

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh
S/o Sh. Shurya Nath
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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/ 6013

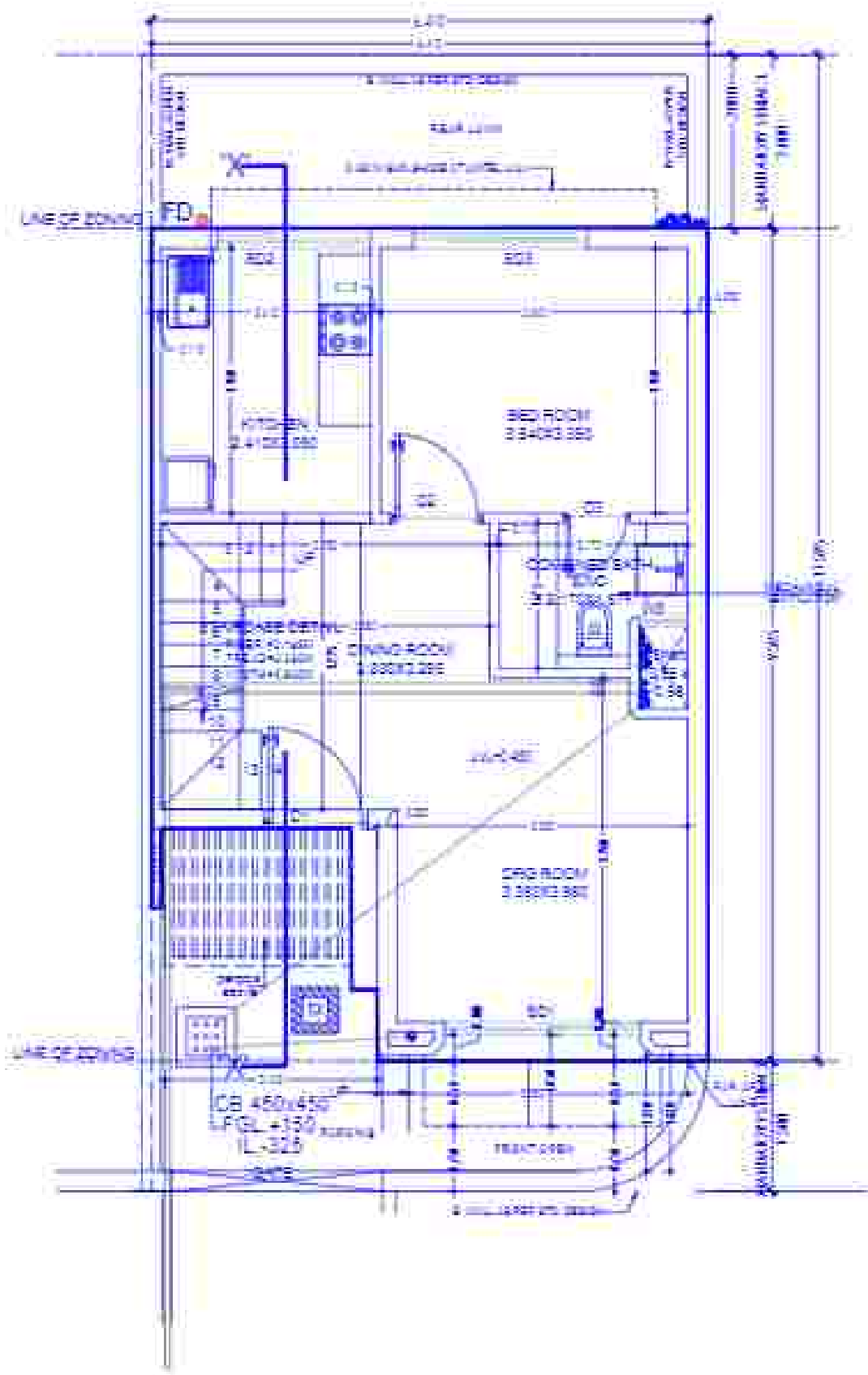
Dated 16/04/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-58, Type-I, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

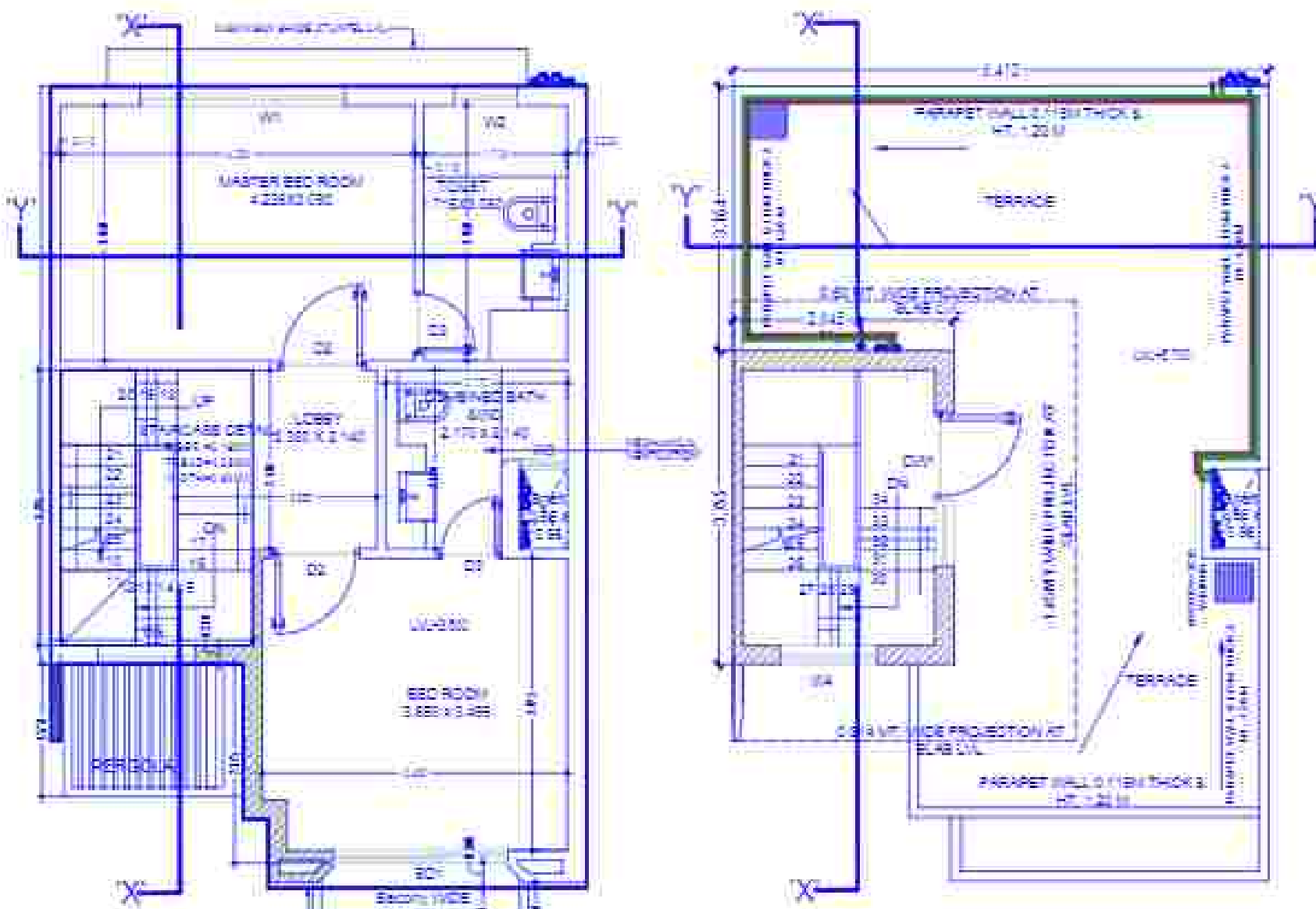
हवाला :- आपके ऑनलाइन आवेदन नं०-BLC-4984AH दिनांक 10.04.2024 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लान जमा किए गया था। इस कार्यालय द्वारा भवन प्लान 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 फालोनी 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 बिला के लिए प्रस्तावित है। भवन प्लान की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

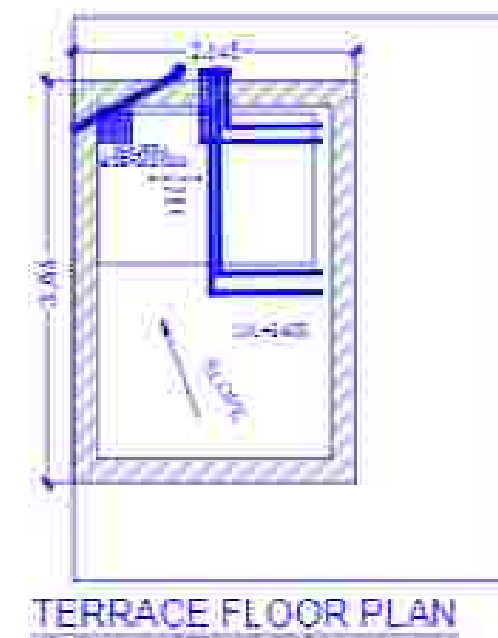

District Town Planner,
Sonipat.



