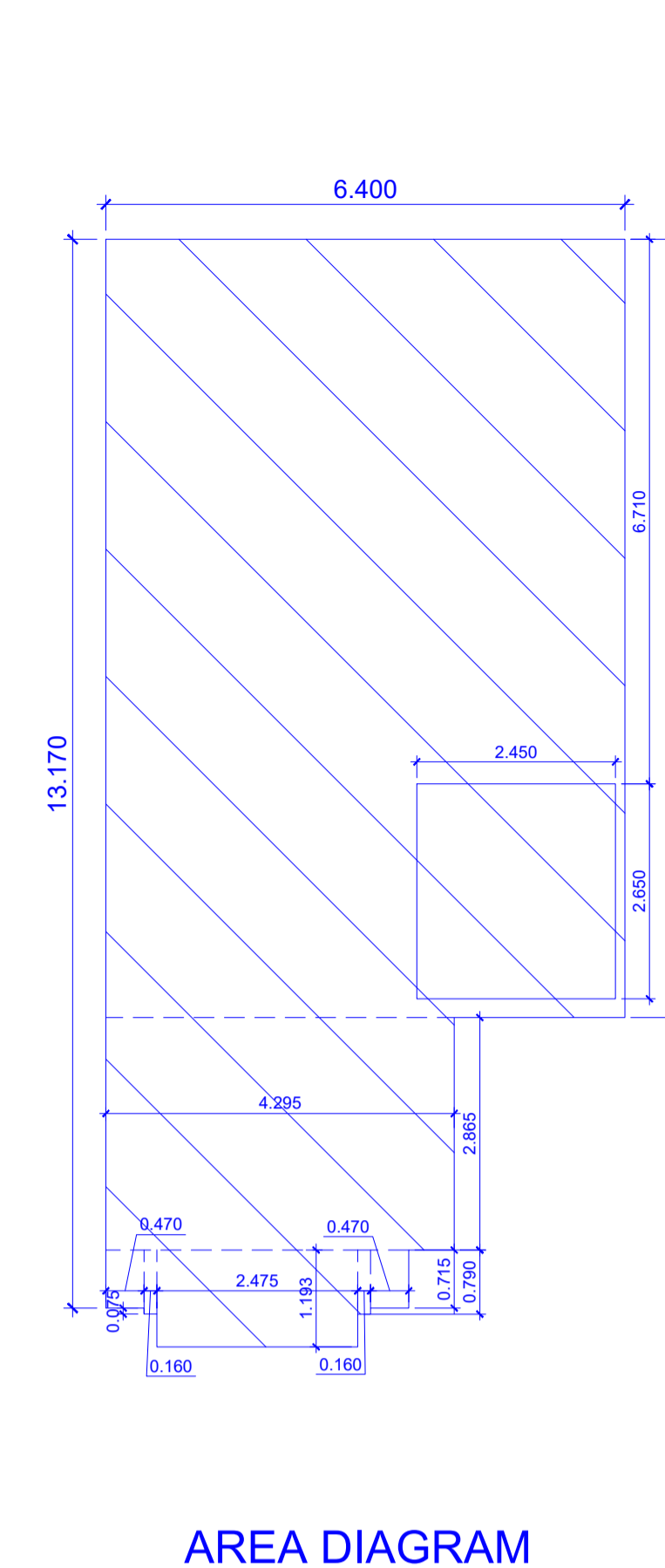
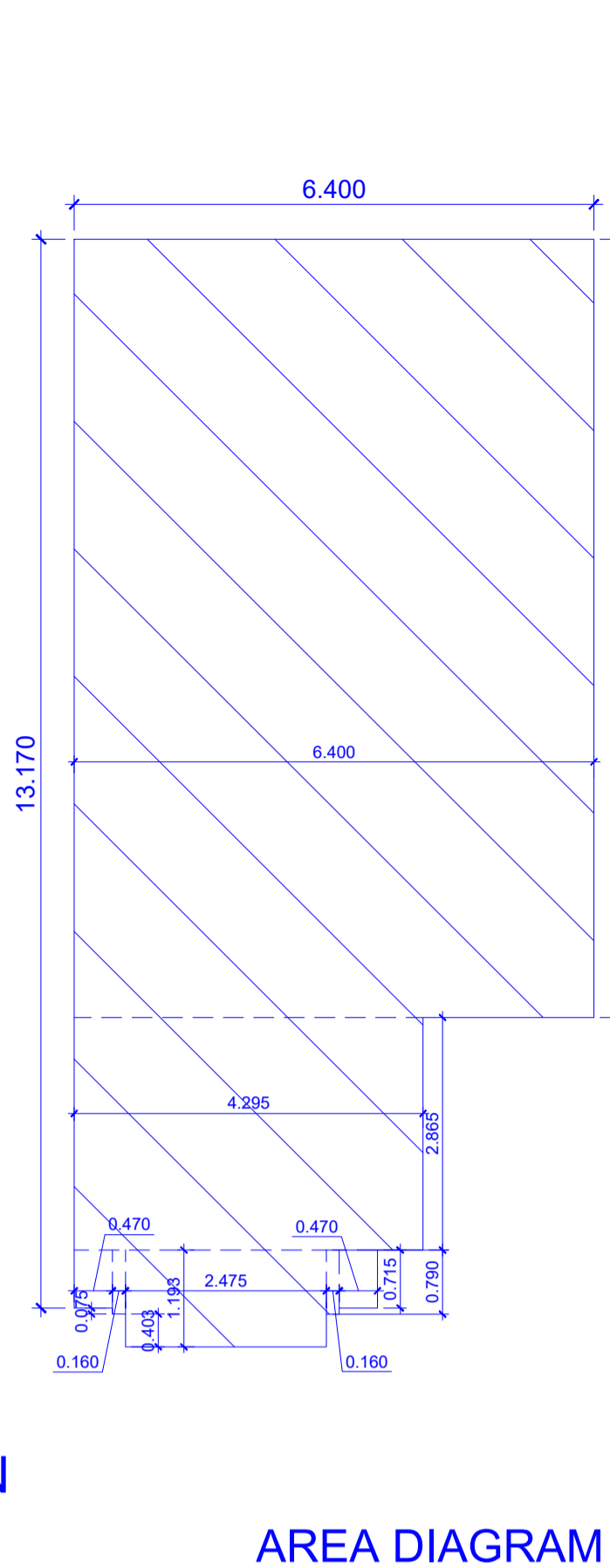
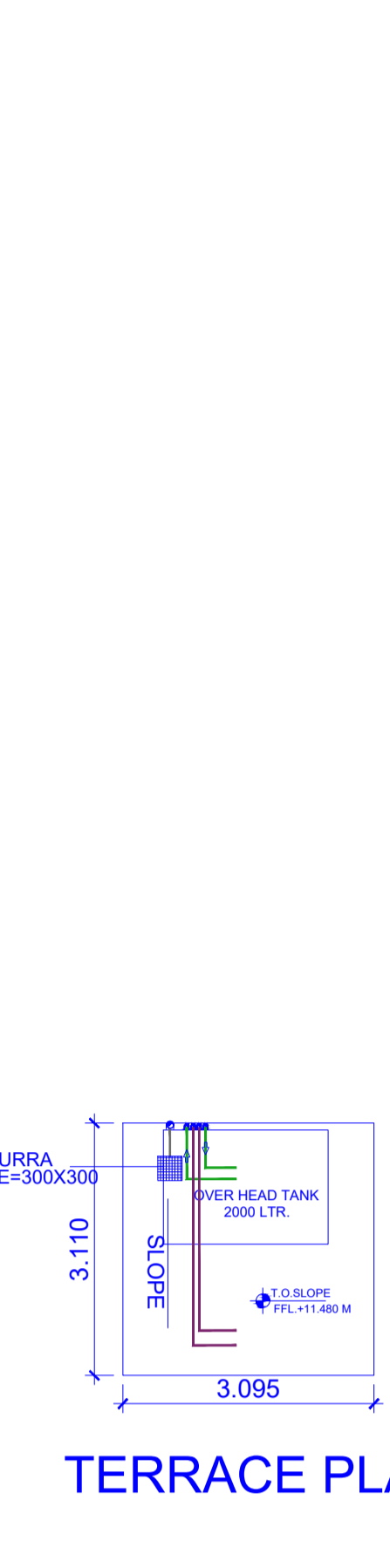
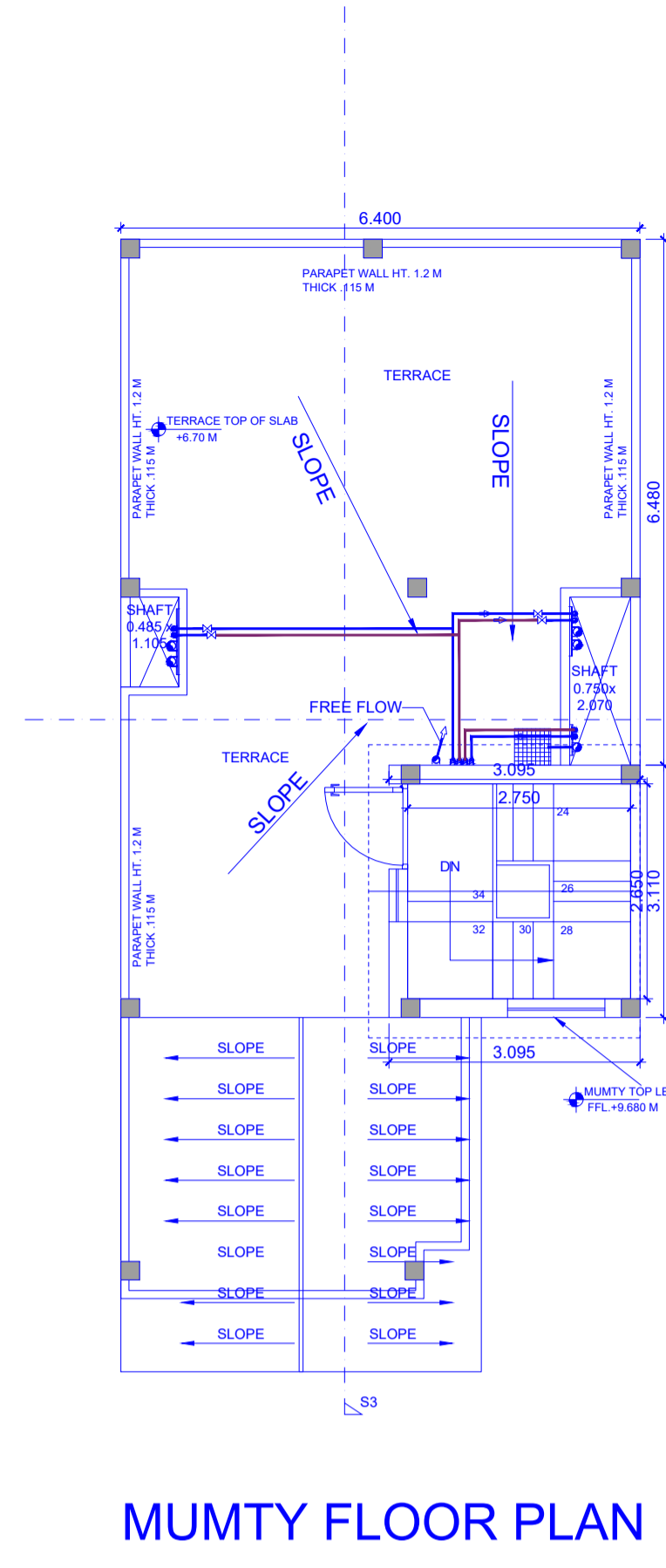
