

**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](mailto:dtp@sonipat.tcp@gmail.com)

सेवा में

Architect: Mr. Amit Kalra  
580, New Prem Nagar,  
Karnal, Haryana - 132001  
ar.amit.kalra@gmail.com  
Mobile No.- 8059739333

Memo No. ST/DTP-P/2024/ 3183

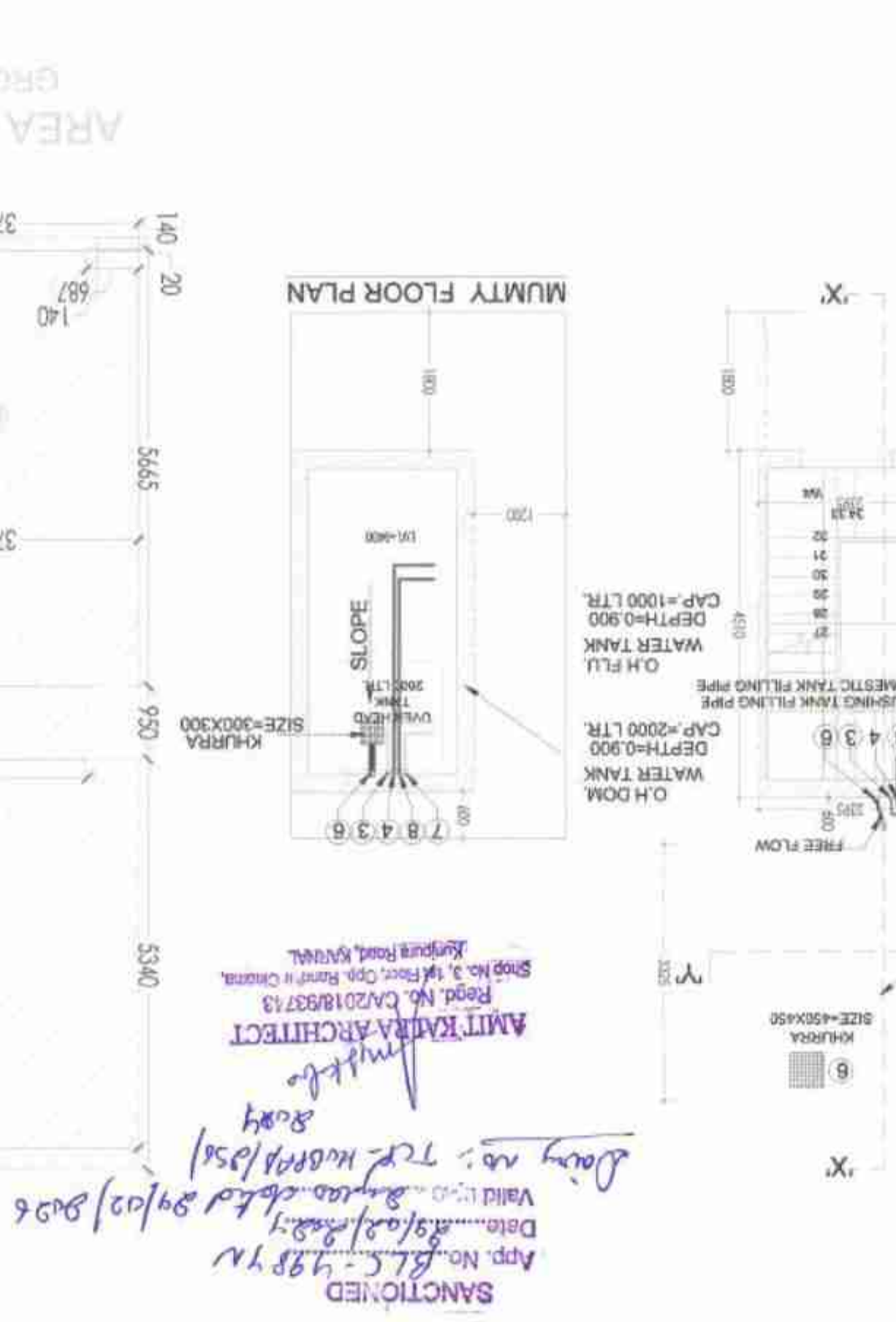
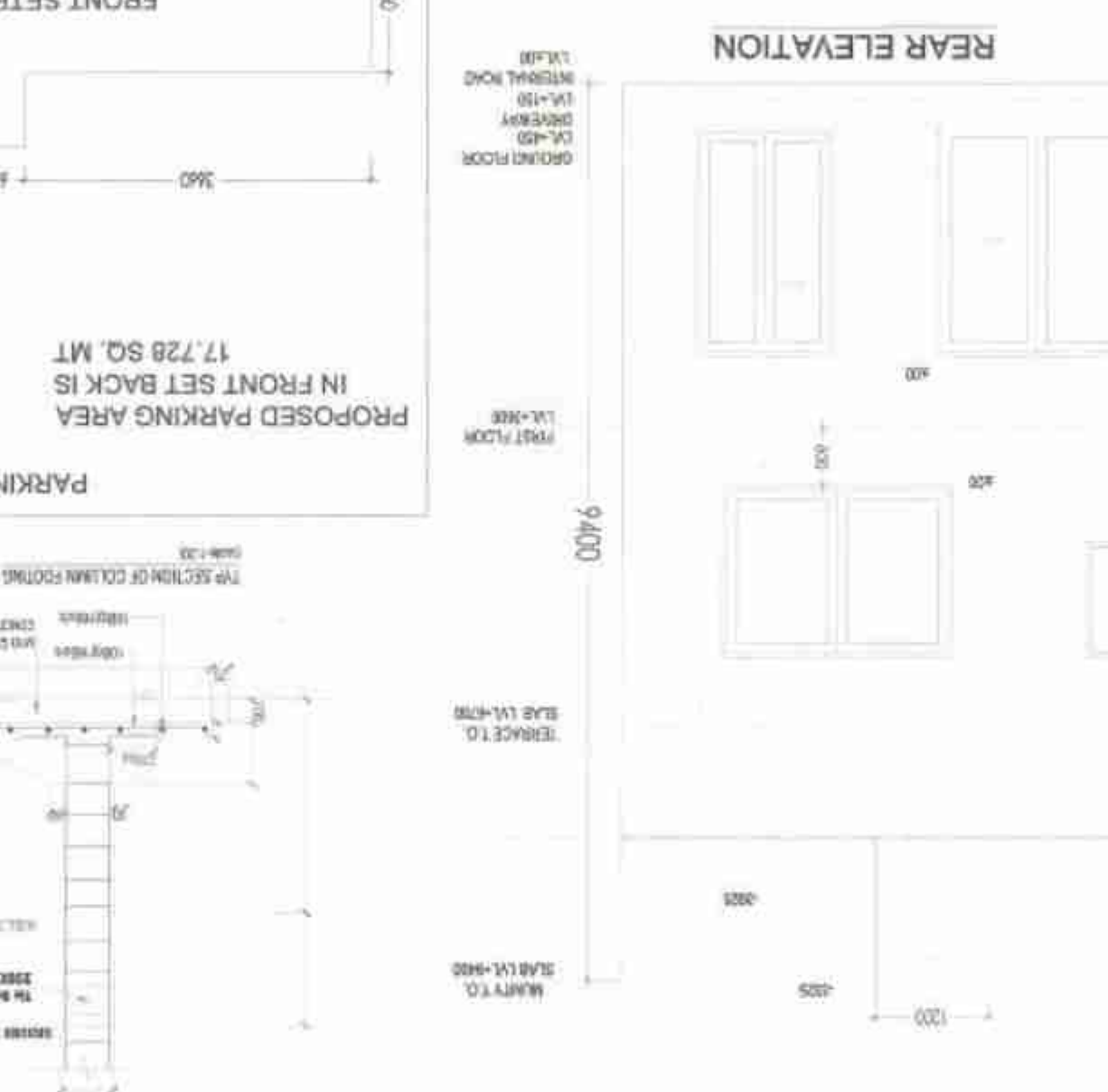
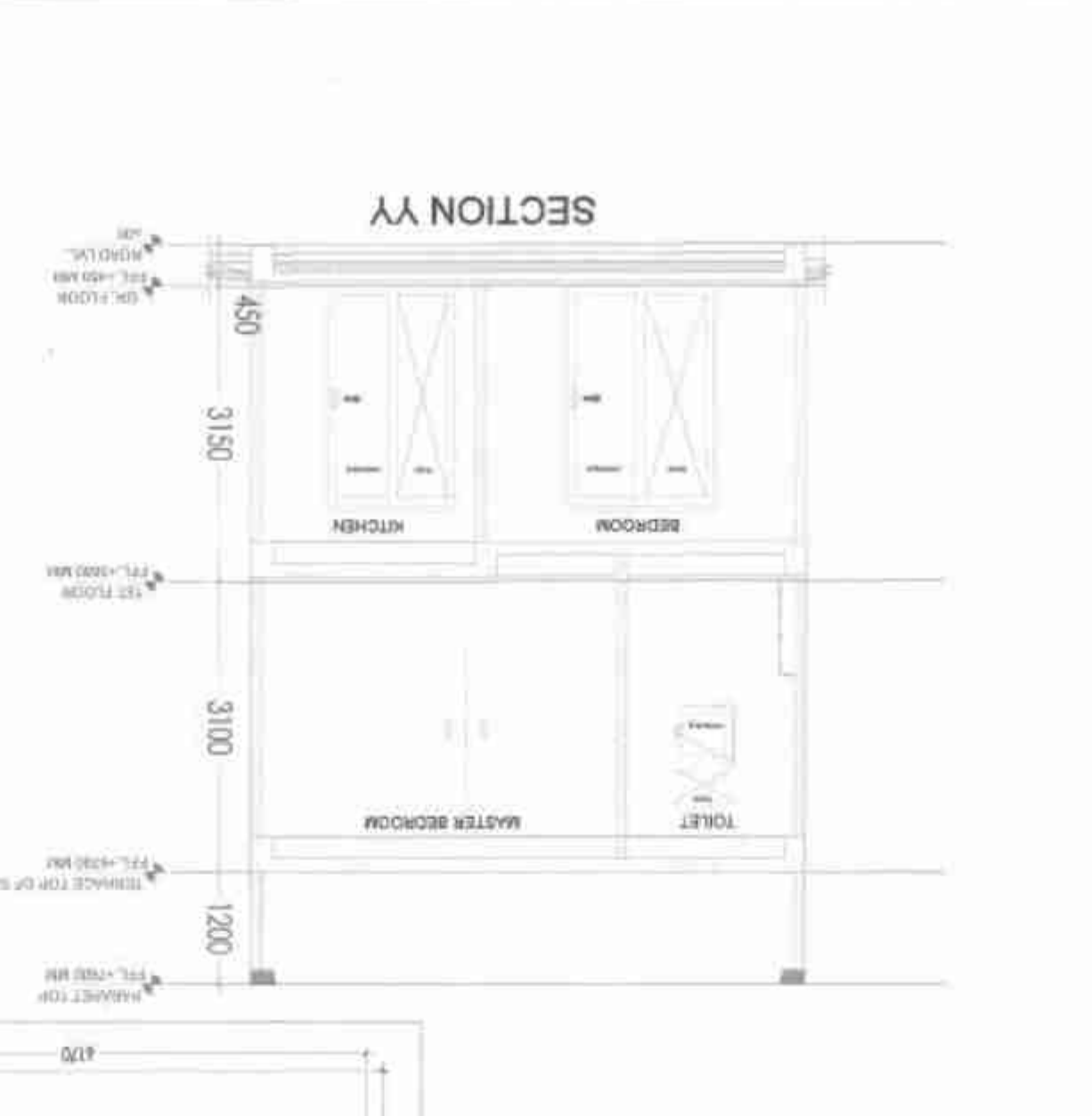
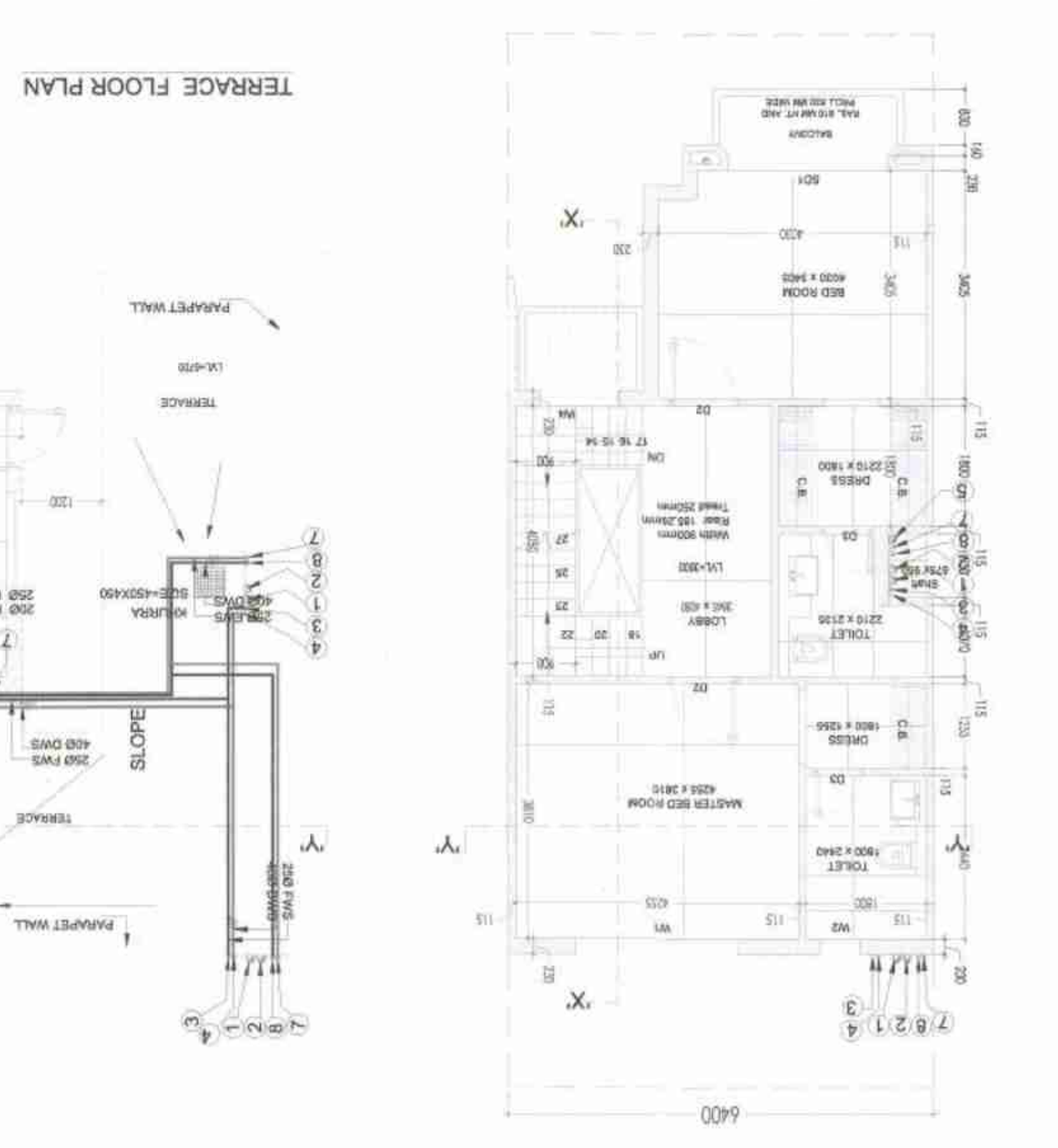
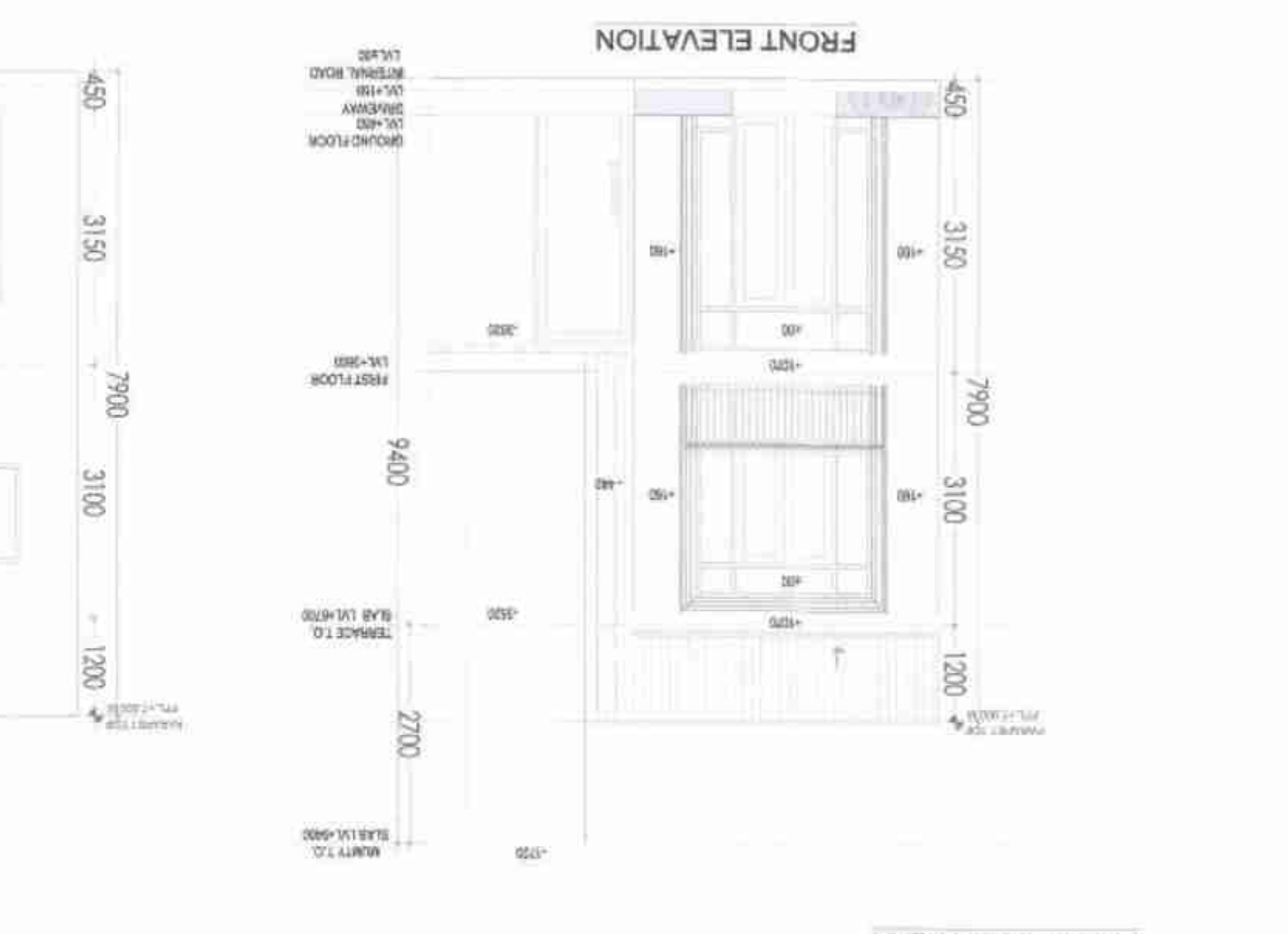
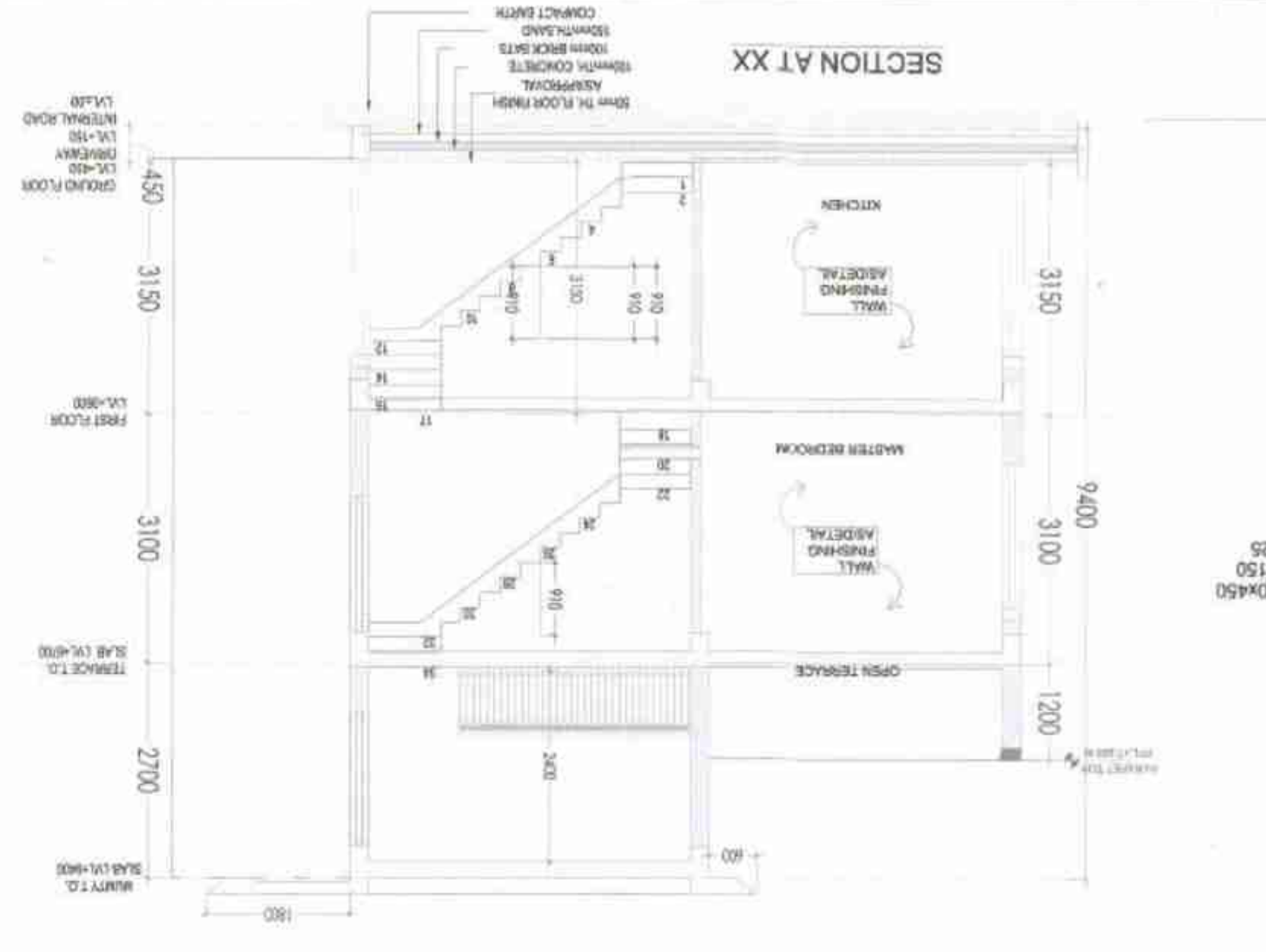
Dated 06/03/24

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-A-268, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4984N दिनांक 28.02.2024 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 कोलोनाईजर 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 शेष राशि Occupation certificate पर देनी होगी।

  
o/c District Town Planner,  
Sonipat. 