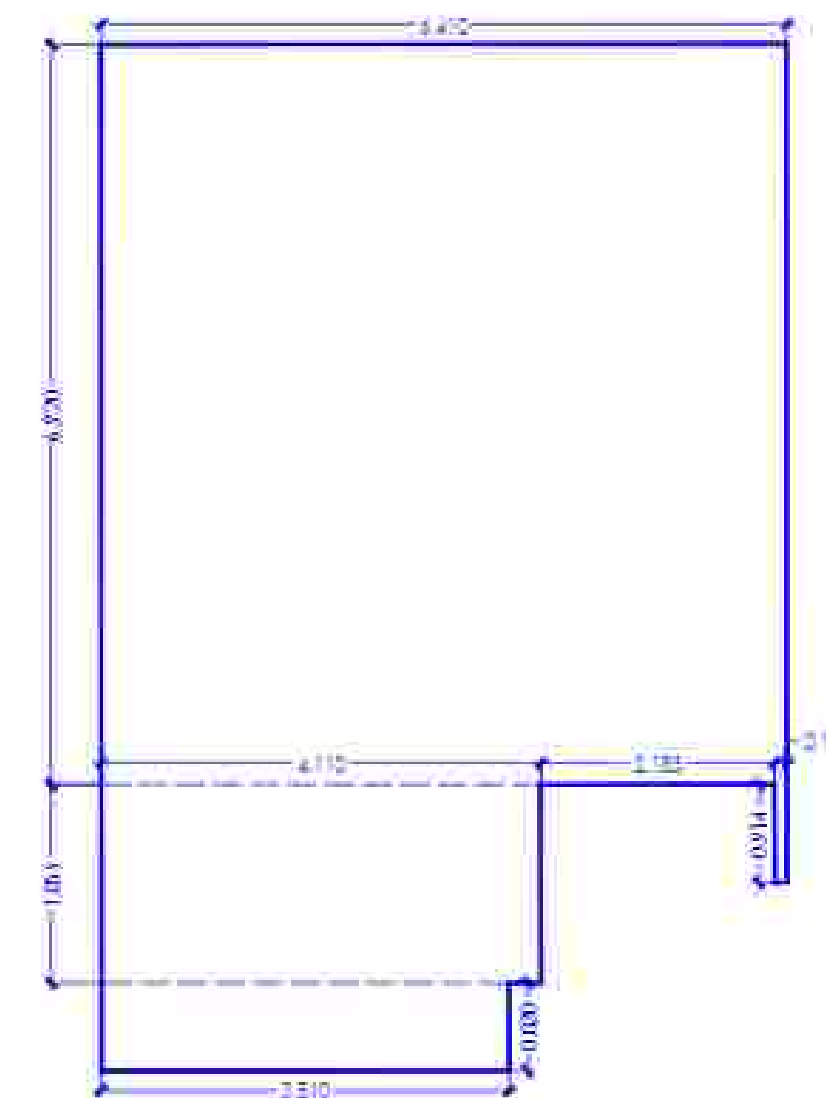
GROUND FLOOR PLAN



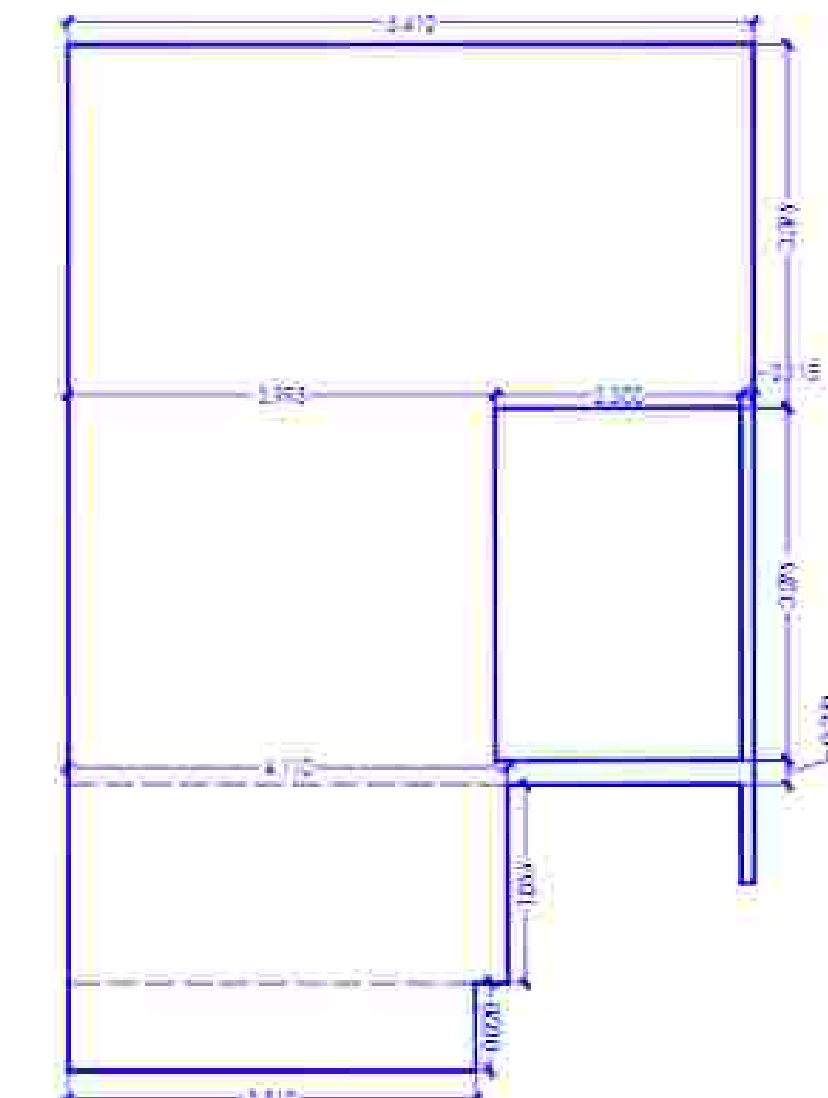
FIRST FLOOR PLAN



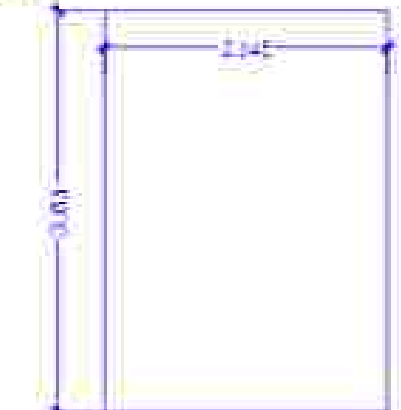
TERRACE FLOOR PLAN



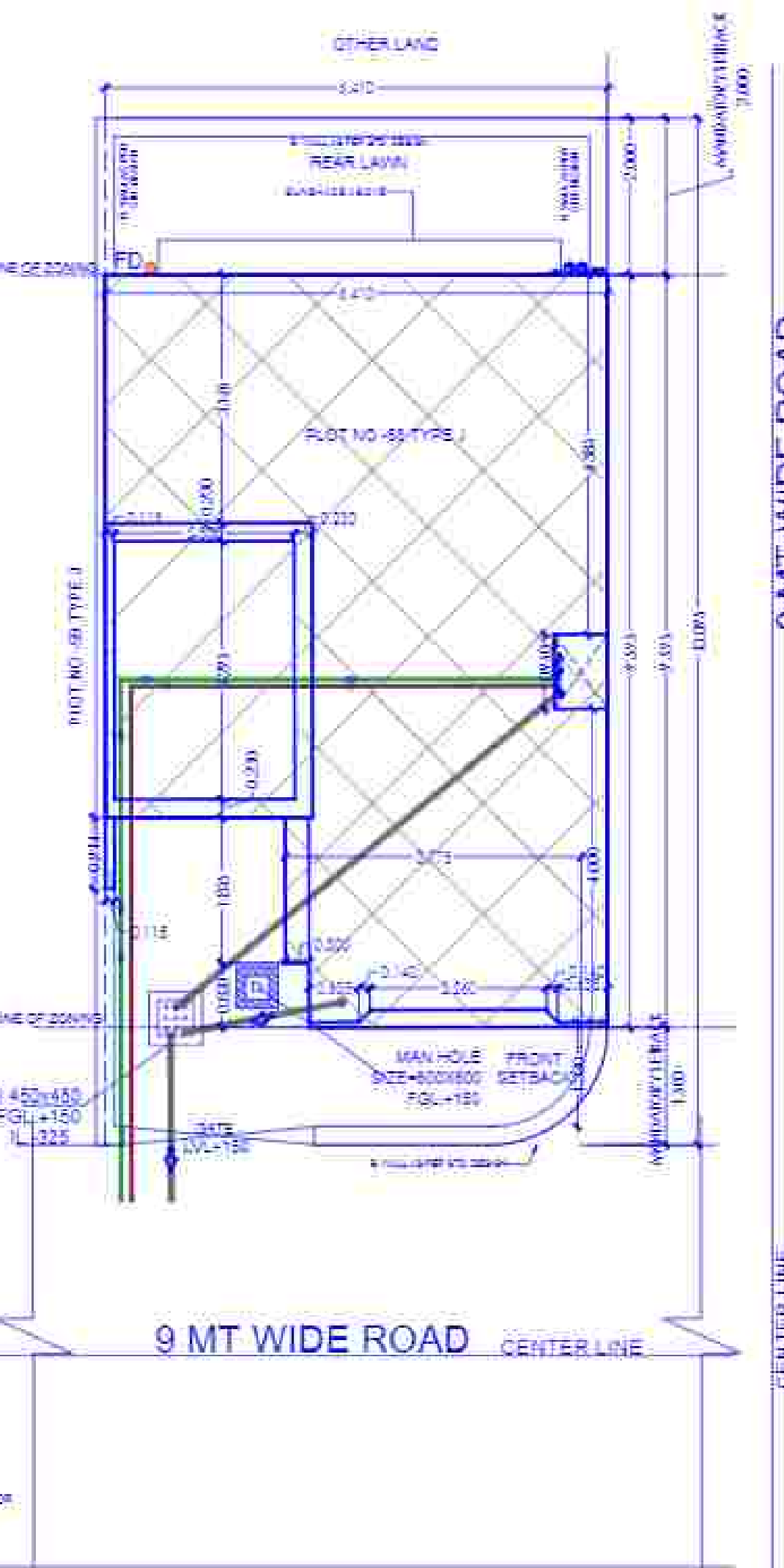
AREA DIAGRAM
GROUND FLOOR



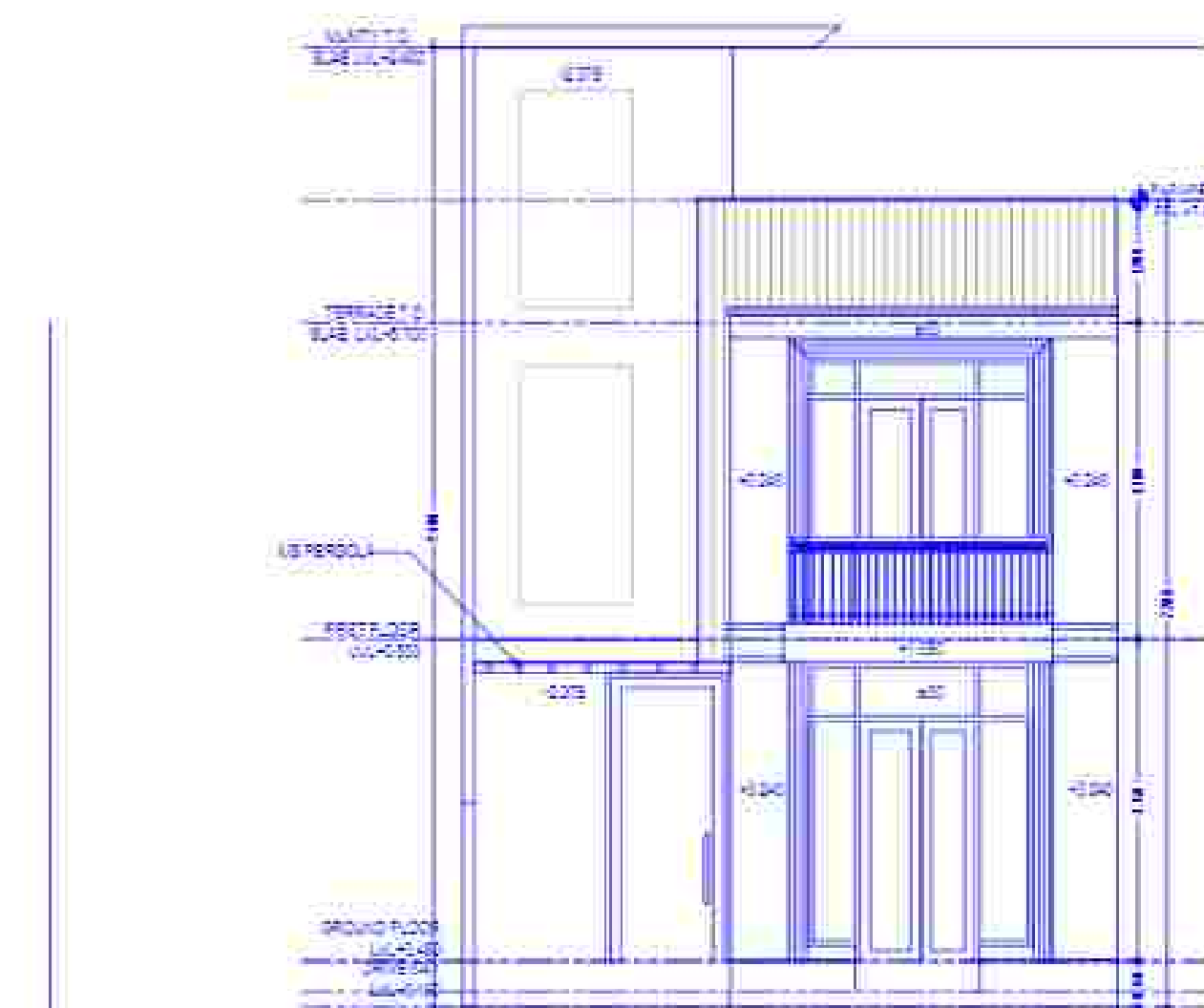
AREA DIAGRAM
FIRST FLOOR



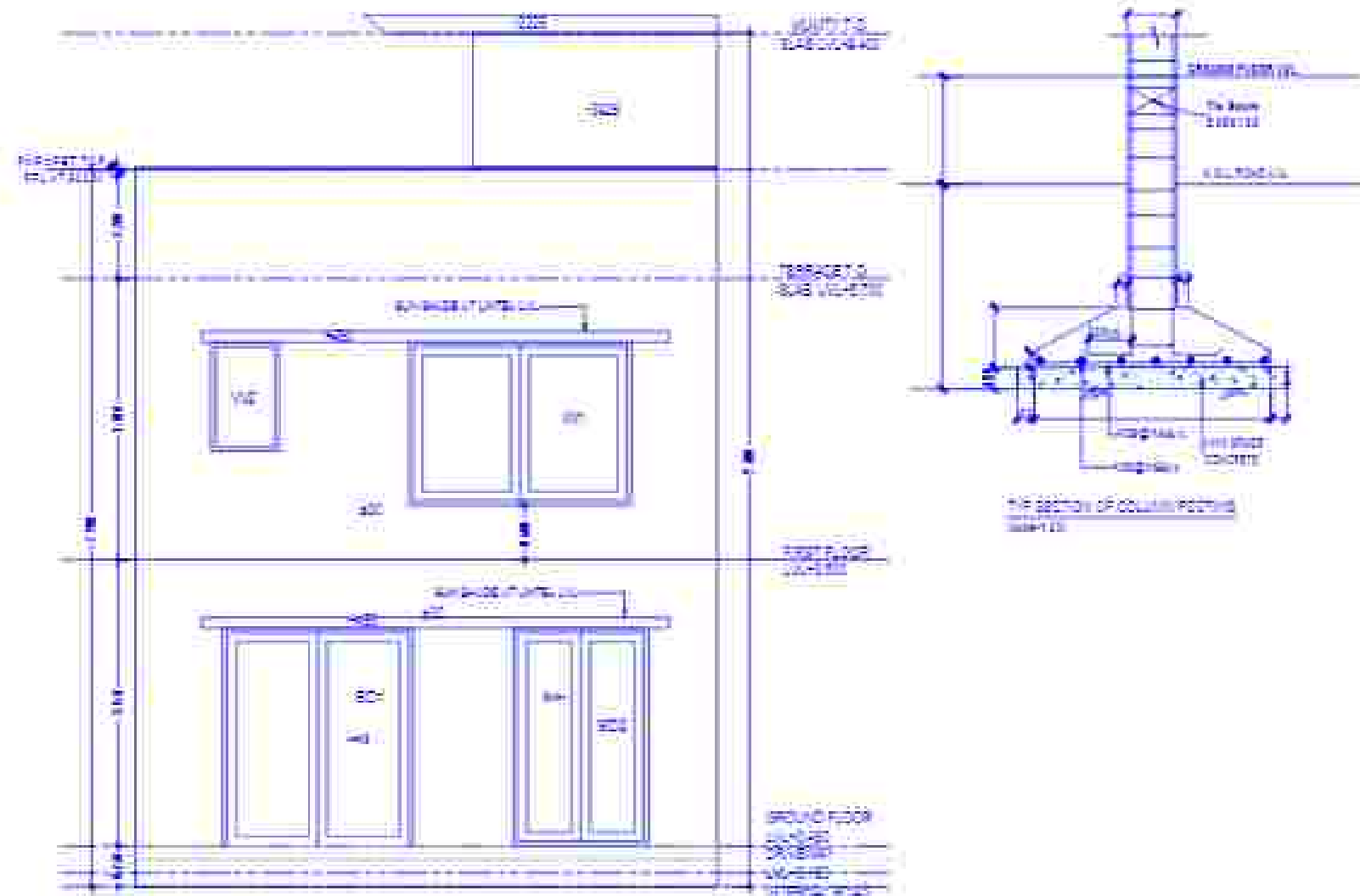
AREA DIAGRAM
MUMTY FLOOR



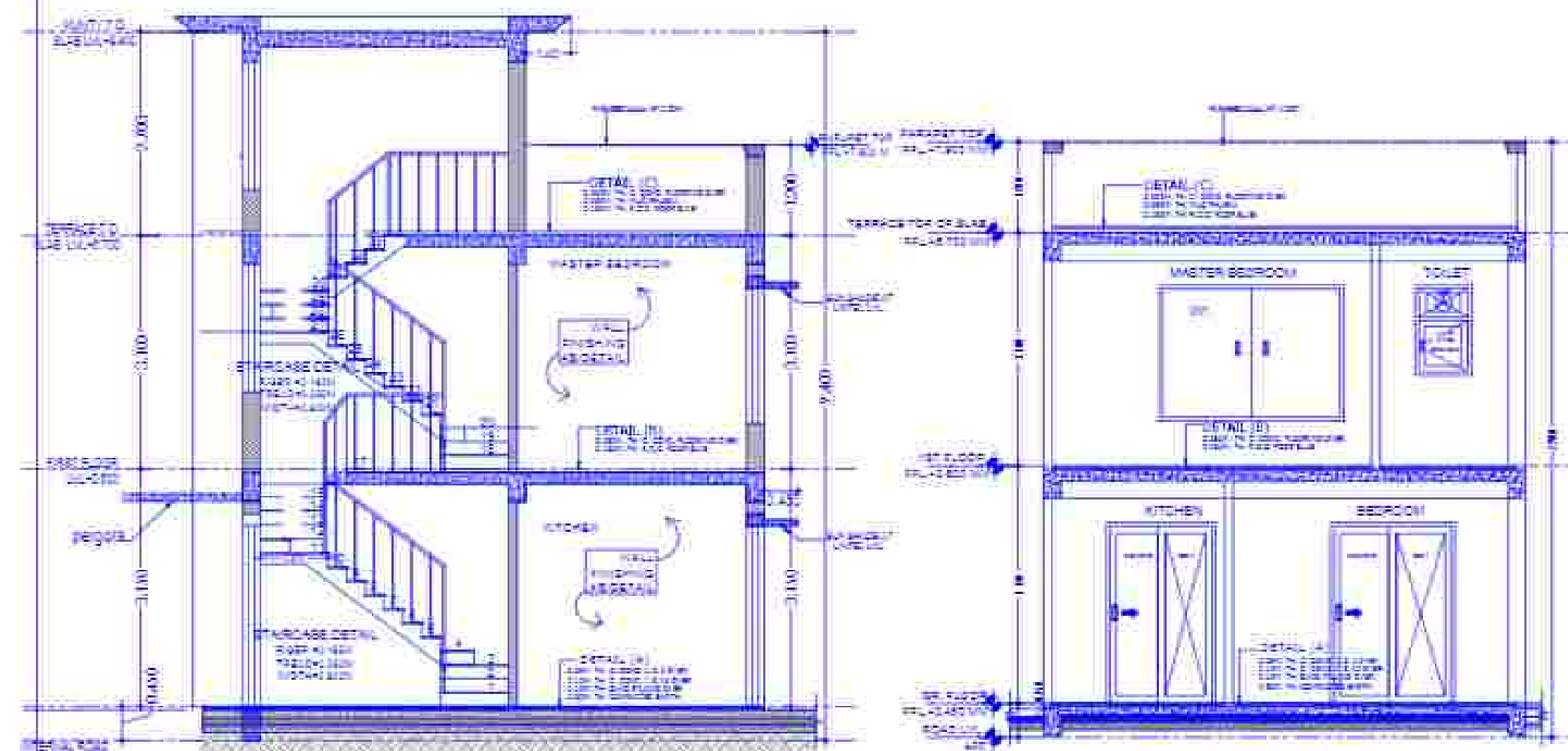
SITE PLAN



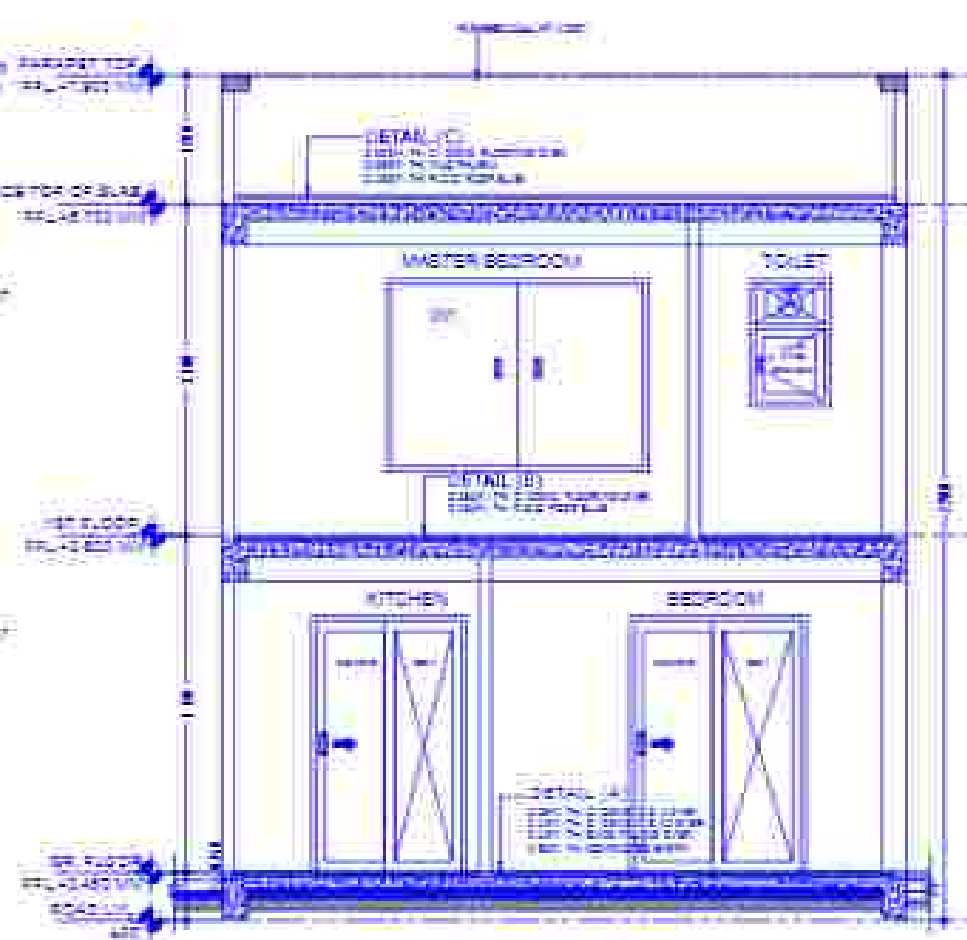
FRONT ELEVATION



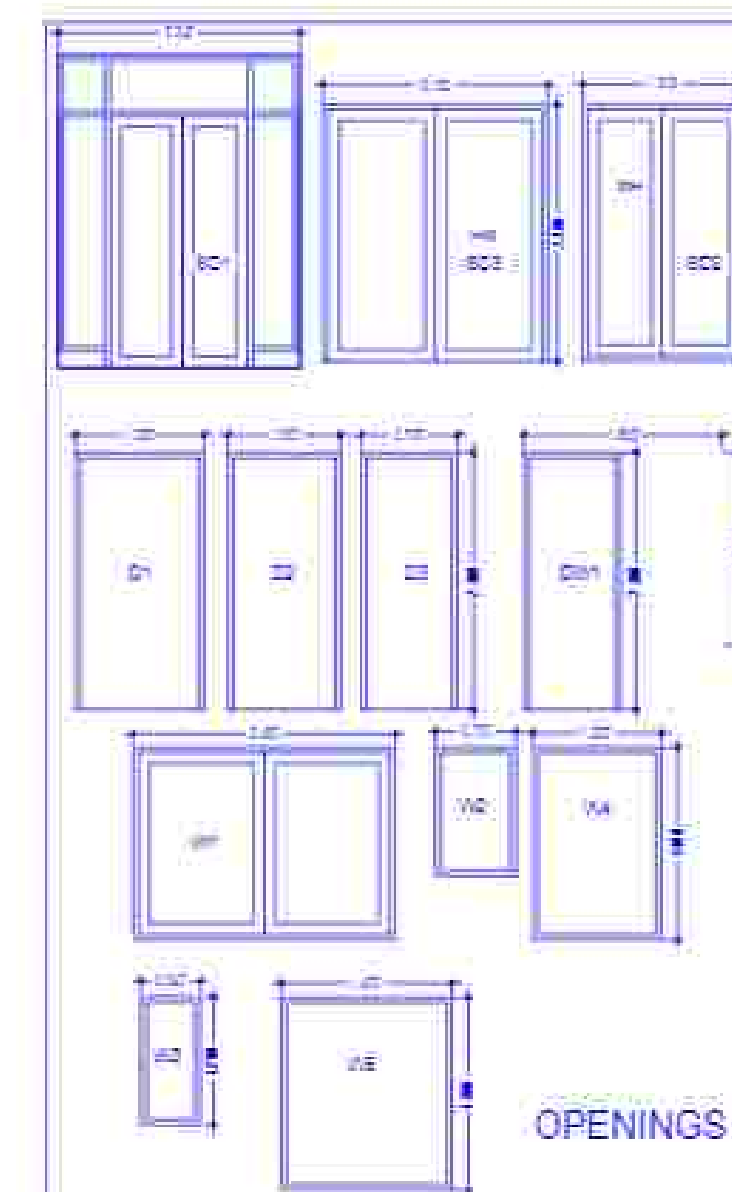
REAR ELEVATION



SECTION AT XX



SECTION YY



OPENINGS

PARKING DETAIL

FOR PLOT SIZE UPTO 100 SQ.MT
0.5 ECS PER FLOOR IN STILTROPEN WITHIN
THE PLOT (0.5 ECS=6.25 SQ.MT)
REQUIRED PARKING AREA= 6.25 X 2 = 12.50 SQ.MT.
PROVIDED OPEN PARKING AREA
=3.580X1.330+2.371X3.945
=4.761+9.354=14.115 SQ.MT.