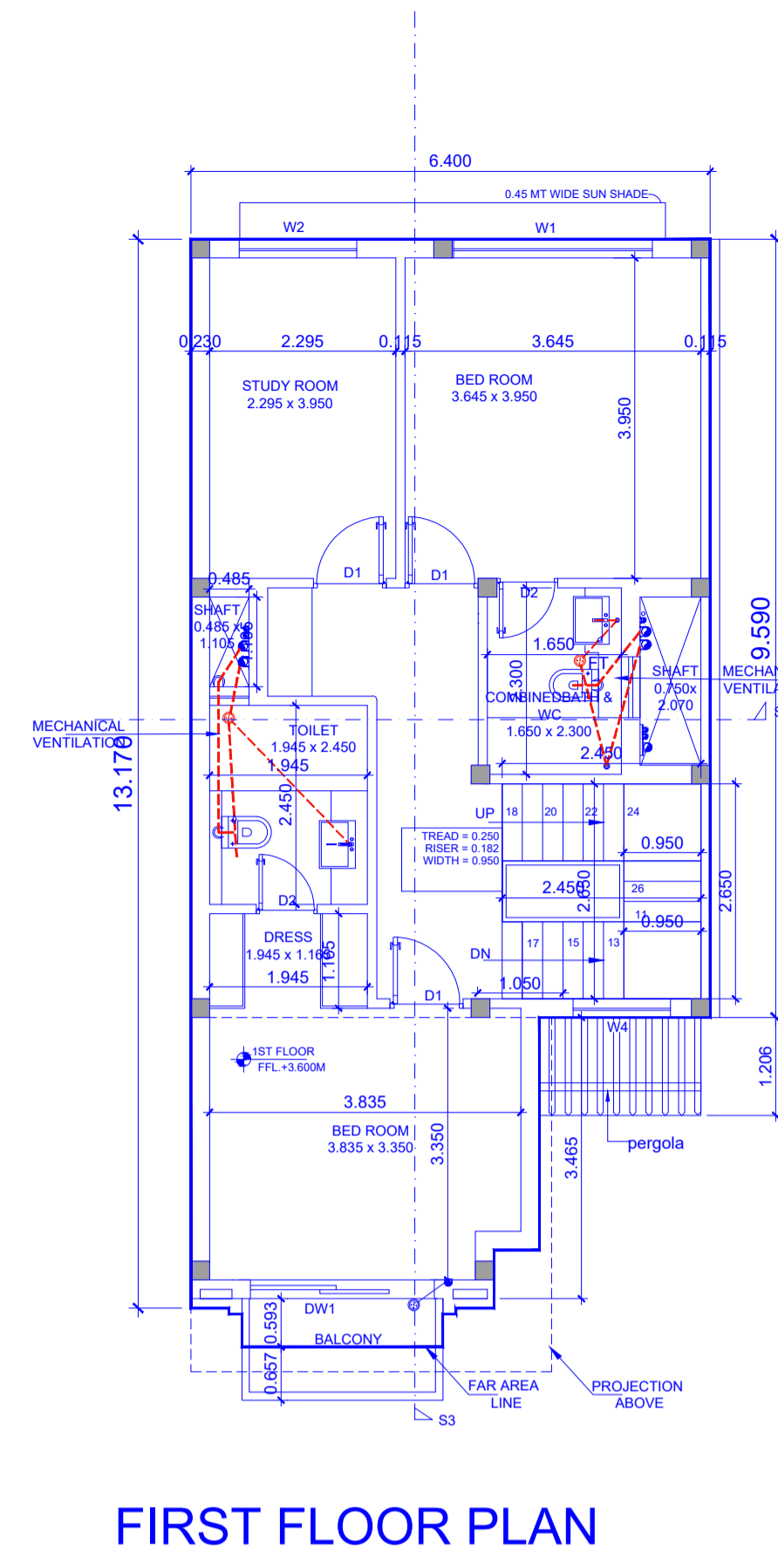
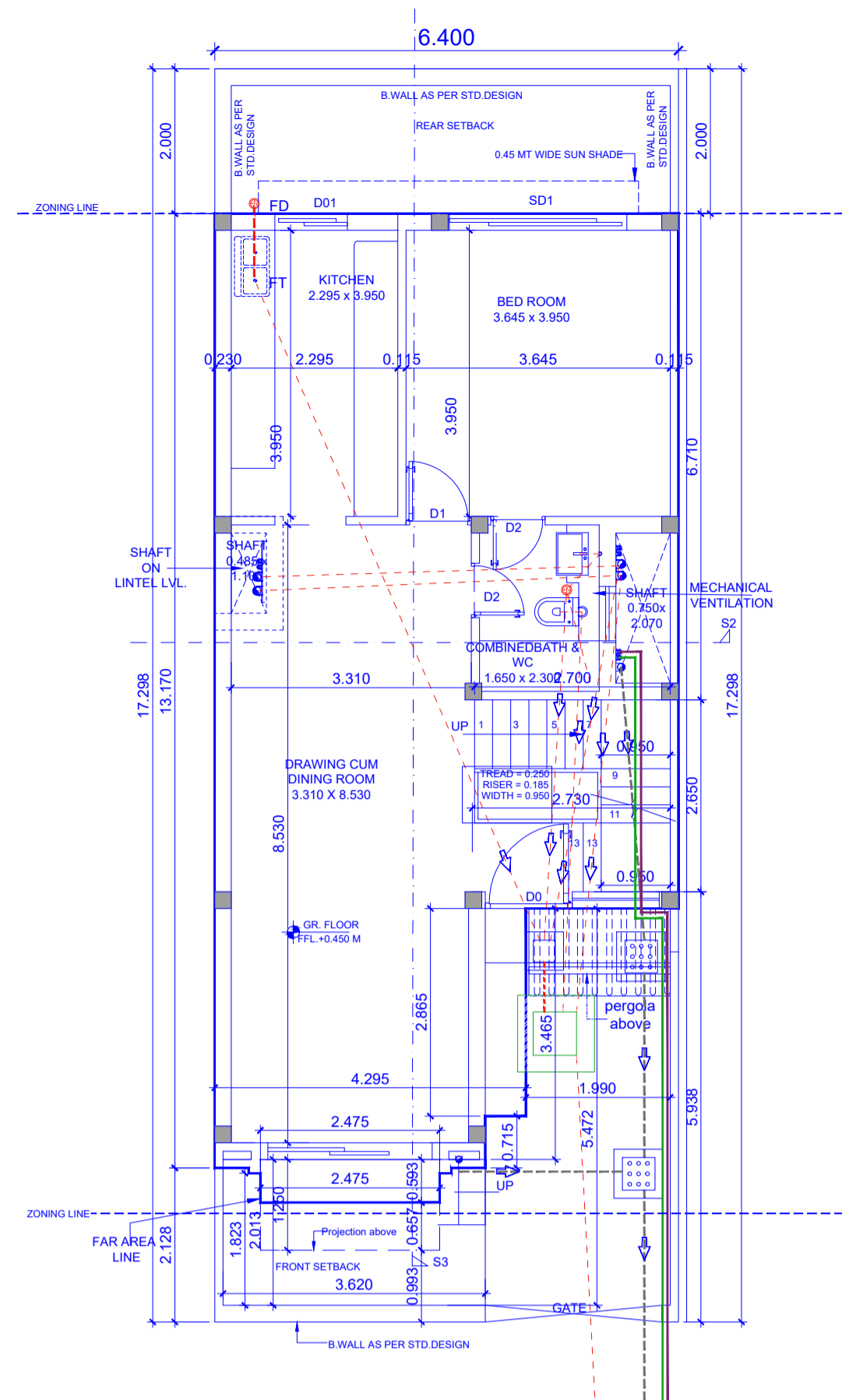
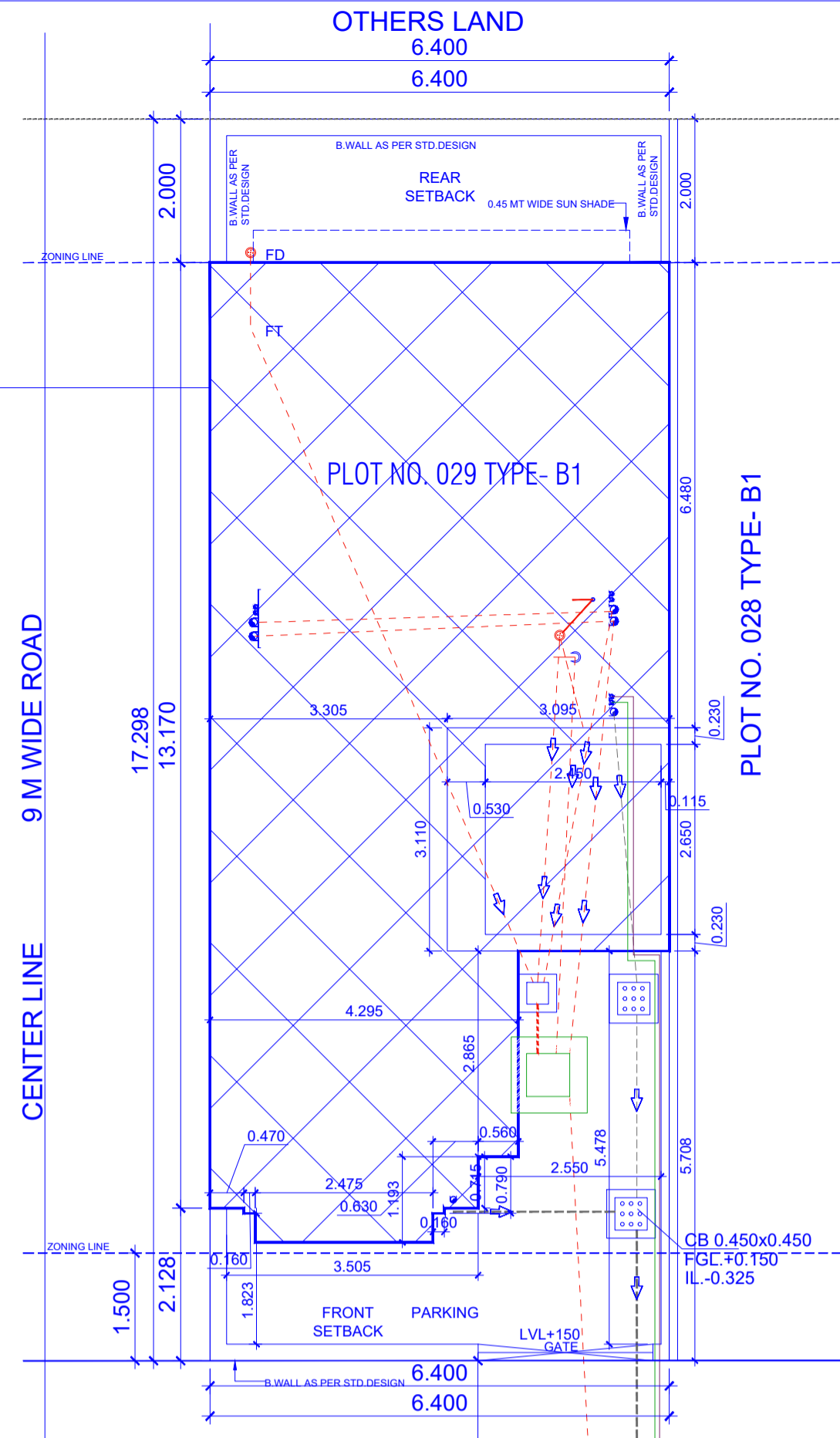
Dated 24/01/24