SYMBOL	DESCRIPTION
UT	URINAL TRAP 100x100mm WITH 125mm GRATING
FT	FLOOR TRAP 100x100mm WITH 125mm GRATING
FD	FLOOR DRAIN 100x50mm WITH 125mm GRATING
RWP	RAIN WATER PIPE
DWR	DOM. WATER RISER LINE
DWS	DOM. WATER SUPPLY LINE
FWR	FLU. WATER RISER LINE
FWS	FLU. WATER SUPPLY LINE
HWS	HOT WATER SUPPLY LINE
	CONTROL VALVE
	300 MM SUNKEN
	GULLY TRAP 300X300mm
	CATCH BASIN 450X450mm

SYMBOL	DESCRIPTION
1	1000 SOIL & VENT PIPE
2	1000 WASTE & VENT PIPE
3	FLUSHING WATER SUPPLY DOWN TAKE PIPE
4	DOMESTIC WATER SUPPLY DOWN TAKE PIPE
5	110 OD uPVC RAIN WATER PIPE
6	75 OD uPVC RAIN WATER PIPE
7	DOMESTIC WATER SUPPLY RISER PIPE
8	FLUSHING WATER SUPPLY RISER PIPE

**LEGEND FOR PLUMBING**

FROM WASH BASIN TO FT  
320 PIPE

FROM FD TO FT  
1000 PIPE

FROM WC TO VERTICAL STACK  
1000 PIPE

FROM FT TO VERTICAL STACK  
1000 PIPE

FROM FT TO GT  
1000 PIPE

FROM WC TO MH  
1000 PIPE

FROM WT TO MH  
1000 PIPE

FROM GT TO MH  
1000 PIPE

ORIENTED THROUGH - MR BHARAB DUTT S/O SH. KRIPAL DUTT.  
OWNER :- ELDECO INFRACON REALTOR LIMITED.

**AMIT RAI ARCHITECT**  
Rajendra Road, Mumbai  
Shop No. 3, 1st Floor, Opp. Rajendra  
Road, No. CA/20/1837/3

ARCHITECT SIGNATURE \_\_\_\_\_  
OWNER SIGNATURE \_\_\_\_\_

CHECKED BY - \_\_\_\_\_  
DEALT - \_\_\_\_\_  
SCALE - \_\_\_\_\_  
DATE - \_\_\_\_\_

REV. NO. NORTH :-  
R.H.S. DRIVEWAY

PROJECT TITLE  
DUPLEX VILLA PLANS (TYPE A)  
PLOT SIZE = 6.4 x 15.75 mt.

**PURPOSE OF DRAWING**

11	DW-1	1850 MM X 2400 MM	00 MM	2400 MM
10	WA	1200 MM X 1800 MM	450 MM	2400 MM
9	W3	485 MM X 1200 MM	1200 MM	2400 MM
8	W2	750 MM X 1200 MM	1200 MM	2400 MM
7	W1	2450 MM X 1800 MM	600 MM	2400 MM
6	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1600 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2400 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
2	D-2	1050 MM X 2400 MM	0 MM	2400 MM
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM

NOTE: DWELLING UNIT ONE PARKING AREA REQUIRED 12.50 SQMT. PROPOSED PARKING AREA IS=17.28 SQMT.

**AREA CHART - PLOT NO. BLOCK-A**

S.No.	TAQ.	SIZE OF OPENING	SILL LVL.	INTER. LVL.
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM
2	D-2	1050 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2400 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1600 MM X 2400 MM	0 MM	2400 MM
6	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
7	W1	2450 MM X 1800 MM	600 MM	2400 MM
8	W2	750 MM X 1200 MM	1200 MM	2400 MM
9	W3	485 MM X 1200 MM	1200 MM	2400 MM
10	WA	1200 MM X 1800 MM	450 MM	2400 MM
11	DW-1	1850 MM X 2400 MM	00 MM	2400 MM

NOTE: PROPOSED PARKING AREA IN FRONT SET BACK IS 17.28 SQ. MT. ALL TOILETS ARE MECHANICALLY VENTILATED.

**SUBMISSION DRAWING**

1. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION AT SITE BY THE DEVELOPER.  
2. DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION.  
3. STRUCTURAL AND SERVICES DRAWINGS.

**DISTRICT TOWN PLANNER, SONIPAT**

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First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231492 & E-mail ID - [dtp@sonipat.townplanning.com](mailto:dtp@sonipat.townplanning.com)

सेवा में

Architect: Mr. Amit Kalra  
580, New Prem Nagar,  
Karnal, Haryana - 132001  
ar.amit.kalra@gmail.com  
Mobile No.- 8059739333


Memo No. ST/DTP-P/2024/ 3184

Dated 08/03/24

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-A-269, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4984M दिनांक 27.02.2024 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 शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat. A

**SUBMISSION DRAWING**

- ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION AT SITE BY THE DEVELOPER.
- DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION OF STRUCTURAL AND SERVICES DRAWINGS.
- STRUCTURAL AND SERVICES DRAWINGS SHALL BE PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS.
- ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO EDGE UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO SURFACE UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO CENTERLINE UNLESS SPECIFIED OTHERWISE.
- ALL DIMENSIONS ARE TO SURFACE UNLESS SPECIFIED OTHERWISE.

**AREA CHART - PLOT NO. BLOCK-A**

NO.	AREA	AREA (SQ. MT.)	PERCENTAGE
1	OPEN SPACE	12.50	10.00
2	PARKING	10.00	8.00
3	ROAD	8.00	6.40
4	PLANTATION	6.00	4.80
5	WATER TANK	4.00	3.20
6	TOILET	2.00	1.60
7	STAIRS	1.50	1.20
8	REAR YARD	1.00	0.80
9	FRONT YARD	1.00	0.80
10	DRIVEWAY	1.00	0.80
11	UTILITIES	1.00	0.80
12	LANDSCAPE	1.00	0.80
13	ROAD	1.00	0.80
14	PLANTATION	1.00	0.80
15	WATER TANK	1.00	0.80
16	TOILET	1.00	0.80
17	STAIRS	1.00	0.80
18	REAR YARD	1.00	0.80
19	FRONT YARD	1.00	0.80
20	DRIVEWAY	1.00	0.80
21	UTILITIES	1.00	0.80
22	LANDSCAPE	1.00	0.80
23	ROAD	1.00	0.80
24	PLANTATION	1.00	0.80
25	WATER TANK	1.00	0.80
26	TOILET	1.00	0.80
27	STAIRS	1.00	0.80
28	REAR YARD	1.00	0.80
29	FRONT YARD	1.00	0.80
30	DRIVEWAY	1.00	0.80
31	UTILITIES	1.00	0.80
32	LANDSCAPE	1.00	0.80
33	ROAD	1.00	0.80
34	PLANTATION	1.00	0.80
35	WATER TANK	1.00	0.80
36	TOILET	1.00	0.80
37	STAIRS	1.00	0.80
38	REAR YARD	1.00	0.80
39	FRONT YARD	1.00	0.80
40	DRIVEWAY	1.00	0.80
41	UTILITIES	1.00	0.80
42	LANDSCAPE	1.00	0.80
43	ROAD	1.00	0.80
44	PLANTATION	1.00	0.80
45	WATER TANK	1.00	0.80
46	TOILET	1.00	0.80
47	STAIRS	1.00	0.80
48	REAR YARD	1.00	0.80
49	FRONT YARD	1.00	0.80
50	DRIVEWAY	1.00	0.80
51	UTILITIES	1.00	0.80
52	LANDSCAPE	1.00	0.80
53	ROAD	1.00	0.80
54	PLANTATION	1.00	0.80
55	WATER TANK	1.00	0.80
56	TOILET	1.00	0.80
57	STAIRS	1.00	0.80
58	REAR YARD	1.00	0.80
59	FRONT YARD	1.00	0.80
60	DRIVEWAY	1.00	0.80
61	UTILITIES	1.00	0.80
62	LANDSCAPE	1.00	0.80
63	ROAD	1.00	0.80
64	PLANTATION	1.00	0.80
65	WATER TANK	1.00	0.80
66	TOILET	1.00	0.80
67	STAIRS	1.00	0.80
68	REAR YARD	1.00	0.80
69	FRONT YARD	1.00	0.80
70	DRIVEWAY	1.00	0.80
71	UTILITIES	1.00	0.80
72	LANDSCAPE	1.00	0.80
73	ROAD	1.00	0.80
74	PLANTATION	1.00	0.80
75	WATER TANK	1.00	0.80
76	TOILET	1.00	0.80
77	STAIRS	1.00	0.80
78	REAR YARD	1.00	0.80
79	FRONT YARD	1.00	0.80
80	DRIVEWAY	1.00	0.80
81	UTILITIES	1.00	0.80
82	LANDSCAPE	1.00	0.80
83	ROAD	1.00	0.80
84	PLANTATION	1.00	0.80
85	WATER TANK	1.00	0.80
86	TOILET	1.00	0.80
87	STAIRS	1.00	0.80
88	REAR YARD	1.00	0.80
89	FRONT YARD	1.00	0.80
90	DRIVEWAY	1.00	0.80
91	UTILITIES	1.00	0.80
92	LANDSCAPE	1.00	0.80
93	ROAD	1.00	0.80
94	PLANTATION	1.00	0.80
95	WATER TANK	1.00	0.80
96	TOILET	1.00	0.80
97	STAIRS	1.00	0.80
98	REAR YARD	1.00	0.80
99	FRONT YARD	1.00	0.80
100	DRIVEWAY	1.00	0.80

**NOTE**

- PROPOSED PARKING AREA IN FRONT SET BACK IS 17.728 SQ. MT.
- ALL TOILETS ARE MECHANICALLY VENTILATED.
- S. NO. TAG SIZE OF OPENING SH. LV. UNTEL. LV. 0 MM
- D-1 1200 MM X 2400 MM 0 MM
- D-2 1050 MM X 2400 MM 0 MM
- D-3 750 MM X 2400 MM 0 MM
- SC-1 2400 MM X 2400 MM 0 MM
- SC-2 1600 MM X 2400 MM 0 MM
- SC-3 2100 MM X 2400 MM 0 MM
- WT 2450 MM X 1900 MM 600 MM
- W2 2450 MM X 1200 MM 1200 MM
- W3 485 MM X 1200 MM 1200 MM
- WA 1200 MM X 1900 MM 450 MM
- DWT 1850 MM X 2400 MM 00 MM
- 2400 MM

**PURPOSE OF DRAWING**

NO.	DESCRIPTION	QUANTITY
1	1000 SOIL & VENT PIPE	322 PIPE
2	1000 WASTE & VENT PIPE	1000 PIPE
3	FLUSHING WATER SUPPLY DOWN TAKE PIPE	1710 OD UPVC RAIN WATER PIPE
4	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	75 OD UPVC RAIN WATER PIPE
5	110 OD UPVC RAIN WATER PIPE	6100 MM
6	FLUSHING WATER SUPPLY RISER PIPE	2400 MM
7	DOMESTIC WATER SUPPLY RISER PIPE	2400 MM
8	FLUSHING WATER SUPPLY RISER PIPE	2400 MM

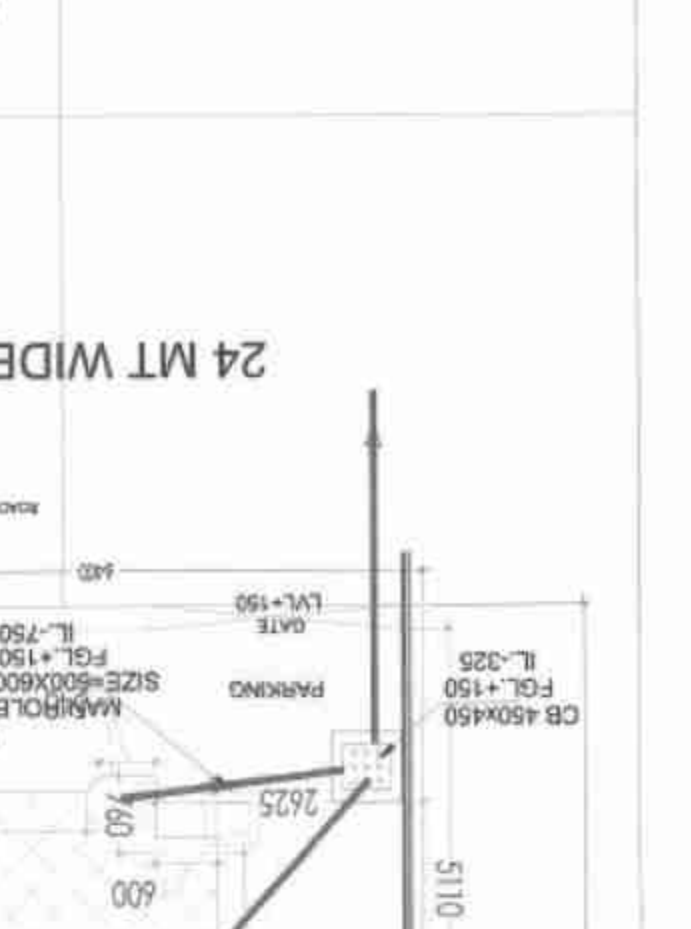
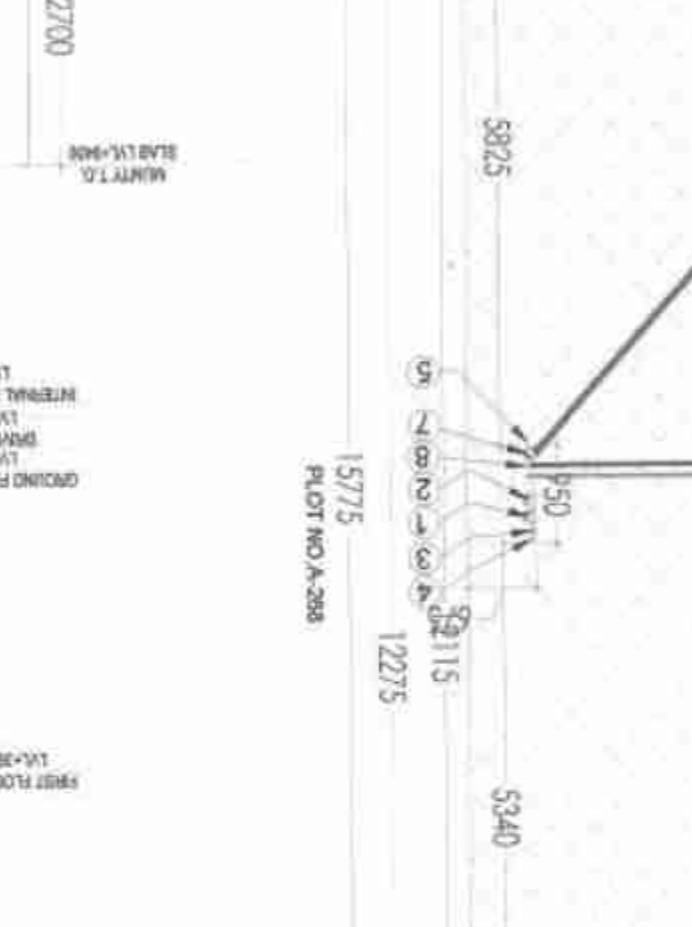
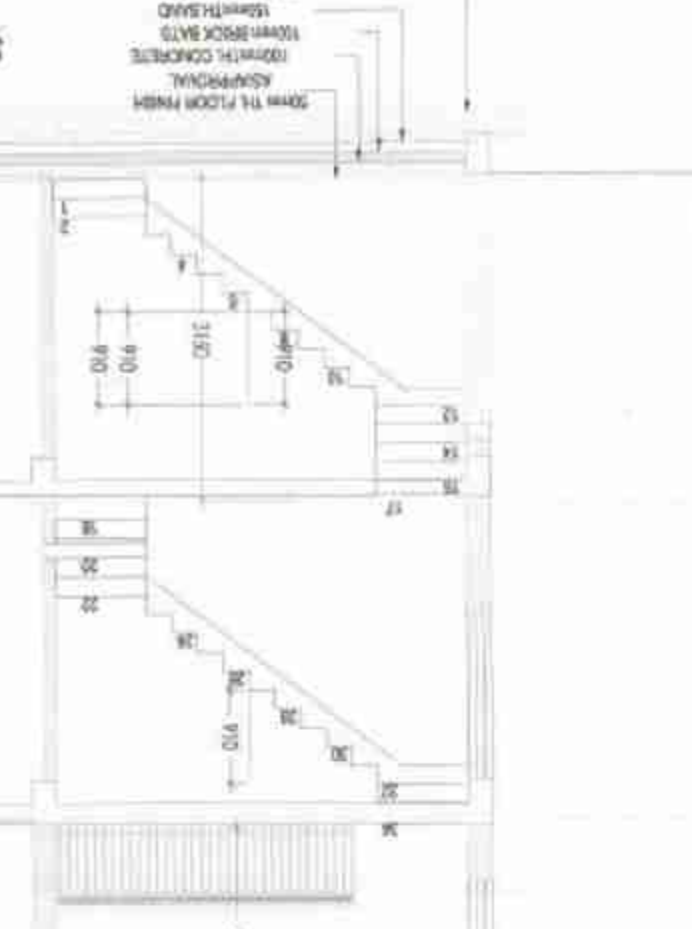
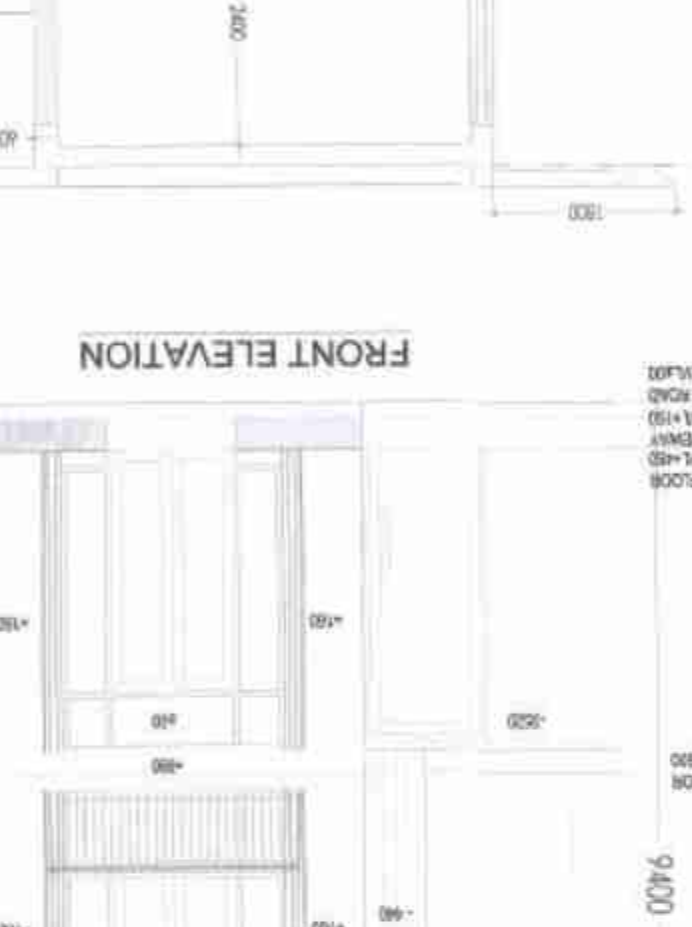
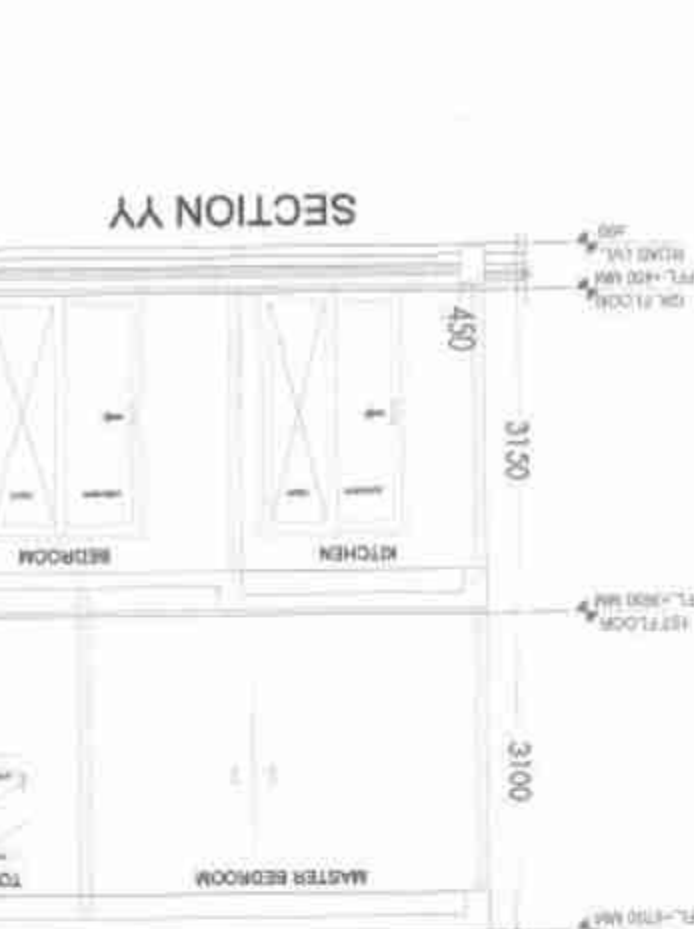
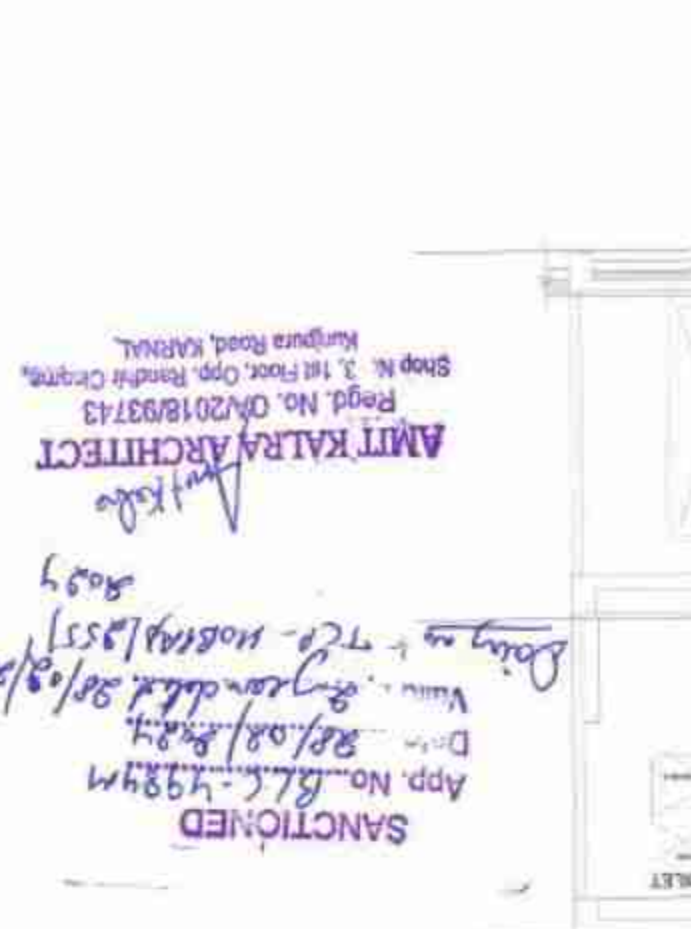
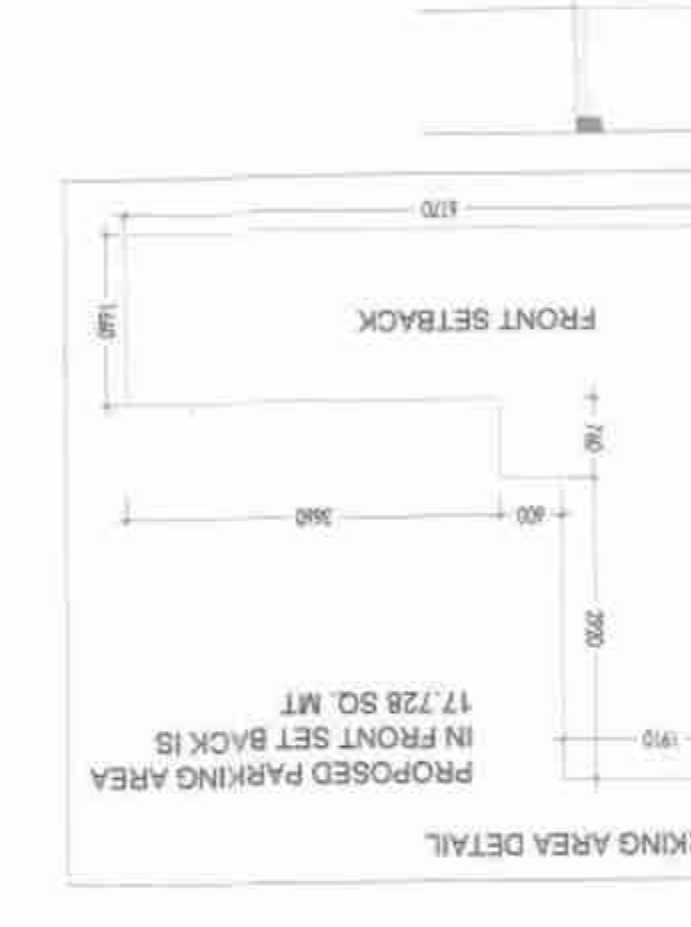
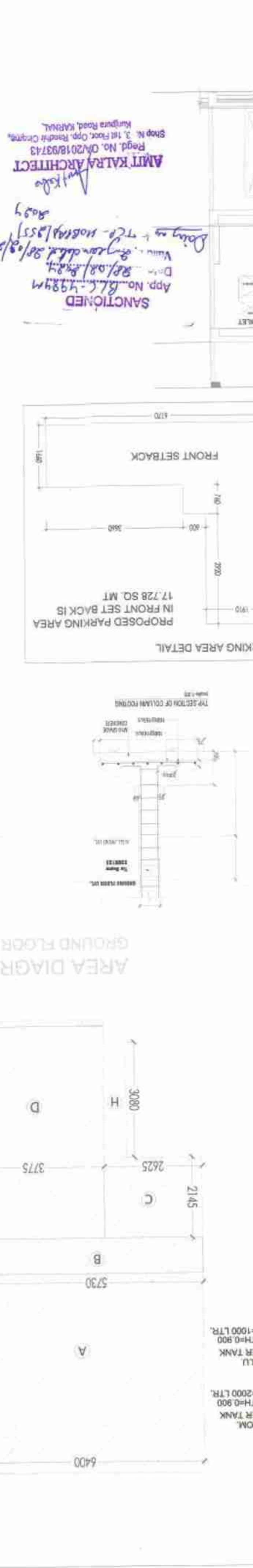
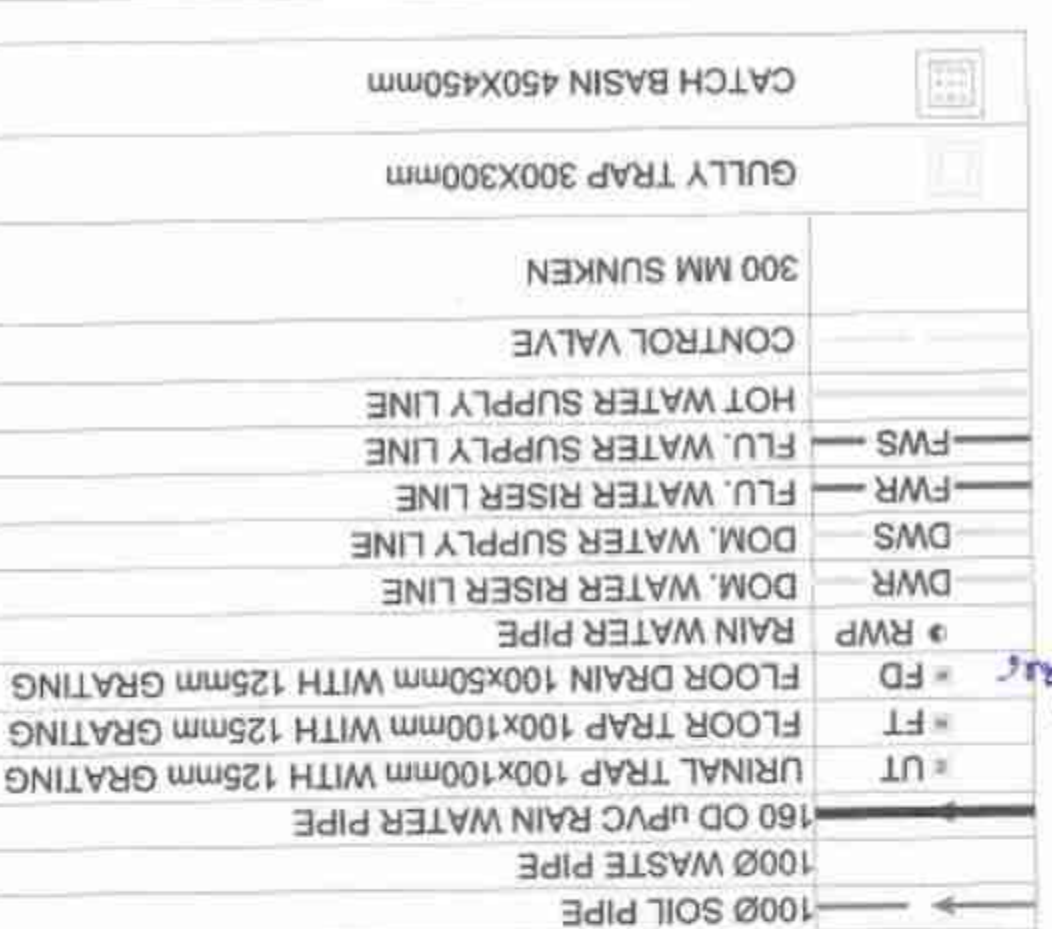
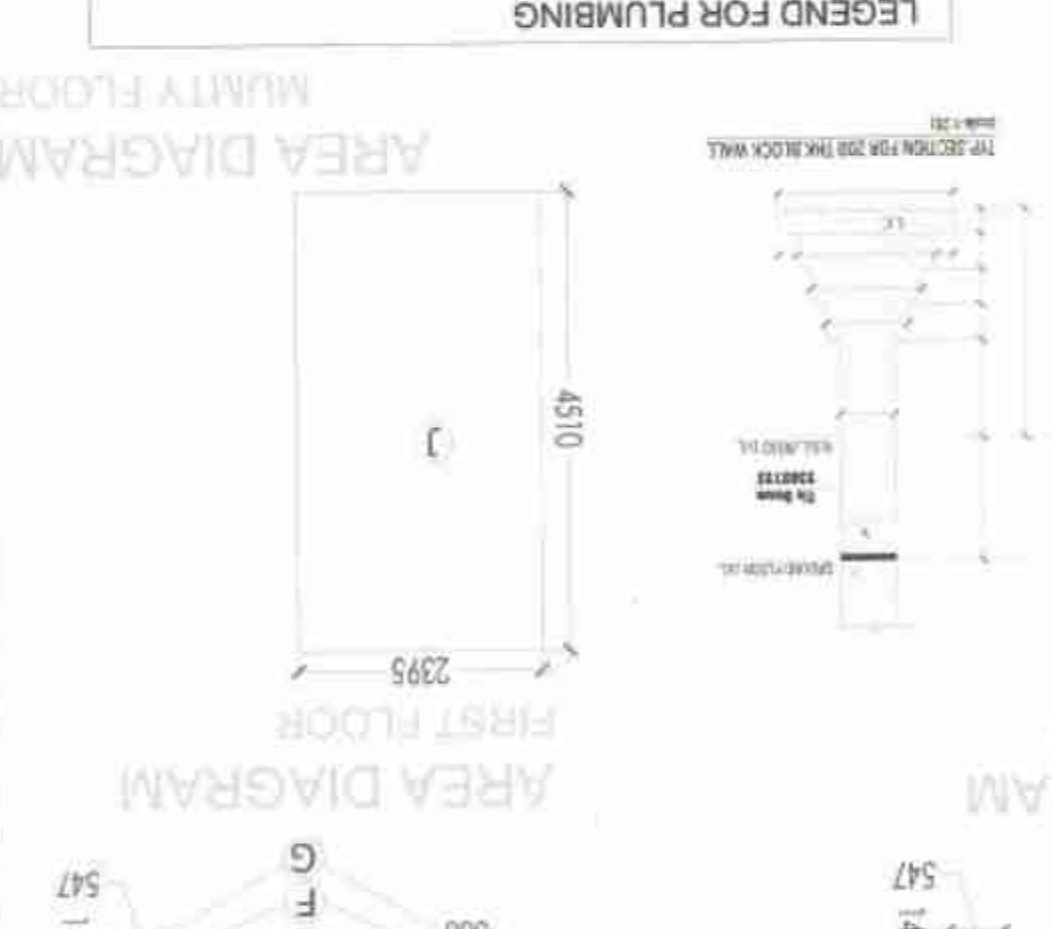
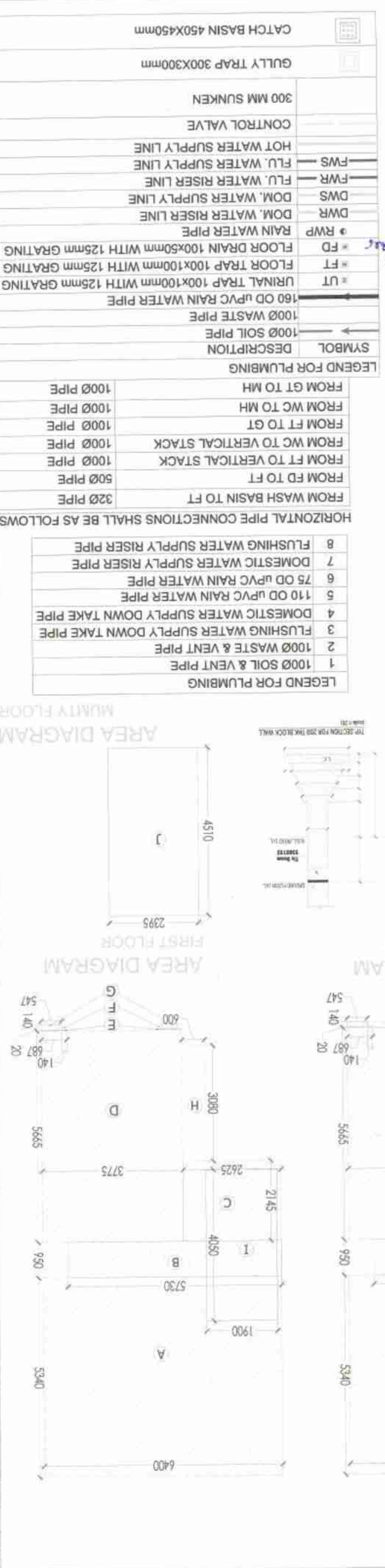
**PROJECT:** PROPOSED BUILDING PLAN OF PLOT NO. A-269, ELDECO INFRACON REALTOR LIMITED (ELDECO AMOR) SITUATED AT RATHDHANA SECTOR 33, SONIPAT, HARYANA.