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 WALLS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MMS. 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.O.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
9. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE OWNER/STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- (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

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.

AREA STATEMENT:

TOTAL PLOT AREA = 6.41 X 13.095 = 83.939 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 62.95 SQ.MT.
PROPOSED GROUND COVERAGE = 55.210 SQ.MT. @ 85.77 %
PERMISSIBLE FAR @ 200% = 167.878 SQ.MT.
PROPOSED FAR = 102.946 SQ.MT. @ 122.6%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.41 X 8.82 + 4.110 X 1.885 + 3.810 X 0.820 + 1.15 X 0.914 = 44.387 + 7.624 + 3.124 + 0.105 = 55.210 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =

SAME AS GROUND - (2.300 X 3.295) = 55.210 - 7.579 = 47.631 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA

= 2.645 X 3.755 = 9.932 SQ.MT.

TOTAL FAR AREA (D) = A + B = 55.210 + 47.631 + 0.105 = 102.946 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (2.30 X 3.295) + 2.645 X 3.755 = 7.579 + 9.932 = 17.511 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 102.946 + 17.511 = 120.46 SQ.MT.

DOOR & WINDOW SCHEDULE				
S.NO	TAG	SIZE OF OPENING	SILL LVL.	L/INT'L LVL.
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM
2	D-2	1000 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2200 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1625 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	600 MM	2400 MM
8	W-2	750 MM X 1200 MM	1200 MM	2400 MM
9	W-3	880 MM X 1200 MM	1200 MM	2400 MM
10	W-4	1200 MM X 1800 MM	450 MM	
11	DW-1	1880 MM X 2280 MM	450 MM	2250 MM

PURPOSE OF DRAWING

SANCTION

PROJECT:
PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DDJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, DEVELOPED BY - SH. OM PRAKASH SAROHA AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE

DUPLEX VILLA PLANS (TYPE J)
PLOT SIZE = 6.41 x 13.095 mt.
L.H.S. DRIVEWAY
PLOT NOS =58

DATE - 08.11.2023

SCALE -

DEALT -

CHECKED BY -

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

ARCHITECT SIGNATURE:

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

JAI SHRI ARCHITECTURE

FOR LAL CHOWK, ABOVE HOPF ATM, RAIPUR-422005.
E-mail - jaiarchitect@gmail.com, jaiarchitect@gmail.com

DISTRICT TOWN PLANNER, SONIPAT

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA

First Floor, HSYT Complex, Sector-13, Sonapat, Tel. - 0130-231492 & E-mail ID - sonapat@haryana.nic.in

सेवा में

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S/o Sh. Shurya Nath
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narrouttam.spacedream@gmail.com
Mobile No. - 9992314086

Memo No. ST/DTP-P/2024/ 822

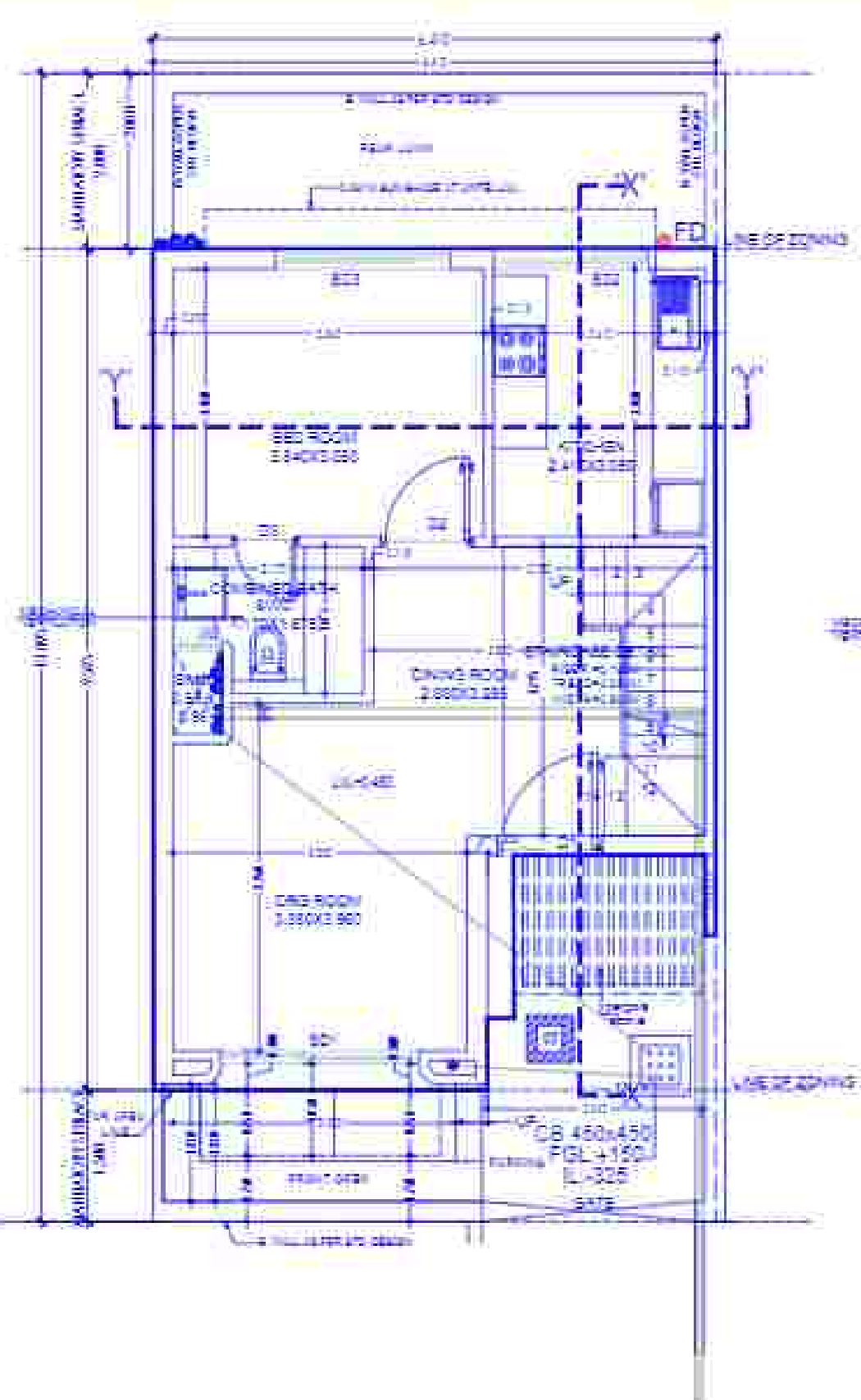
Dated 12/01/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-59, Type-J, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

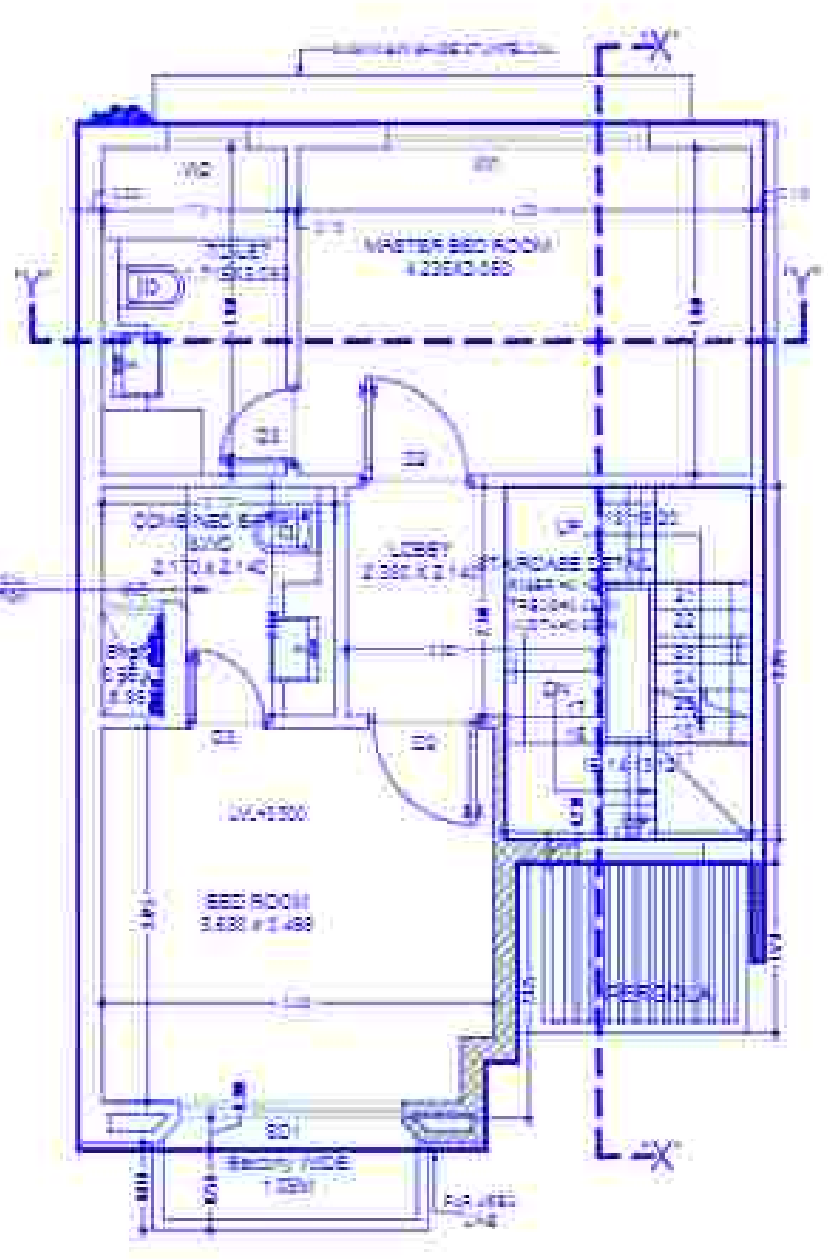
हवाला :- आपके ऑनलाइन आवेदन नं०-BLC-4984L दिनांक 11.01.2024 के संदर्भ में।

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 कोलोनाइजर ने अभी तक कालोनी का कम्प्लीशन सर्टिफिकेट नहीं लिया है अतः पब्लिक हेल्थ सर्विस्स की functionability की जिम्मेवारी कोलोनाइजर की है कि कोलोनाइजर 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 स्वीटनी सील व लेबर सेल की शेष शशि Occupation certificate पर देनी होगी।

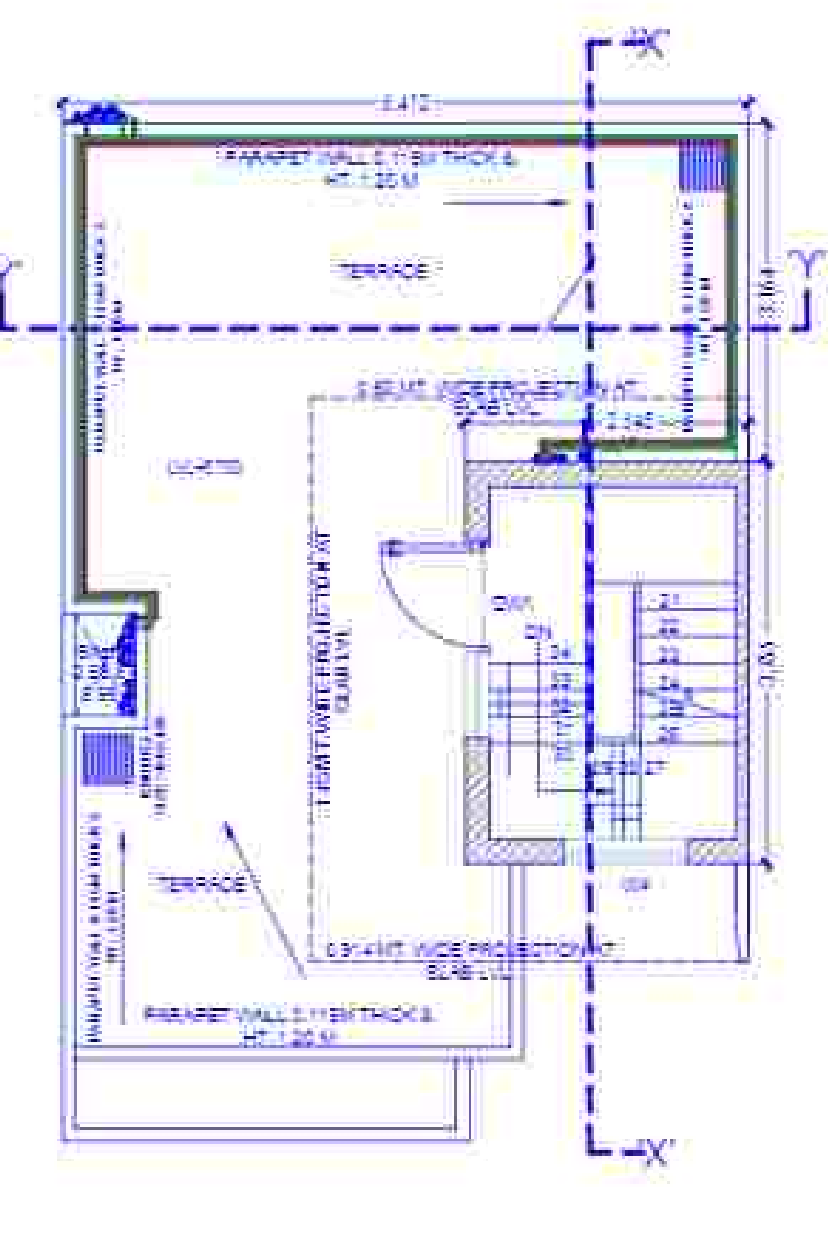

District Town Planner,
Sonipat.