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-029, Type-B1, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4876BG दिनांक 16.01.2024 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लॉन जमा किए गया था। इस कार्यालय द्वारा भवन प्लॉन को हरियाणा बिल्डिंग कोड 2017 के अनुसार चैक कर लिया गया है जो कि तकनीकी दृष्टि द्वारा ठीक पाया गया है। यहां यह भी सूचित किया जाता है कि कोलोनाईजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हैल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्प्लीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की रकम Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

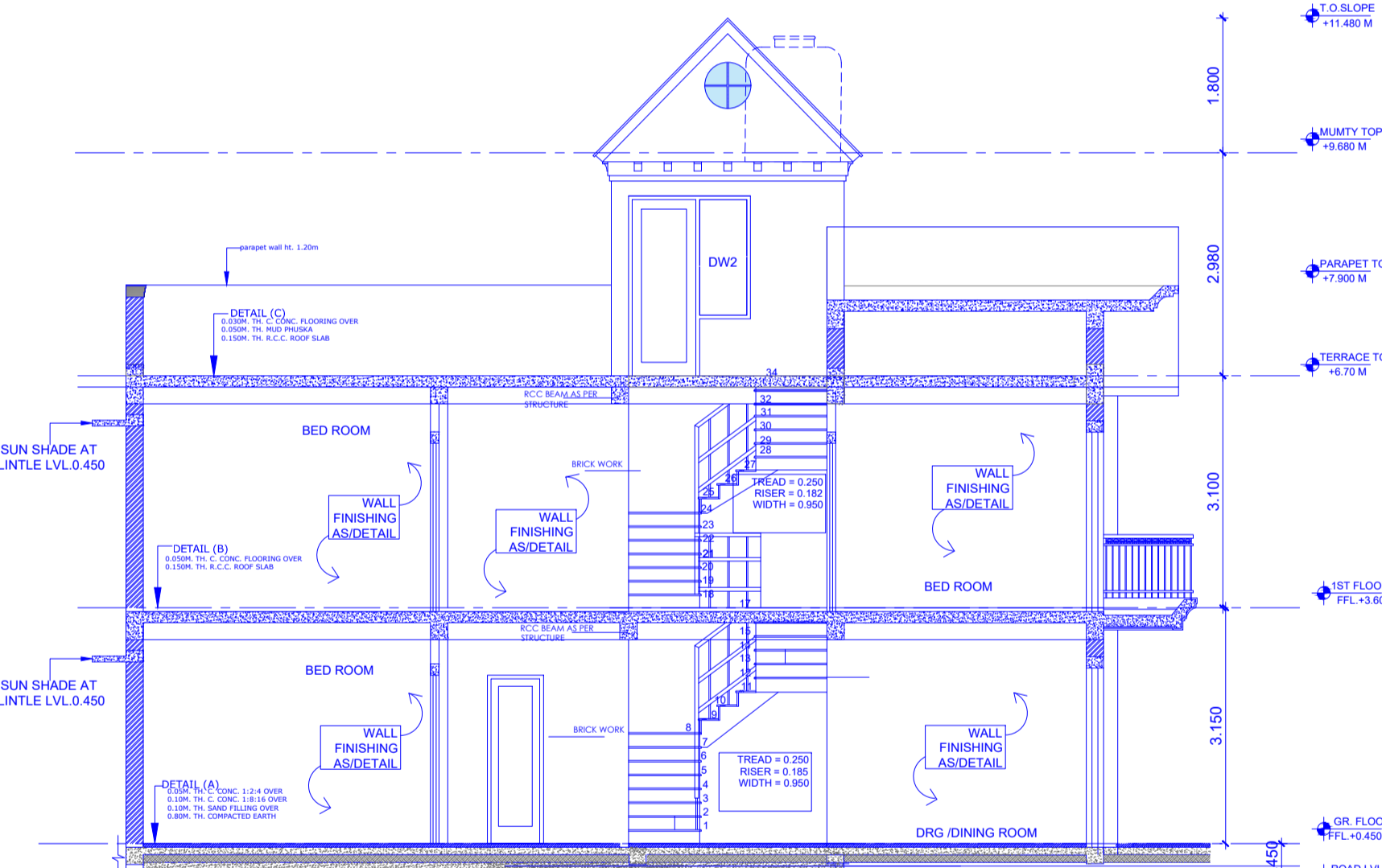
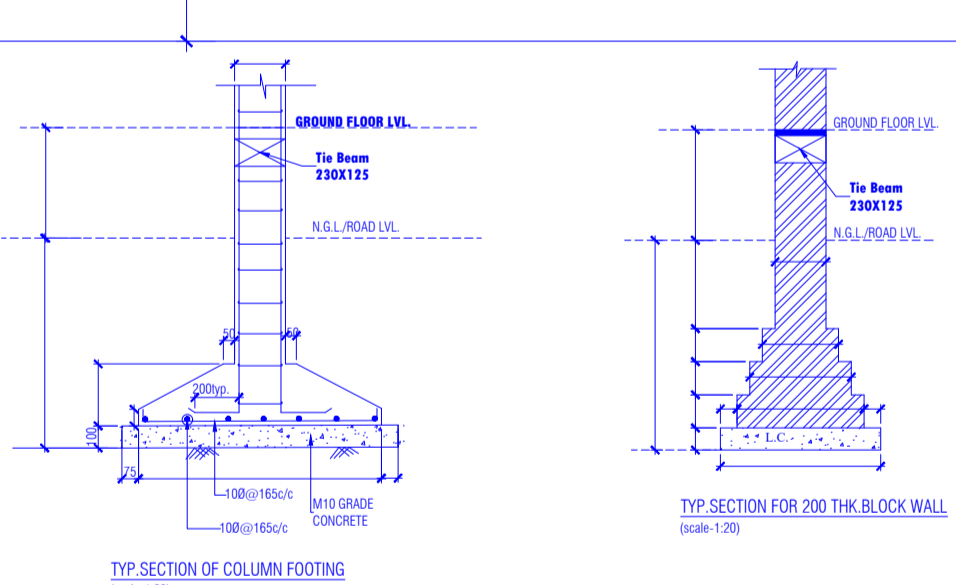
MUMTY FLOOR PLAN

TERRACE PLAN

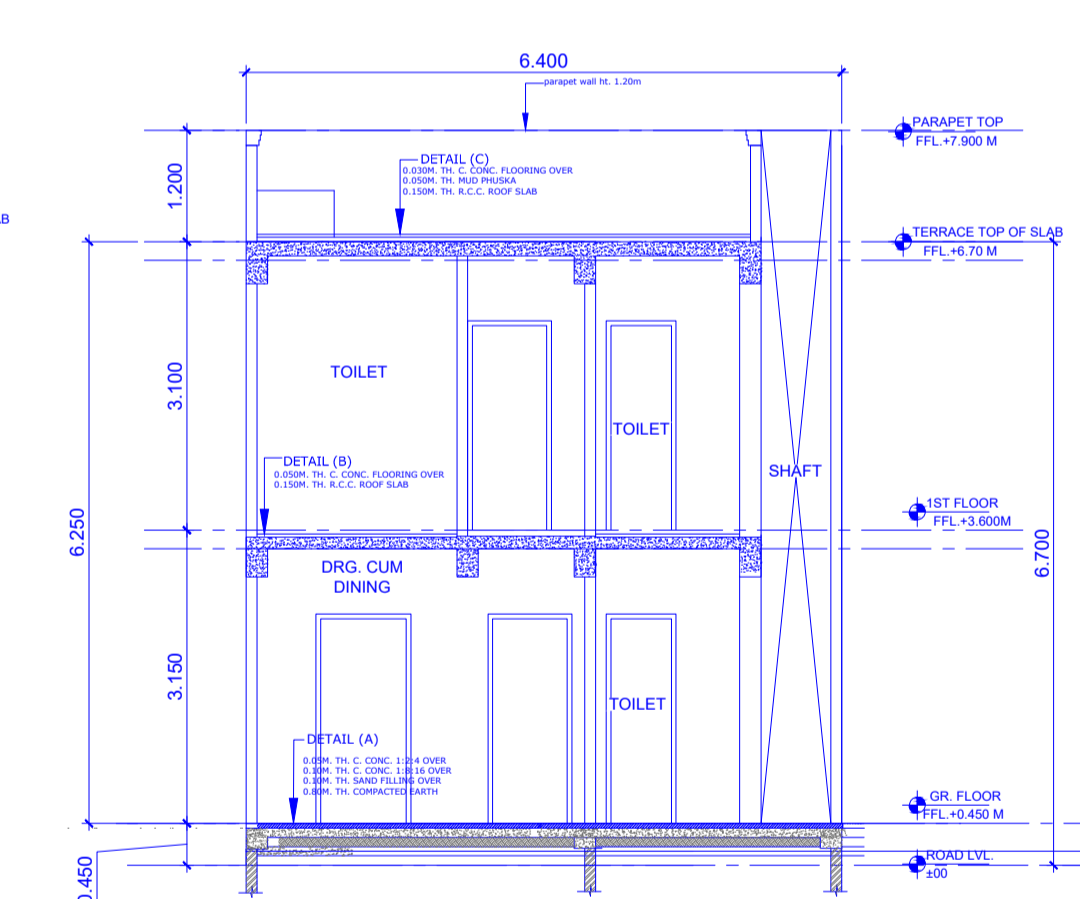
AREA DIAGRAM GROUND FLOOR

AREA DIAGRAM FIRST FLOOR

SITE PLAN



SECTION S3



SECTION S-2

PARKING DETAIL:

FOR PLOT SIZE UPTO 100 TO 250 SQ.MT  
 :1.0 ECS PER UNIT IN STILT/OPEN WITHIN THE PLOT (1.0 ECS=12.50 SQ.MT)  
 REQUIRED PARKING AREA= 12.50 SQ.MT.  
 PROVIDED OPEN PARKING AREA = 2.55X 5.478 + 3.505 X 1.823 = 13.969 + 6.389 = 20.358 SQ.MT.

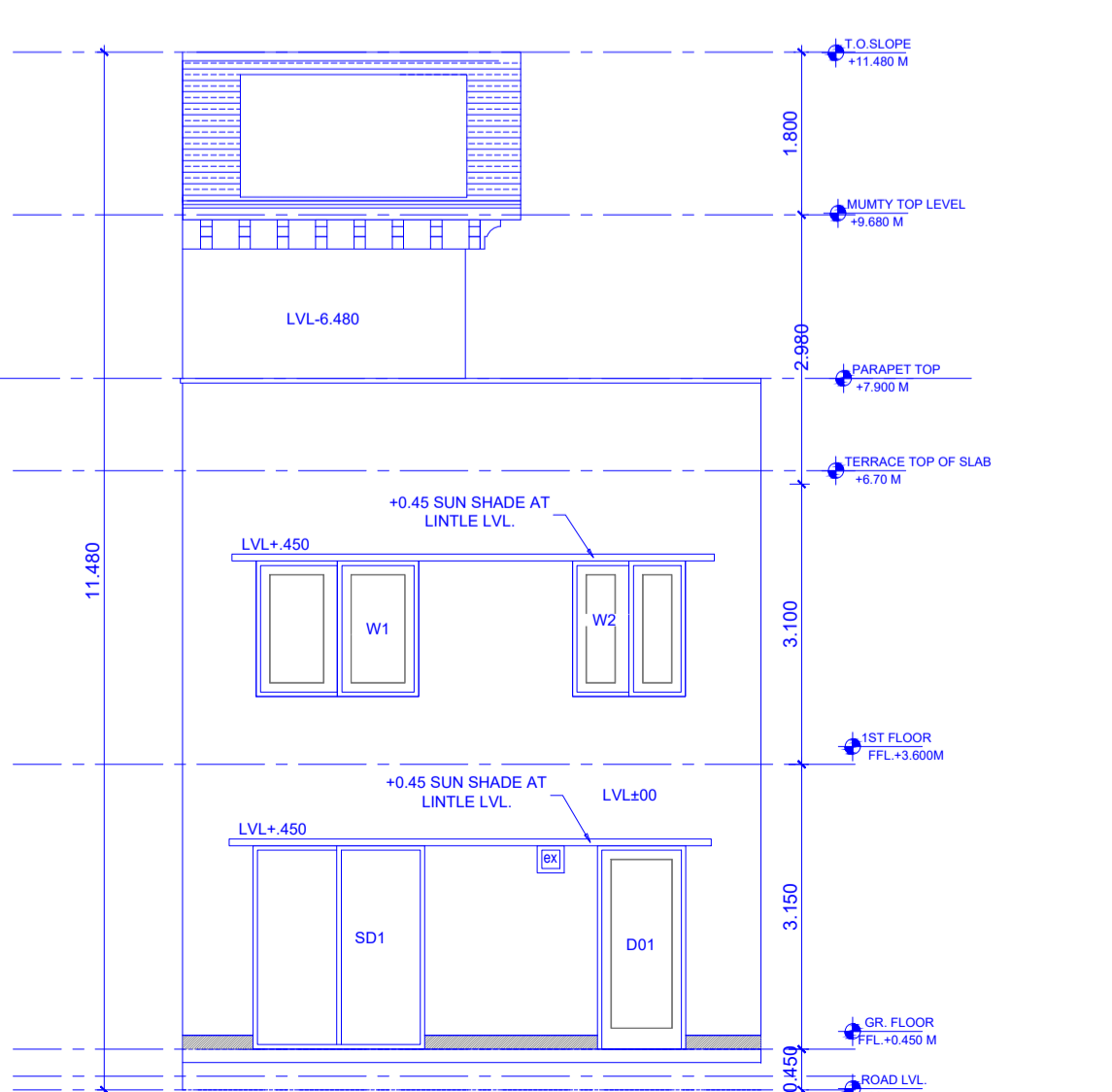
AREA DIAGRAM MUMTY FLOOR

- GENERAL NOTES:**
1. ALL PIPES PASSING UNDER FLOORS.
  2. NO PIPE CONNECTED WITH ANY R.W.P.
  3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
  4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
  5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
  7. ALL .115 THICK WALL HAVE R.C.C BEAM.
  8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
  9. THE CONST. OF THE BUILDING WILL BE UNDER TANK AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
  10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER

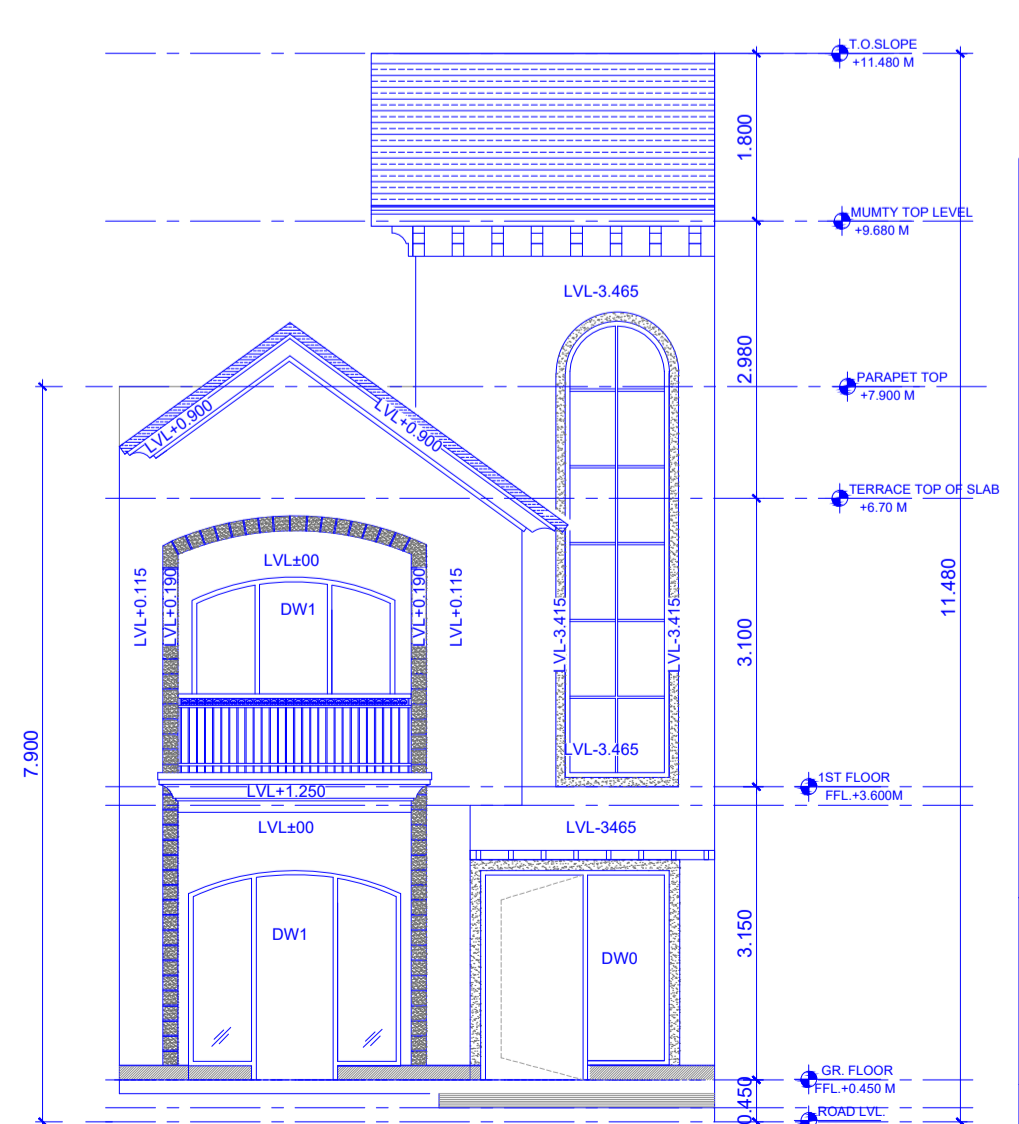
AREA STATEMENT:

TOTAL PLOT AREA = 6.40 X 17.298 = 110.71 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE @ 75% = 83.03 SQ.MT.  
 PROPOSED GROUND COVERAGE = 77.559 SQ.MT. @ 70.06%  
 PERMISSIBLE FAR @ 200% = 221.42 SQ.MT.  
 PROPOSED FAR = 148.63 SQ.MT. @ 134.25%  
 PROPOSED FAR AREA AT GROUND FLOOR (A) = FAR AREA = 6.40 X 9.59 + 4.295 X 2.865 + 2.475 X 1.193 + (0.160 X 0.790) X 2 + (0.470 X 0.715) X 2 = 61.376 + 12.305 + 2.953 + 0.253 + 0.672 = 77.559 SQ.MT.

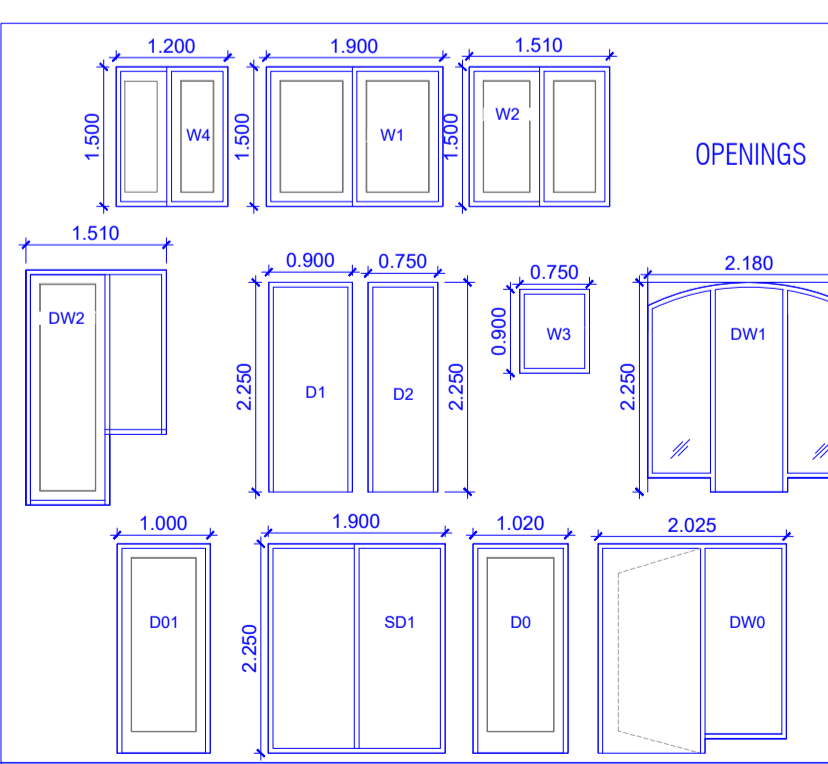
PROPOSED FAR AREA AT 1ST FLOOR (B) = FAR AREA - NON FAR AREA = SAME AS GROUND - (2.45 X 2.65) = 77.559 - 6.493 = 71.066 SQ.MT.  
 PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA 3.095 X 3.110 = 9.625 SQ.MT.  
 TOTAL FAR AREA (D) = A + B = 77.559 + 71.066 = 148.625 SQ.MT.  
 TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 2.45 X 2.65 + 3.095 X 3.110 = 6.493 + 9.625 = 16.118 SQ.MT.  
 TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 148.63 + 16.12 = 164.75 SQ.MT.



REAR ELEVATION



FRONT ELEVATION



OPENINGS

**DOOR WINDOW DETAIL**

WINDOW W1	1.90x1.50
WINDOW W2	1.51x1.50
WINDOW W3	1.75x1.50
WINDOW W4	1.20x1.90
DOOR DW0	2.30x2.25
DOOR DW1	2.18x2.25
DOOR SD1	1.90x2.25
DOOR D0	0.9x2.25
DOOR D2	0.9x2.25
DOOR D01	1.7x2.25

APPLICANT/DEVELOPER

For Eldeco Green Park Infrastructure Ltd.



**\*SANCTIONED\***  
 VALID UPTO 2 YEARS FROM DATED 24-01-2024 TILL DATED 23-01-2026

ARCHITECT



**JAI SHRI ARCHITECTURE**

RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103, E-mail - narroutham.jai3@gmail.com, narroutham.spacedream@gmail.com

NOTE: PROVIDED PARKING AREA SHOWN, AS PER GUIDELINE OF DTP, SONIPAT OFFICE ONE PARKING FOR SINGLE UNIT FOR VILLA

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh  
S/o Sh. Shurya Nath  
H. no.-291, New Vijay Nagar,  
Near Bhola Chowk, Near Lokesh Kiryana Store,  
Devi Mandir Road, Panipat - 132103, Haryana  
[narrouttam.spacedream@gmail.com](mailto:narrouttam.spacedream@gmail.com)  
Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/1295

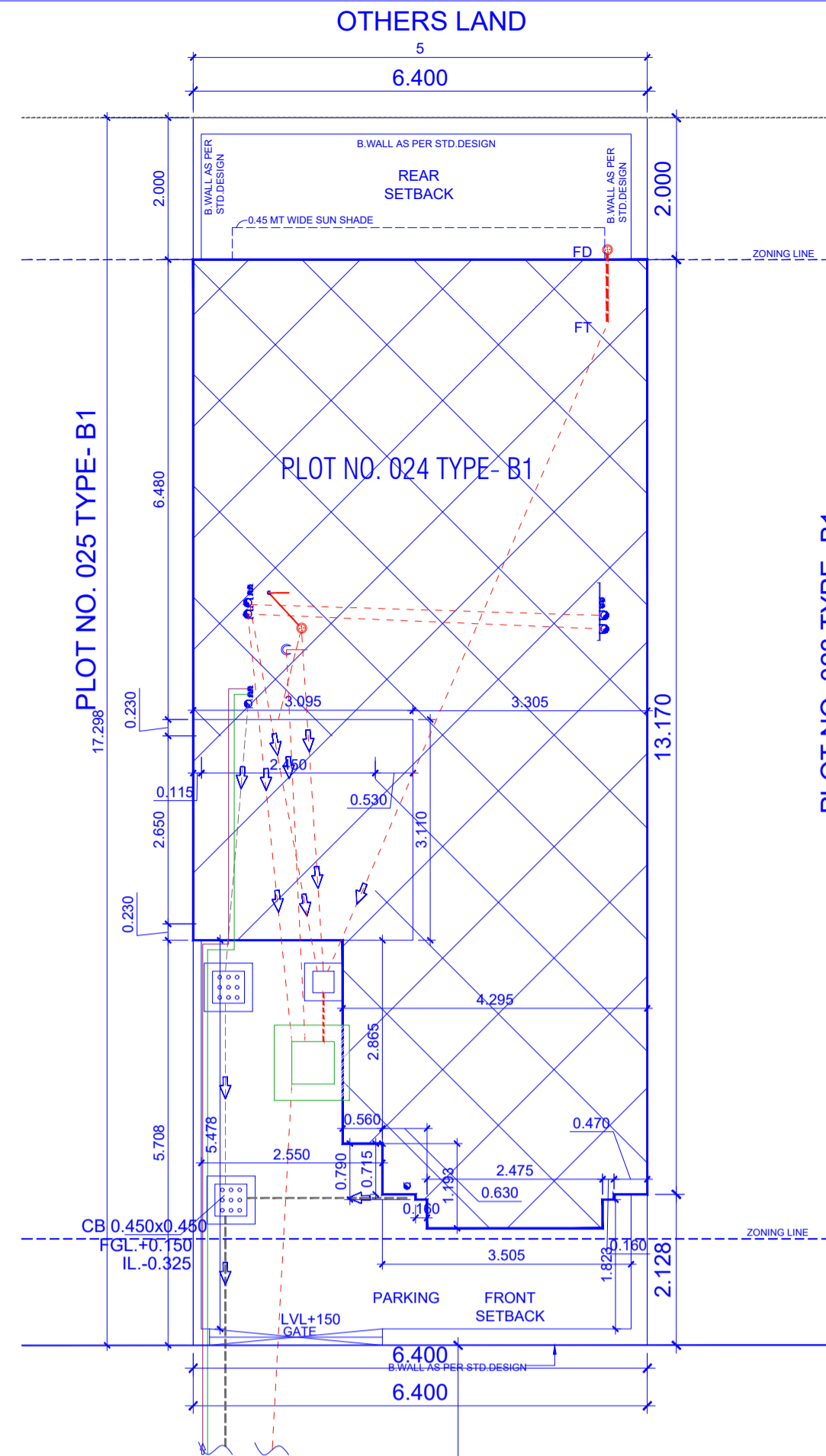
Dated 24/01/24

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-024, Type-B1, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