**OWNER:** ELDECO INFRACON REALTOR LIMITED, THROUGH :- MR. BHARAB DUTT S/O SH. KRIPAL DUTT.

**SHEET TITLE:** DUPLEX VILLA PLANS (TYPE A)  
R.H.S. DRIVEWAY  
DUPLICATE SIZE = 6.4 x 15.775 MT.

**DATE:** \_\_\_\_\_  
**SCALE:** \_\_\_\_\_  
**DEALT:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_  
**OWNER SIGNATURE:** \_\_\_\_\_

**ARCHITECT SIGNATURE:** \_\_\_\_\_  
**REV. NO.** NORTH: \_\_\_\_\_  
**RO**



सेवा में

Architect: Mr. Amit Kalra  
580, New Prem Nagar,  
Karnal, Haryana - 132001  
ar.amit.kalra@gmail.com  
Mobile No.- 8059739333


Memo No. ST/DTP-P/2024/ 3181

Dated 06/03/24

**विषय :- Approval of Building Plan in Residential unit at Plot no.-A-270, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.**

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4984I दिनांक 27.02.2024 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 शेष राशि Occupation certificate पर देनी होगी।

  
o/c District Town Planner,  
Sonipat. A



**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](mailto:dtp@sonipat.tcp@gmail.com)

सेवा में

Architect: Mr. Amit Kalra  
580, New Prem Nagar,  
Karnal, Haryana - 132001  
ar.amit.kalra@gmail.com  
Mobile No.- 8059739333

Memo No. ST/DTP-P/2024/ 3182

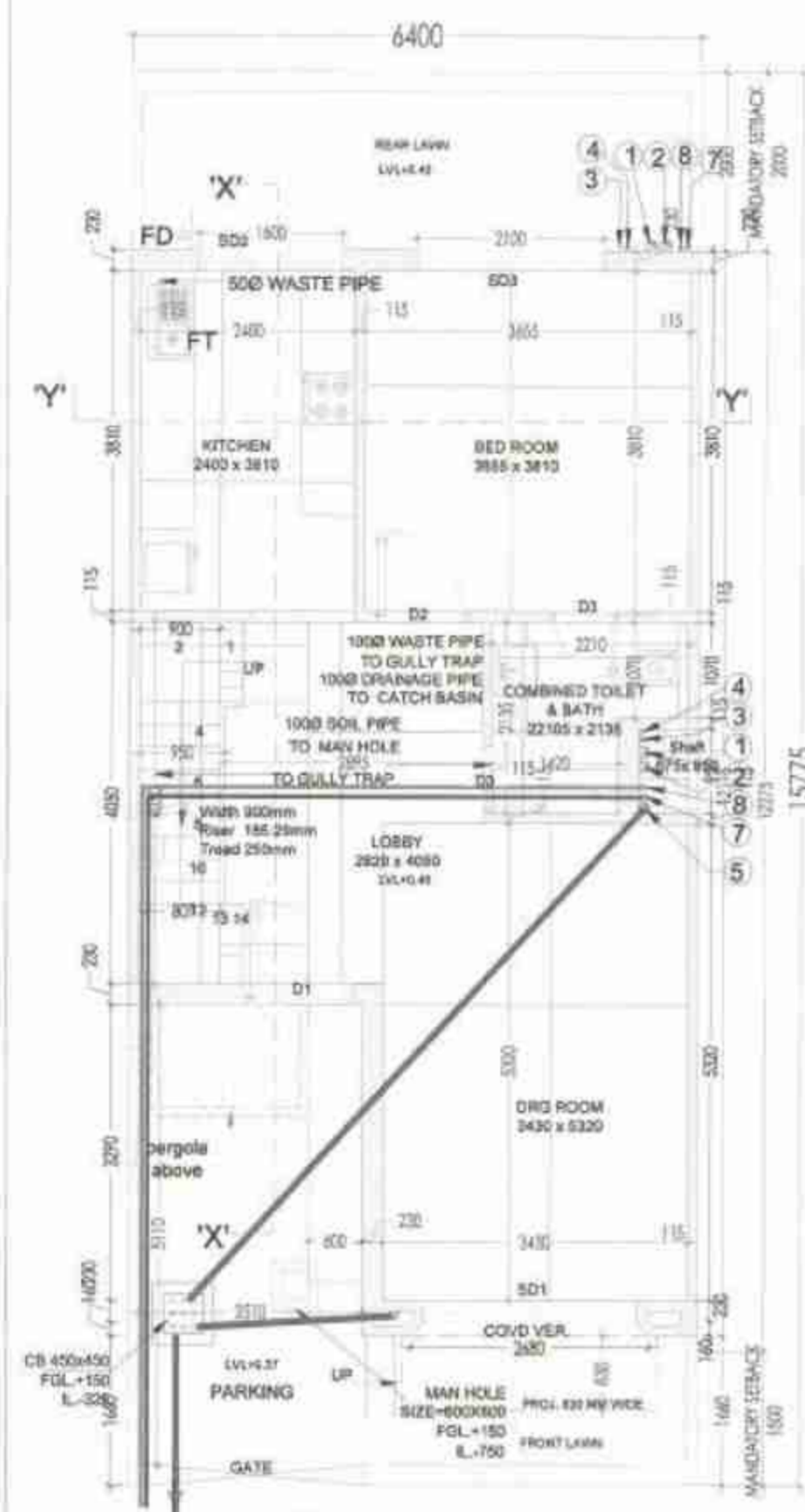
Dated 08/03/24

**विषय :- Approval of Building Plan in Residential unit at Plot no.-A-271, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.**

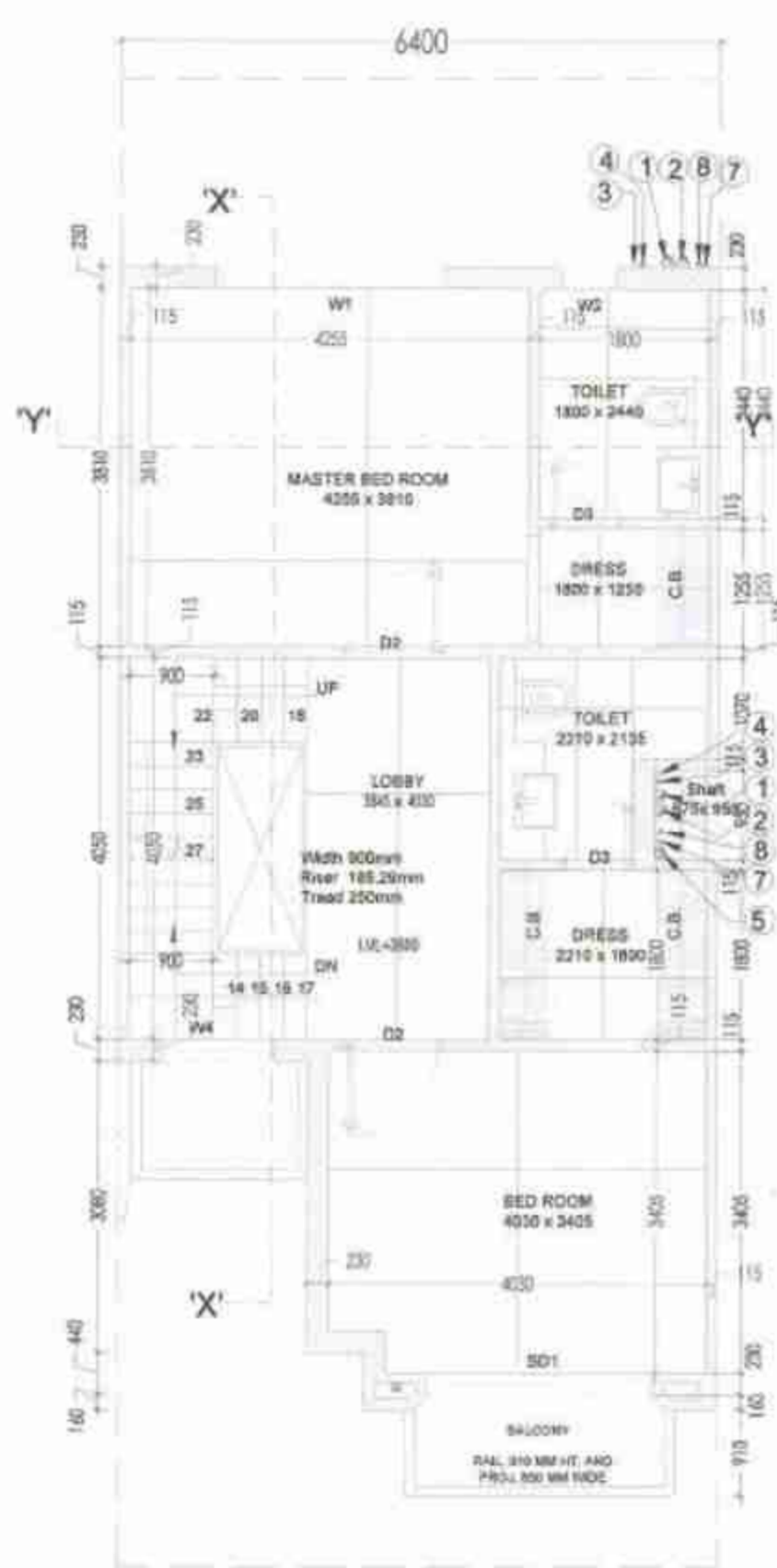
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984H दिनांक 28.02.2024 के संदर्भ में।

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। यहाँ 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 स्क्वैटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

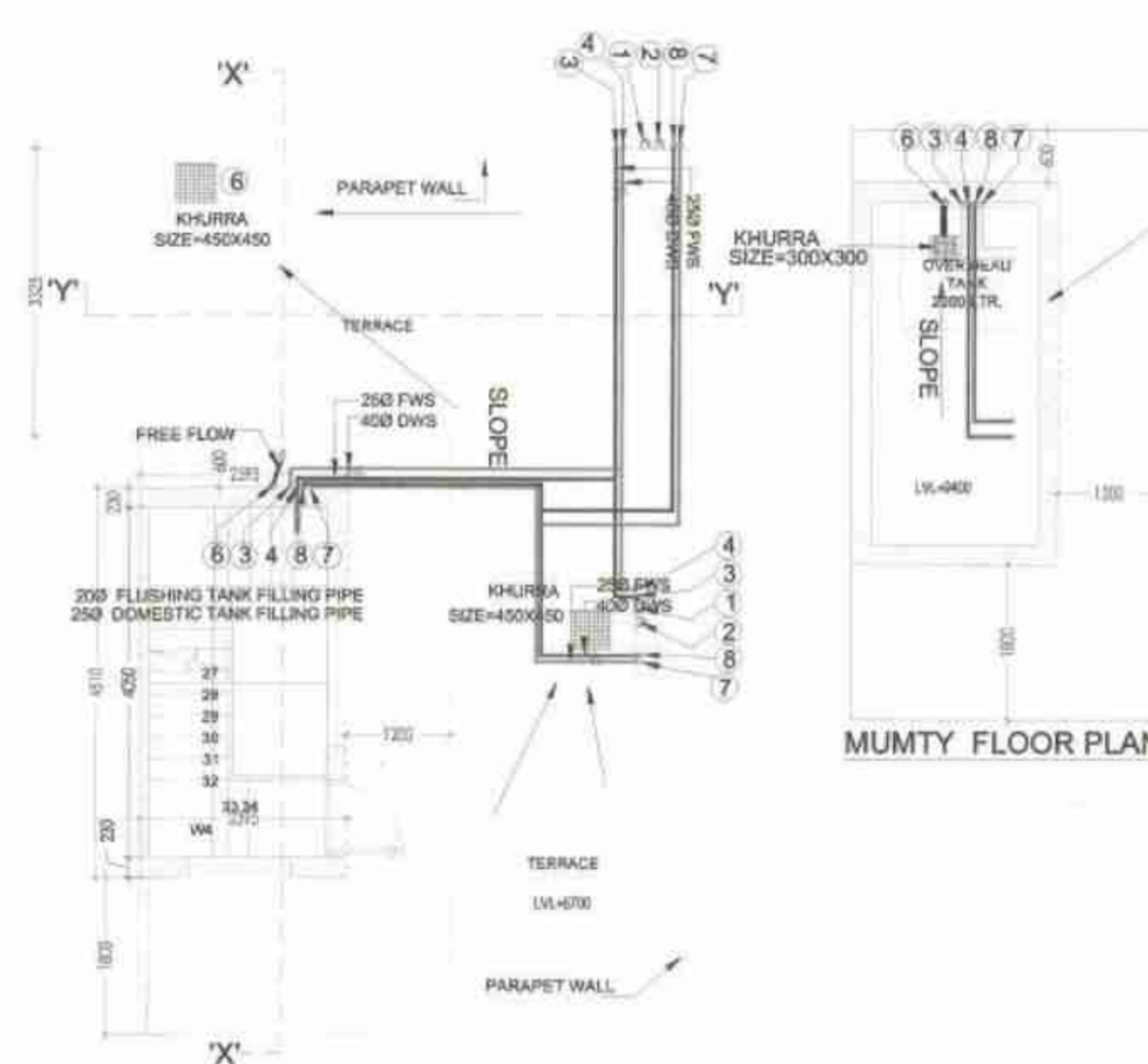
  
District Town Planner,  
Sonipat. 