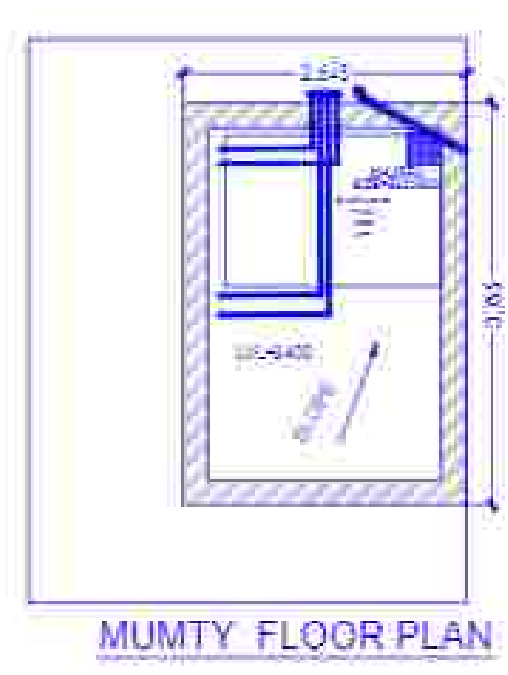
GROUND FLOOR PLAN



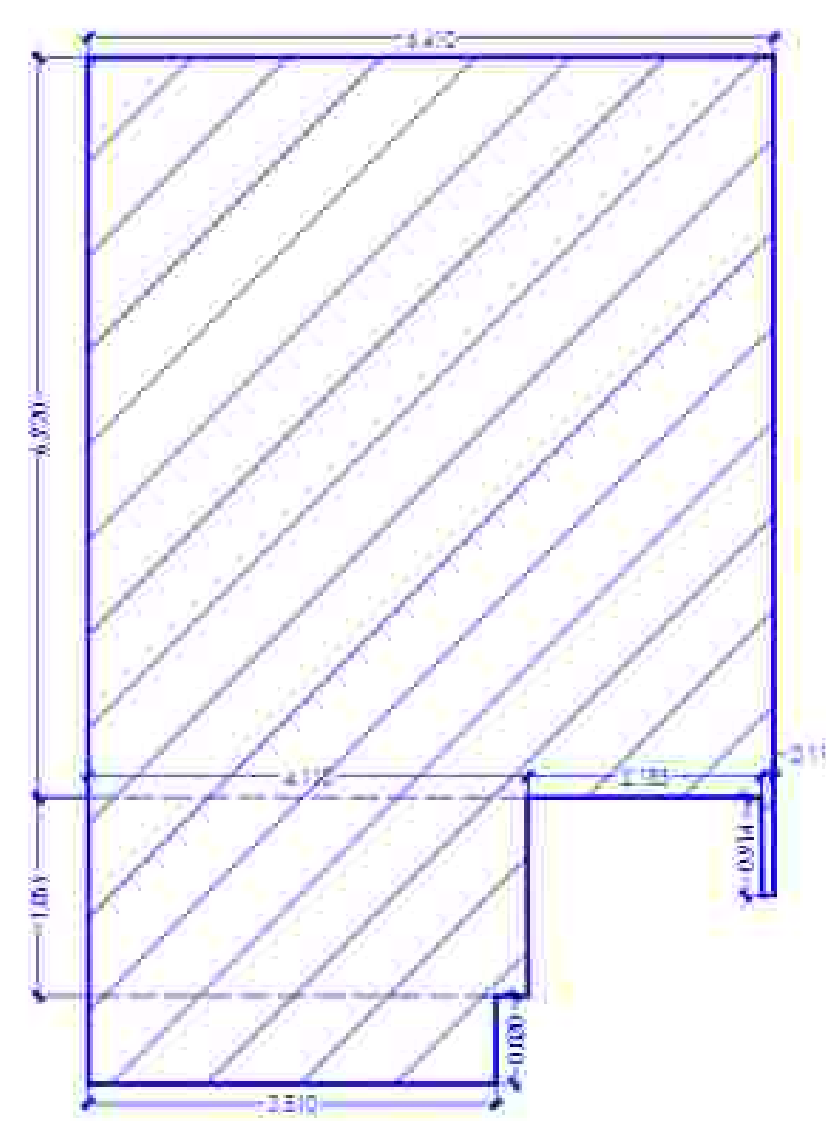
FIRST FLOOR PLAN



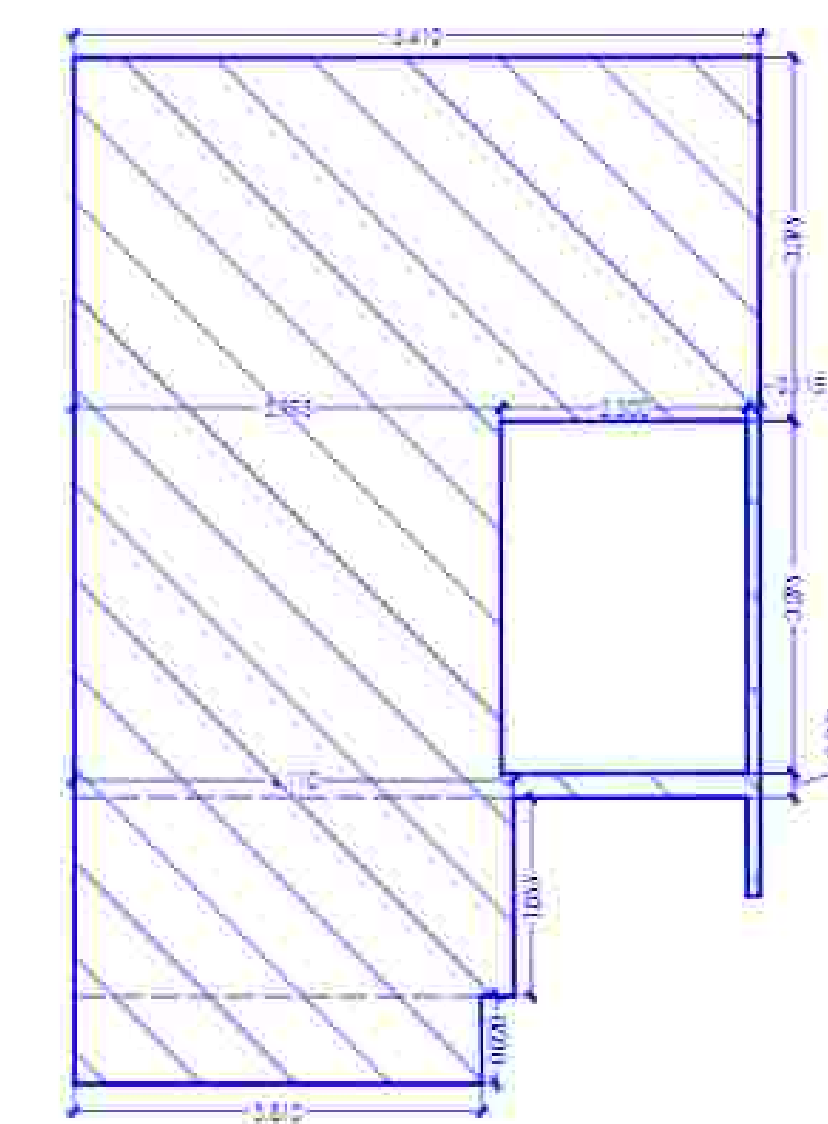
TERRACE FLOOR PLAN



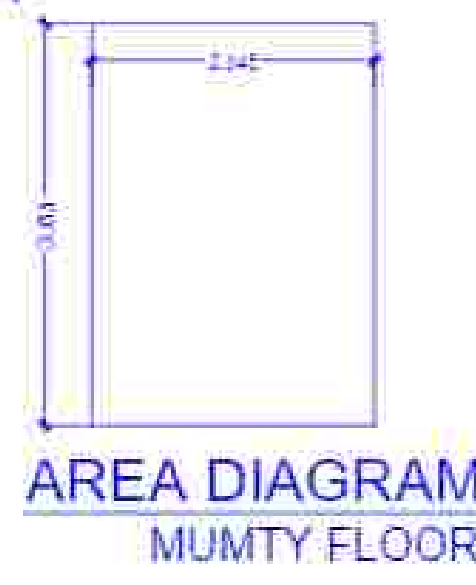
MUMTY FLOOR PLAN



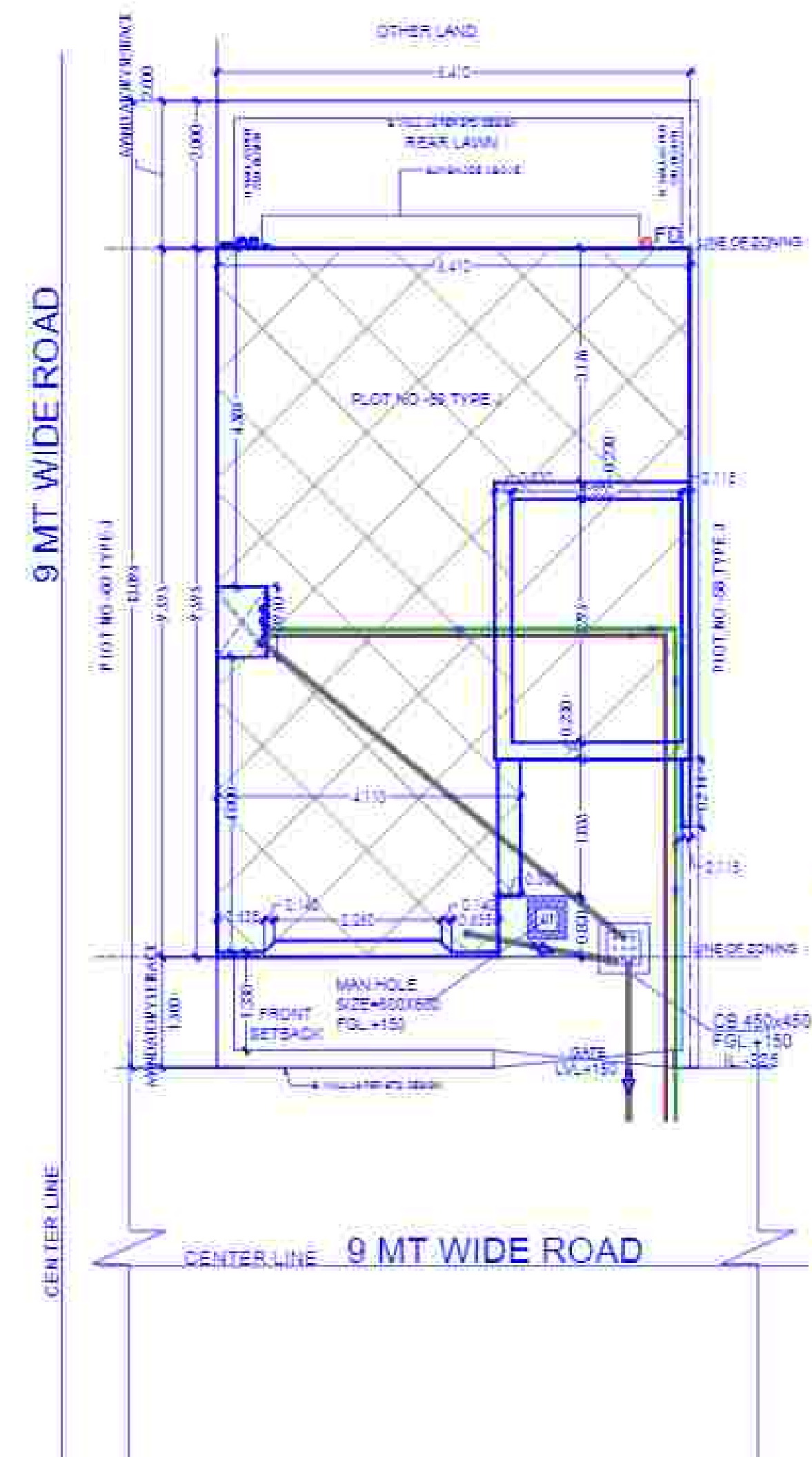
AREA DIAGRAM
GROUND FLOOR



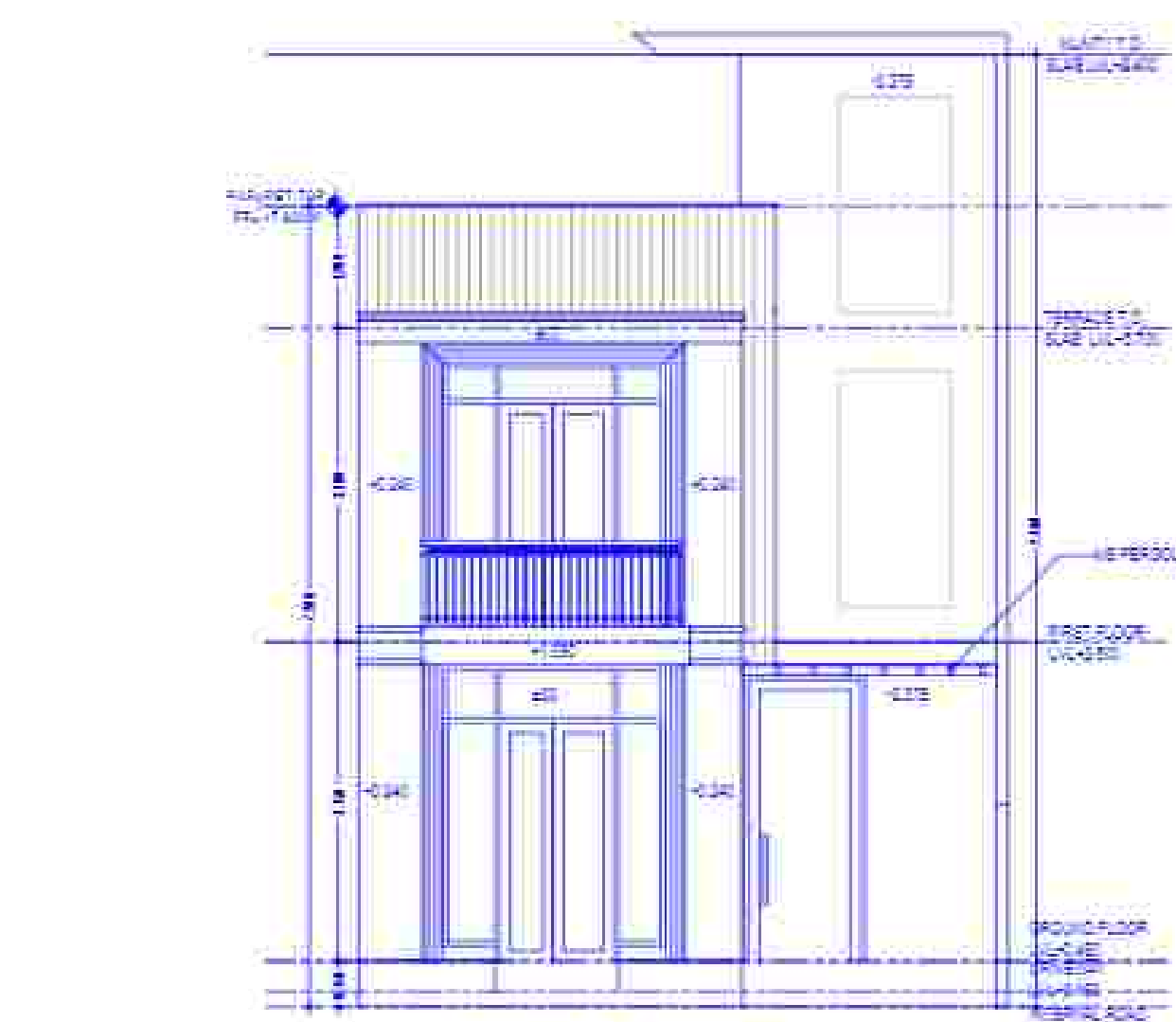
AREA DIAGRAM
FIRST FLOOR



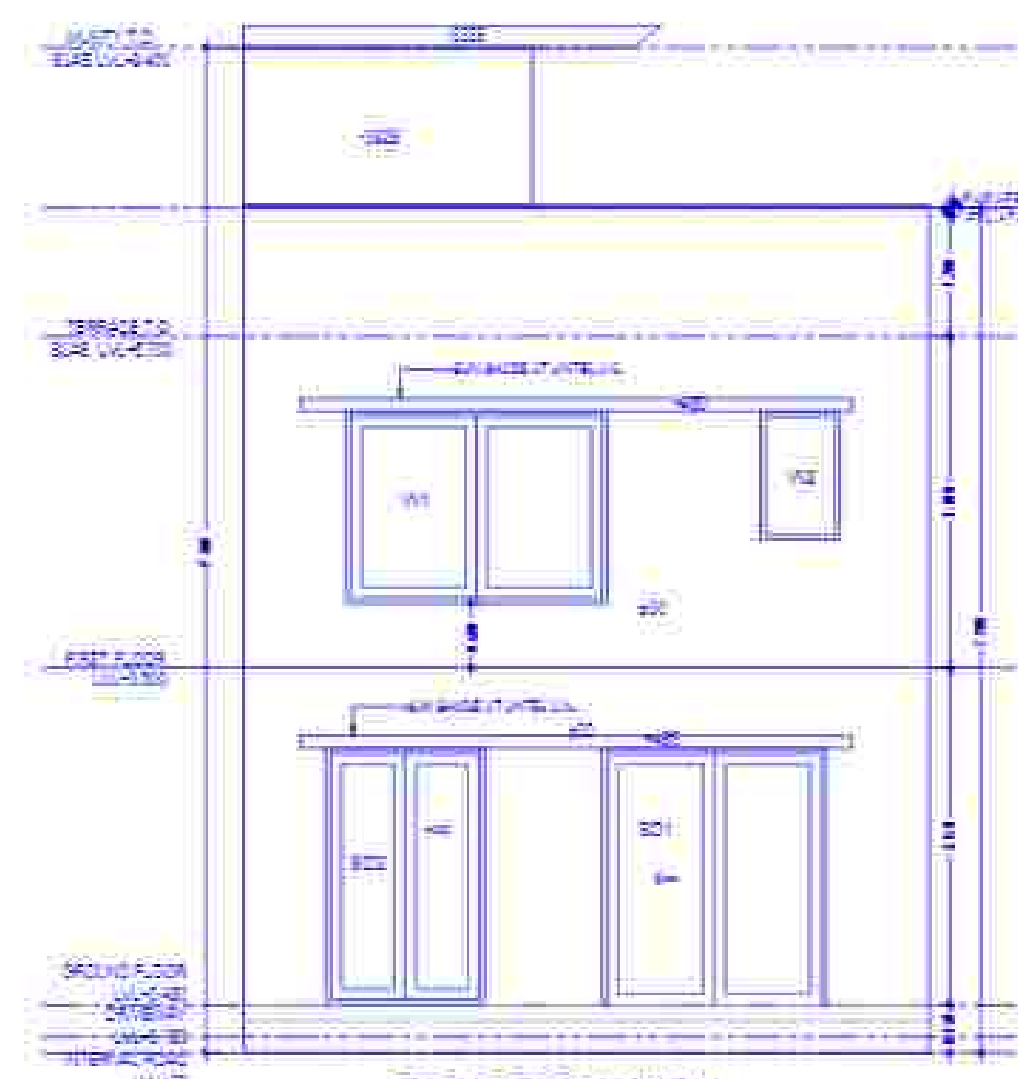
AREA DIAGRAM
MUMTY FLOOR



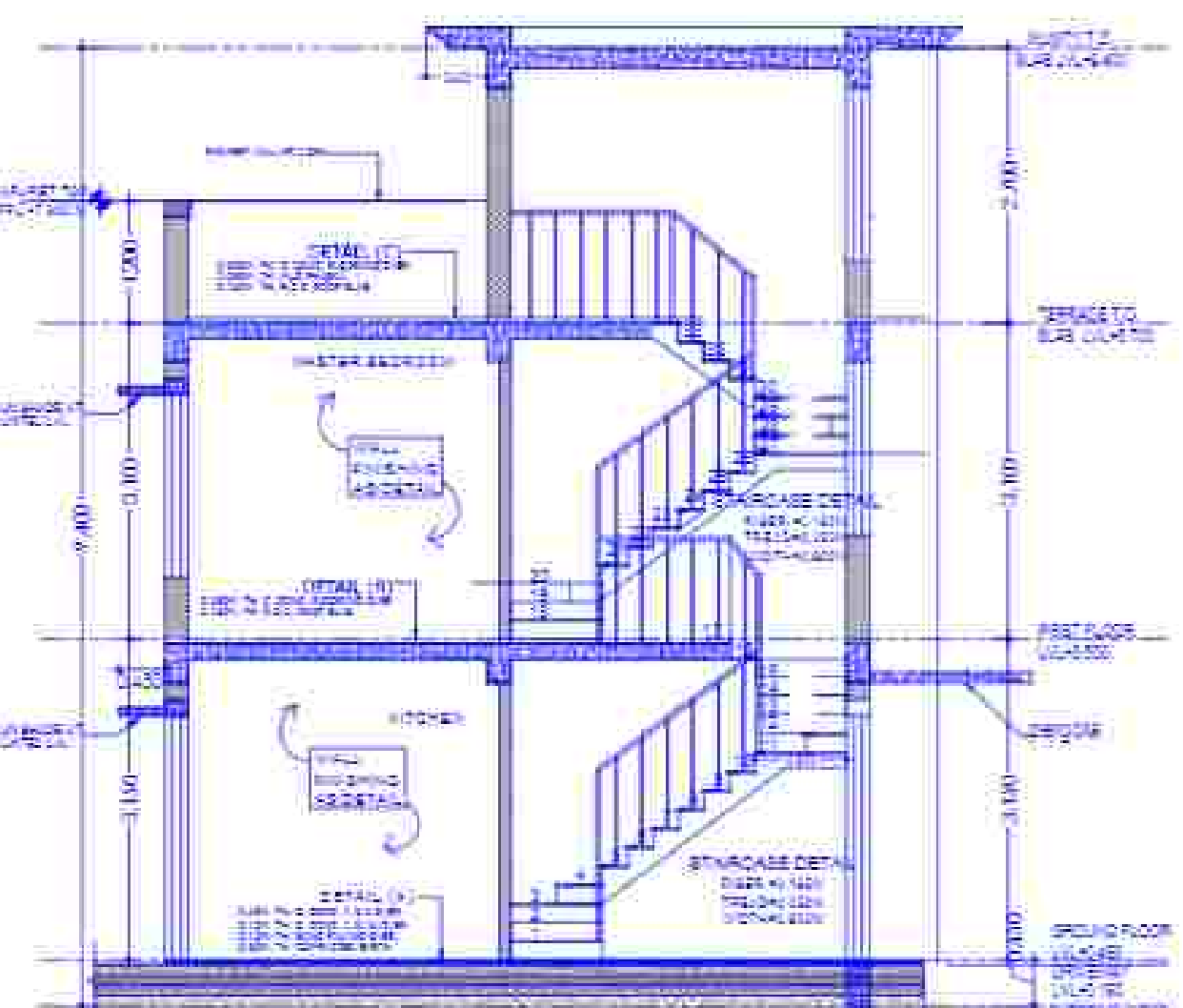
SITE PLAN



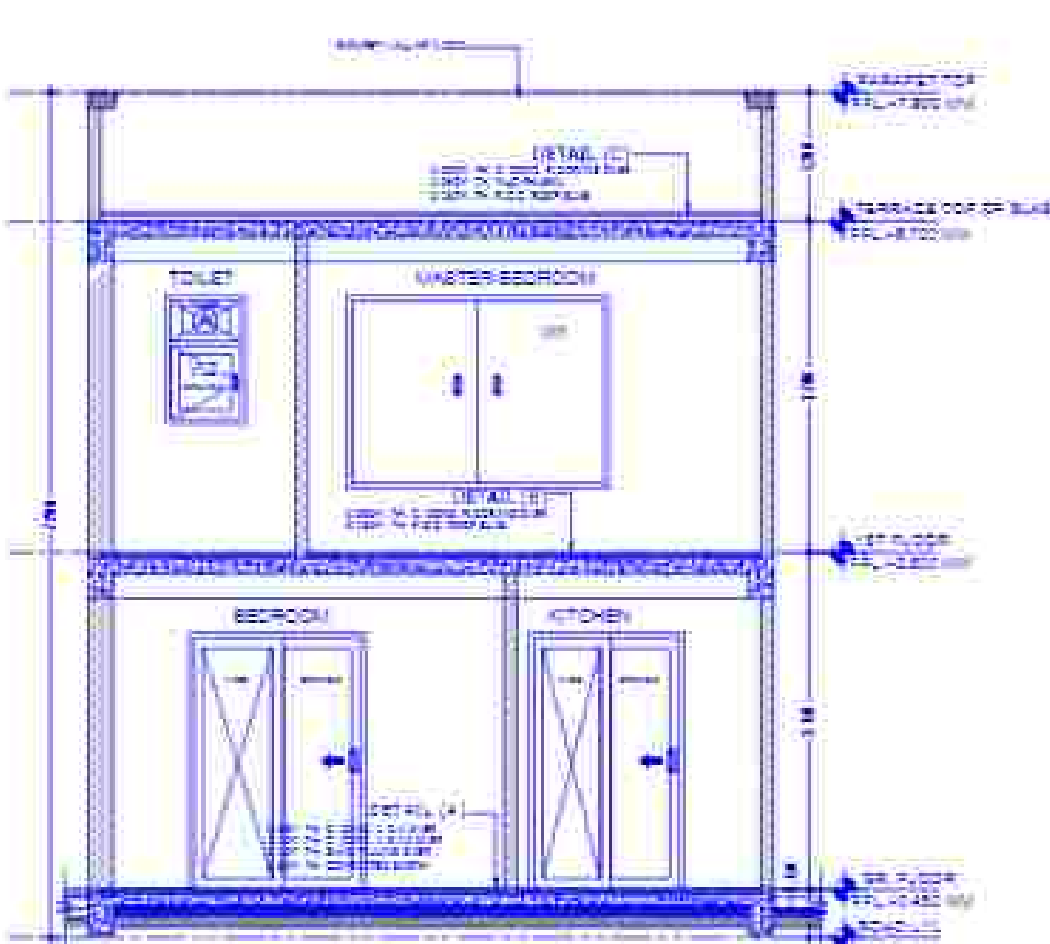
FRONT ELEVATION



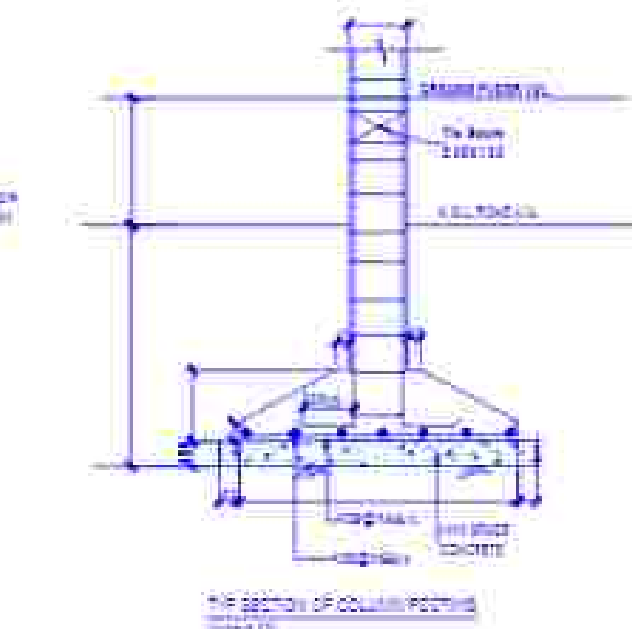
REAR ELEVATION



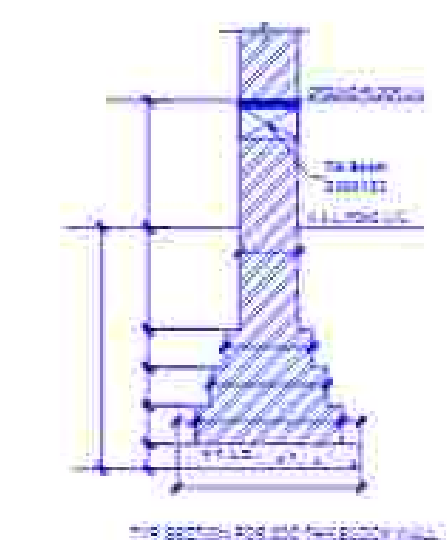
SECTION AT XX



SECTION YY



1/4 SECTION OF COLUMN FOOTING
(SCALE 1:10)



1/4 SECTION FOR 100MM THICK WALL
(SCALE 1:10)

PARKING DETAIL

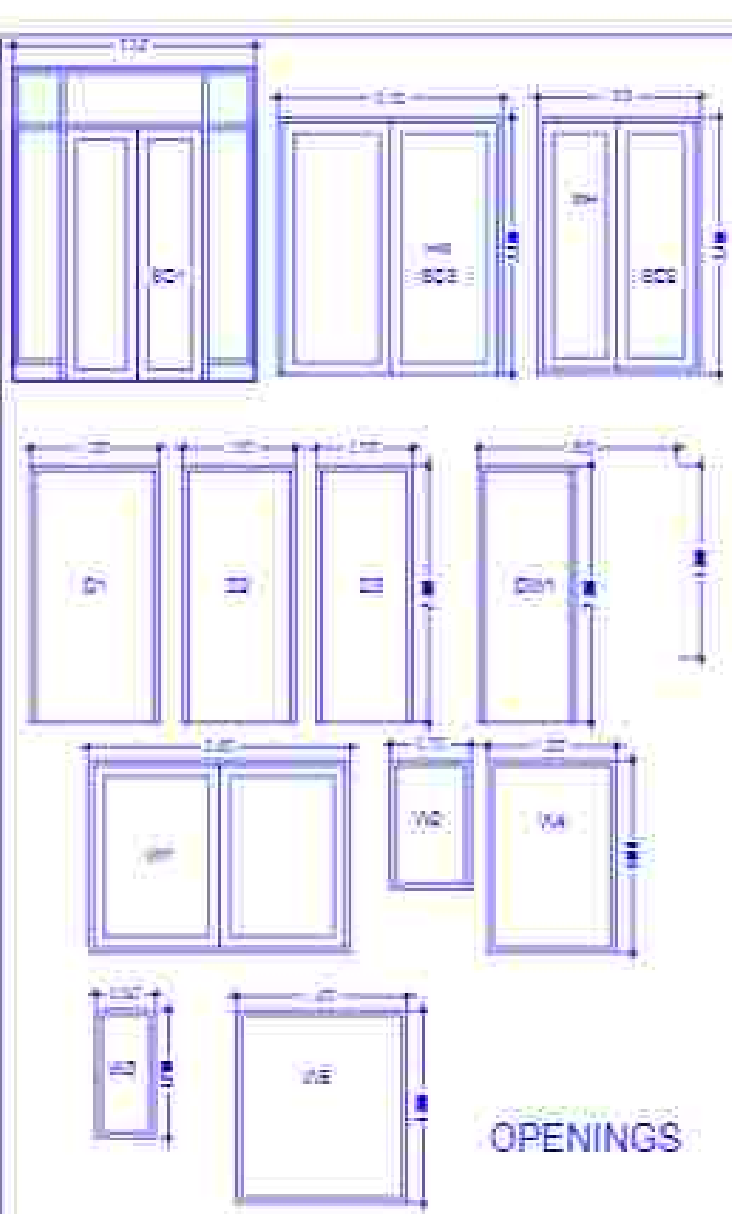
FOR PLOT SIZE UPTO 100 SQ.MT
0.5 ECS PER FLOOR IN STILTROPEN WITHIN
THE PLOT (0.5 ECS=6.25 SQ.MT)
REQUIRED PARKING AREA= 6.25 X 2 = 12.50 SQ.MT.
PROVIDED OPEN PARKING AREA
=3.580X1.330+2.371X3.945
=4.761+9.354=14.115 SQ.MT.

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.
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5. ALL DIMENSIONS ARE IN MKS. SYSTEM
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8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
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10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE OF THE OWNER/STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- (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



OPENINGS

SUBMISSION DRAWING

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

AREA STATEMENT:

TOTAL PLOT AREA = 6.41 X 13.095 = 83.939 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 62.95 SQ.MT.
PROPOSED GROUND COVERAGE = 55.210 SQ.MT. @ 85.77%
PERMISSIBLE FAR @ 200% = 167.878 SQ.MT.