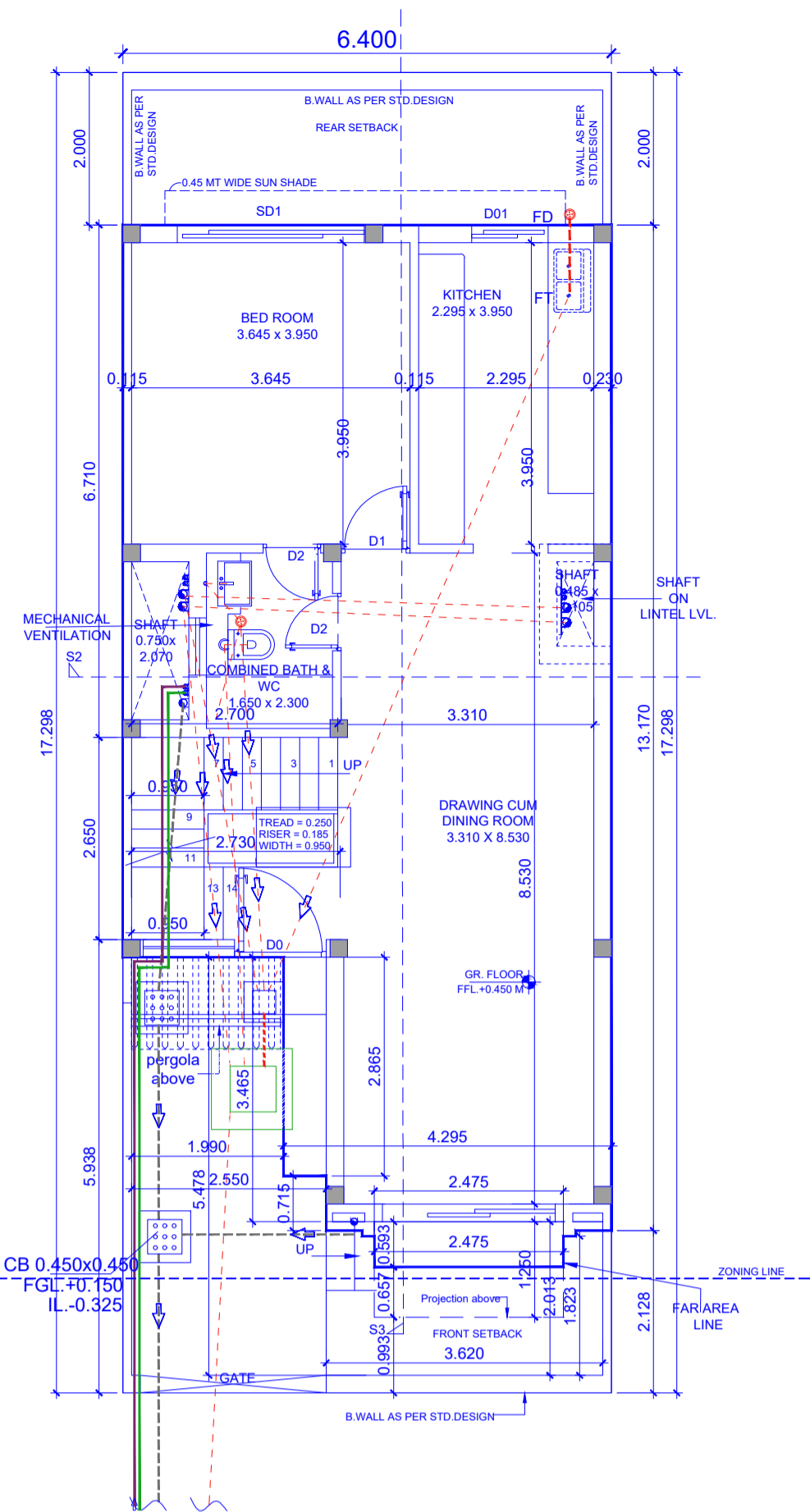
**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4876BH दिनांक 16.01.2024 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लॉन जमा किए गया था। इस कार्यालय द्वारा भवन प्लॉन को हरियाणा बिल्डिंग कोड 2017 के अनुसार चैक कर लिया गया है जो कि तकनीकी दृष्टि द्वारा ठीक पाया गया है। यहां यह भी सूचित किया जाता है कि कोलोनाईजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हेल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्प्लीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की रकम राशि Occupation certificate पर देनी होगी।