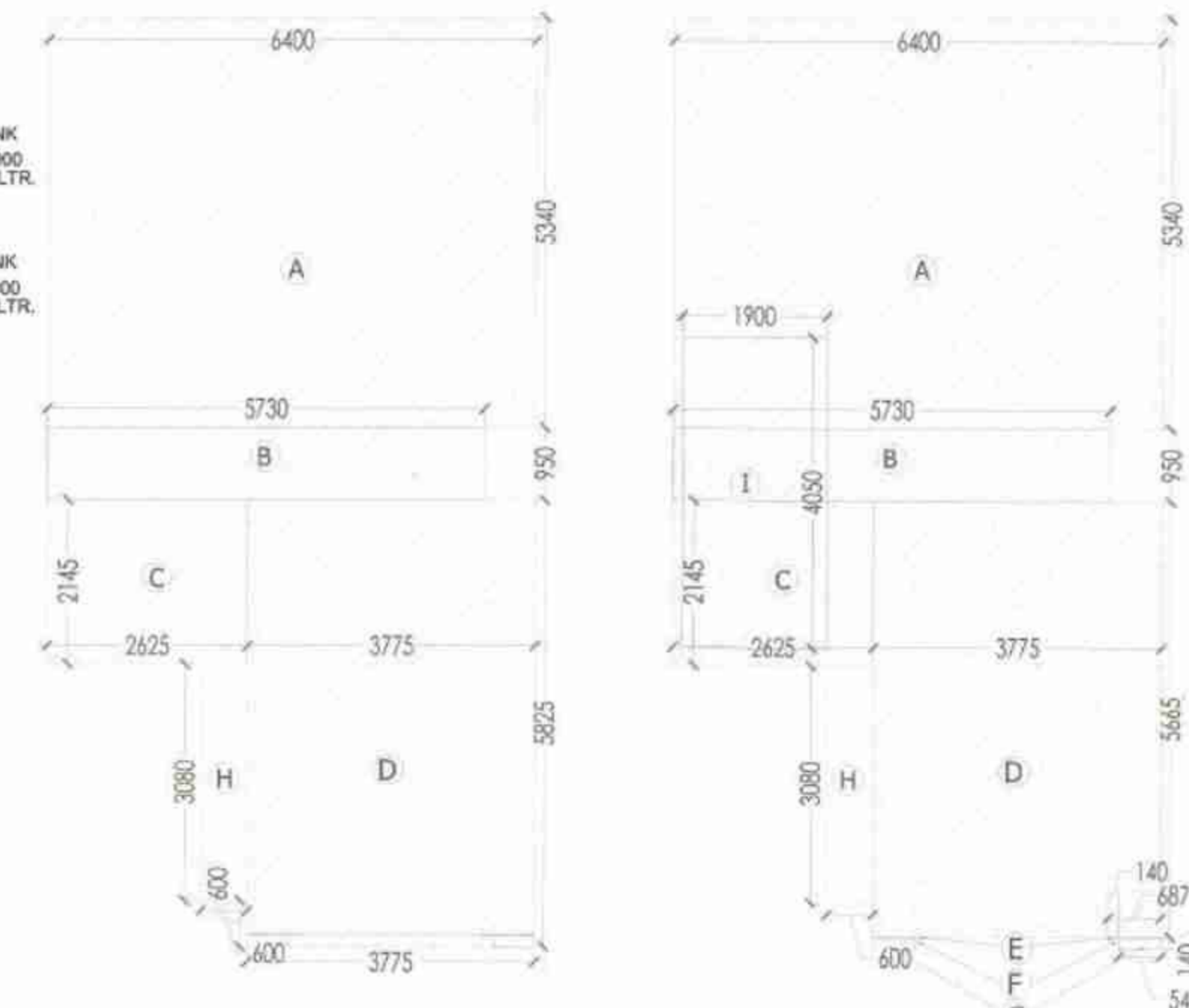
GROUND FLOOR PLAN



FIRST FLOOR PLAN

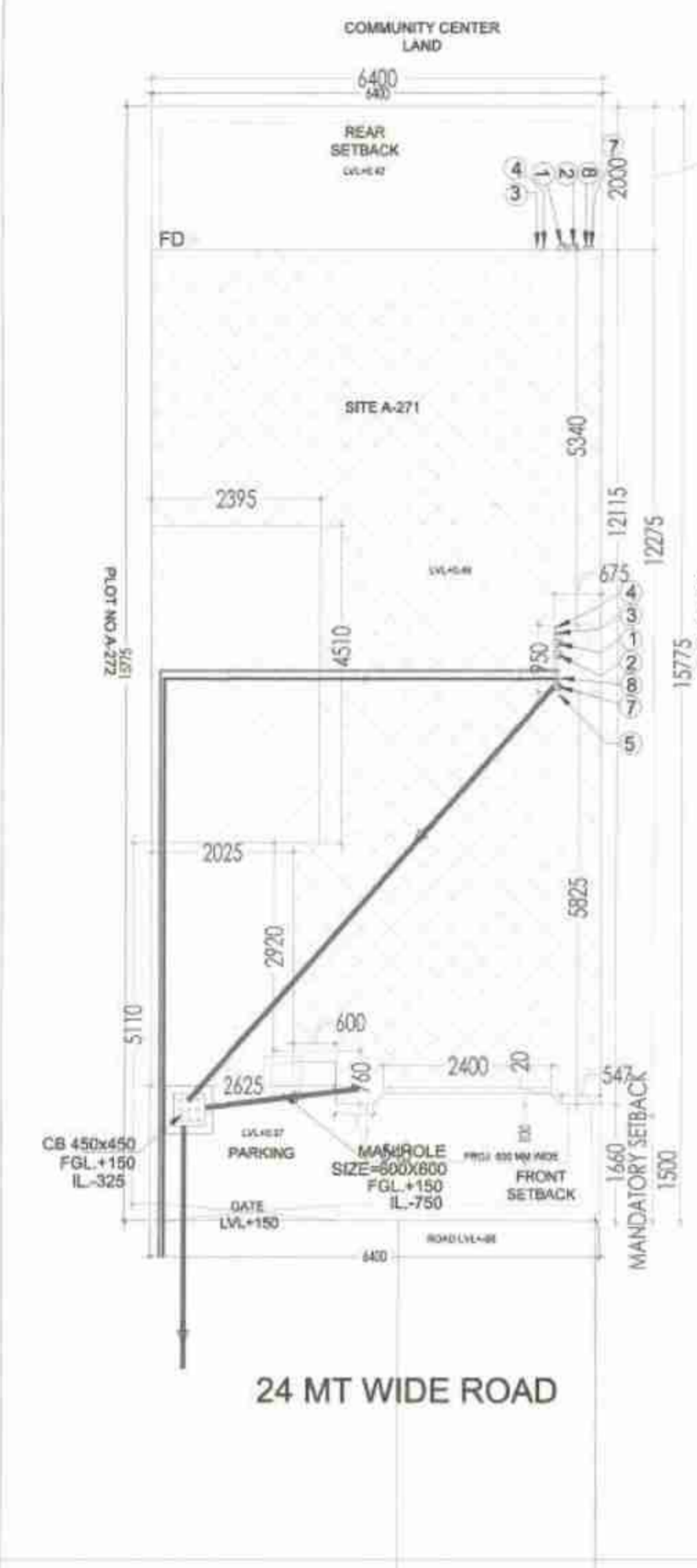


TERRACE FLOOR PLAN



AREA DIAGRAM GROUND FLOOR

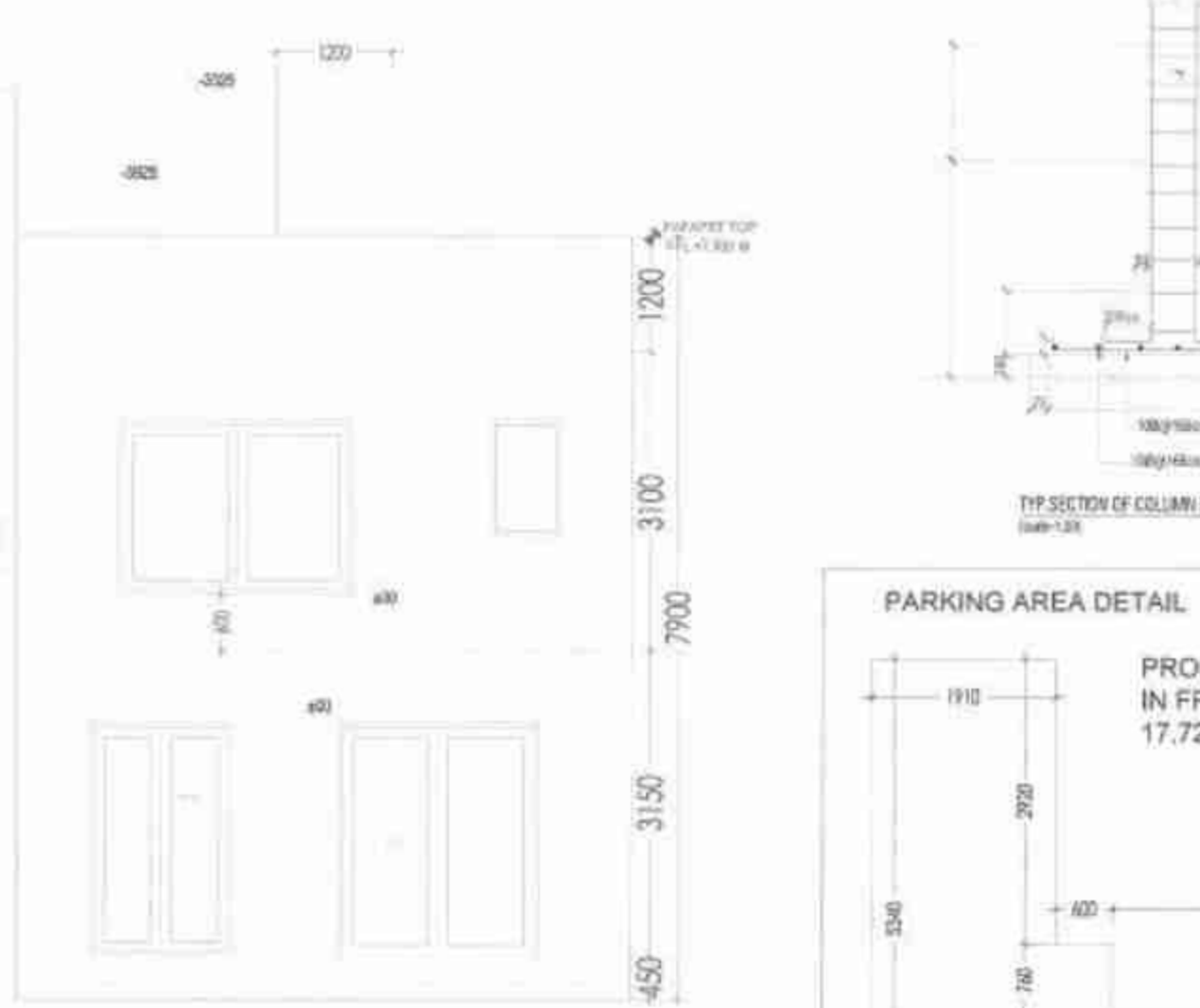
AREA DIAGRAM FIRST FLOOR



SITE PLAN



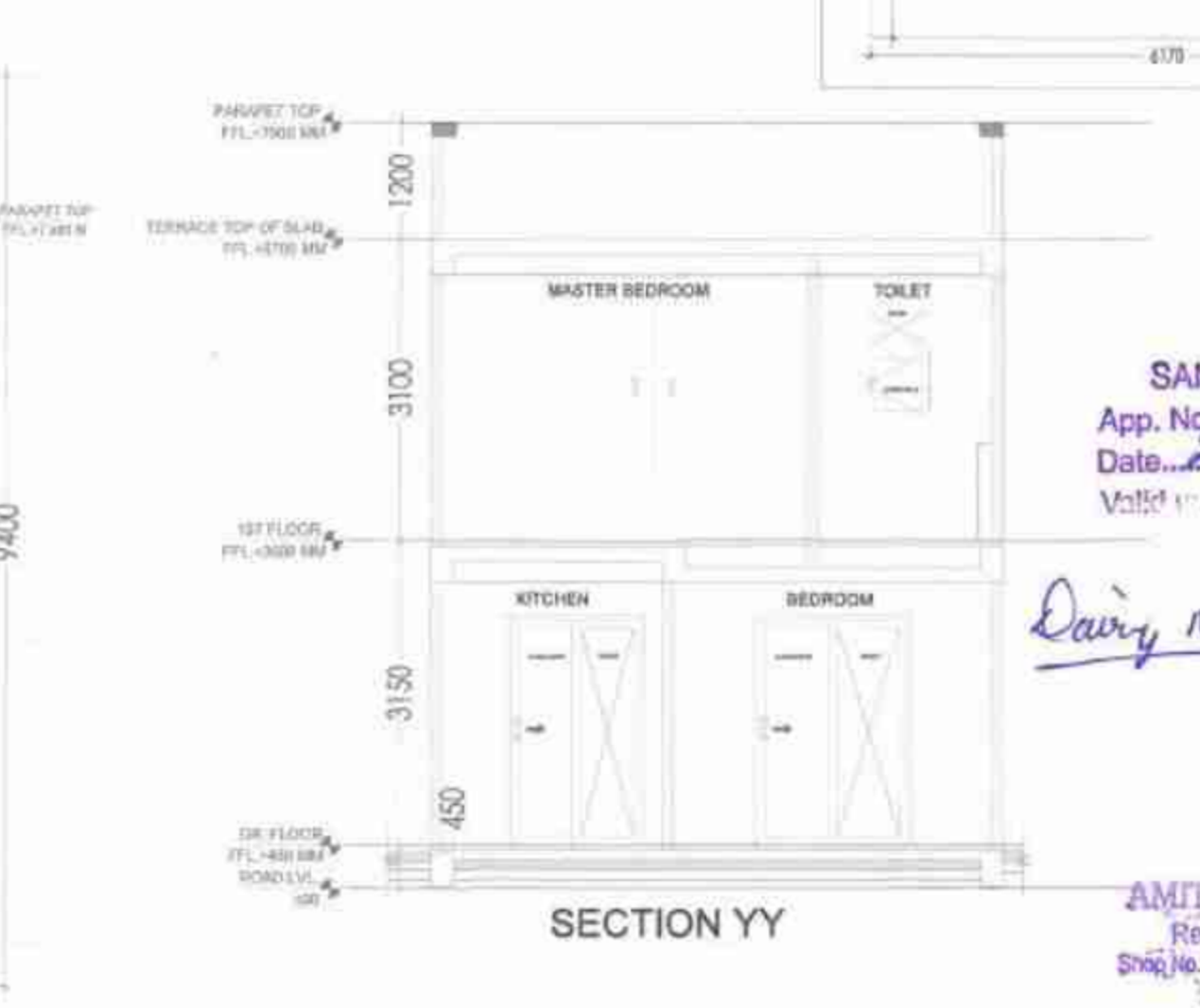
FRONT ELEVATION



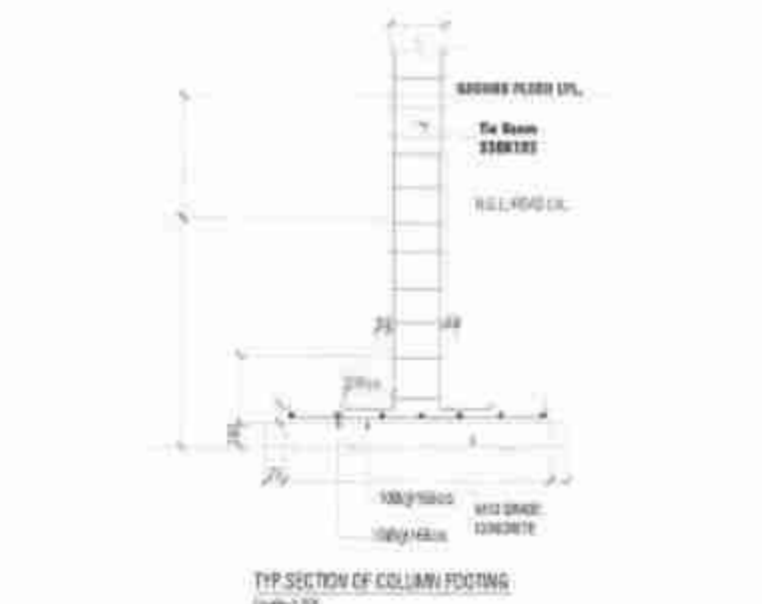
REAR ELEVATION



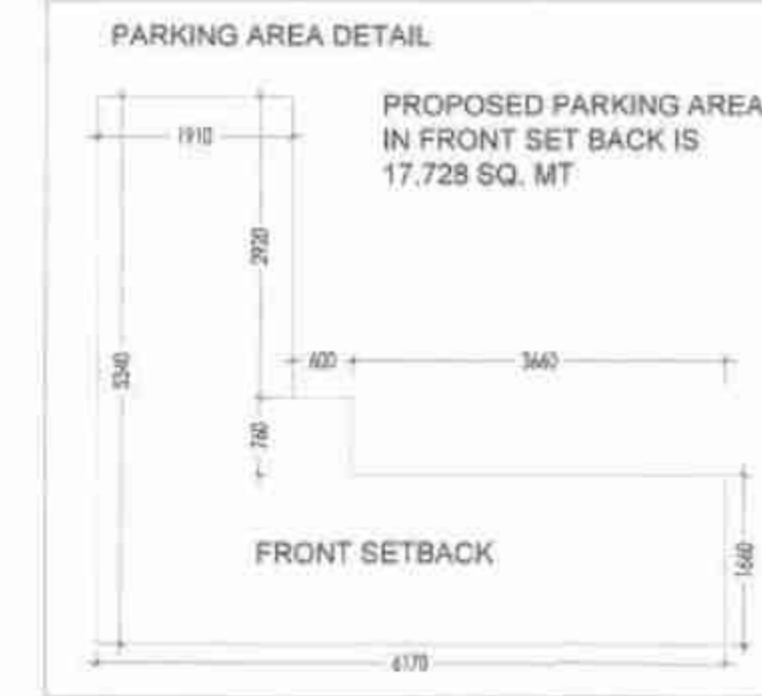
SECTION AT XX



SECTION YY



TYP SECTION OF COLUMN FOOTING



PARKING AREA DETAIL

**SANCTIONED**  
 App. No. *21/2026*  
 Date *21/02/2026*  
 Valid till *21/02/2026*  
*Dairy No - TCP-1088PA/97/2026*

**AMIT KALRA ARCHITECT**  
 Regd. No. CA/2018/93743  
 Shop No. 3, 1st Floor, Opp. Ranchari Cinema,  
 Kirti Nagar Road, KARNAL



**LEGEND FOR PLUMBING**

1	100Ø SOIL & VENT PIPE
2	100Ø WASTE & VENT PIPE
3	FLUSHING WATER SUPPLY DOWN TAKE PIPE
4	DOMESTIC WATER SUPPLY DOWN TAKE PIPE
5	110 OD uPVC RAIN WATER PIPE
6	75 OD uPVC RAIN WATER PIPE
7	DOMESTIC WATER SUPPLY RISER PIPE
8	FLUSHING WATER SUPPLY RISER PIPE

**HORIZONTAL PIPE CONNECTIONS SHALL BE AS FOLLOWS.**

FROM WASH BASIN TO FT	32Ø PIPE
FROM FD TO FT	50Ø PIPE
FROM FT TO VERTICAL STACK	100Ø PIPE
FROM WC TO VERTICAL STACK	100Ø PIPE
FROM FT TO GT	100Ø PIPE
FROM WC TO MH	100Ø PIPE
FROM GT TO MH	100Ø PIPE

**LEGEND FOR PLUMBING**

SYMBOL	DESCRIPTION
—	100Ø SOIL PIPE
—	100Ø WASTE PIPE
—	160 OD uPVC RAIN WATER PIPE
—	URINAL TRAP 100x100mm WITH 125mm GRATING
—	FLOOR TRAP 100x100mm WITH 125mm GRATING
—	FLOOR DRAIN 100x50mm WITH 125mm GRATING
—	RAIN WATER PIPE
—	DOM. WATER RISER LINE
—	DOM. WATER SUPPLY LINE
—	FLU. WATER RISER LINE
—	FLU. WATER SUPPLY LINE
—	HOT WATER SUPPLY LINE
—	CONTROL VALVE
—	300 MM SUNKEN
—	GULLY TRAP 300X300mm
—	CATCH BASIN 450X450mm

**SUBMISSION DRAWING**

SL	SPECIFICATION
1	ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION AT SITE BY THE DEVELOPER.
2	DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION. STRUCTURAL AND SERVICES DRAWINGS.