PROPOSED FAR = 102.946 SQ.MT. @ 122.0%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.41 X 8.82 + 4.110 X 1.885 + 0.810 X 0.820 + 1.15 X 0.914 = 44.357 + 7.824 + 0.664 + 1.055 = 55.210 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =
SAME AS GROUND - (2.300 X 3.295) = 55.210 - 7.579
= 47.631 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA

= 2.645 X 3.755 = 9.932 SQ.MT.

TOTAL FAR AREA (D) = A + B = 55.210 + 47.631 + 0.105 = 102.946 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (2.30 X 3.295) + 2.645 X 3.755 = 7.579 + 9.932 = 17.511 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 102.946 + 17.511 = 120.46 SQ.MT.

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	1000 MM X 2400 MM	0 MM	2400 MM
3	D-3	750 MM X 2400 MM	0 MM	2400 MM
4	SD-1	2250 MM X 2400 MM	0 MM	2400 MM
5	SD-2	1625 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	600 MM	2400 MM
8	W-2	750 MM X 1200 MM	1200 MM	2400 MM
9	W-3	880 MM X 1200 MM	1200 MM	2400 MM
10	W-4	1200 MM X 1800 MM	450 MM	
11	DW-1	1880 MM X 2250 MM	450 MM	2250 MM

PURPOSE OF DRAWING

PROJECT: PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DDJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, DEVELOPED BY - SH. OM PRAKASH SAROHA AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE: DUPLEX VILLA PLANS (TYPE J)
PLOT SIZE = 6.41 x 13.095 mt.
R.H.S. DRIVEWAY
PLOT NOS = 59 J

DATE - 08.11.2023
SCALE -
DEALT -
CHECKED BY -

APPLICANT/DEVELOPER
For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorized Signatory

ARCHITECT SIGNATURE:

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

JAI SHRI ARCHITECTURE
RAN LAL CHOWK, ABOVE HOPKINS ROAD, PATNA-800001.
E-MAIL - jaiarchitect@gmail.com, jaiarchitect@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/2024/2742

Dated 27/02/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-94, Type-K, 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-4984V दिनांक 15.02.2024 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 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/e District Town Planner,
Sonipat.