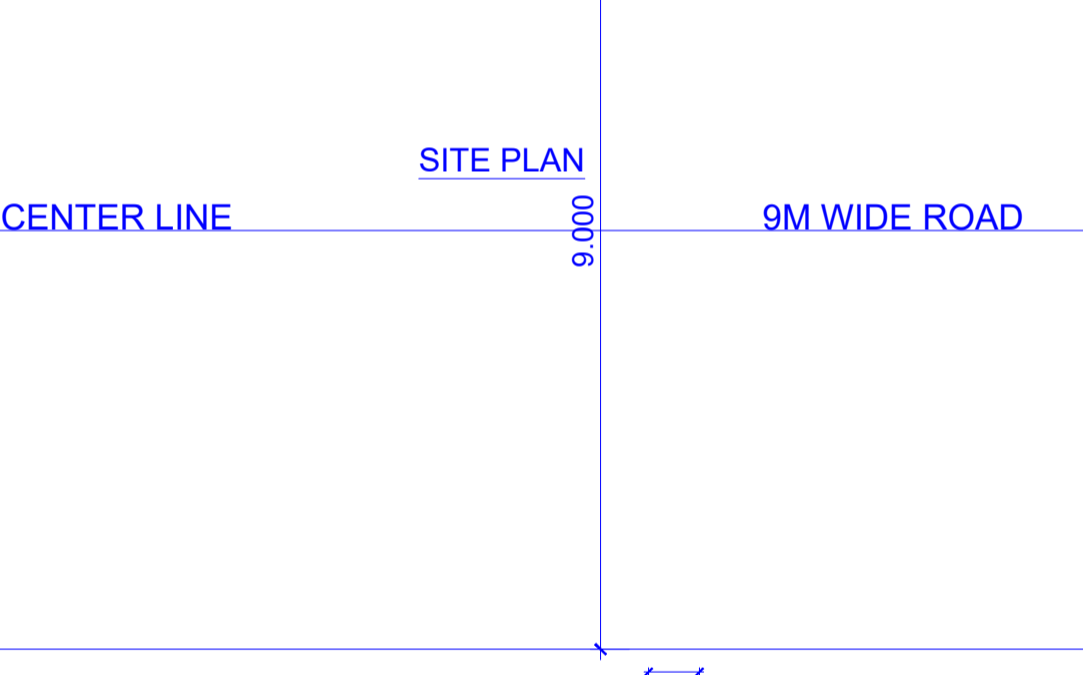
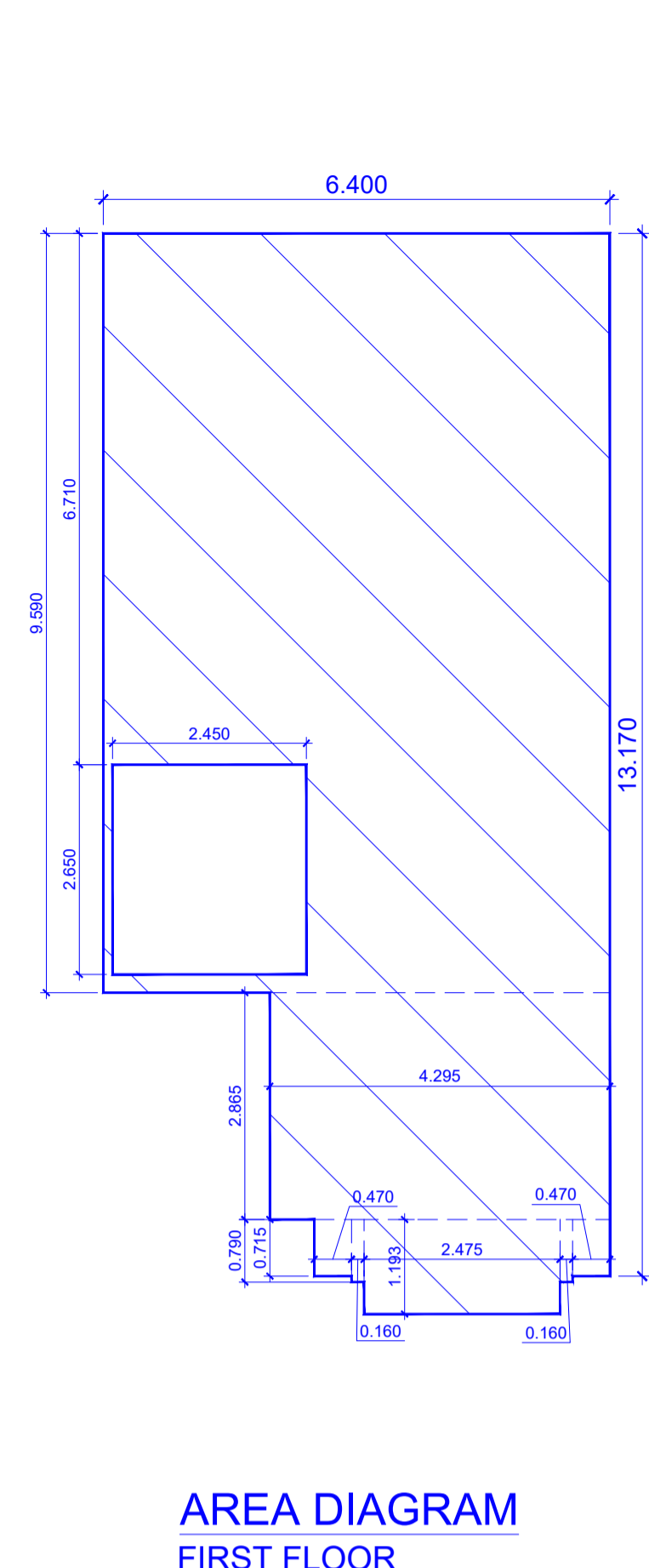
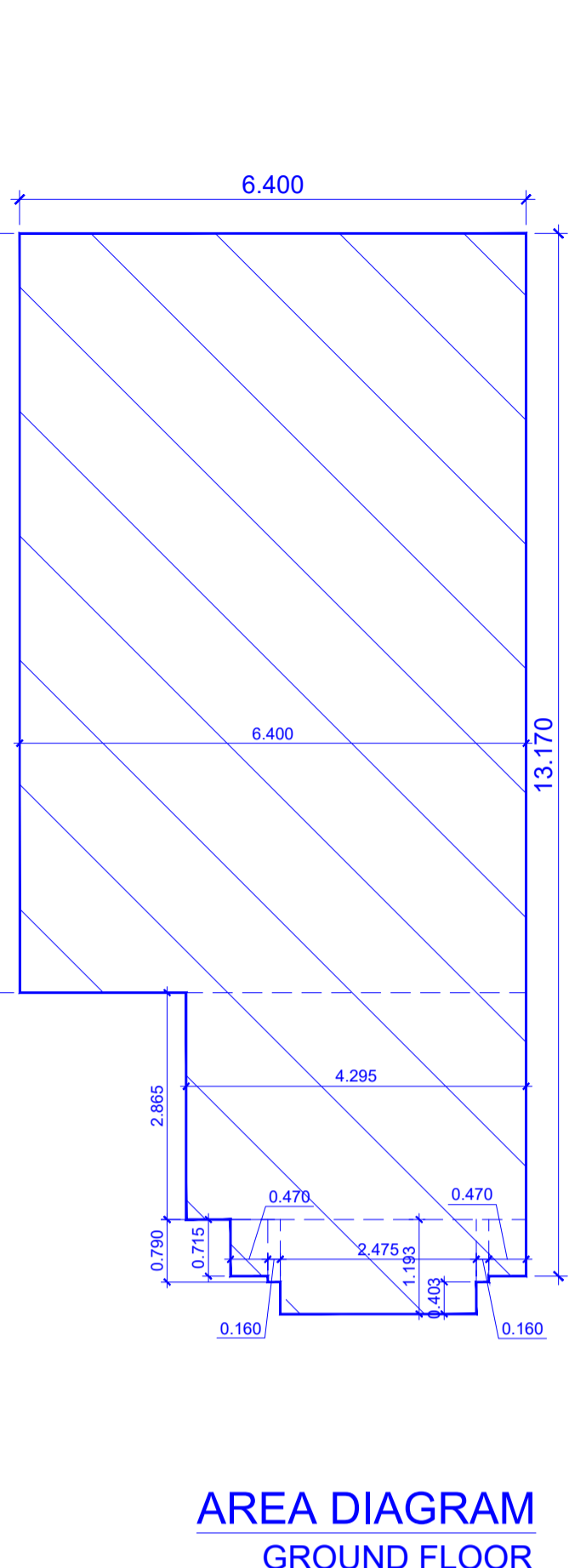
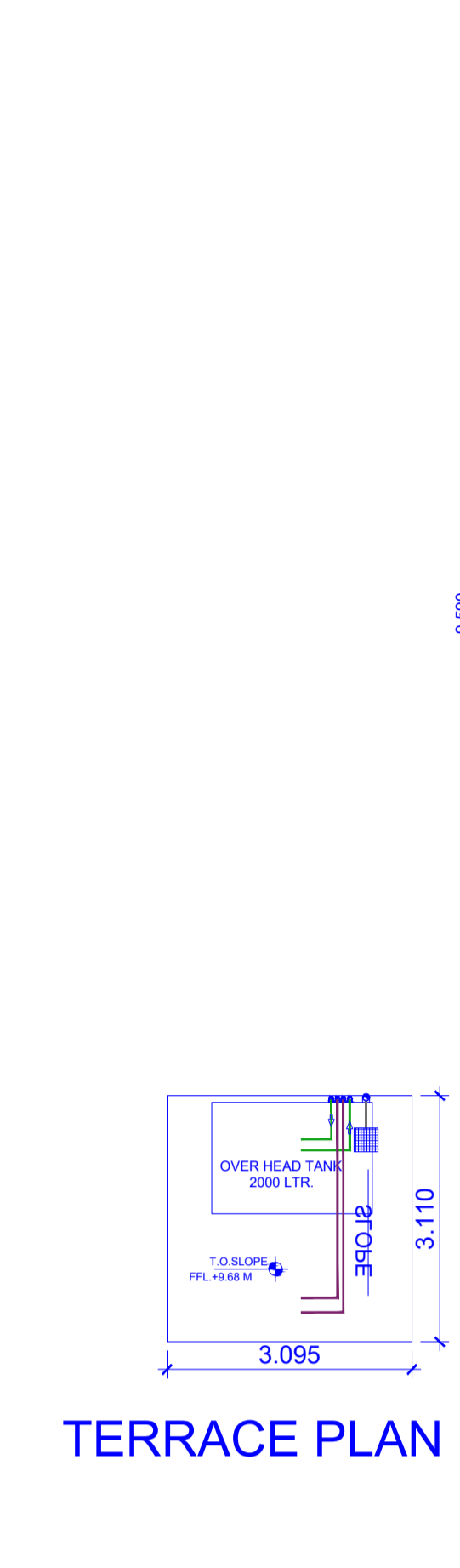
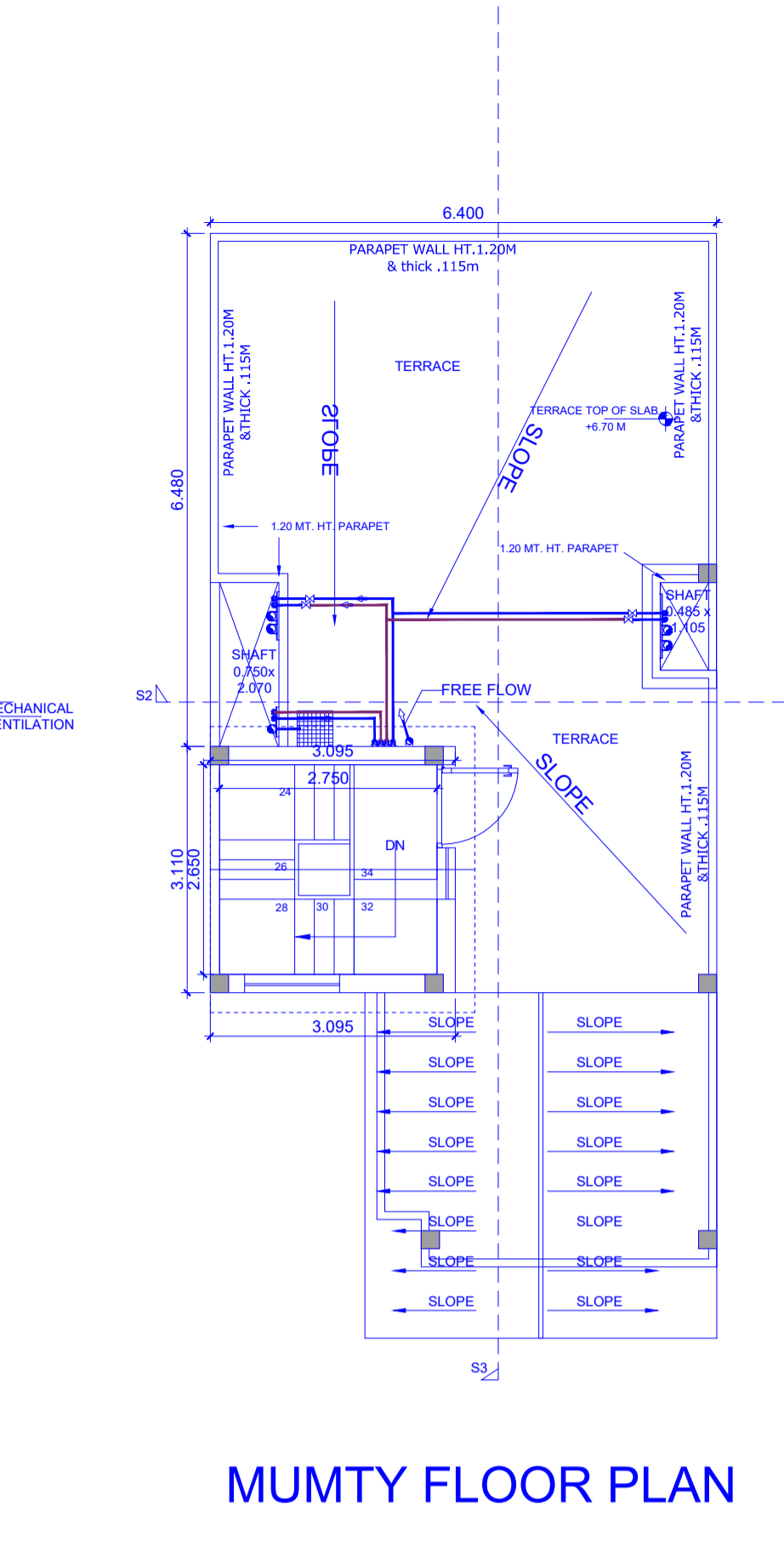
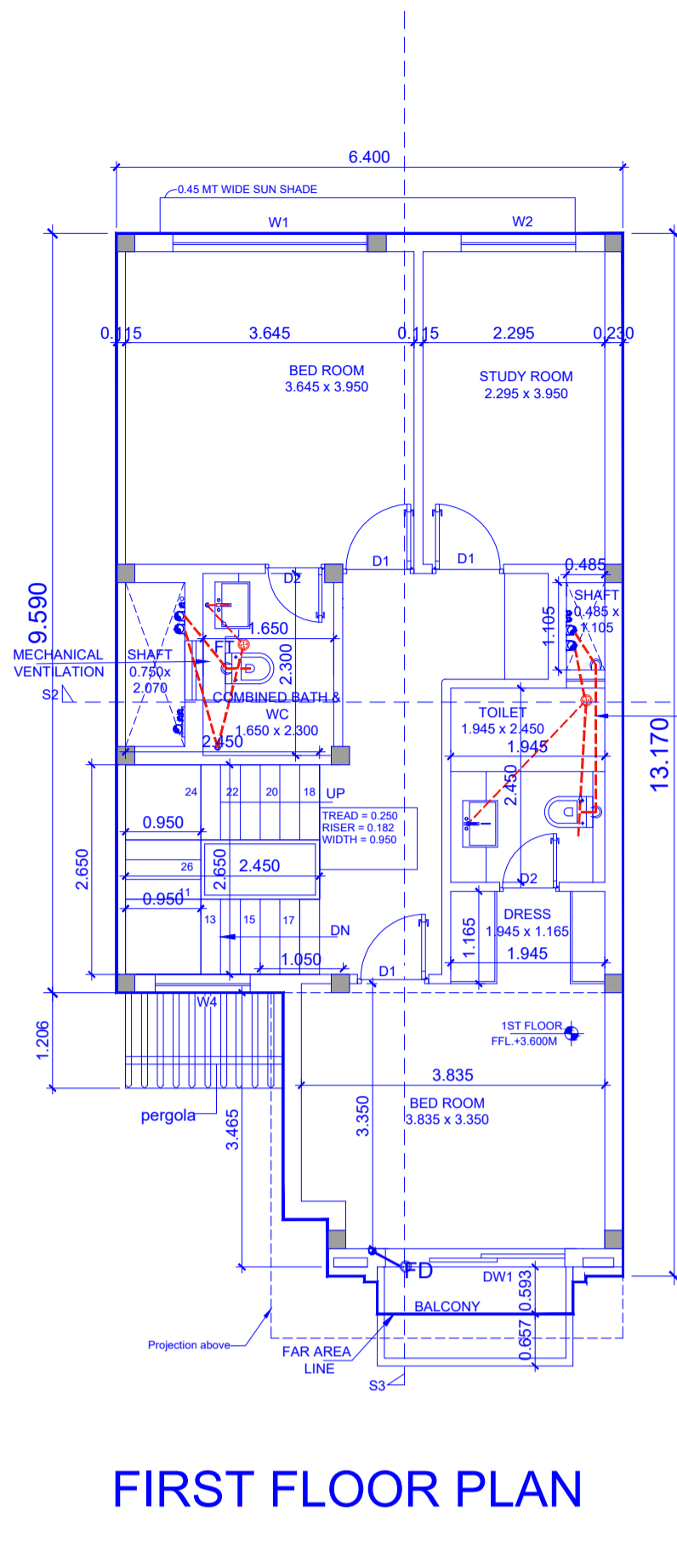
  
District Town Planner,  
Sonipat.