**AREA CHART - PLOT NO. BLOCK-A**

Plot Area = 6.4 M x 15.775 M	111.90 MT <sup>2</sup>
Permissible Ground Coverage = 75 % of Plot Area	83.92
Permissible FAR = 2.00% of Plot Area	2.24
Permissible FAR = 1.13% of available FAR 200%	1.27

Particulars	L (m)	B (m)	Area (sq. m)
A	6.400	3.363	21.53
B	4.750	6.650	31.67
C	2.225	6.650	14.70
D	6.667	9.000	60.01
E	3.333	6.650	22.17
F	1.700	4.070	6.91
G	2.240	4.510	10.10

**GROUND COVERAGE CALCULATION**

A + B + C + D + E + F + G = 111.90

**FIRST FLOOR COVERAGE AREA (FAR)**  
 A + B + C + D + E + F + G = 111.90

**FIRST FLOOR STAIRCASE AREA (NON FAR)**

**MUMTY FLOOR AREA (NON FAR)**

**TOTAL FLOOR AREA**  
 (GROUND + FIRST)

**TOTAL NON FAR AREA**  
 (GROUND + FIRST + MUMTY)

**TOTAL BUILT UP AREA**  
 FAR AREA + NON FAR AREA

**NOTE -**  
 PROPOSED PARKING AREA IN FRONT SET BACK IS 17.728 SQ. MT.  
 ALL TOILETS ARE MECHANICALLY VENTILATED

**DOOR & WINDOW SCHEDULE**

S NO.	TAG	SIZE OF OPENING	SILL LVL	LINTEL LVL
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM
2	D-2	1050 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2400 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1600 MM X 2400 MM	0 MM	2400 MM
6	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
7	W1	2450 MM X 1800 MM	800 MM	2400 MM
8	W2	750 MM X 1200 MM	1200 MM	2400 MM
9	W3	485 MM X 1200 MM	1200 MM	2400 MM
10	W4	1200 MM X 1800 MM	450 MM	2400 MM
11	DW1	1850 MM X 2400 MM	00 MM	2400 MM

**PURPOSE OF DRAWING**

NOTE - DWELLING UNIT ONE PARKING AREA REQUIRED 12.50 SQMT. PROPOSED PARKING AREA IS=17.728 SQMT.

PROJECT :-  
 PROPOSED BUILDING PLAN OF PLOT NO. A-271, ELDECO INFRACON REALTOR LIMITED (ELDECO AMOR) SITUATED AT RATHDHANA SECTOR 33, SONIPAT, HARYANA

OWNER :- ELDECO INFRACON REALTOR LIMITED, THROUGH :- MR BHAIARAB DUTT S/O SH. KRIPAL DUTT.

**SHEET TITLE**

DUPLEX VILLA PLANS (TYPE A)  
 PLOT SIZE = 6.4 x 15.775 mt.  
 R.H.S. DRIVEWAY

DATE -	REV. NO	NORTH :-
SCALE -	R0	
DEALT -		
CHECKED BY -	OWNER SIGNATURE	ARCHITECT SIGNATURE

**AMIT KALRA ARCHITECT**  
 Regd. No. CA/2018/93743  
 Shop No. 3, 1st Floor, Opp. Ranchari Cinema,  
 Kirti Nagar Road, KARNAL



सेवा में

Architect: Mr. Amit Kalra  
580, New Prem Nagar,  
Karnal, Haryana - 132001  
ar.amit.kalra@gmail.com  
Mobile No.- 8059739333

Memo No. ST/DTP-P/2024/3702

Dated 13/03/24

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-A-284, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AG दिनांक 28.02.2024 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 चेक 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 शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat.

**SUBMISSION DRAWING**

1 ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION AT SITE BY THE DEVELOPER.

2 DEVELOPER SHALL ENSURE LEGAL POSSESSION OF PLOT BEFORE SUBMISSION OF STRUCTURAL AND SERVICES DRAWINGS.

3 AREA CHART - PLOT NO BLOCK/A.

4 **AREA CHART - PLOT NO BLOCK/A**

Sl. No.	Area (sqm)	Area (sqft)	Percentage (%)
1	5.00	53.91	0.14
2	1.00	10.76	0.03
3	5.00	53.91	0.14
4	1.00	10.76	0.03
5	1.00	10.76	0.03
6	1.00	10.76	0.03
7	1.00	10.76	0.03
8	1.00	10.76	0.03
9	1.00	10.76	0.03
10	1.00	10.76	0.03
11	1.00	10.76	0.03
12	1.00	10.76	0.03
13	1.00	10.76	0.03
14	1.00	10.76	0.03
15	1.00	10.76	0.03
16	1.00	10.76	0.03
17	1.00	10.76	0.03
18	1.00	10.76	0.03
19	1.00	10.76	0.03
20	1.00	10.76	0.03
21	1.00	10.76	0.03
22	1.00	10.76	0.03
23	1.00	10.76	0.03
24	1.00	10.76	0.03
25	1.00	10.76	0.03
26	1.00	10.76	0.03
27	1.00	10.76	0.03
28	1.00	10.76	0.03
29	1.00	10.76	0.03
30	1.00	10.76	0.03

5. FIRST FLOOR COVERS AREA (GAR.)  
 6. FIRST FLOOR TO BENCH AND (NON GAR)  
 7. TOTAL GAR AREA  
 8. TOTAL NON GAR AREA  
 9. TOTAL COVERED AREA  
 10. TOTAL BENCH AREA  
 11. TOTAL AREA (NON GAR AREA)  
 12. TOTAL BENCH AREA

NOTE -> PROPOSED PARKING AREA IN FRONT SET BACK IS 17.78 SQ. MT. ALL TOILETS ARE MECHANICALLY VENTILATED.

PURPOSE OF DRAWING

S NO.	TAG	SIZE OF OPENING	SILL LVL	UNTEL LVL
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM
2	D-2	1050 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2400 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1600 MM X 2400 MM	0 MM	2400 MM
6	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
7	W-1	2450 MM X 1800 MM	500 MM	2400 MM
8	W-2	750 MM X 1200 MM	1200 MM	2400 MM
9	W-3	485 MM X 1200 MM	1200 MM	2400 MM
10	W-4	1200 MM X 1800 MM	450 MM	2400 MM
11	DW-1	1650 MM X 2400 MM	00 MM	2400 MM

PROJECT -> PROPOSED BUILDING PLAN OF PLOT NO. A-284, ELDECO INFRACON REALTOR LIMITED (ELDECO AMOR) SITUATED AT RATHDHANA SECTOR 33, SONPAT, HARYANA

OWNER -> ELDECO INFRACON REALTOR LIMITED, THROUGH -> MR BHAIRAJ DUTT S/O SH. KRIPAL DUTT.

SHEET TITLE  
 DUPLEX VILLA PLANS (TYPE A)  
 PLOT SIZE = 6.4 X 15.775 ML  
 DATE -> R.H.S. DRIVEWAY  
 SCALE -> DEALT.  
 CHECKED BY -> ARCHITECT SIGNATURE  
 ARCHITECT SIGNATURE  
 AMIT KALRA ARCHITECT  
 Regd. No. CA/2018/3743  
 Shop N. 1, 1st Floor, Old, Roshni Chandra, Jangpura Road, New Delhi