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/2024/1877-

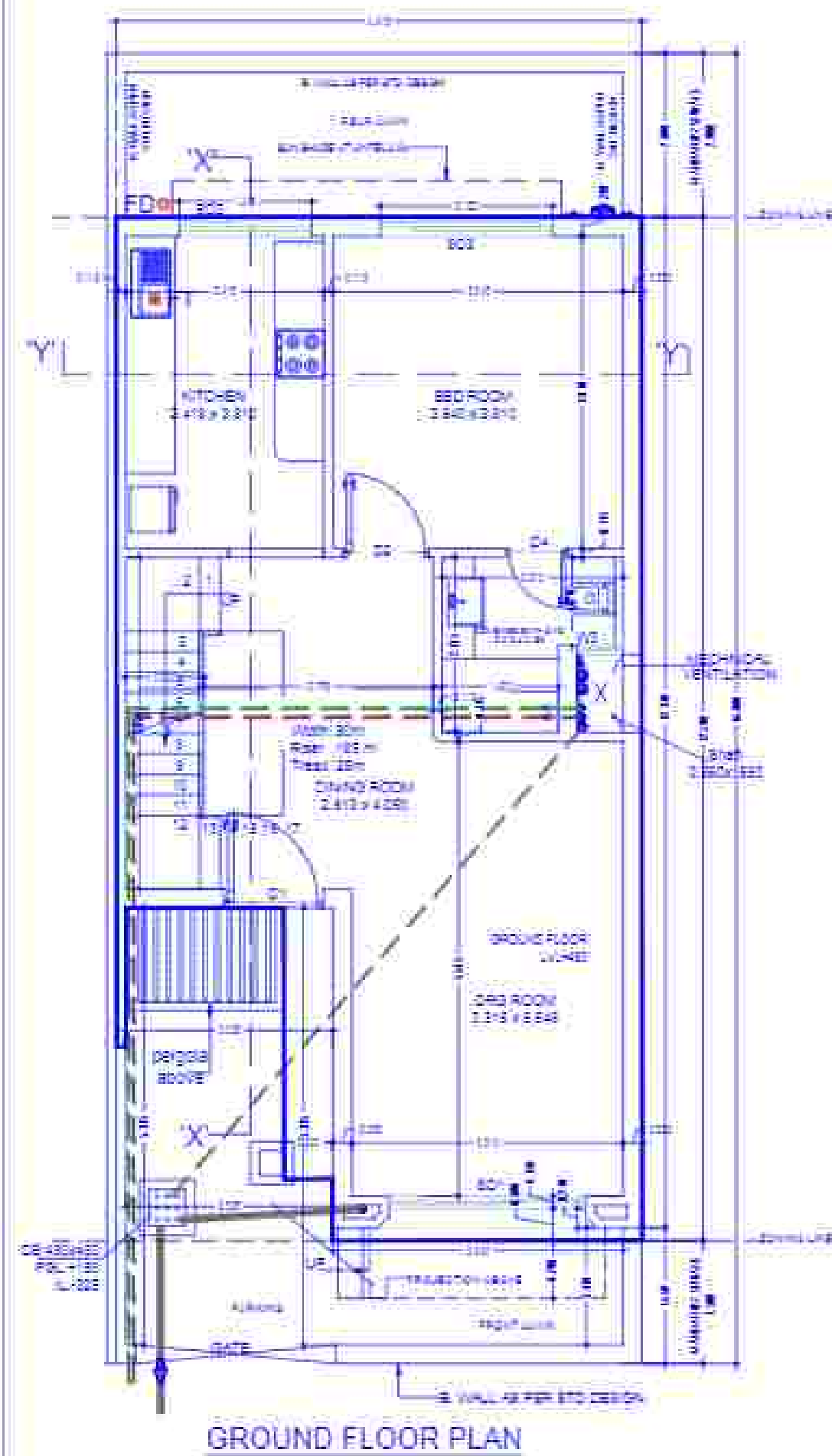
Dated 28/2/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-93, Type-K, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

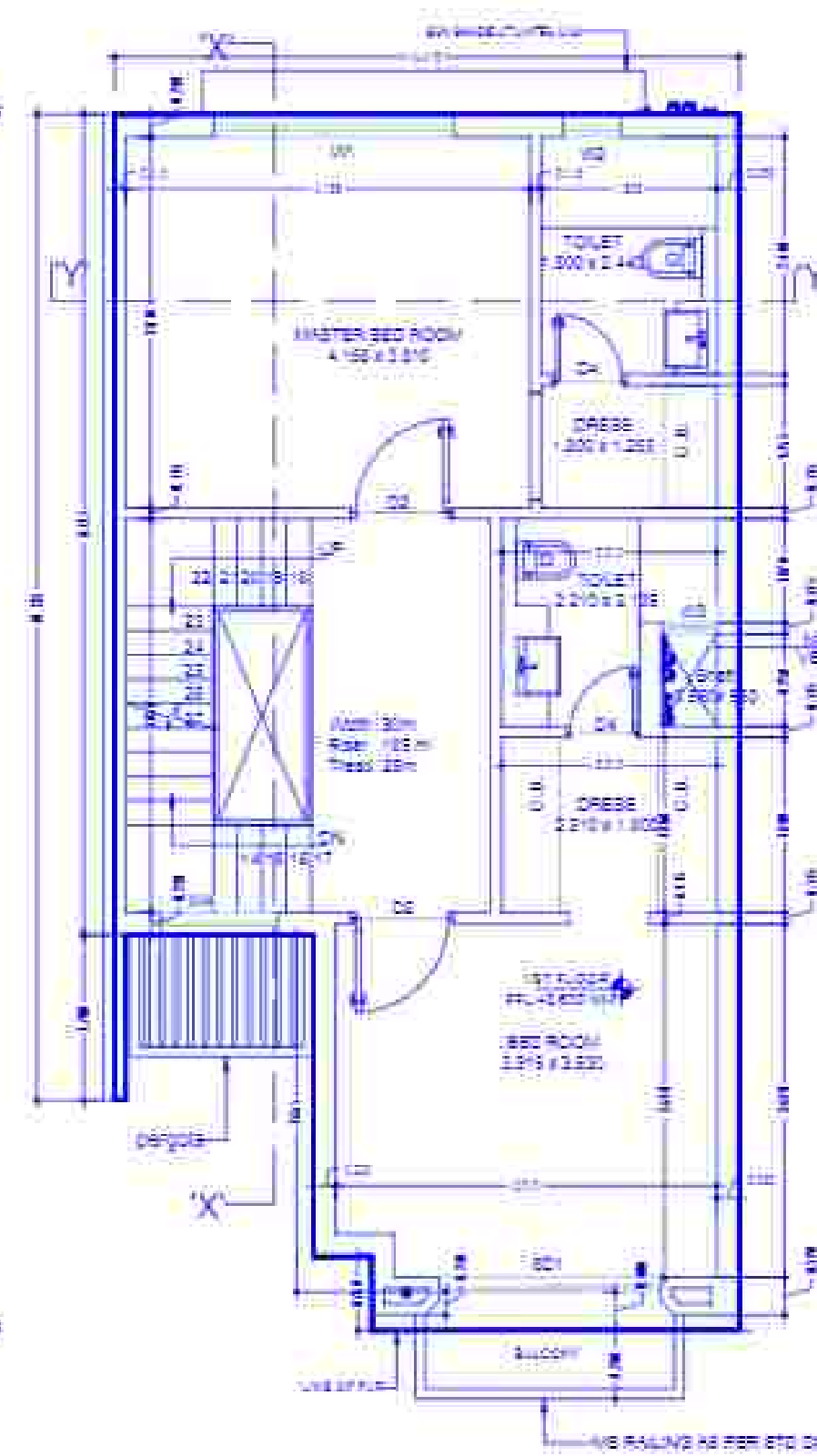
हवाला :- आपके ऑनलाइन आवेदन नं०-BLC-4984U दिनांक 23.01.2024 के संदर्भ में।

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 कम्पलीशन 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 प्लॉन के लिए प्रस्तावित है। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

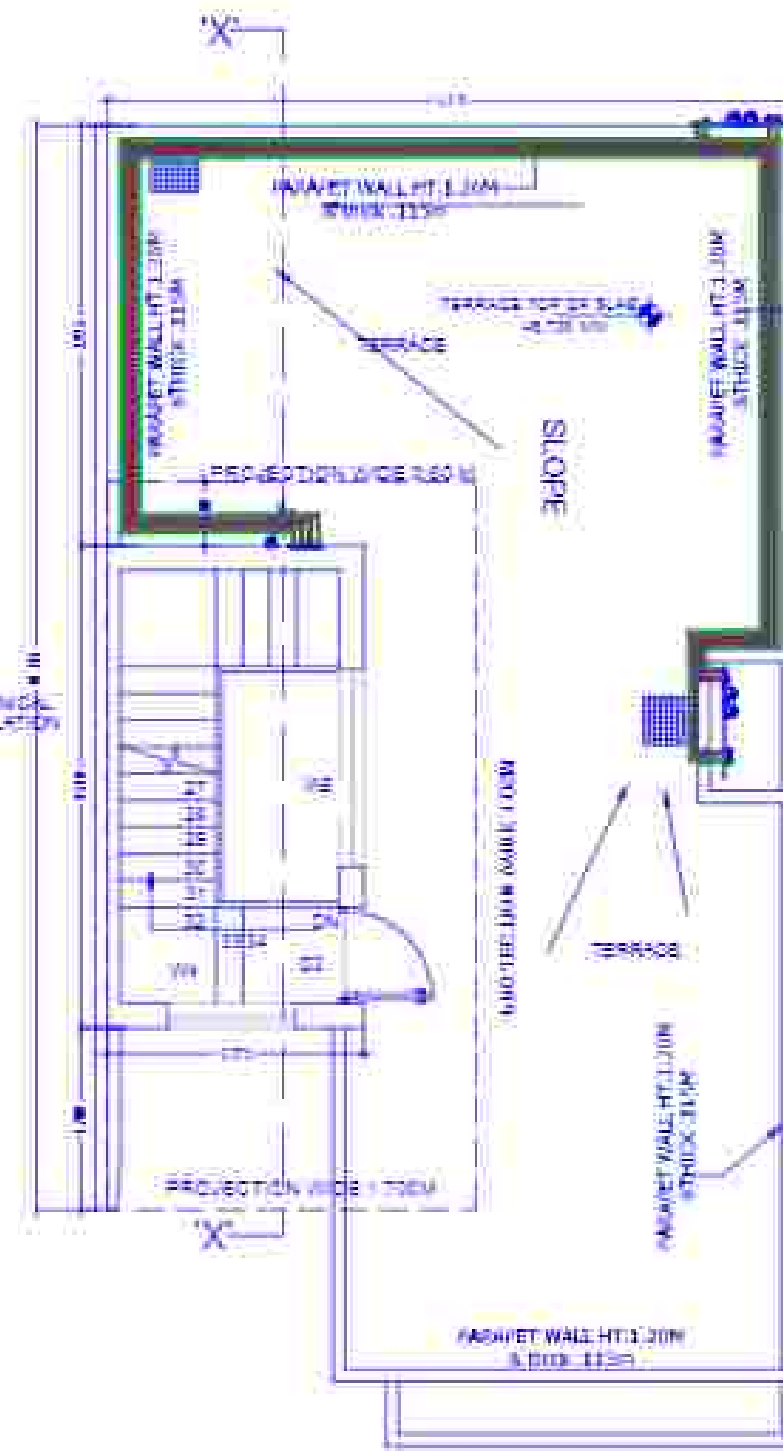

District Town Planner,
Sonipat.