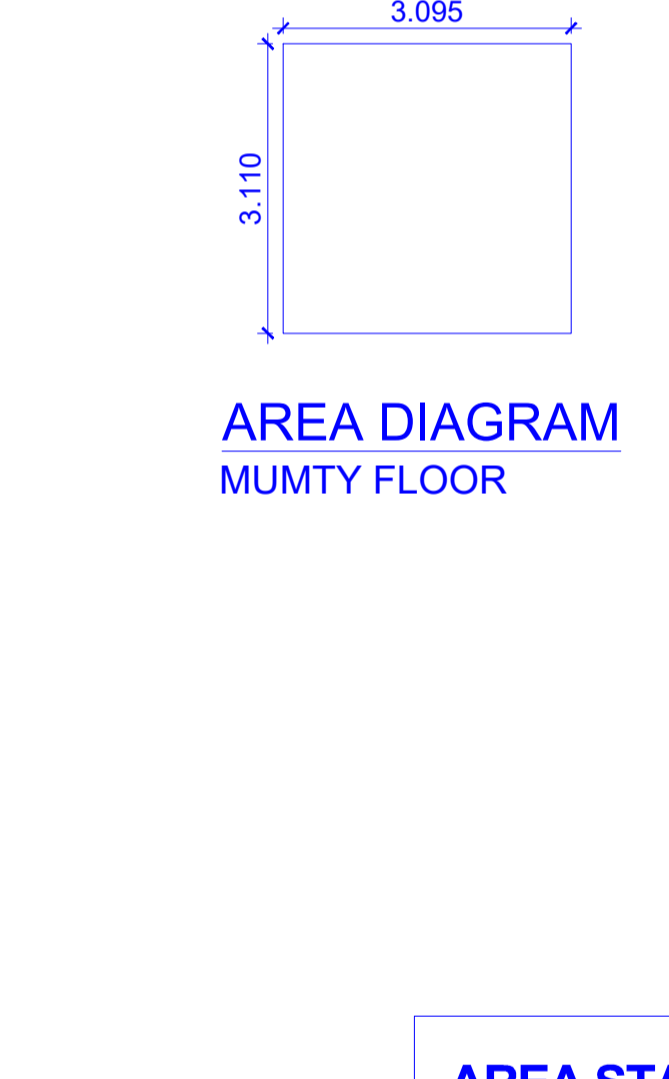
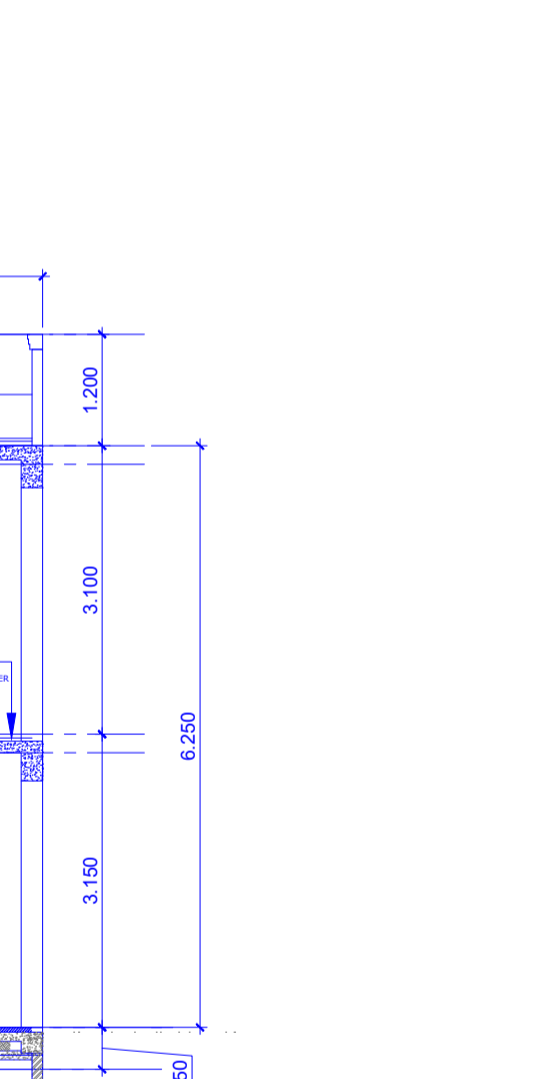
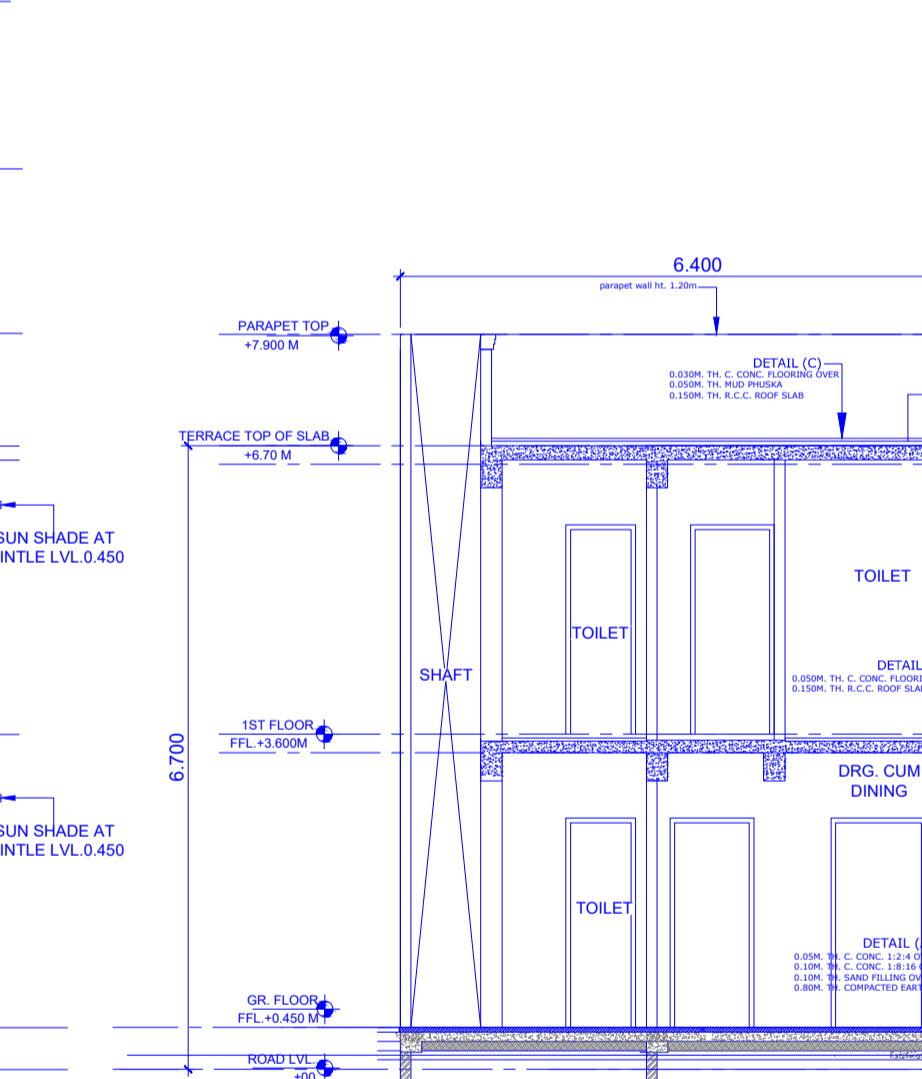
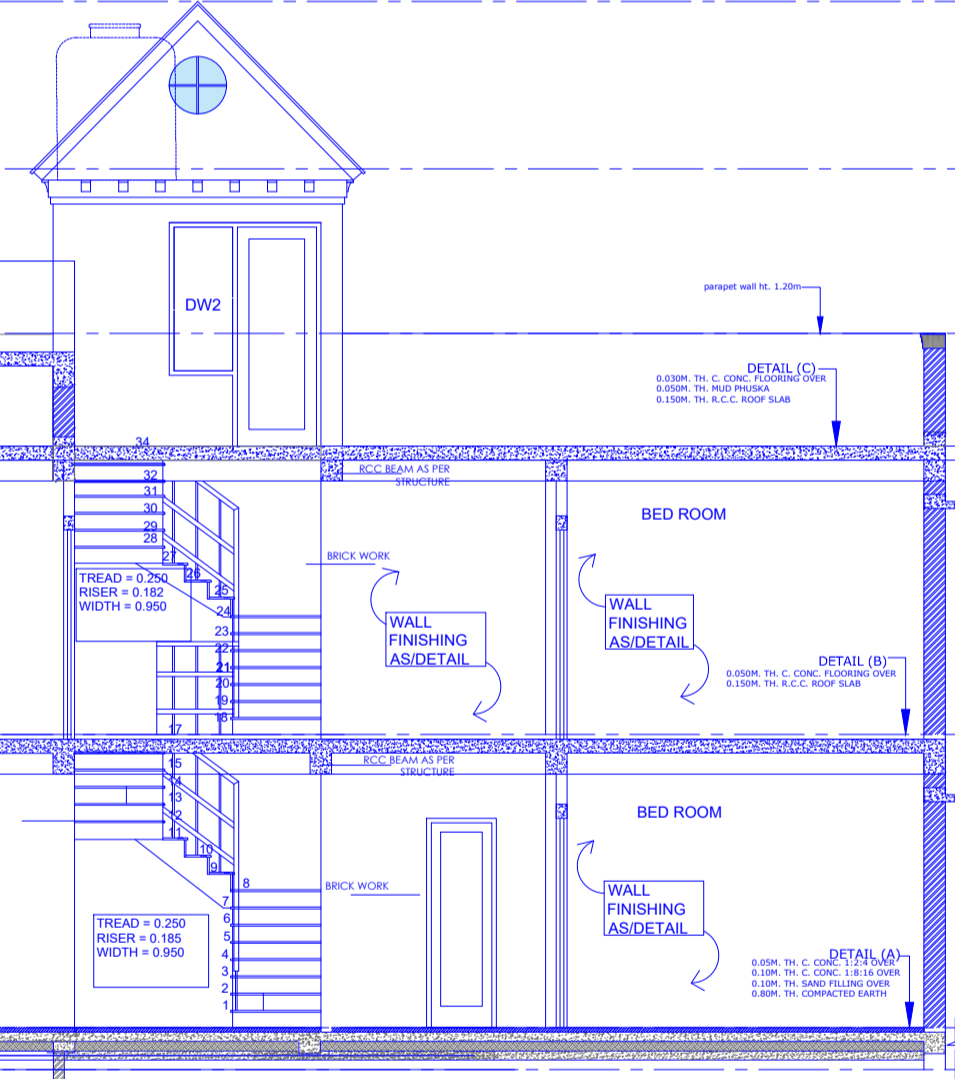
GROUND FLOOR PLAN