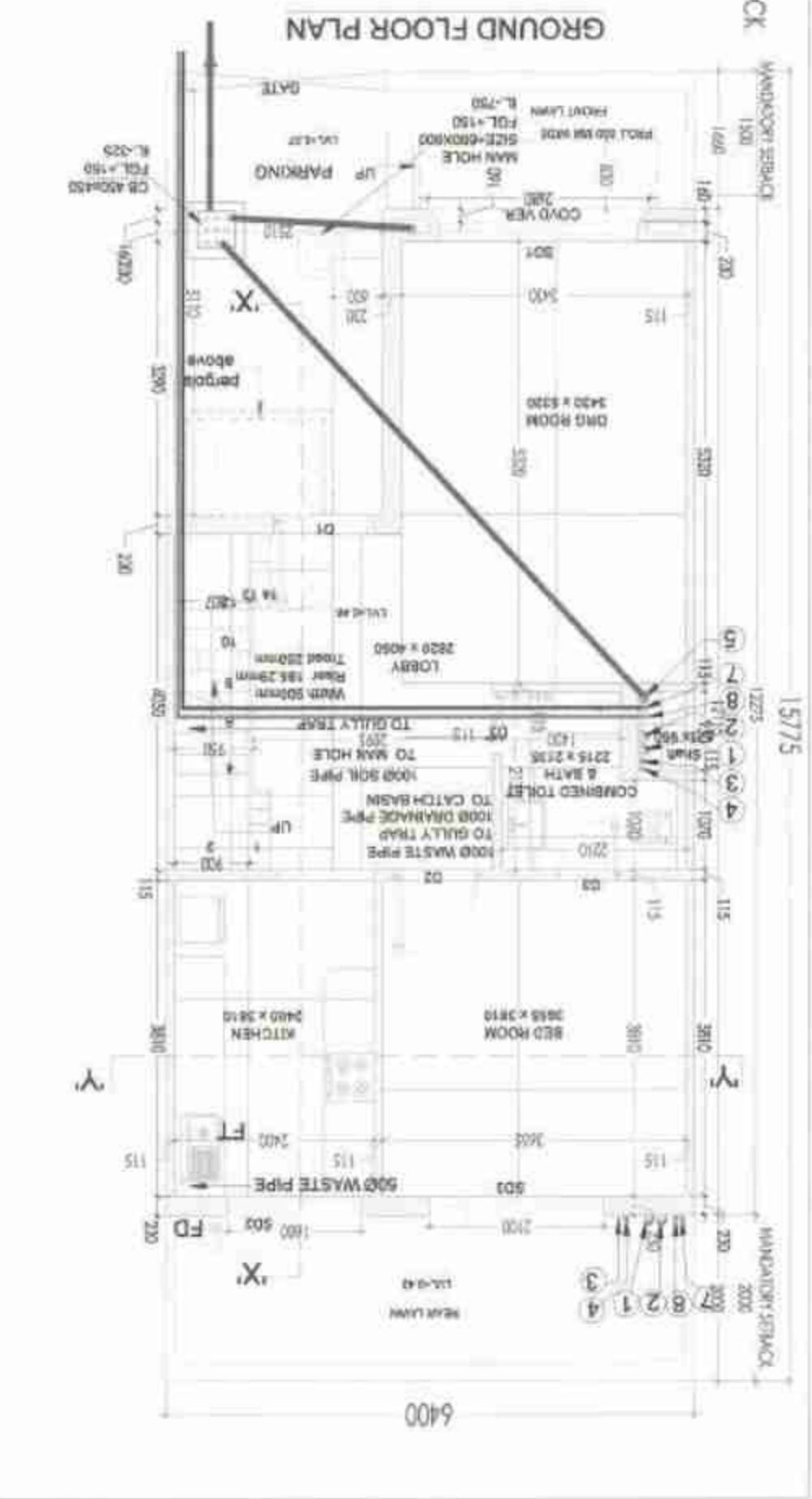
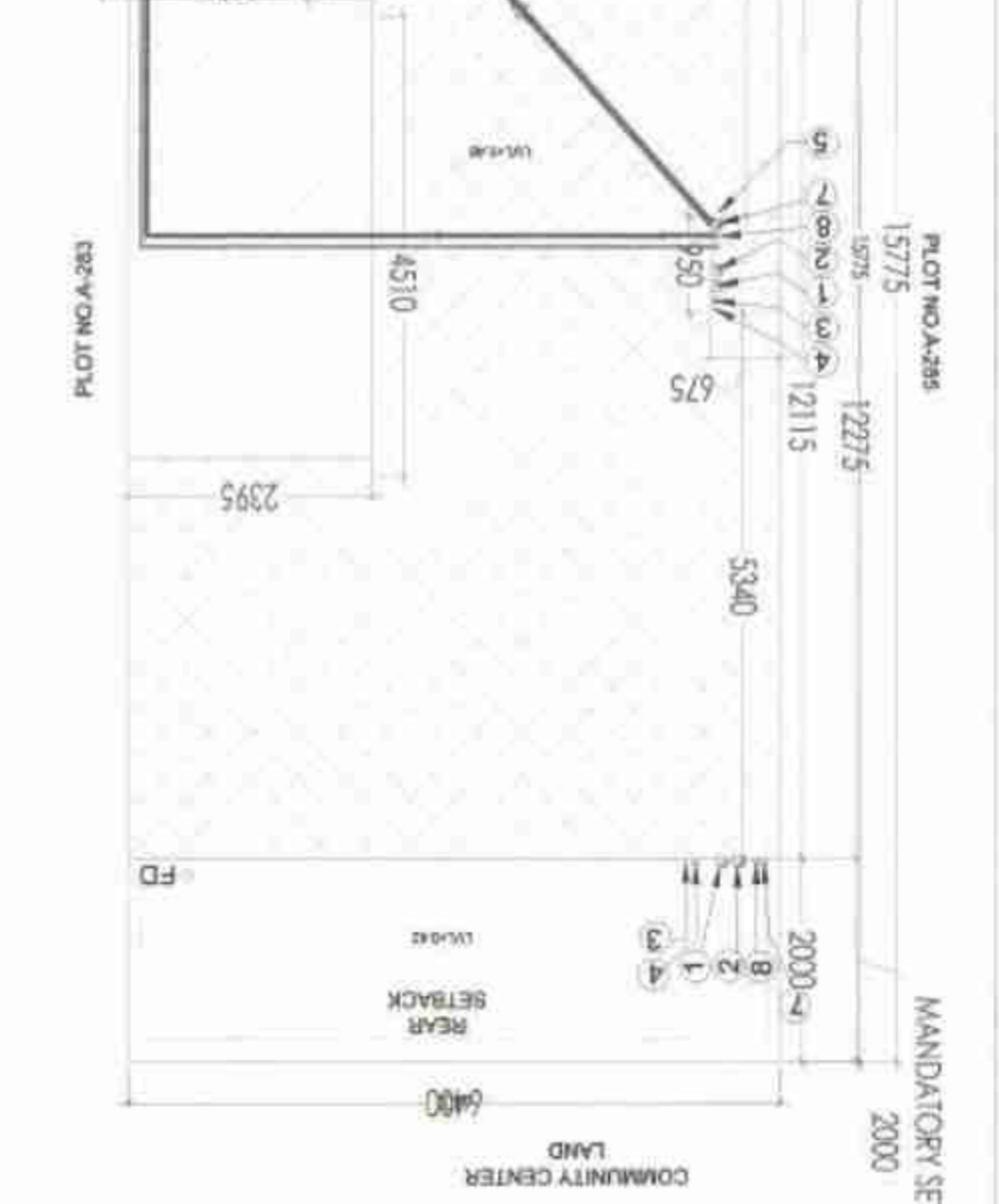
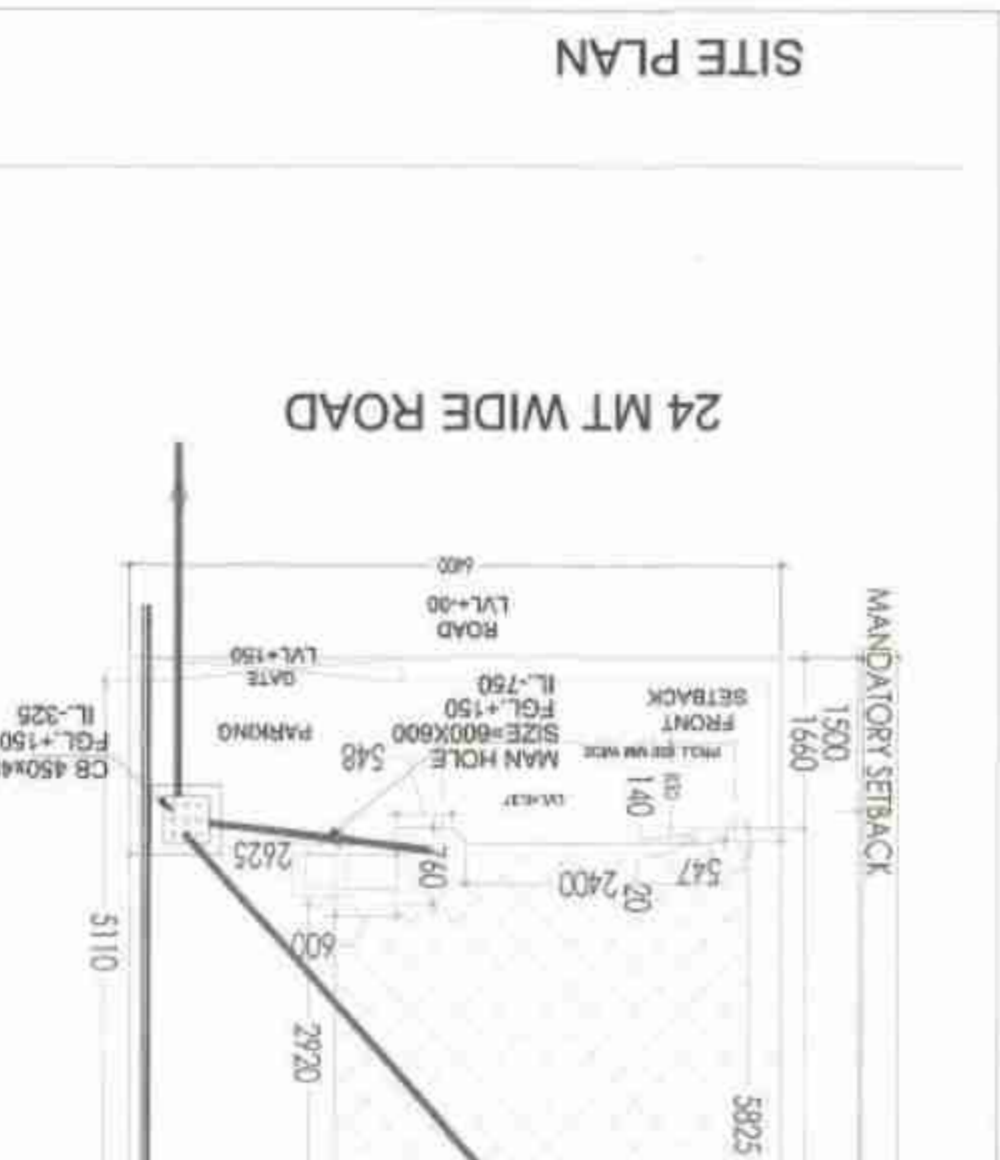
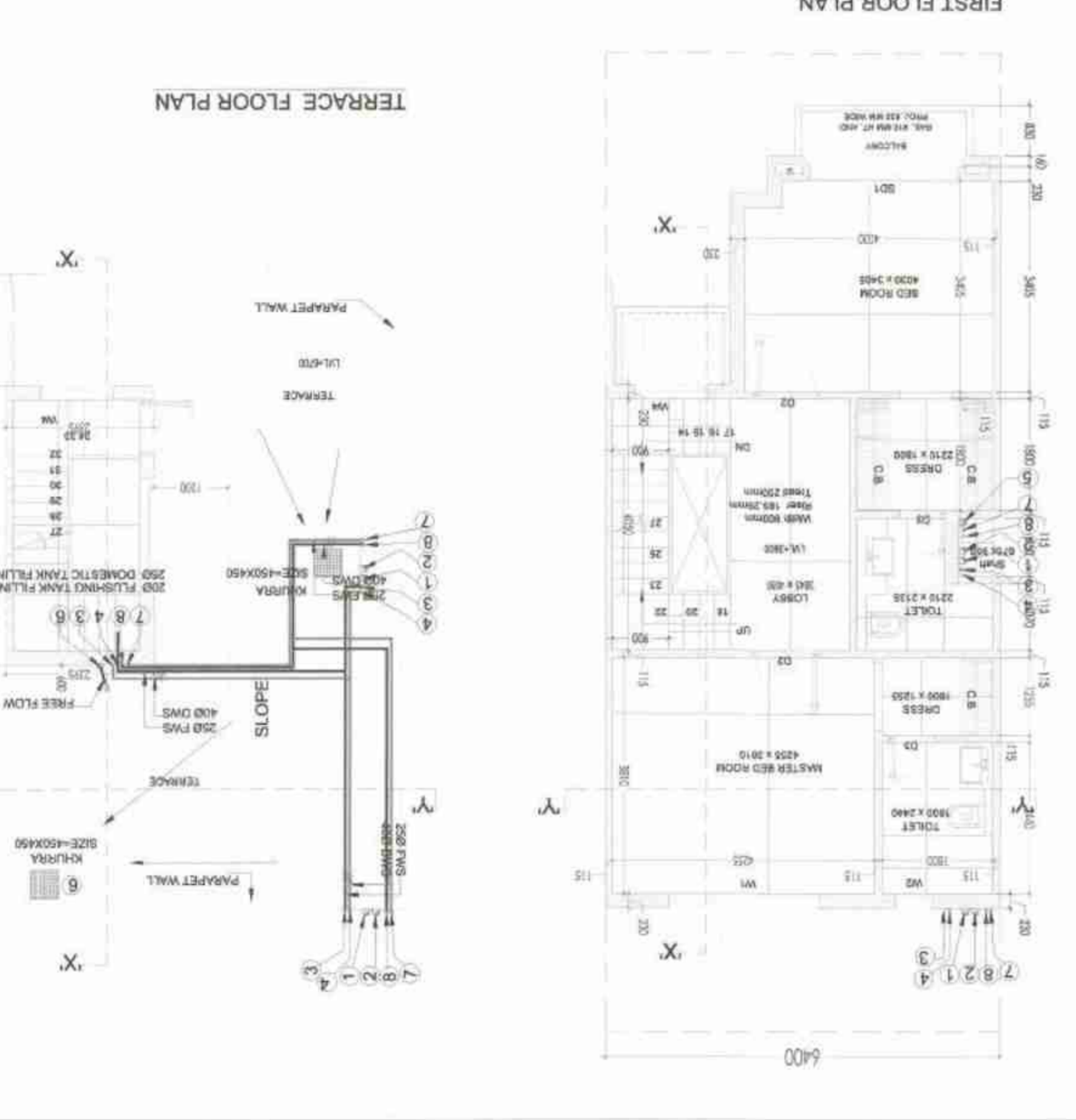
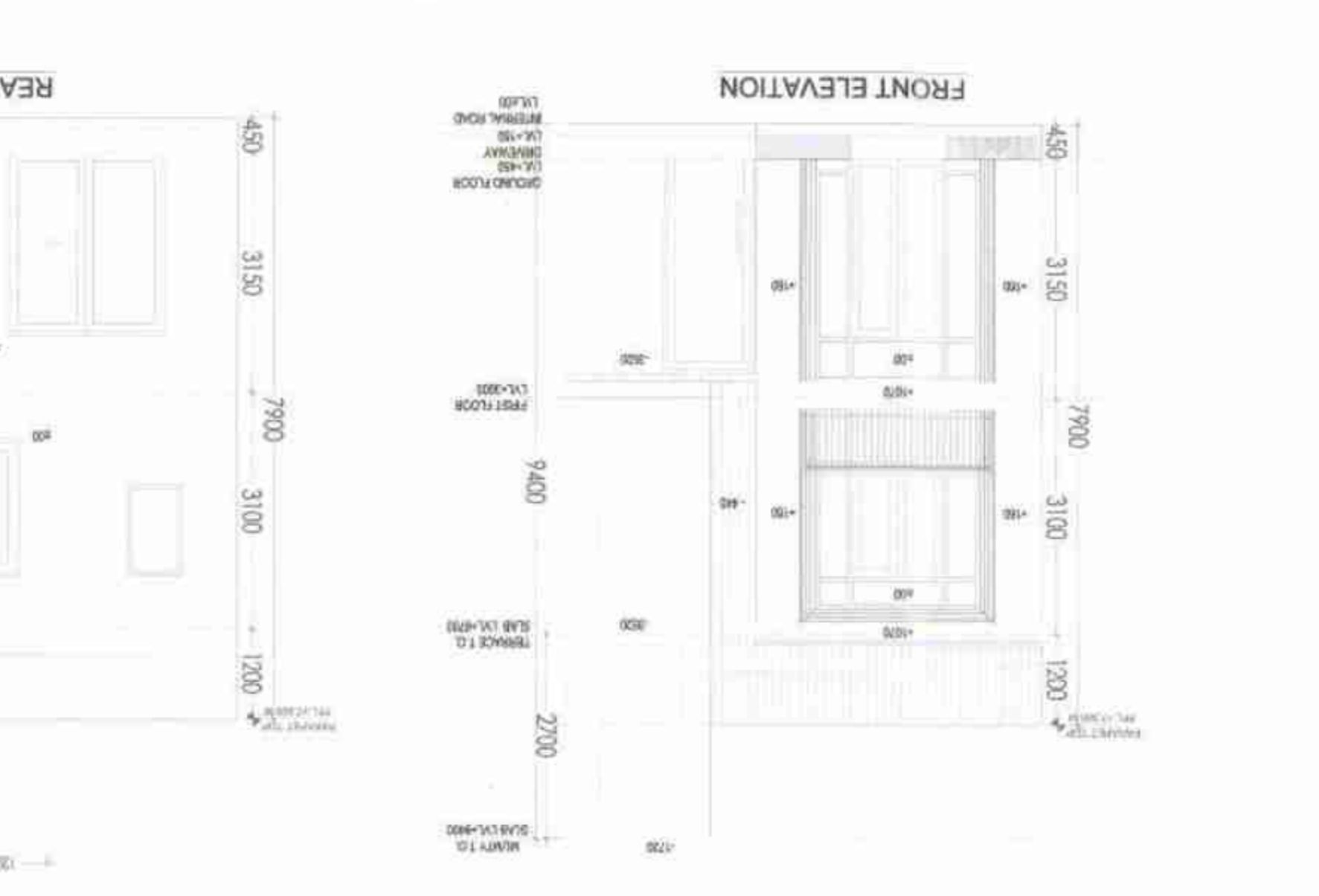
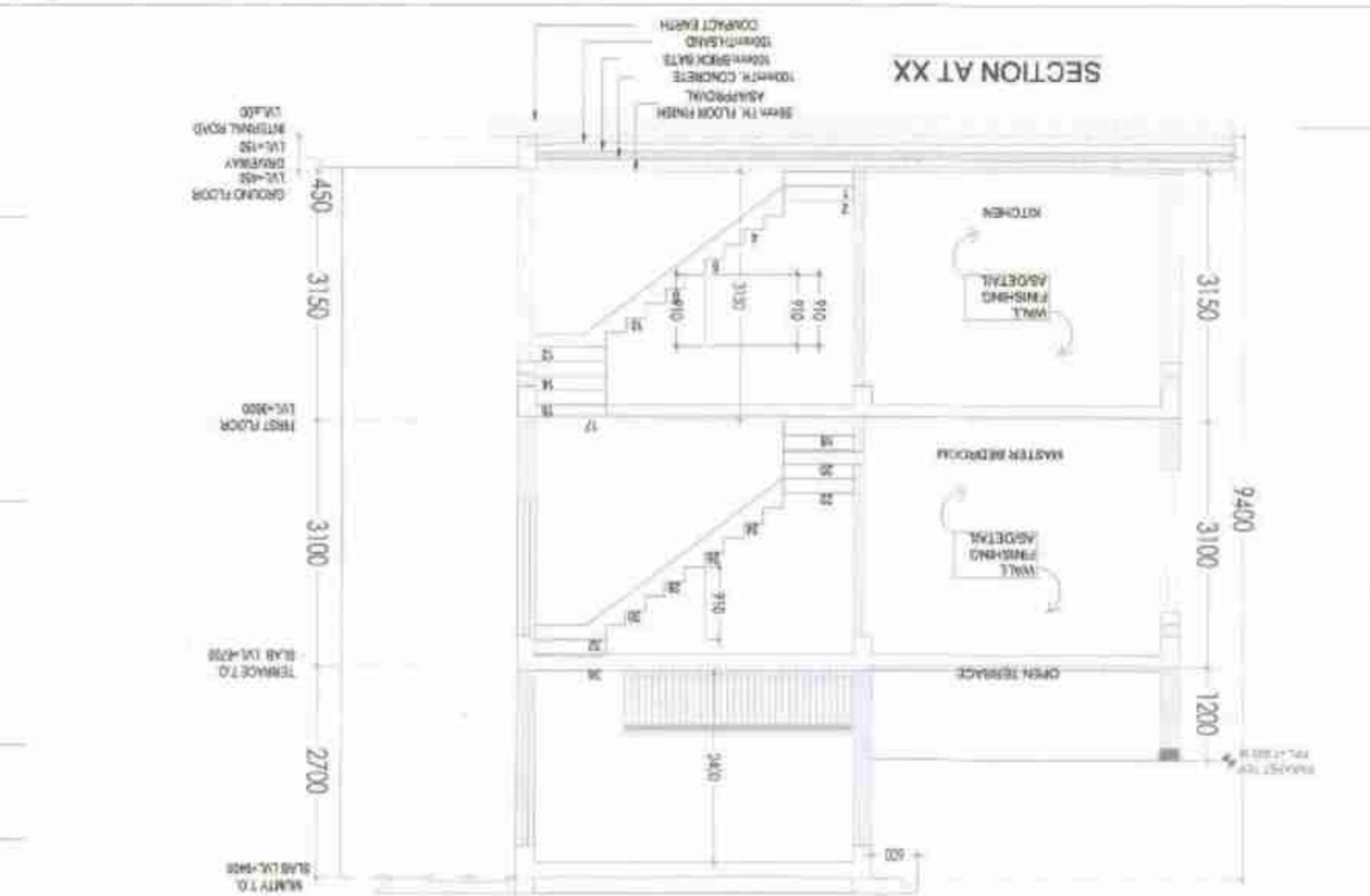
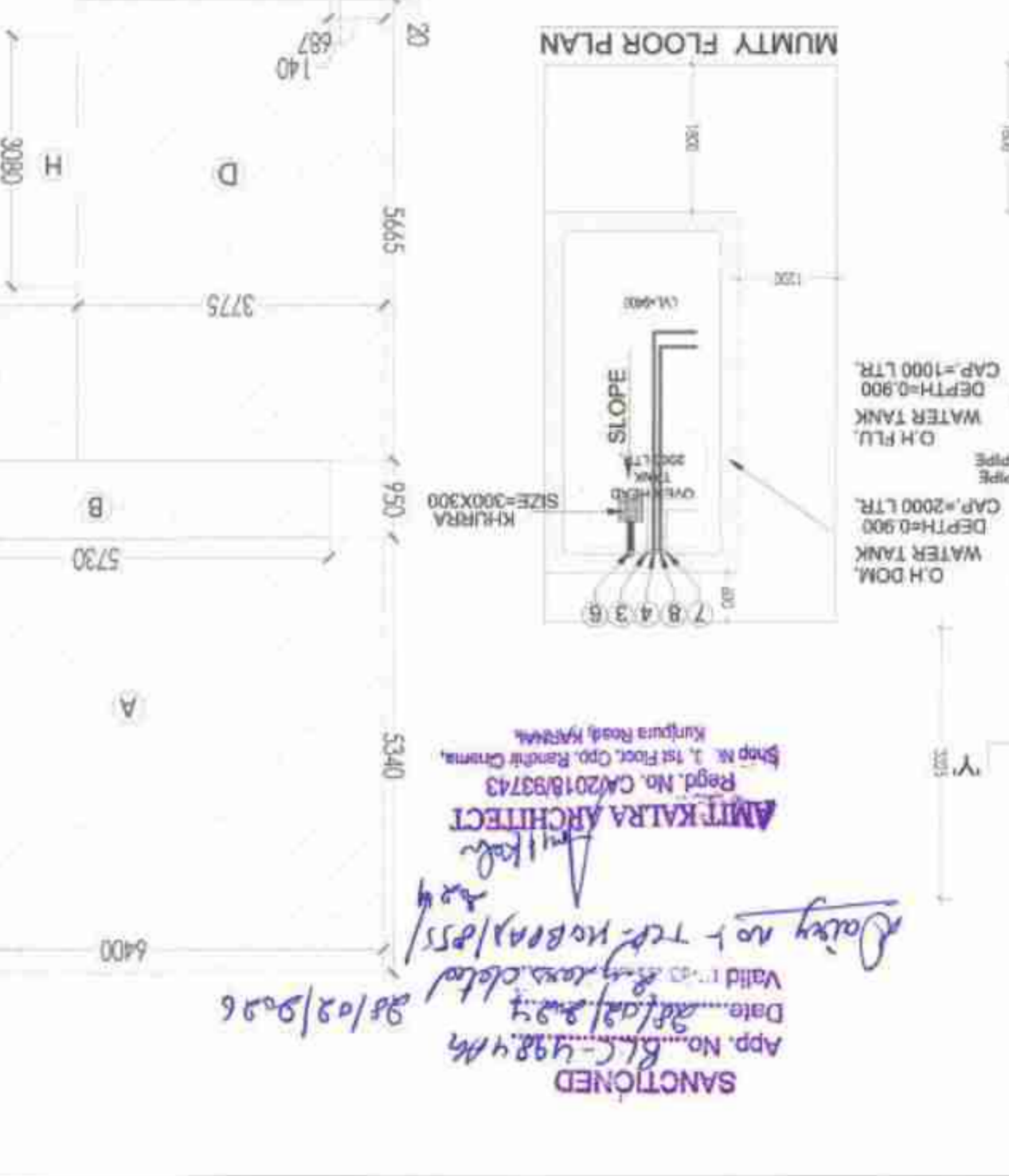
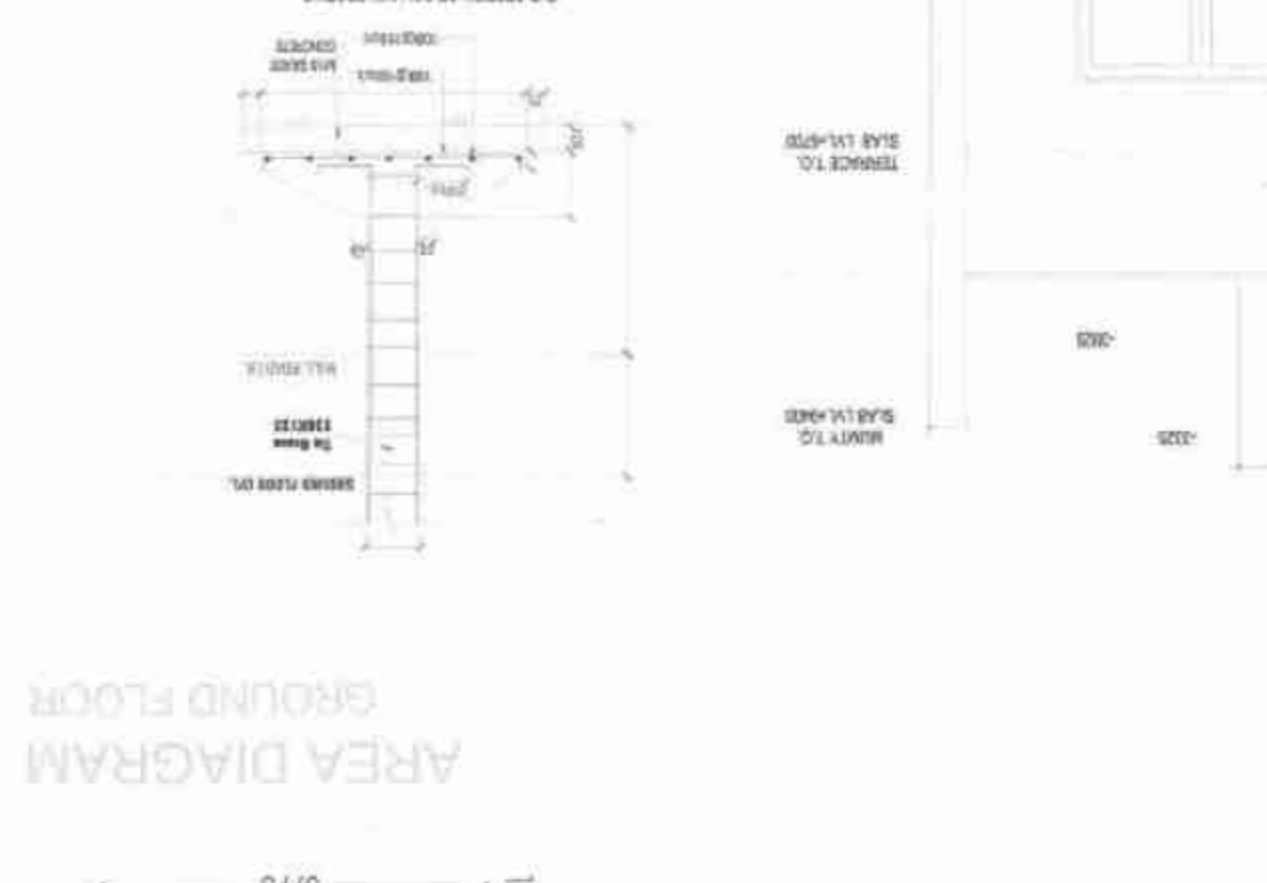
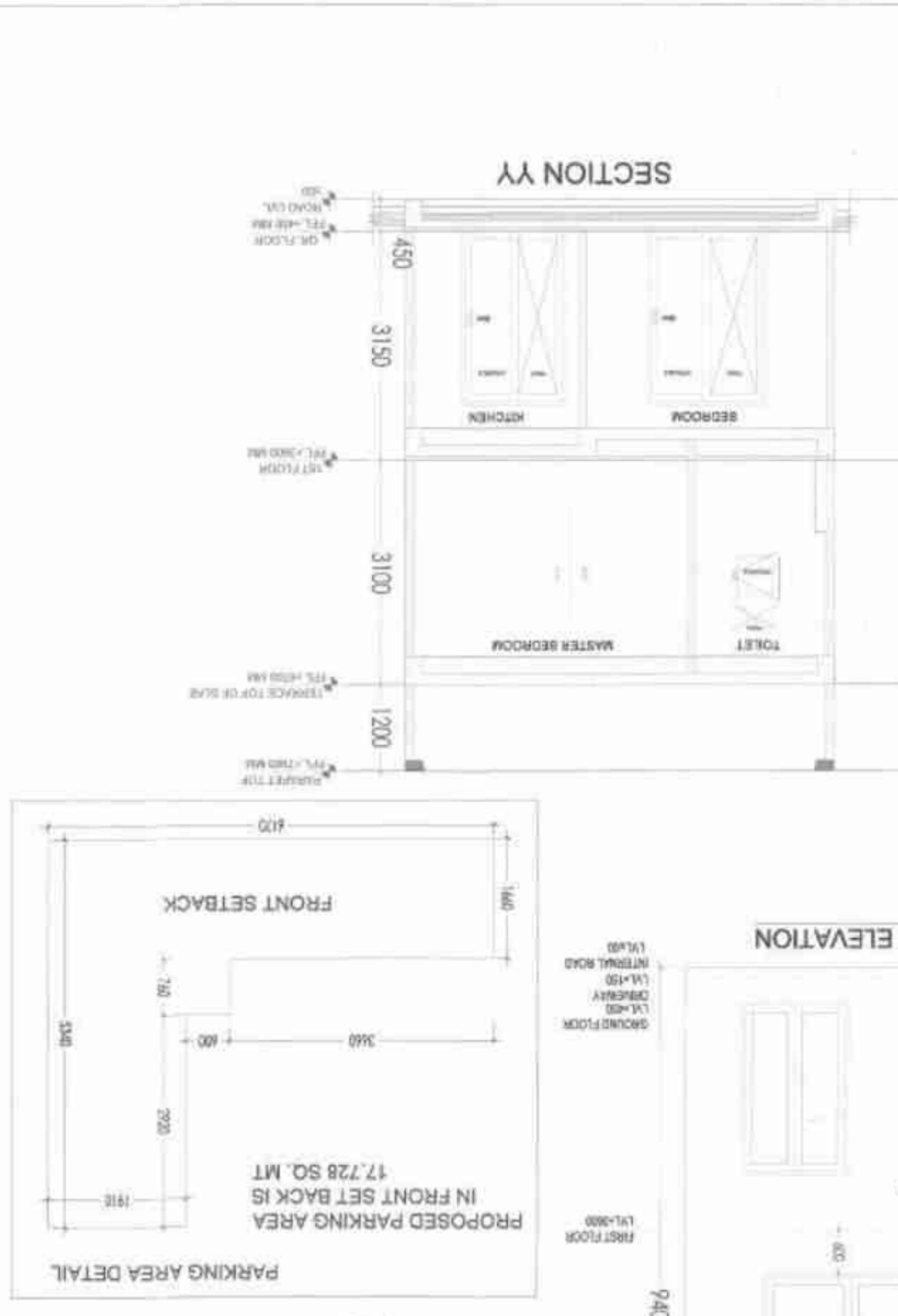
SYMBOL	DESCRIPTION	LEGEND FOR PLUMBING
UT	URINAL TRAP 100x100mm WITH 125mm GRATING	1 100Ø SOIL & VENT PIPE
FT	FLOOR TRAP 100x100mm WITH 125mm GRATING	2 100Ø WASTE & VENT PIPE
FD	FLOOR DRAIN 100x50mm WITH 125mm GRATING	3 FLUSHING WATER SUPPLY DOWN TAKE PIPE
RWP	RAIN WATER PIPE	4 DOMESTIC WATER SUPPLY DOWN TAKE PIPE
DWR	DOM. WATER RISER LINE	5 100 Ø PVC RAIN WATER PIPE
DWS	DOM. WATER SUPPLY LINE	6 75 Ø PVC RAIN WATER PIPE
FWR	FLU. WATER RISER LINE	7 DOMESTIC WATER SUPPLY RISER PIPE
FWS	FLU. WATER SUPPLY LINE	8 FLUSHING WATER SUPPLY RISER PIPE
	CONTROL VALVE	
	300 MM SUNKEN	
	GULLY TRAP 300X300mm	
	CATCH BASIN 450X450mm	

HORIZONTAL PIPE CONNECTIONS SHALL BE AS FOLLOWS

LEGEND FOR PLUMBING

1	100Ø SOIL & VENT PIPE
2	100Ø WASTE & VENT PIPE
3	FLUSHING WATER SUPPLY DOWN TAKE PIPE
4	DOMESTIC WATER SUPPLY DOWN TAKE PIPE
5	100 Ø PVC RAIN WATER PIPE
6	75 Ø PVC RAIN WATER PIPE
7	DOMESTIC WATER SUPPLY RISER PIPE
8	FLUSHING WATER SUPPLY RISER PIPE

NOTE: PIPES TO VERTICAL STACK FROM WC TO VERTICAL STACK 100Ø PIPE  
 FROM FT TO VERTICAL STACK 100Ø PIPE  
 FROM FT TO MH 100Ø PIPE  
 FROM FT TO MH 100Ø PIPE  
 FROM WC TO MH 100Ø PIPE  
 FROM GT TO MH 100Ø PIPE



**SACTIONED**

APP. No. B.C-1284/Kh

Date: 28/02/2024

Valid till: 28/02/2026

Policy no: TCR/KR/02/155

AMIT KALRA ARCHITECT

Regd. No. CA/2018/3743

Shop N. 1, 1st Floor, Old, Roshni Chandra, Jangpura Road, New Delhi

28/02/2026

**DISTRICT TOWN PLANNER, SONIPAT**

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

First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231492 & E-mail ID - [dtpl.sonipat.town@gmail.com](mailto:dtpl.sonipat.town@gmail.com)

सेवा में

Architect: Mr. Amit Kalra  
580, New Prem Nagar,  
Karnal, Haryana - 132001  
ar.amit.kalra@gmail.com  
Mobile No.- 8059739333


Memo No. ST/DTP-P/2024/3701

Dated 13/03/24

**विषय :- Approval of Building Plan in Residential unit at Plot no.-A-286, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.**

**हवाला :-** आपके ऑनलाइन आवेदन नं0-BLC-4984AF दिनांक 28.02.2024 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 चेक 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 शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat.

**SUBMISSION DRAWING**

1 ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION AT SITE BY THE DEVELOPER.  
2 DEVELOPER SHALL ENSURE LOCAL POSSESSION OF PLOT BEFORE SUBMISSION OF STRUCTURAL AND SERVICES DRAWINGS.  
3 DEVELOPER SHALL ENSURE LOCAL POSSESSION OF PLOT BEFORE SUBMISSION OF STRUCTURAL AND SERVICES DRAWINGS.  
4 AREA CHART - PLOT NO. BLOCK-A

**PROPERTY:** 121/20 (10/10)  
PLOT AREA: 6400 Sq.M.  
PLOT NO. 121/20 (10/10)  
BLOCK A - PLOT NO. 121/20 (10/10)

**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
2. TOTAL COVERED AREA: 121/20 (10/10)  
3. TOTAL OPEN AREA: 121/20 (10/10)  
4. TOTAL AREA: 121/20 (10/10)

**LEGEND:**  
A: 6400  
B: 5730  
C: 2625  
D: 3080  
E: 140  
F: 140  
G: 547  
H: 3775  
I: 4090  
J: 1900

**NOTE:**  
PROPOSED PARKING AREA IN FRONT SET BACK IS 17.728 SQ. MT.  
ALL TOILETS ARE MECHANICALLY VENTILATED.

**DOOR & WINDOW SCHEDULE**

S NO.	TAG	SIZE OF OPENING	SILL LVL.	LINTEL LVL.
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM
2	D-2	1050 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2400 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1800 MM X 2400 MM	0 MM	2400 MM
6	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
7	WT	2450 MM X 1800 MM	600 MM	2400 MM
8	WT	750 MM X 1200 MM	1200 MM	2400 MM
9	WC	485 MM X 1200 MM	1200 MM	2400 MM
10	VA	1200 MM X 1800 MM	450 MM	2400 MM
11	DWT	1850 MM X 2400 MM	00 MM	2400 MM

**PURPOSE OF DRAWING**

	SA	SB	SC	SD	SE	SF	SG	SH	SI
1	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE	1000 SOIL & VENT PIPE
2	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE	1000 WASTE & VENT PIPE
3	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE	FLUSHING WATER SUPPLY DOWN TAKE PIPE
4	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE	DOMESTIC WATER SUPPLY DOWN TAKE PIPE
5	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE	110 OD UPVC RAIN WATER PIPE
6	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE	75 OD UPVC RAIN WATER PIPE
7	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE	DOMESTIC WATER SUPPLY RISER PIPE
8	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE	FLUSHING WATER SUPPLY RISER PIPE

**LEGEND FOR PLUMBING**

SYMBOL	DESCRIPTION
UT	URINAL TRAP 100x100mm WITH 125mm GRATING
FT	FLOOR TRAP 100x100mm WITH 125mm GRATING
FD	FLOOR DRAIN 100x50mm WITH 125mm GRATING
RWP	RAIN WATER PIPE
DWR	DOM. WATER RISER LINE
DWS	DOM. WATER SUPPLY LINE
FWR	FLU. WATER RISER LINE
FWS	FLU. WATER SUPPLY LINE
CV	CONTROL VALVE
300 MM SUNKEN	
GULLY TRAP 300X300mm	
CATCH BASIN 450X450mm	

**LEGEND FOR PLUMBING**

SYMBOL	DESCRIPTION
UT	URINAL TRAP 100x100mm WITH 125mm GRATING
FT	FLOOR TRAP 100x100mm WITH 125mm GRATING
FD	FLOOR DRAIN 100x50mm WITH 125mm GRATING
RWP	RAIN WATER PIPE
DWR	DOM. WATER RISER LINE
DWS	DOM. WATER SUPPLY LINE
FWR	FLU. WATER RISER LINE
FWS	FLU. WATER SUPPLY LINE
CV	CONTROL VALVE
300 MM SUNKEN	
GULLY TRAP 300X300mm	
CATCH BASIN 450X450mm	