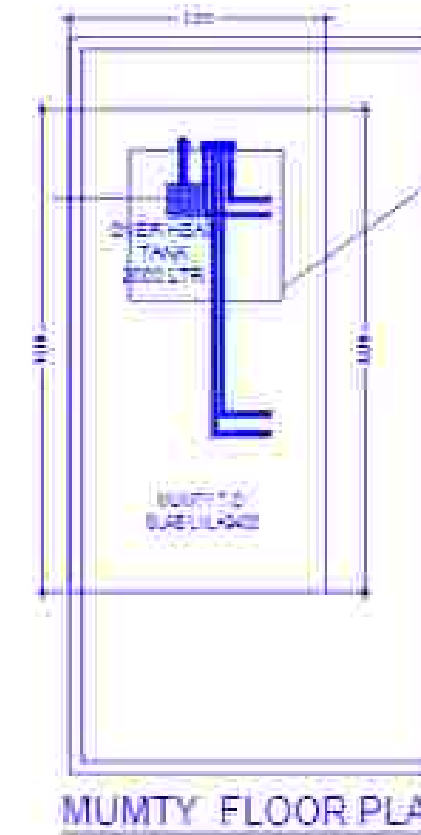
GROUND FLOOR PLAN



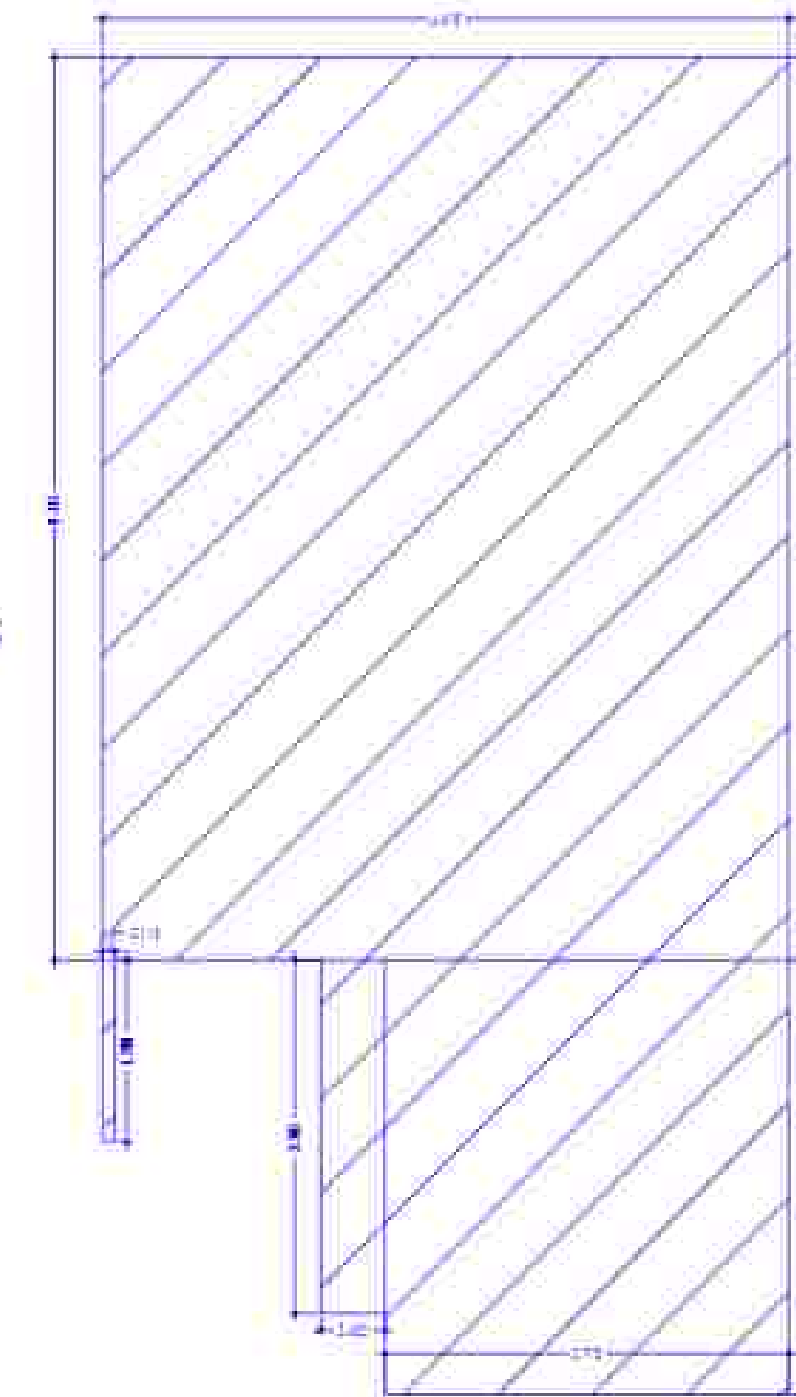
FIRST FLOOR PLAN



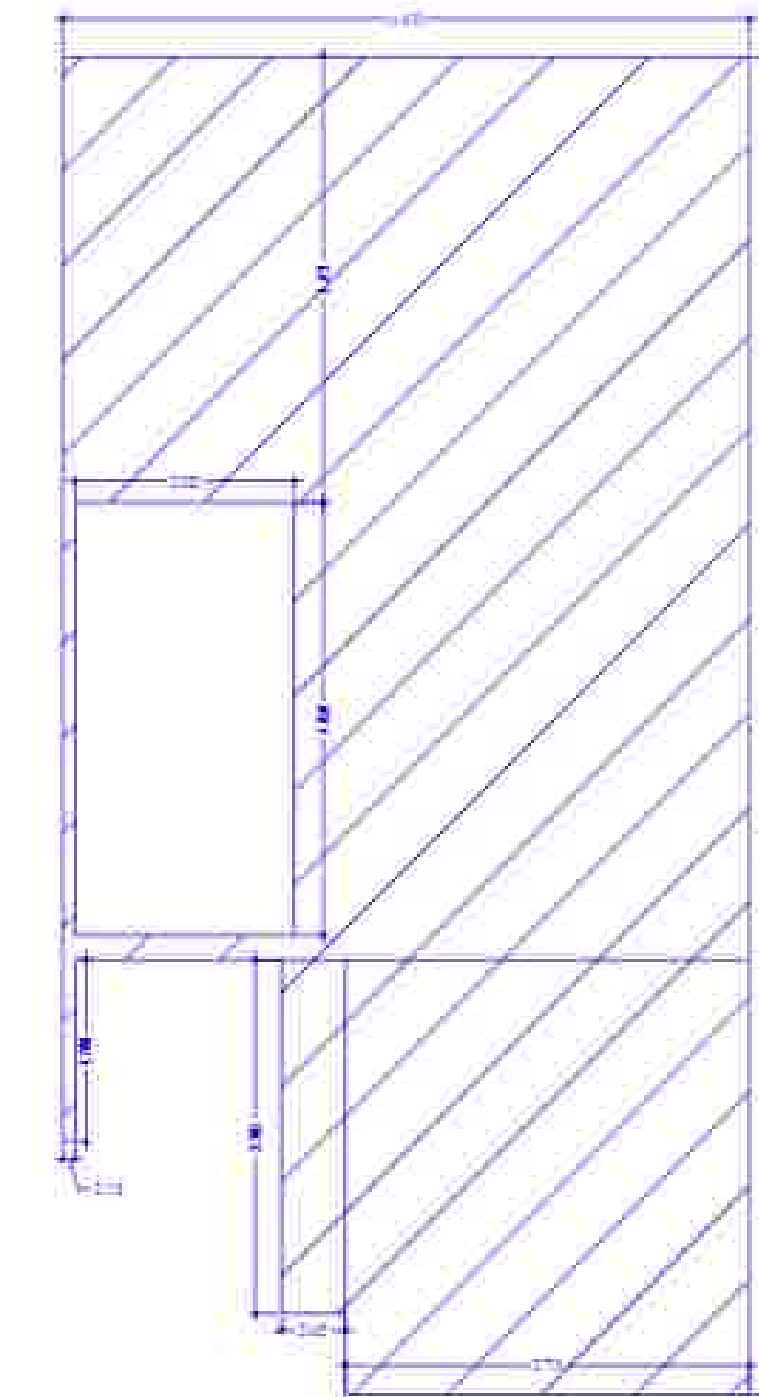
TERRACE FLOOR PLAN



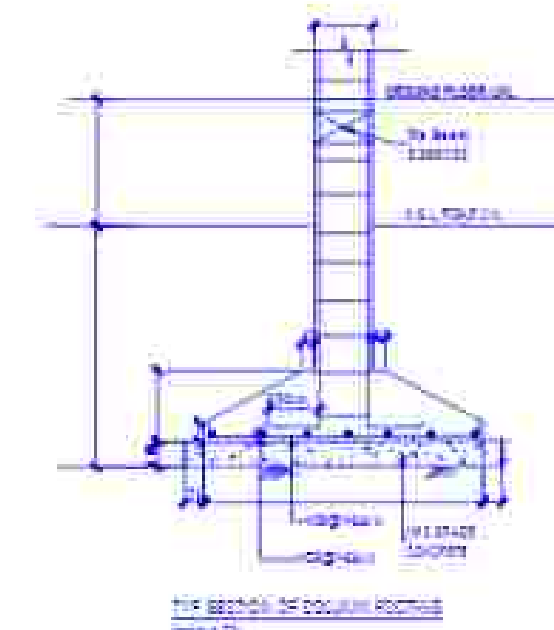
MUMTY FLOOR PLAN



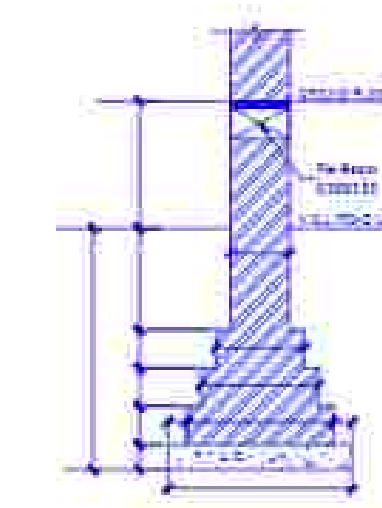
AREA DIAGRAM
GROUND FLOOR



AREA DIAGRAM
FIRST FLOOR

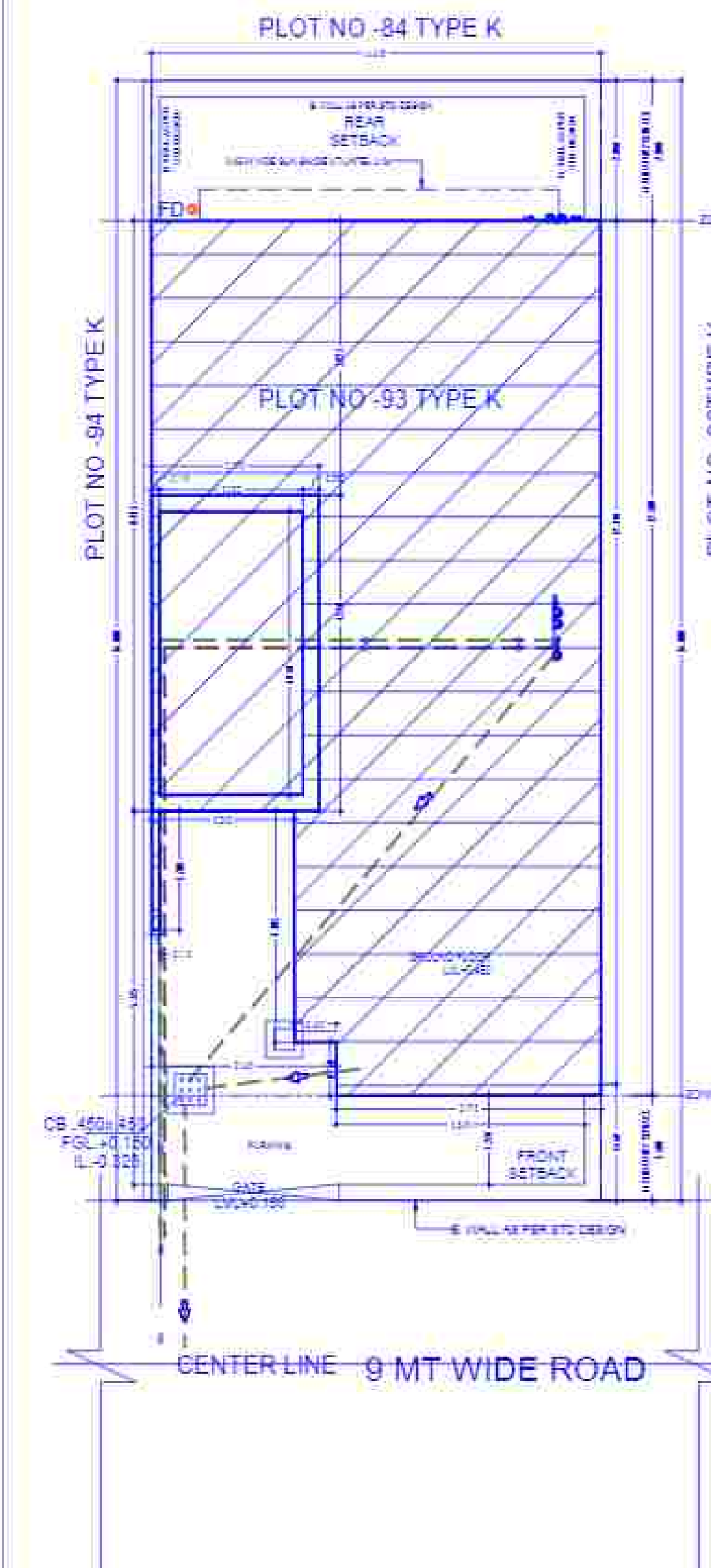


C/S SECTION OF COUPLER ROUTING

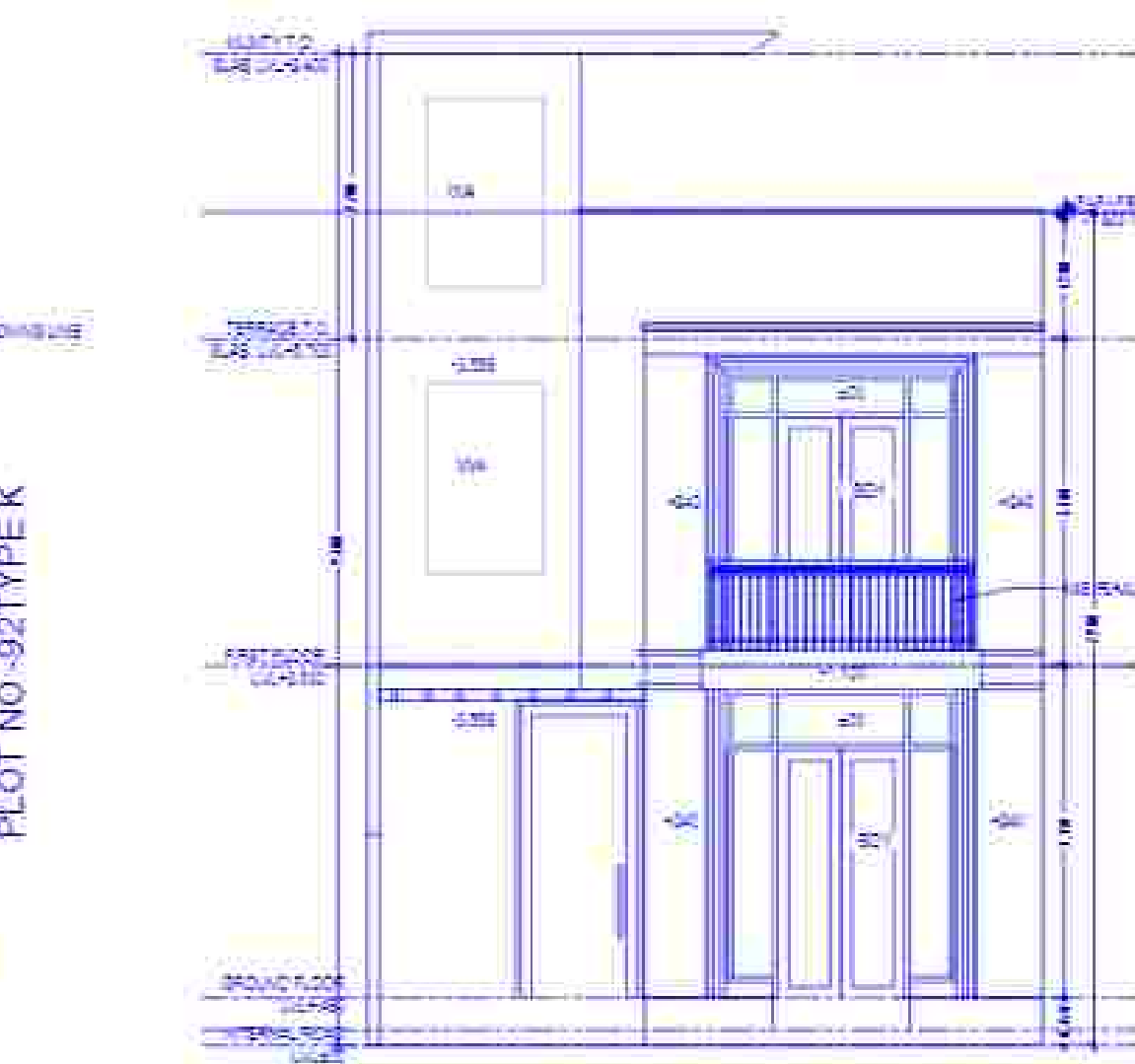


C/S SECTION FOR COUPLER ROUTING

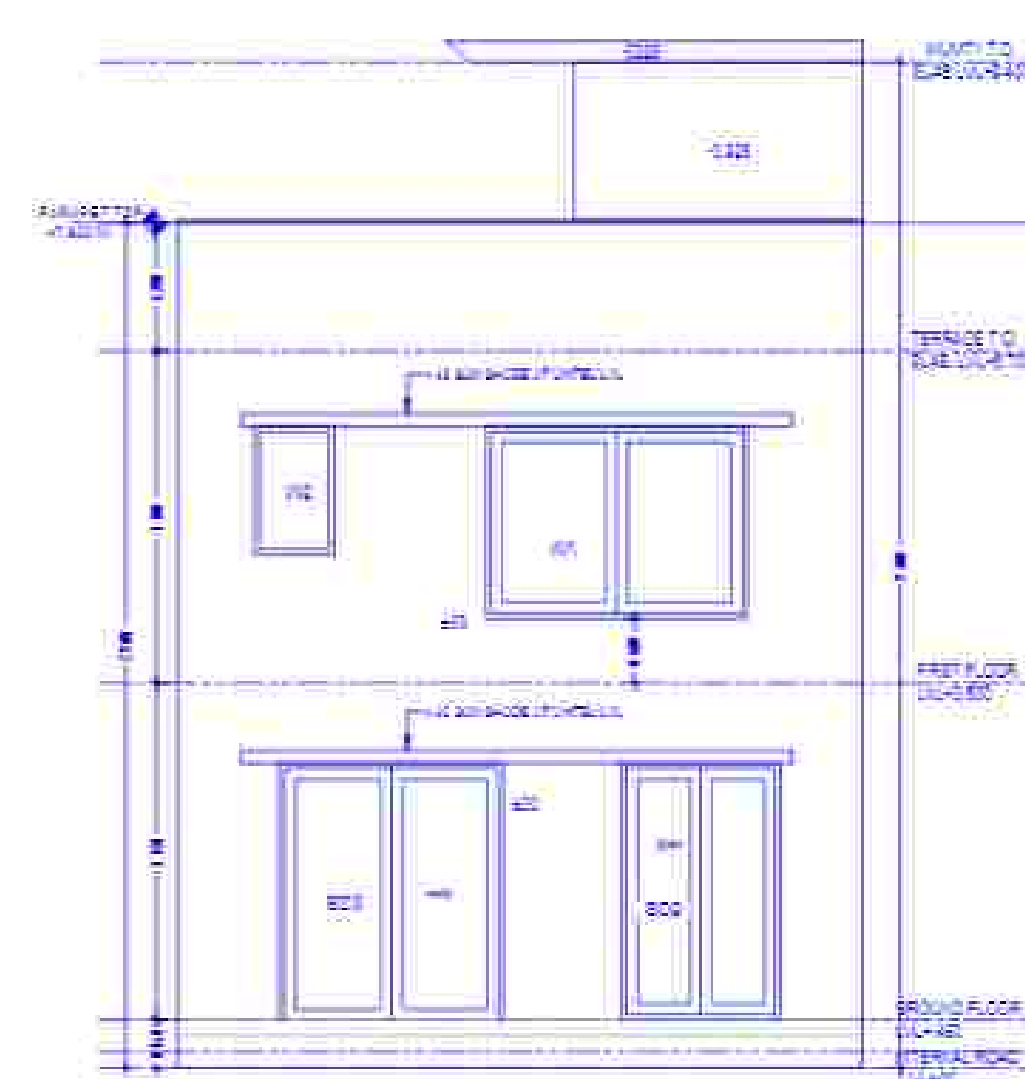
AREA DIAGRAM
MUMTY FLOOR



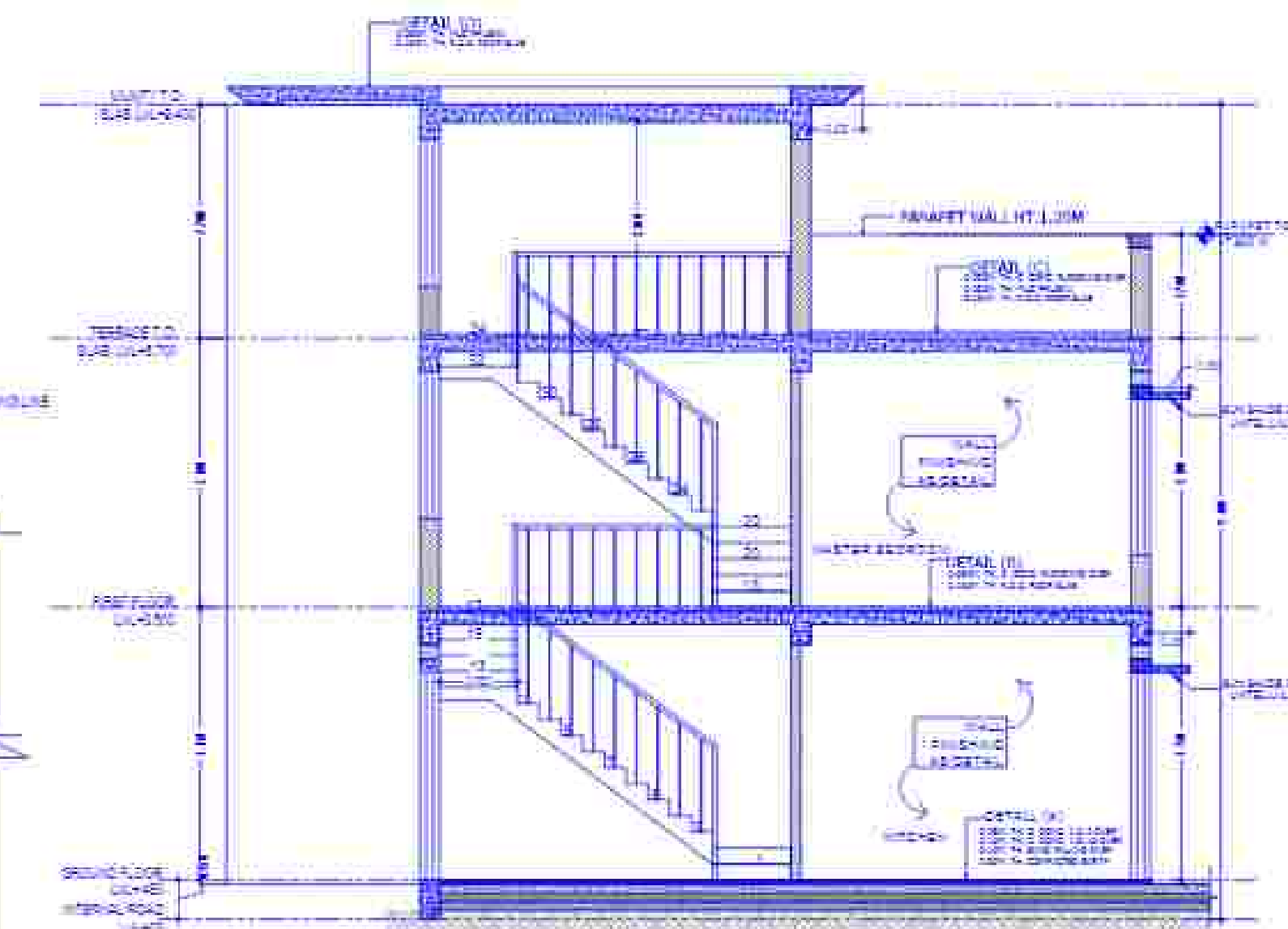
SITE PLAN



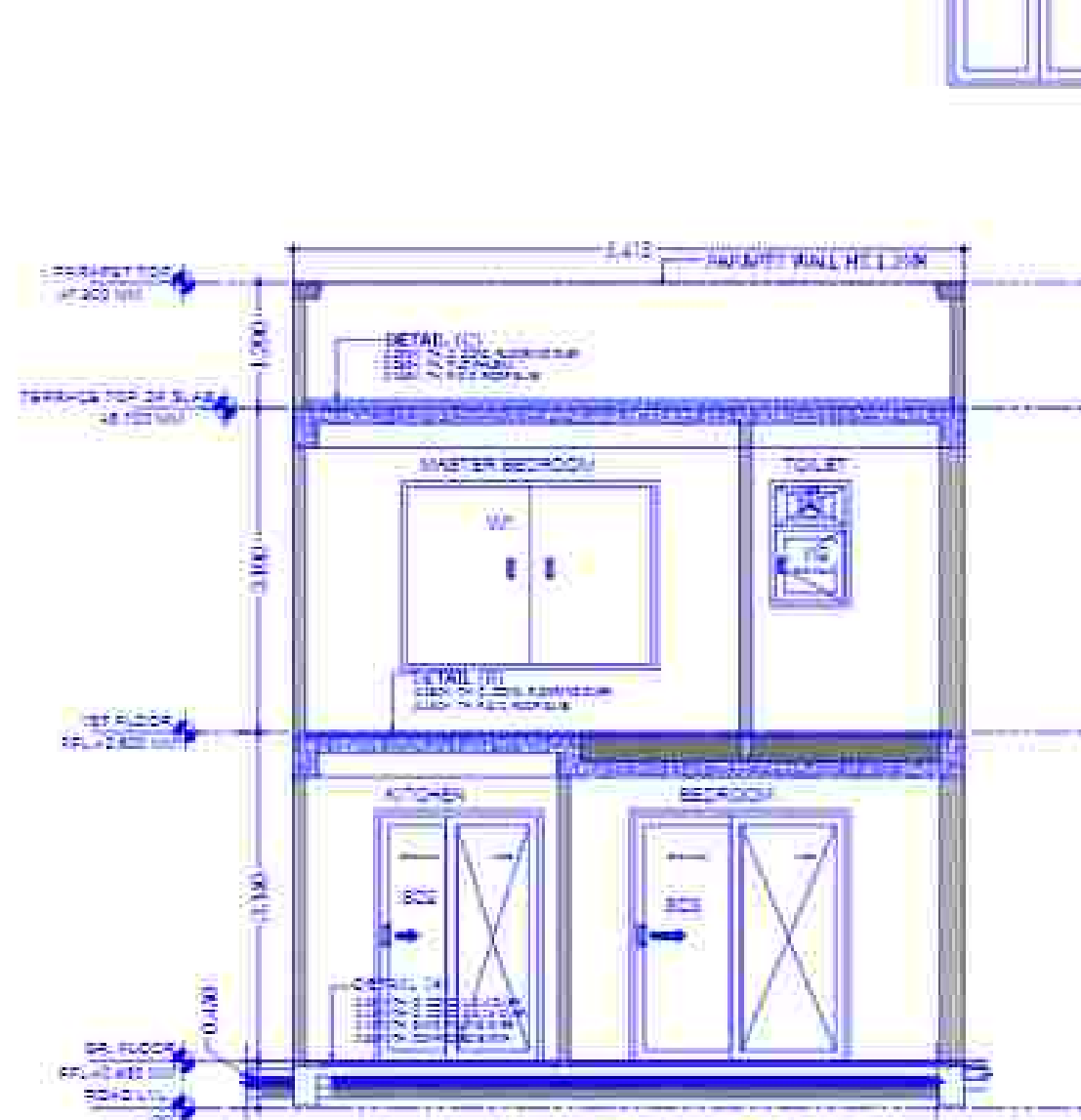
FRONT ELEVATION



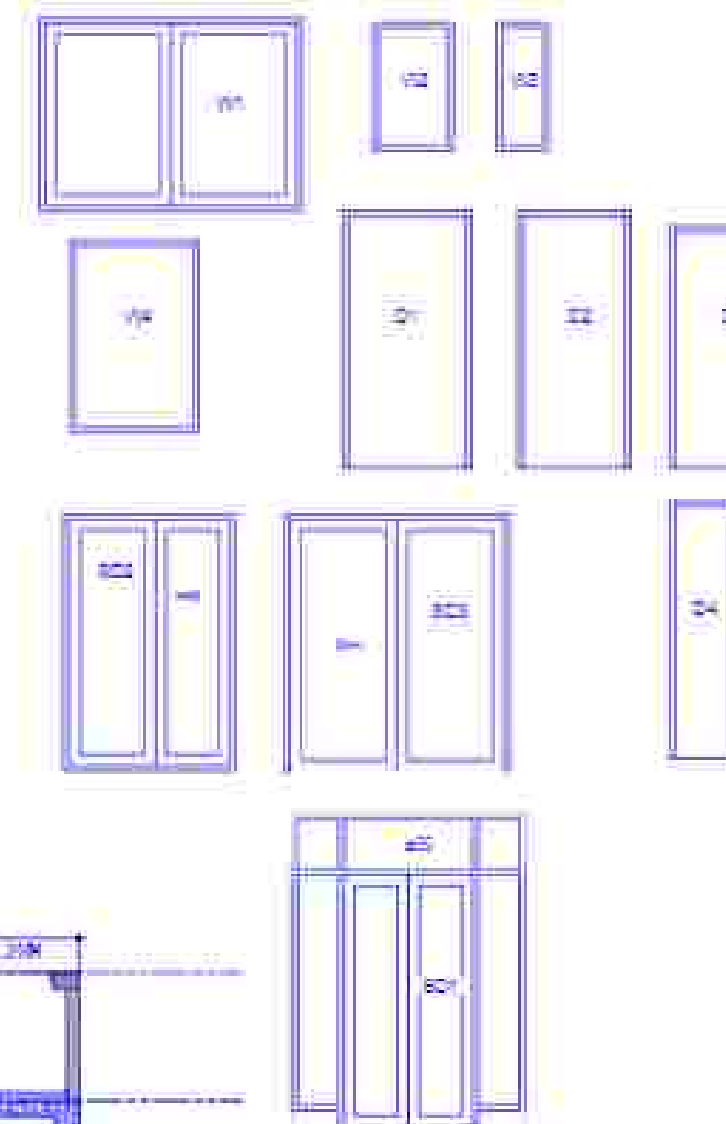
REAR ELEVATION



SECTION AT XX



SECTION YY



PARKING DETAIL

FOR PLOT SIZE 100 TO 250 SQ.MT
1.00 ECS PER FLOOR IN STILT/OPEN WITHIN
THE PLOT (1.00 ECS=12.50 SQ.MT)

REQUIRED PARKING AREA= 12.50 SQ.MT.

PROVIDED OPEN PARKING AREA
=2.528X5.330+1.43X3.545
=12.467+5.07=17.537 SQ.MT.

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 WALLS AS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MMS. 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.O.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
9. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTEARTH QUAKE WILL BE OF THE OWNER/STRUCTURE DESIGNER

LEGEND FOR PLUMBING

- 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

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

AREA STATEMENT:

TOTAL PLOT AREA = 6.418 X 16.00 = 102.888 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 70% = 72.02 SQ.MT.
PROPOSED GROUND COVERAGE = 71.67 SQ.MT. @ 69.79%
PERMISSIBLE FAR @ 200% = 205.36 SQ.MT.
PROPOSED FAR = 135.83 SQ.MT. @ 132.9%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.418 X 8.435 + 3.775 X 4.065 + 0.600 X 3.305 + 115 X 1.700
= 54.14 + 15.35 + 1.983 + 0.195 = 71.67 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =
FAR AREA - NON FAR AREA =

SAME AS GROUND - (1.90 X 4.05) = 7.70 - 7.70 = 63.97 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA

= 2.395 X 4.51 = 10.80 SQ.MT.

TOTAL FAR AREA (D) = A + B = 71.67 + 63.97 = 135.83 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA +