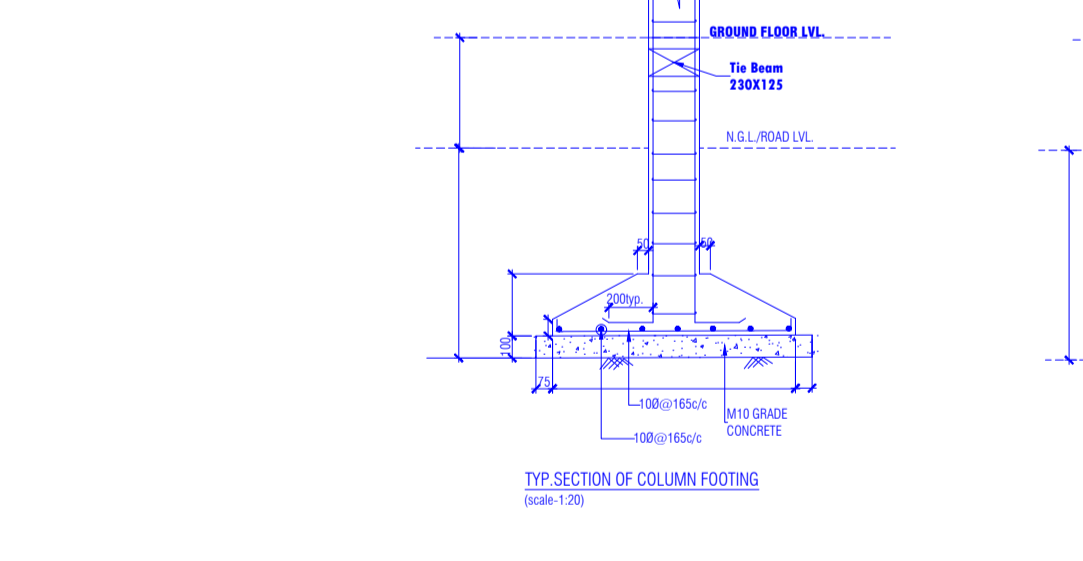
FIRST FLOOR PLAN



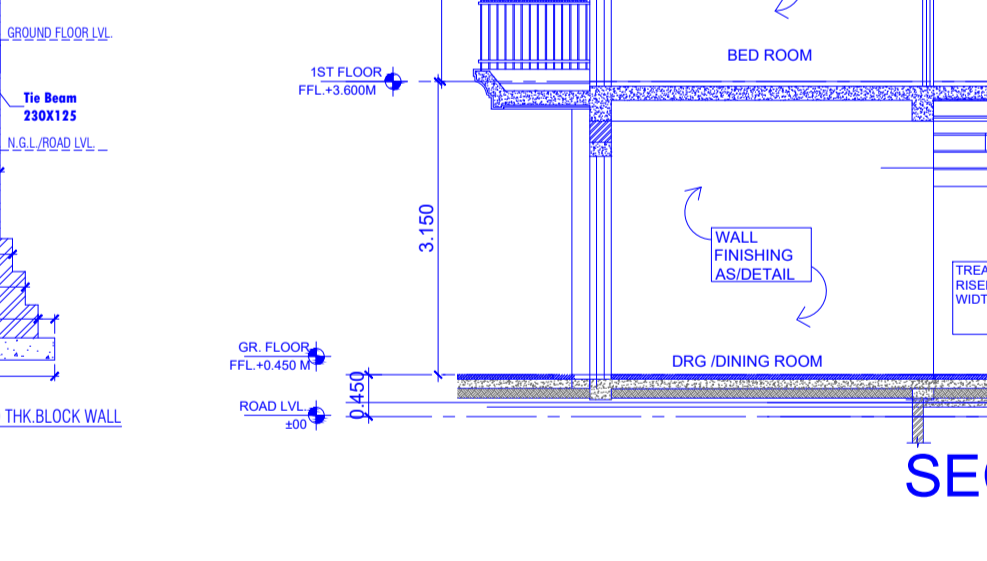
SECTION S3



- GENERAL NOTES:**
1. ALL PIPES PASSING UNDER FLOORS.
  2. NO PIPE CONNECTED WITH ANY R.W.P.
  3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
  4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
  5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
  6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
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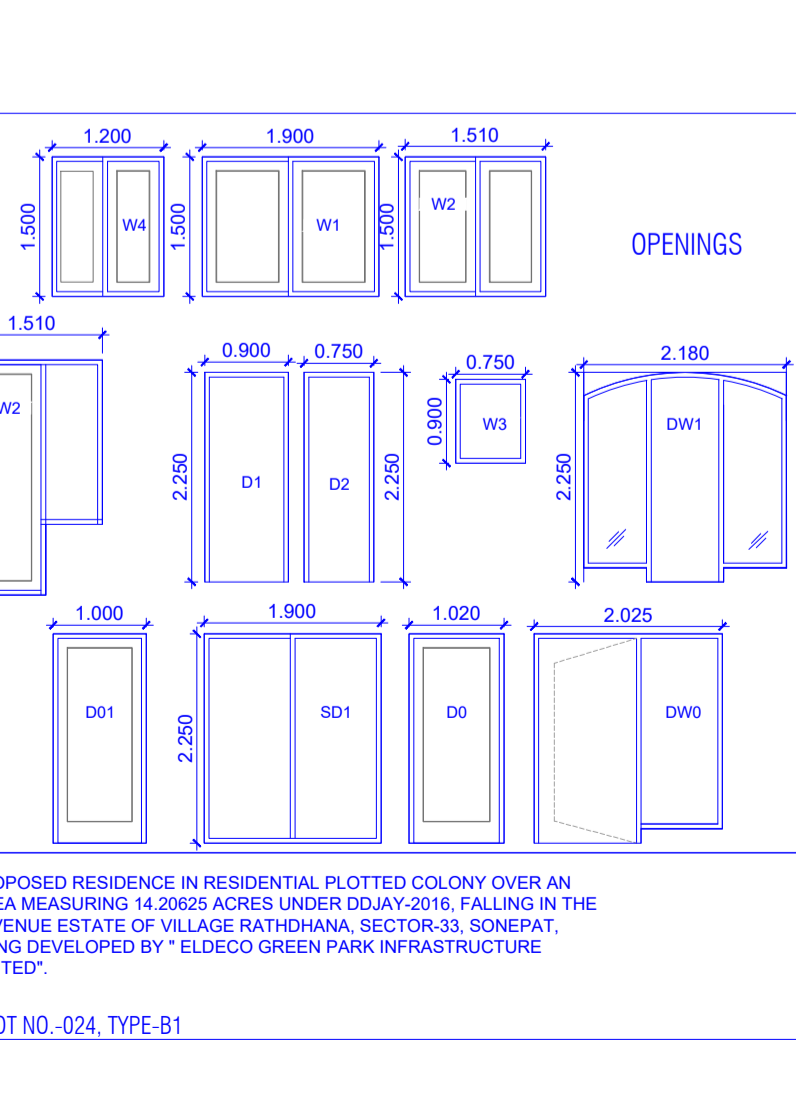
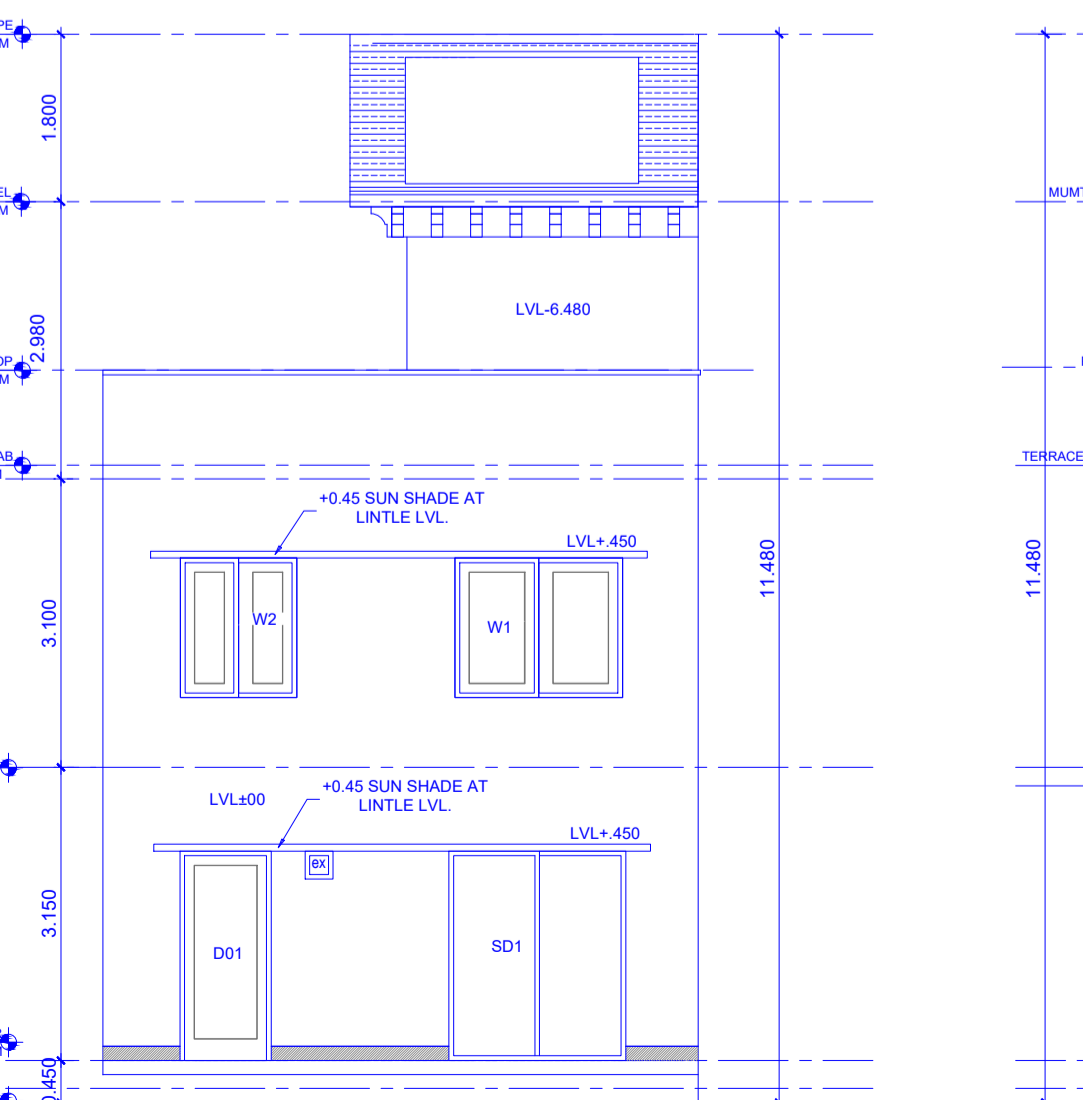


REAR ELEVATION



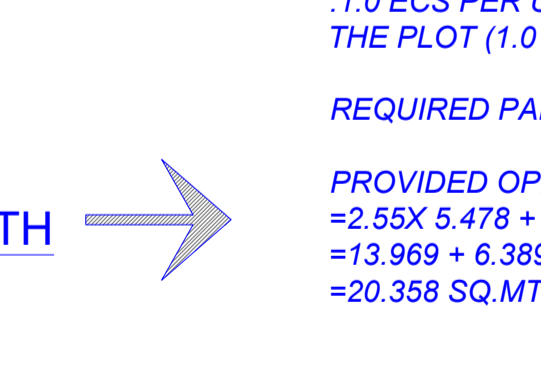
SECTION S3

SECTION S-2



**DOOR WINDOW DETAIL**

WINDOW W1	1.90x1.50
WINDOW W2	1.51x1.50
WINDOW W3	1.75x1.50
WINDOW W4	1.20x1.50
DOOR D1	2.25x2.25
DOOR D2	2.18x2.25
DOOR D3	1.90x2.25
DOOR D4	1.90x2.25
DOOR D5	1.90x2.25
DOOR D6	1.90x2.25



**PARKING DETAIL:**

FOR PLOT SIZE UPTO 100 TO 250 SQ.MT  
 .10 ECS PER UNIT IN STILT/OPEN WITHIN THE PLOT (1.0 ECS=12.50 SQ.MT)

REQUIRED PARKING AREA= 12.50 SQ.MT.

PROVIDED OPEN PARKING AREA  
 =2.55X 5.478 + 3.505 X 1.823  
 =13.969 + 6.389  
 =20.358 SQ.MT.

NOTE: PROVIDED PARKING AREA SHOWN, AS PER GUIDELINE OF DTP, SONIPAT OFFICE ONE PARKING FOR SINGLE UNIT FOR VILLA

FRONT ELEVATION

PROPOSED RESIDENCE IN RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 14.20625 ACRES UNDER DDJAY-2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHOHANA, SECTOR-33, SONEPAT, BEING DEVELOPED BY 'ELEDICO GREEN PARK INFRASTRUCTURE LIMITED'.

PLOT NO.-024, TYPE-B1

**APPLICANT/DEVELOPER**  
 For Eldeco Green Park Infrastructure Ltd.



**\*SANCTIONED\***  
 VALID UPTO 2 YEARS FROM DATED  
 24-01-2024 TILL DATED 23-01-2026

**ARCHITECT**



**JAI SHRI ARCHITECTURE**  
 RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103, E-mail - narrottam\_jsa13@gmail.com, narrottam.spacedream@gmail.com

**AREA STATEMENT:**

TOTAL PLOT AREA = 6.40 X 17.298 = 110.71 SQ.MT.  
 PERMISSIBLE GROUND COVERAGE @ 75% = 83.03 SQ.MT.  
 PROPOSED GROUND COVERAGE = 77.559 SQ.MT. @ 70.06%  
 PERMISSIBLE FAR @ 200% = 221.42 SQ.MT.  
 PROPOSED FAR = 148.625 SQ.MT. @ 134.25%  
 PROPOSED FAR AREA AT GROUND FLOOR (A) = FAR AREA = 6.40 X 9.59 + 4.295 X 2.865 + 2.475 X 1.193 + (0.160 X 0.790) X 2 + (0.470 X 0.715) X 2 = 61.376+12.305+2.953+0.253+0.672= 77.559 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) = FAR AREA - NON FAR AREA = SAME AS GROUND - (2.45 X 2.65) = 77.559 - 6.493 = 71.066 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA 3.095 X 3.110 = 9.625 SQ.MT.

TOTAL FAR AREA (D) = A + B = 77.559 + 71.066 = 148.625 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 2.45 X 2.65 + 3.095 X 3.110 = 6.493 + 9.625 = 16.118 SQ.MT.

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