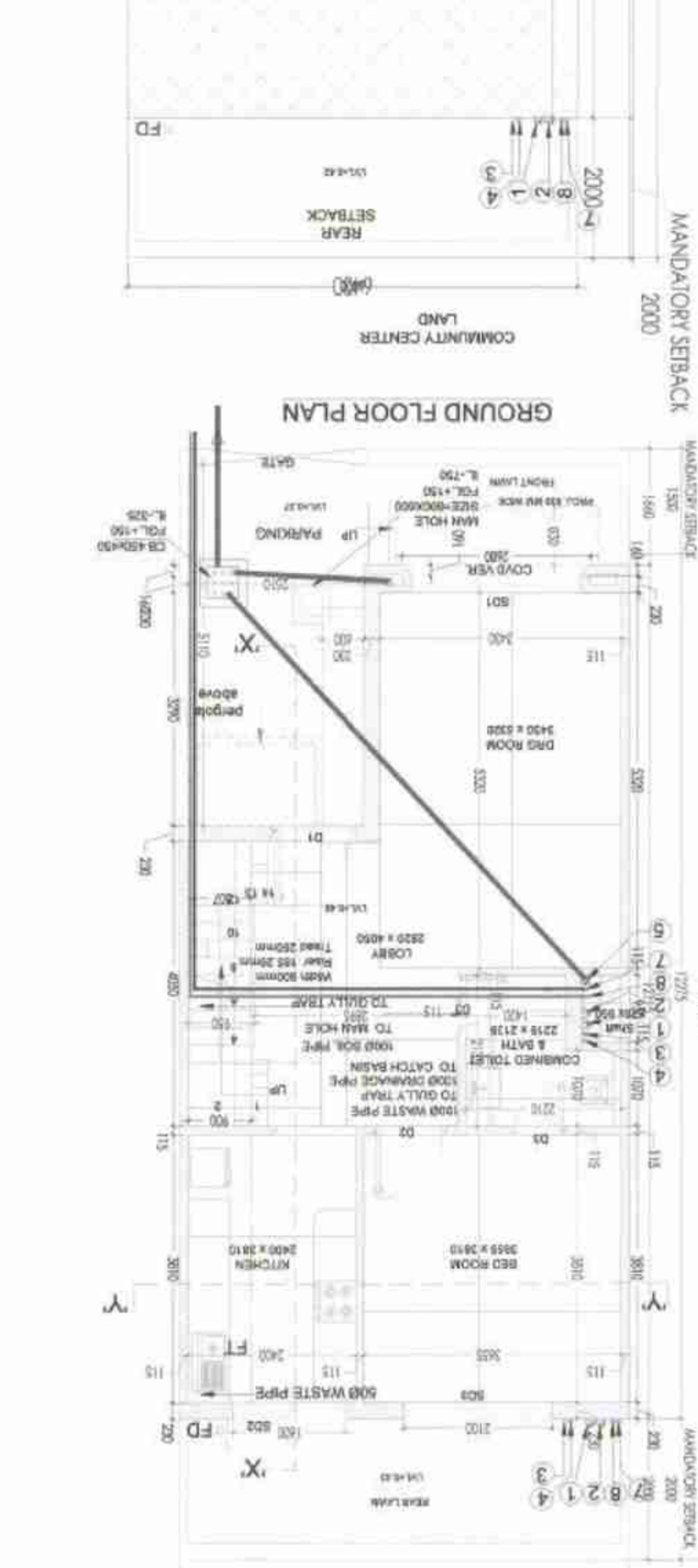
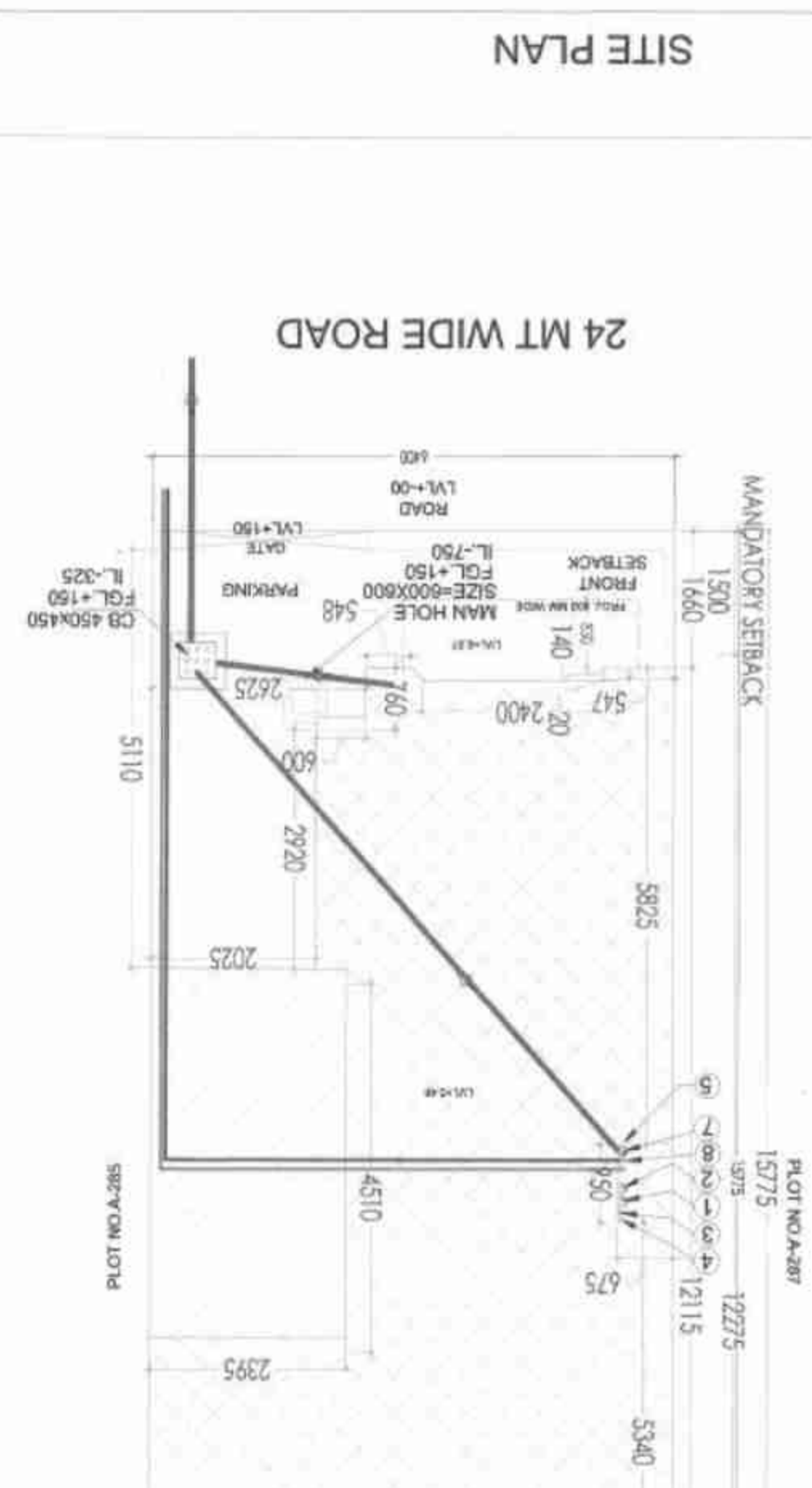
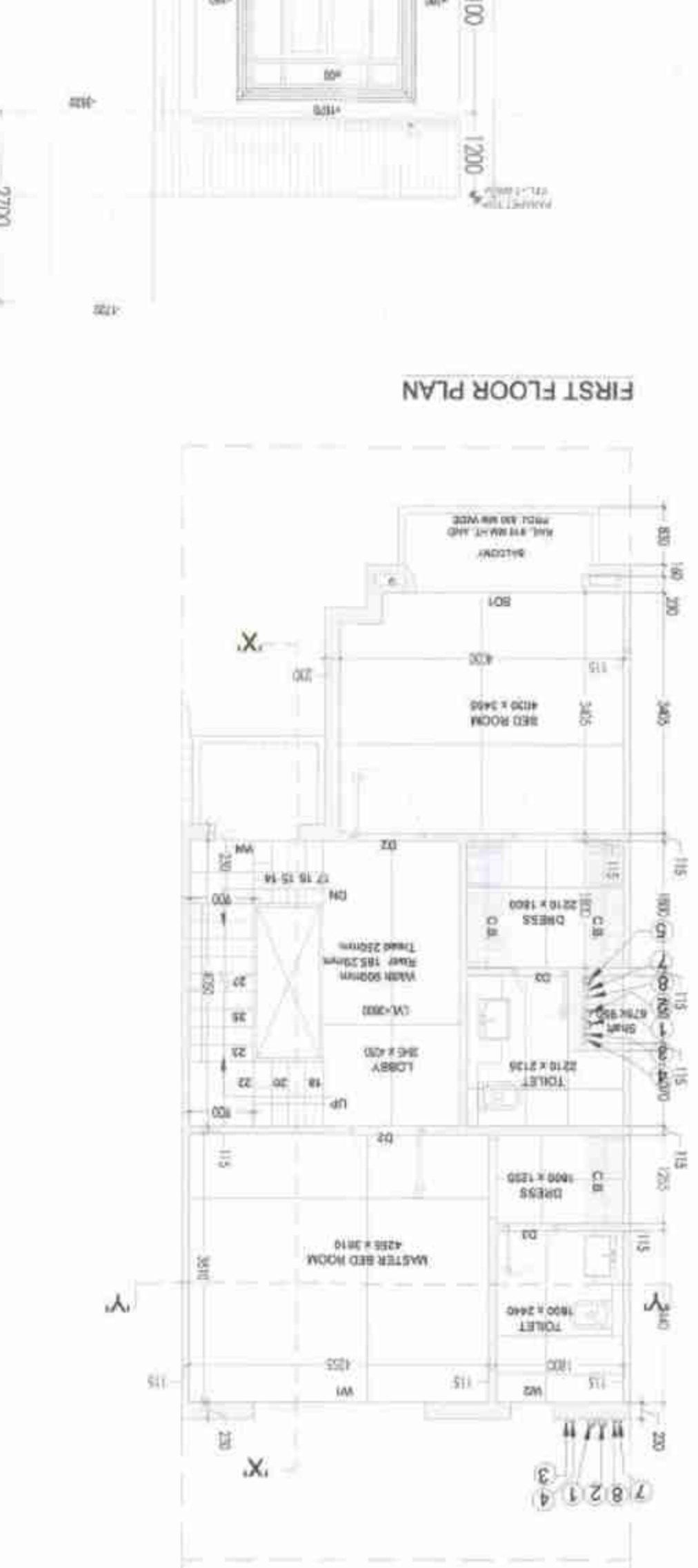
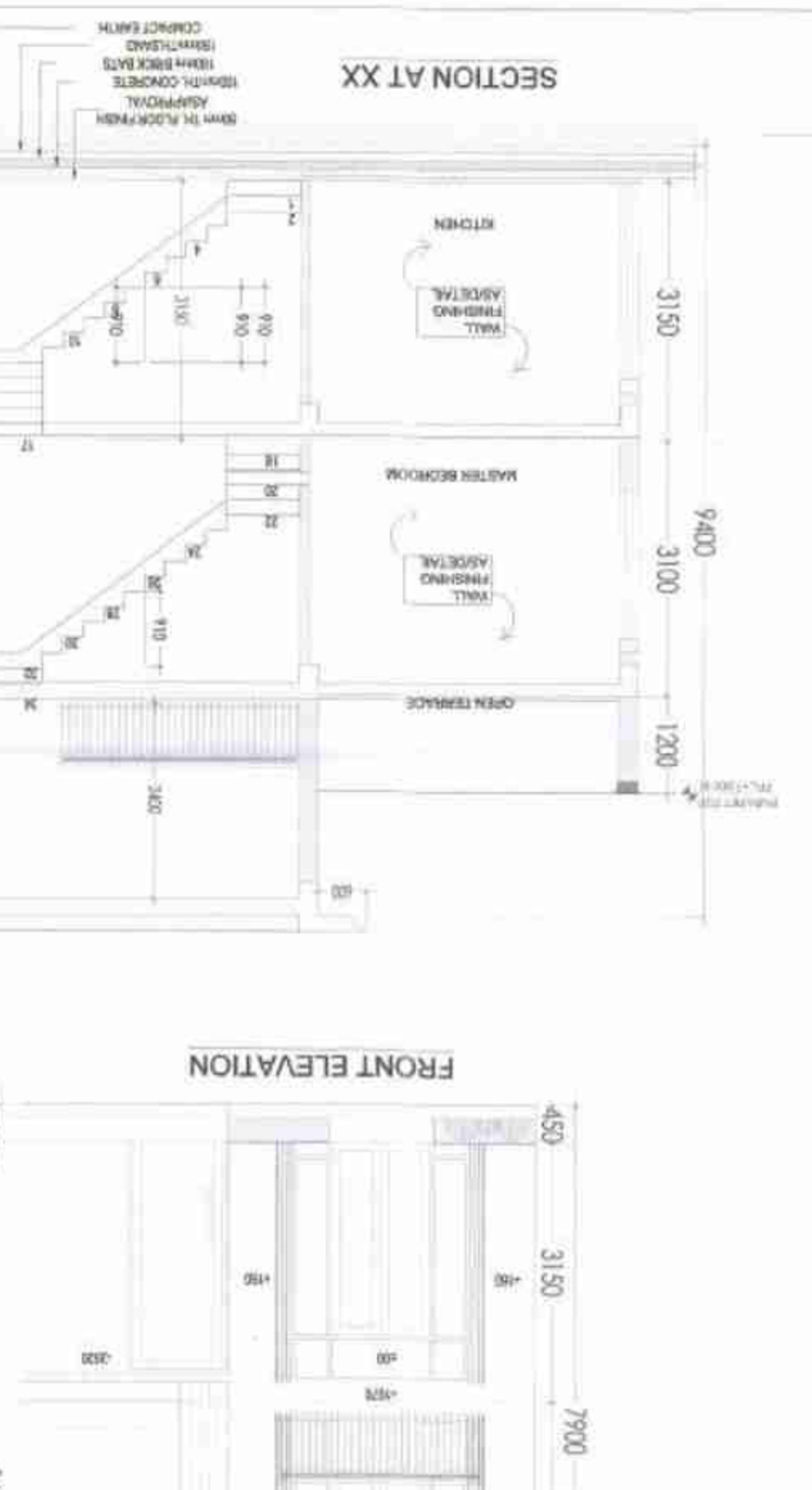
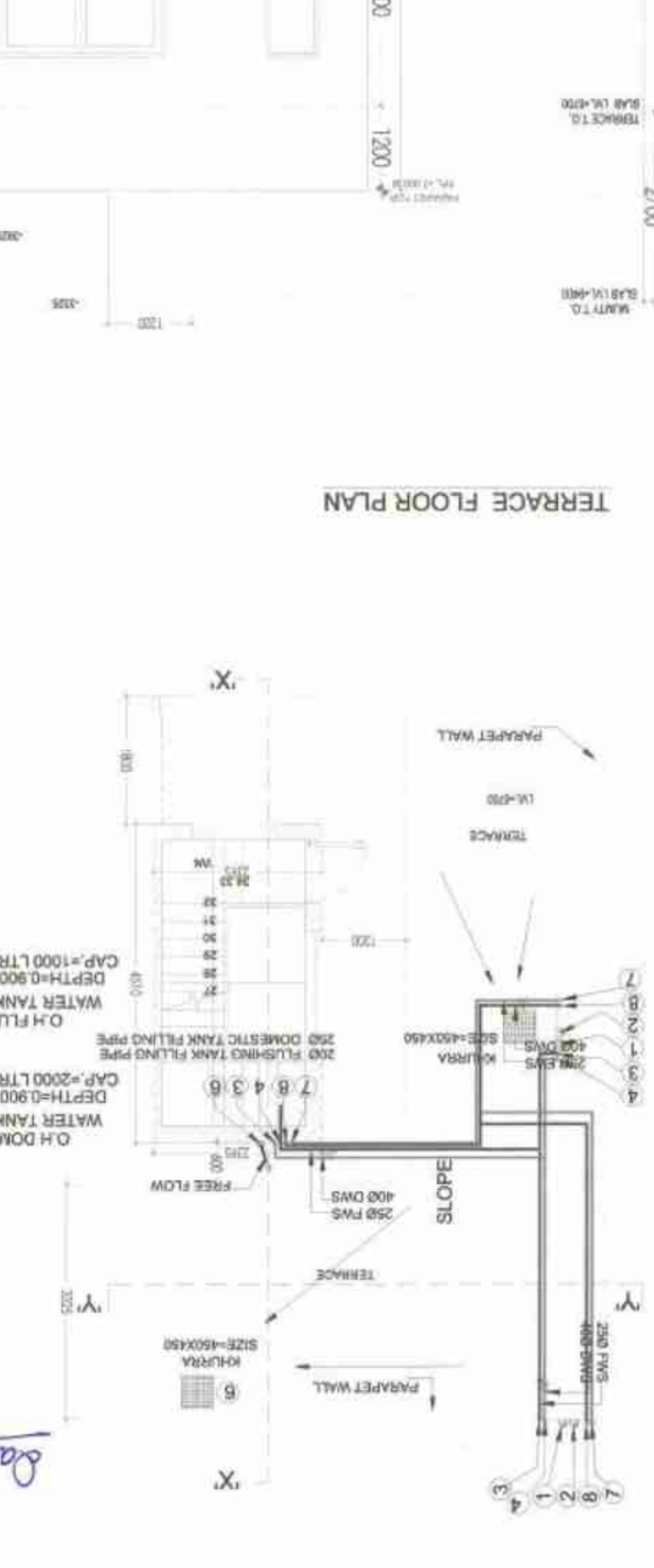
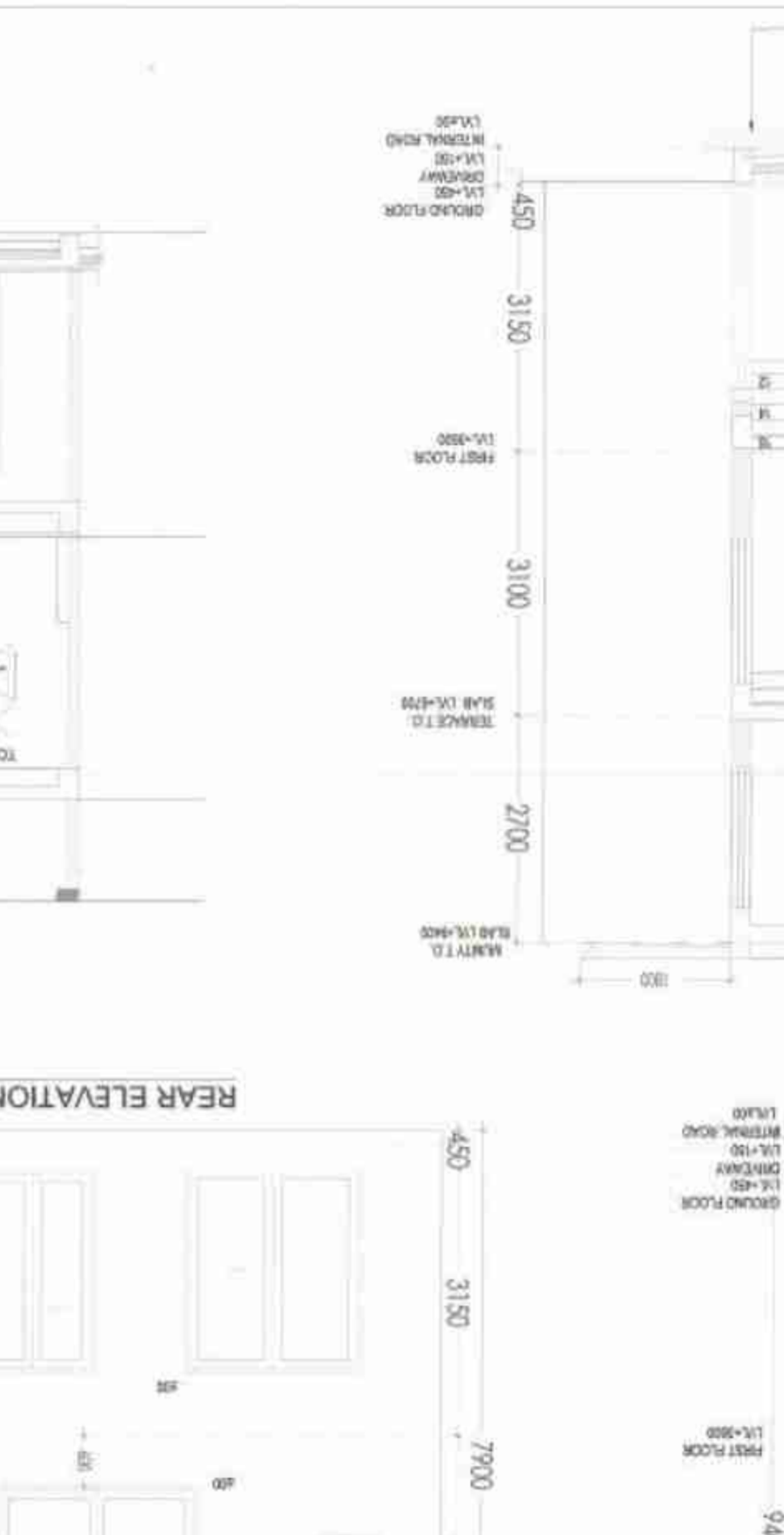
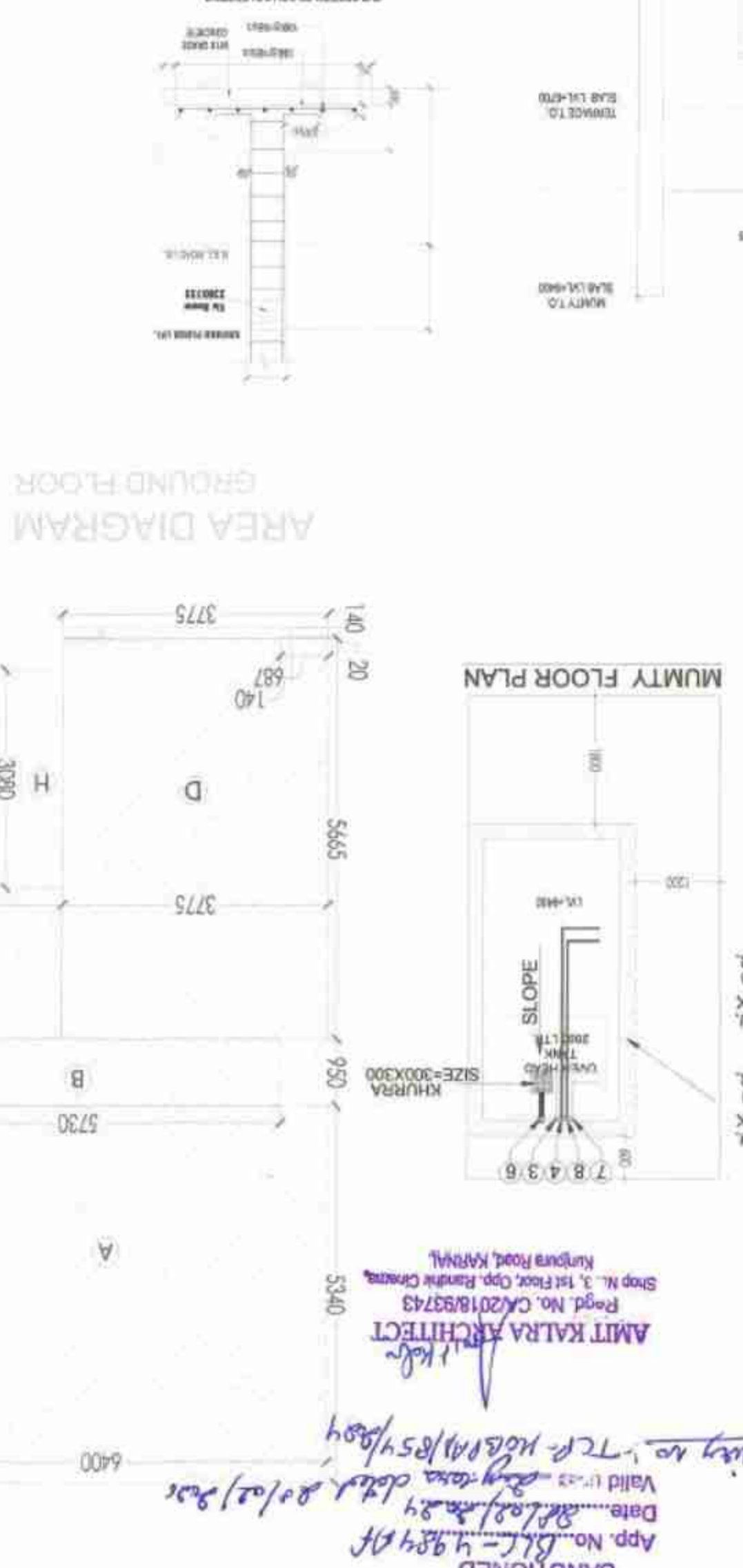
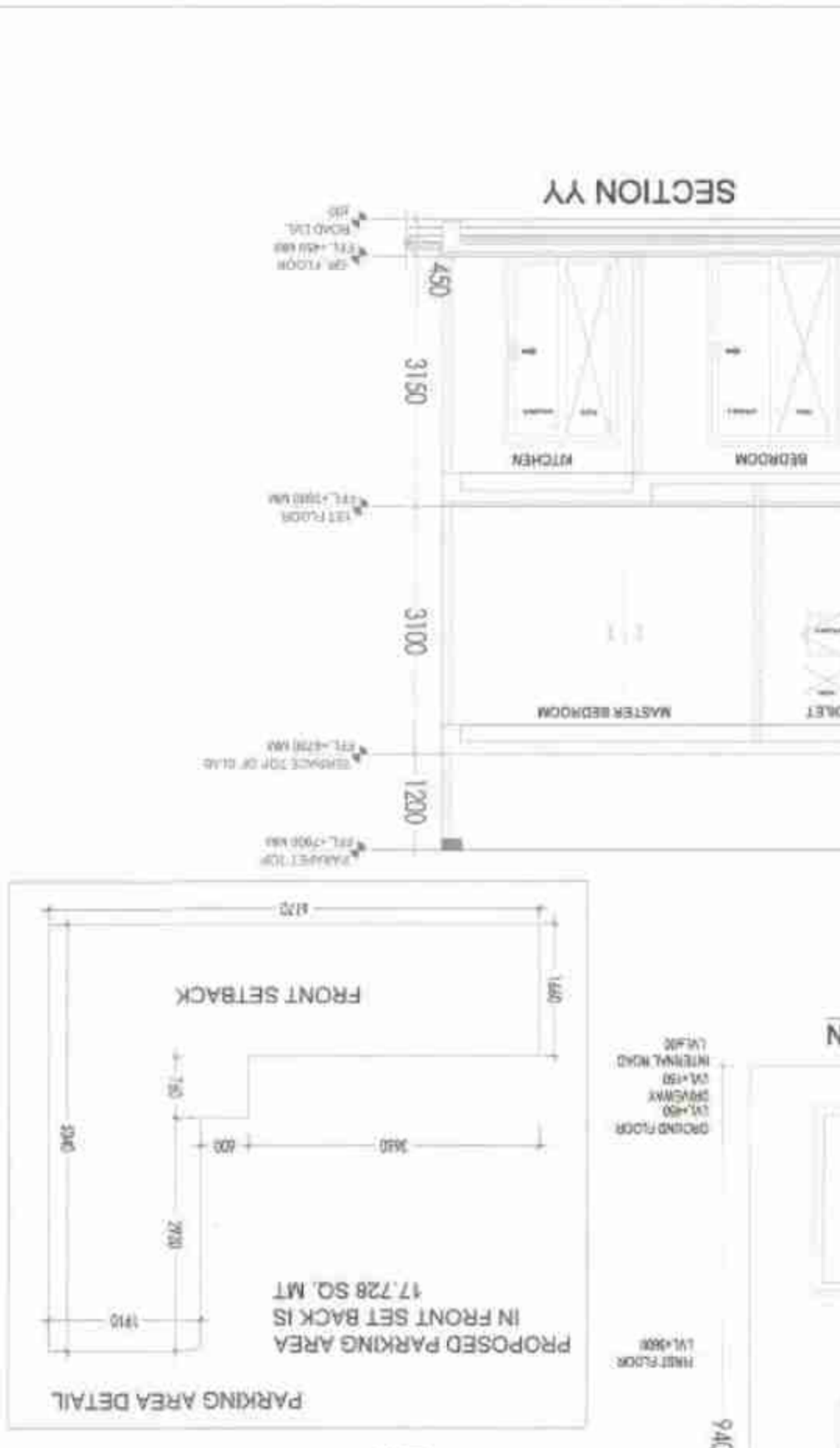
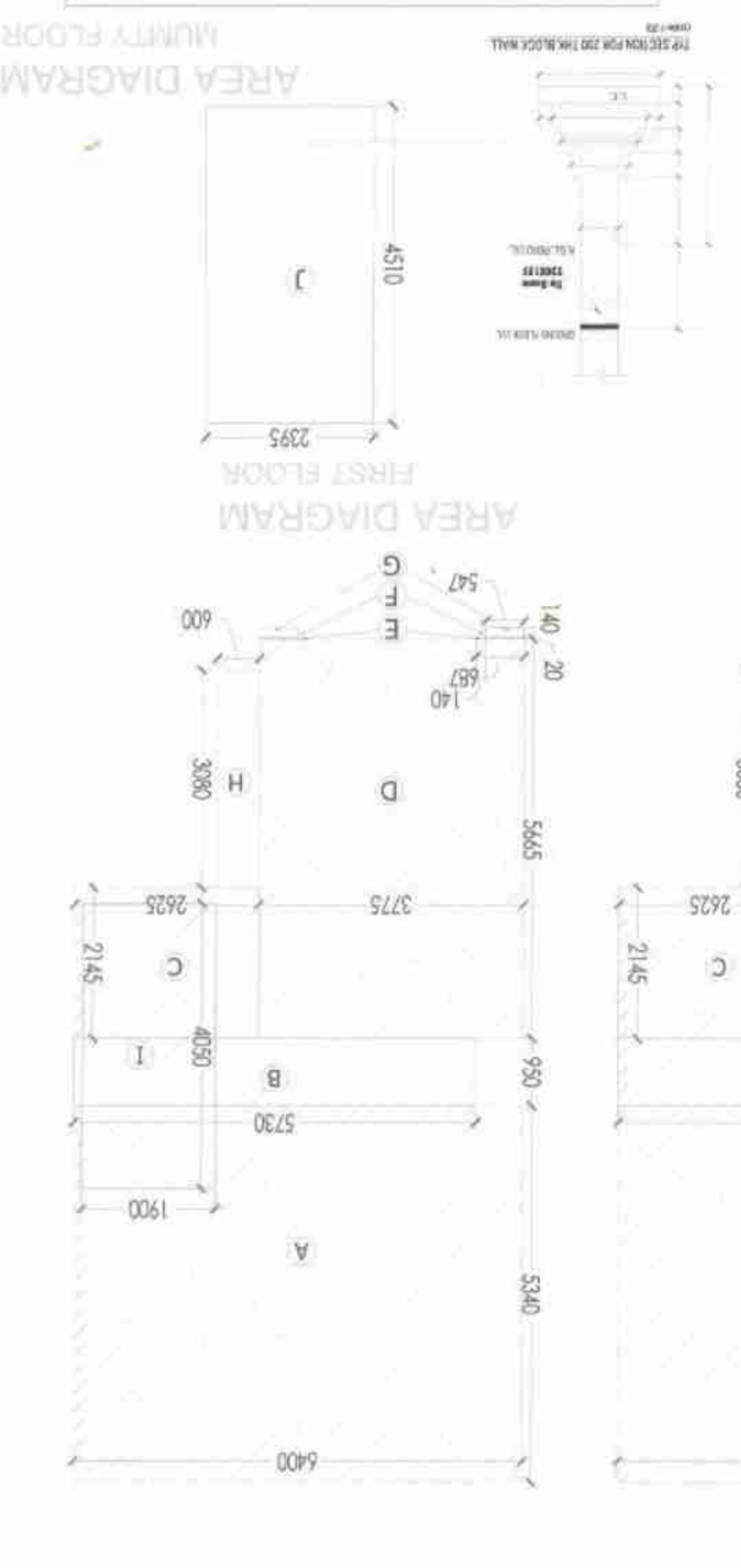
**NOTE:**  
HORIZONTAL PIPE CONNECTIONS SHALL BE AS FOLLOWS:  
FROM WASH BASIN TO FT 32Ø PIPE  
FROM FD TO FT 50Ø PIPE  
FROM FT TO VERTICAL STACK 100Ø PIPE  
FROM WC TO VERTICAL STACK 100Ø PIPE  
FROM FT TO GT 100Ø PIPE  
FROM WC TO MH 100Ø PIPE  
FROM GT TO MH 100Ø PIPE

**OWNER:** ELDECO INFRACON REALTOR  
**OWNER'S SIGNATURE:** MR BHARAB DUTT S/O SH. KRIPAL DUTT.  
**DATE:** 18.08.2024  
**SCALE:** AS SHOWN  
**DEALT BY:** R0  
**ARCHITECT SIGNATURE:** [Signature]

**PROJECT:**  
PROPOSED BUILDING PLAN OF PLOT NO. A-286, ELDECO REALTOR LIMITED (ELDECO AMOR), SITUATED AT RATHDHANA SECTOR 33, SONPAT, HARYANA

**SHEET TITLE:**  
DUPLICATE VILLA PLANS (TYPE A)  
PLOT SIZE = 6.4 x 15.775 MI.  
R.H.S. DRIVEWAY

**AMT KALRA ARCHITECT**  
Regd. No. CA20183743  
Shop No. 3, 1st Floor, Opp. Pankaj Chand  
Kunjpur Road, Karnal.



APPROVED FOR THE ARCHITECT  
DATE: 18.08.2024  
APP. NO. 101-1/2024  
VALID FOR THE PLOT NO. A-286, ELDECO REALTOR LIMITED (ELDECO AMOR), SITUATED AT RATHDHANA SECTOR 33, SONPAT, HARYANA.

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/ 6027

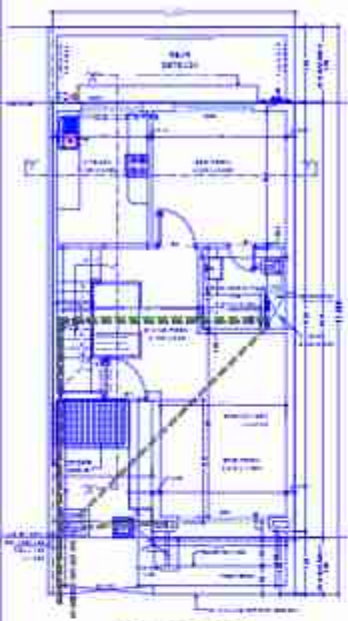
Dated 16/04/24

**विषय :-** Approval of Building Plan in Residential unit at Plot no.-184, Type-B, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

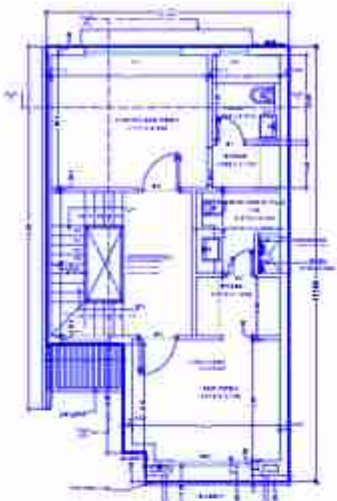
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AJ दिनांक 22.03.2024 के संदर्भ में।

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 शेष राशि Occupation certificate पर देनी होगी।

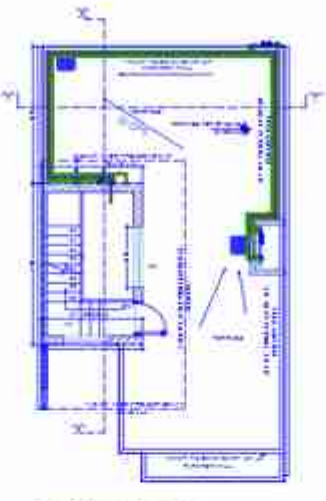
  
District Town Planner,  
Sonipat.



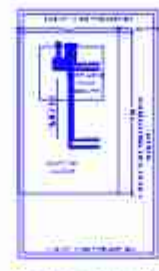
SECOND FLOOR PLAN



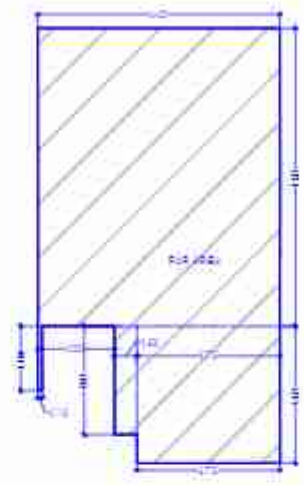
FIRST FLOOR PLAN



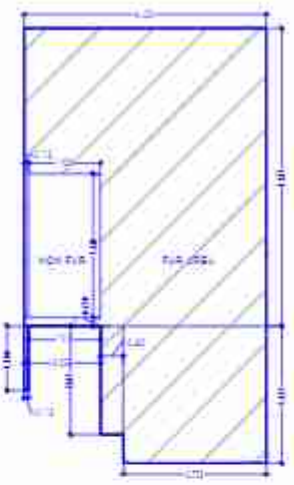
TERRACE FLOOR PLAN



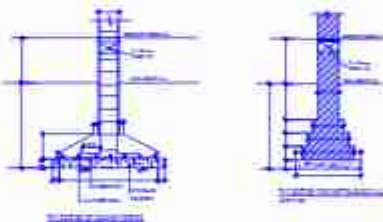
MUMMY FLOOR PLAN



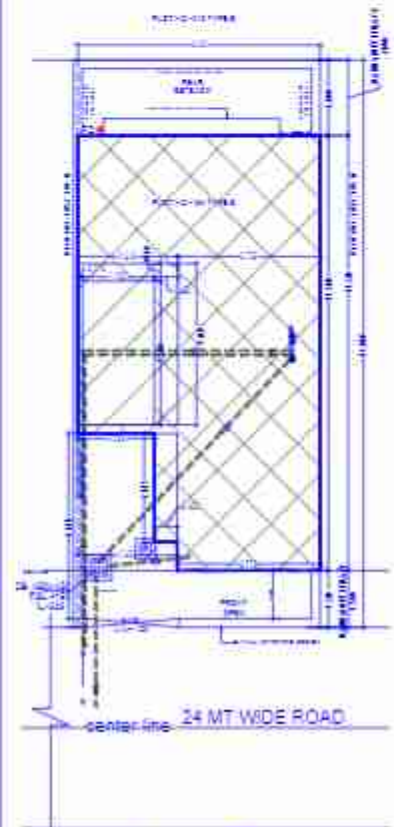
AREA DIAGRAM  
GROUND FLOOR



AREA DIAGRAM  
FIRST FLOOR



AREA DIAGRAM  
MUMMY FLOOR



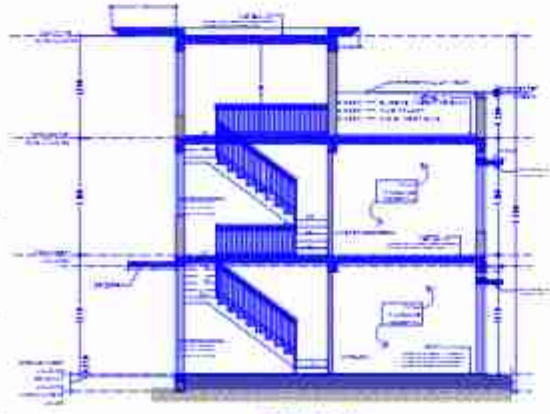
SITE PLAN



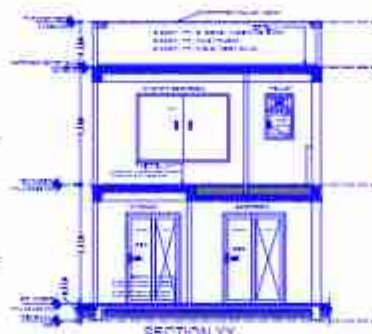
FRONT ELEVATION



REAR ELEVATION



SECTION AT XX



SECTION YY



DRAWINGS

**PARKING DETAIL**

FOR PLOT 300 UP TO 100 SQM  
 0.8 SQM PER FLOOR (V. STAIRS) WITHIN  
 THE PLOT (0.8 SQM X 200 SQM)

PROVIDED PARKING AREA = 2.28 X 2 = 4.56 SQM

PROVIDED DRIVE PAVING AREA  
 NO. 100M X 2.28 = 228 SQM  
 NO. 200M X 2.28 = 456 SQM

**GENERAL NOTES**

1. ALL FLOOR FINISHES TO BE AS PER SPEC.
2. ALL WALLS TO BE 200MM THICK.
3. STAIRS TO BE CONCRETE WITH CORRUGATED STEEL DECKING.
4. ALL DOORS TO BE 2000MM X 800MM.
5. ALL WINDOWS TO BE 1500MM X 1200MM.
6. STAIRS TO BE CONCRETE WITH CORRUGATED STEEL DECKING.
7. ALL ROOFING TO BE AS PER SPEC.
8. STAIRS TO BE CONCRETE WITH CORRUGATED STEEL DECKING.
9. STAIRS TO BE CONCRETE WITH CORRUGATED STEEL DECKING.
10. STAIRS TO BE CONCRETE WITH CORRUGATED STEEL DECKING.

**LEGEND FOR FINISHES**

- (1) 1000 GRADE & 1500 GRADE
- (2) 1000 GRADE & 1500 GRADE
- (3) PLUMBING WATER SUPPLY DOWN TAKE PIPE
- (4) DOMESTIC WATER SUPPLY DOWN TAKE PIPE
- (5) 1500 GRADE RAIN WATER PIPE
- (6) 1500 GRADE RAIN WATER PIPE
- (7) DOMESTIC WATER SUPPLY RIDER PIPE
- (8) PLUMBING WATER SUPPLY RIDER PIPE

**PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.25 CENTS MORE (LICENSE NO. 131) OF DATED 11/09/2016 UNDER COLONY - 2016, FALLING IN THE RESERVE ESTATE OF VILLAGE RATHDHAMA, SECTOR-03, SOVSAPT DEVELOPED BY - SH. CH. PRAVASH SARCHA AND OTHERS IN COLLABORATION WITH BLDGCO INFRACON REALTORS LIMITED.**

**AREA STATEMENT**

TOTAL PLOT AREA = 16.25 CENTS  
 PERMISSIBLE GROUND COVER @ 10% = 1.625 SQM  
 PROVIDED GROUND COVER = 4.56 SQM @ 28.1%  
 PERMISSIBLE FLOOR AREA = 162.5 SQM  
 PROVIDED FLOOR AREA = 456 SQM @ 28.1%

PROPOSED PAVEMENT AREA ON FLOOR = 4.56 SQM  
 AVAILABLE = 1.625 SQM + 1.625 SQM + 1.625 SQM = 4.875 SQM  
 PROVIDED PAVEMENT AREA = 4.56 SQM  
 AVAILABLE FOR PAVEMENT = 1.625 SQM  
 PROVIDED PAVEMENT AREA = 4.56 SQM @ 28.1%

PROPOSED AREA OF TERRACE FLOOR = 2.28 SQM  
 AVAILABLE = 1.625 SQM + 1.625 SQM + 1.625 SQM = 4.875 SQM  
 PROVIDED TERRACE AREA = 2.28 SQM  
 AVAILABLE FOR TERRACE = 1.625 SQM  
 PROVIDED TERRACE AREA = 2.28 SQM @ 14.6%

PROPOSED AREA OF MUMMY FLOOR = 0.8 SQM  
 AVAILABLE = 1.625 SQM + 1.625 SQM + 1.625 SQM = 4.875 SQM  
 PROVIDED MUMMY FLOOR AREA = 0.8 SQM  
 AVAILABLE FOR MUMMY FLOOR = 1.625 SQM  
 PROVIDED MUMMY FLOOR AREA = 0.8 SQM @ 4.9%

TOTAL NON PAVEMENT AREA = 1.625 SQM + 1.625 SQM + 1.625 SQM = 4.875 SQM  
 TOTAL PAVEMENT AREA = 4.56 SQM + 2.28 SQM + 0.8 SQM = 7.64 SQM @ 46.4%

TOTAL GROSS AREA TOTAL PAVEMENT AREA = 12.51 SQM + 7.64 SQM = 20.15 SQM

DOOR & WINDOW SCHEDULE				
NO.	DESCRIPTION	QTY	UNIT	QTY
1	DOOR	1	SQ. FT.	1
2	DOOR	1	SQ. FT.	1
3	DOOR	1	SQ. FT.	1
4	DOOR	1	SQ. FT.	1
5	DOOR	1	SQ. FT.	1
6	DOOR	1	SQ. FT.	1
7	DOOR	1	SQ. FT.	1
8	DOOR	1	SQ. FT.	1
9	DOOR	1	SQ. FT.	1
10	DOOR	1	SQ. FT.	1
11	DOOR	1	SQ. FT.	1
12	DOOR	1	SQ. FT.	1



**PURPOSE OF DRAWING**

ARCHITECTURAL DRAWING

**GENERAL NOTES**

DUPLEX VILLA PLAN (TYPE D)  
 PLOT SIZE = 6.45 X 15.00 M  
 R.H.E. DRIVEWAY  
 PLOT NOS-184

DATE: 01.10.2023	REV. NO.	NO. OF
SCALE:		
DESIGNED BY:		
APPROVED BY:		



**ARCHITECT**

**JAI SHREE ARCHITECTURE**

18, ANAND VIHAR ENCLAVE, PHASE-1, GATE NO. 1, DELHI-110029

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/ 6025 Dated 16/04/24

**विषय :- Approval of Building Plan in Residential unit at Plot no.-185, Type-B, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.**

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AL दिनांक 22.03.2024 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 शेष राशि Occupation certificate पर देनी होगी।

  
District Town Planner,  
Sonipat.