MUMTY (C) = (1.90 X 4.05) + 2.395 X 4.51 = 7.70 + 10.80 = 18.50
TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR
AREA (E) = 135.83 + 18.50 = 154.33 SQ.MT.

DOOR & WINDOW SCHEDULE				
S NO	TAG	SIZE OF OPENING	STILT LVL.	LINTEL LVL.
1	D-1	1.200 M X 2.400 M	0 M	2400 M
2	D-2	1.050 M X 2.400 M	0 M	2400 M
3	D-3	0.900 M X 2.250 M	0 M	2250 M
4	D-4	0.750 M X 2.400 M	0 M	2400 M
5	SD-1	2.175 M X 2.925 M	0 M	2.925 M
6	SD-2	1.800 M X 2.400 M	0 M	2400 M
7	SD-3	2.100 M X 2.400 M	0 M	2400 M
8	W1	2.450 M X 1.800 M	800 M	2400 M
9	W2	0.750 M X 1.200 M	1200 M	2400 M
10	W3	0.485 M X 1.200 M	1200 M	2400 M
11	W4	1.200 M X 1.800 M	450 M	
12	W5	1.880 M X 1.800 M	450 M	2250 M

PROPOSED RESIDENCE IN AFFORDABLE
RESIDENTIAL PLOTTED COLONY OVER AN AREA
MEASURING 16.31875 ACRE (LICENSE NO. 181
OF DATED 11-09-2023) UNDER DDJAY - 2016,
FALLING IN THE REVENUE ESTATE OF VILLAGE
RATHDHANA, SECTOR-33, SONENPAT,
DEVELOPED BY - SH. OM PRAKASH SAROHA
AND OTHERS IN COLLABORATION WITH
ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE
DUPLEX VILLA PLANS (TYPE K)
PLOT SIZE = 6.418 x 16.0 m.
L.H.S. DRIVEWAY
PLOT NOS = 93 K

DATE - 06.12.2023	REV. NO	NORTH
SCALE -		
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

* SANCTIONED *
VALID UP TO 3 YEARS FROM DATED
08-02-2024 TILL DATED 07-02-2028

ARCHITECT

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

JAI SHRI ARCHITECTURE

RAM LAL CHDWI, ABOVE R.C. ATM, PRAIPAT-112101

DISTRICT TOWN PLANNER, SONIPAT

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA

First Floor, HSVP Complex, Sector 15, Sonapat Tel. - 0130-2231491 & E-mail ID - dtplsonipat@gmail.com

सेवा में

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

Memo No. ST/DTP-P/2024/S73

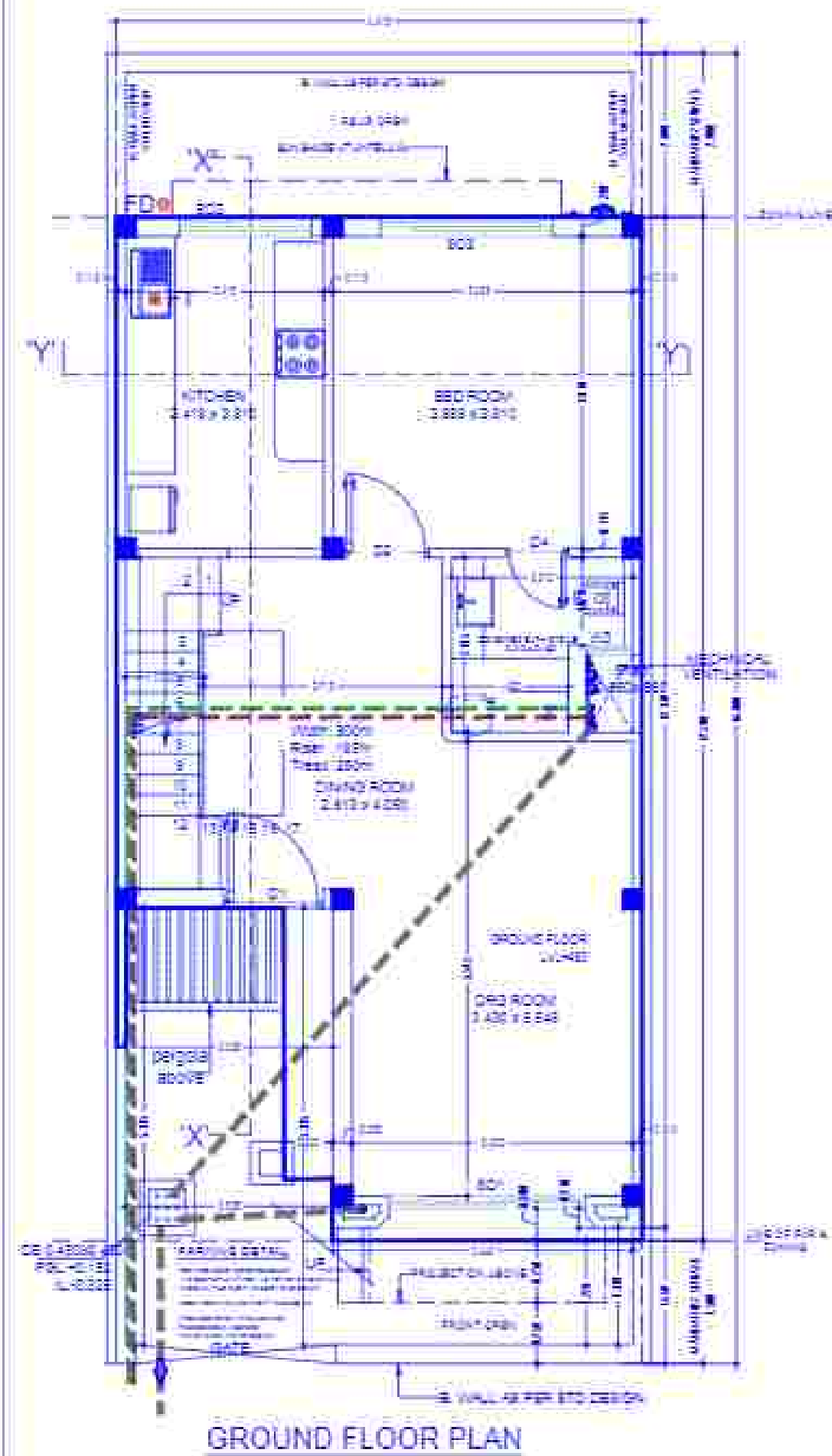
Dated 16/1/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-95, Type-K, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

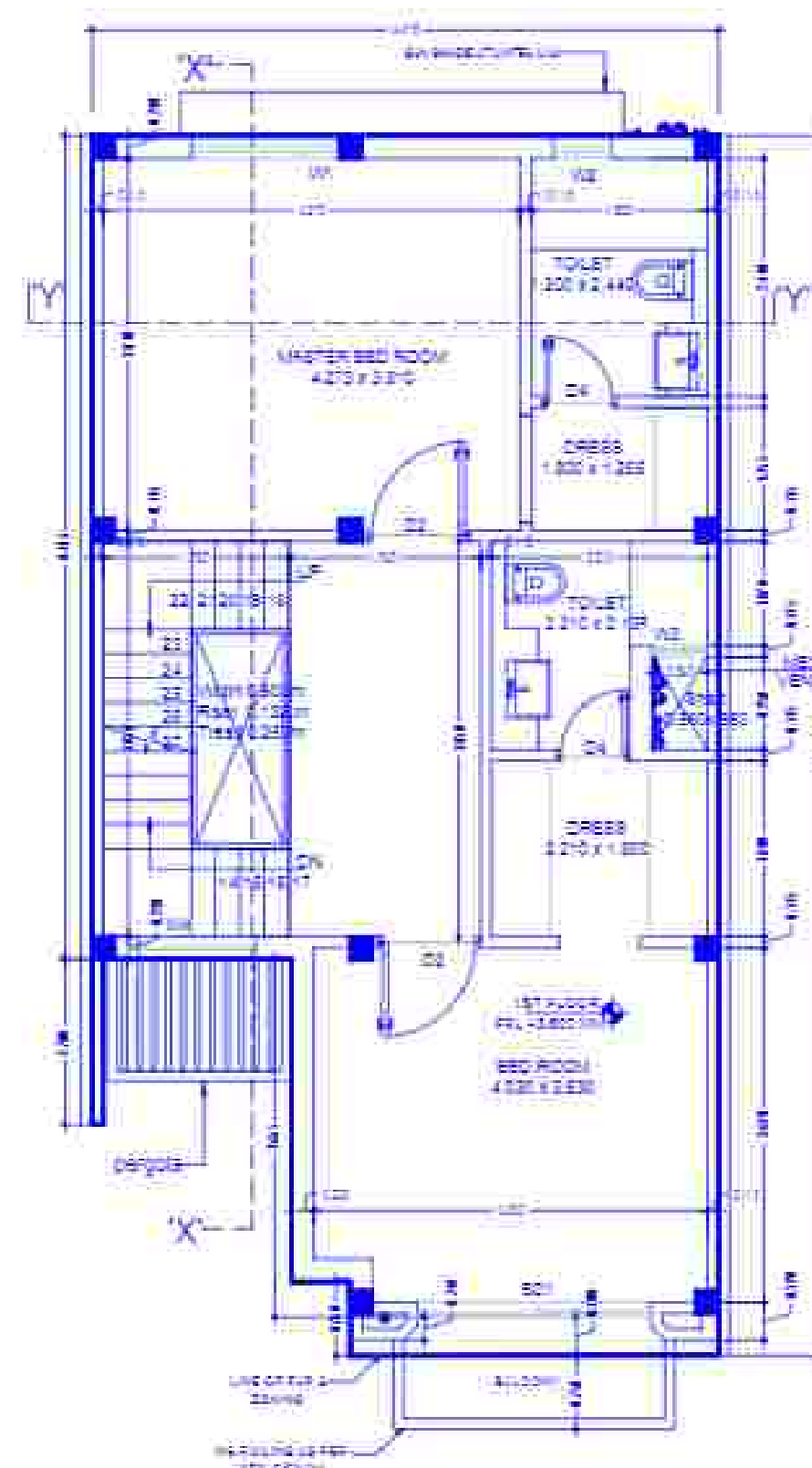
हवाला :- आपके ऑनलाइन आवेदन नं०-BLC-4984C दिनांक 28.12.2023 के संदर्भ में।

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 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 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 स्वीकृती पीस व लेबर सेरा की शेष राशि Occupation certificate पर देनी होगी।

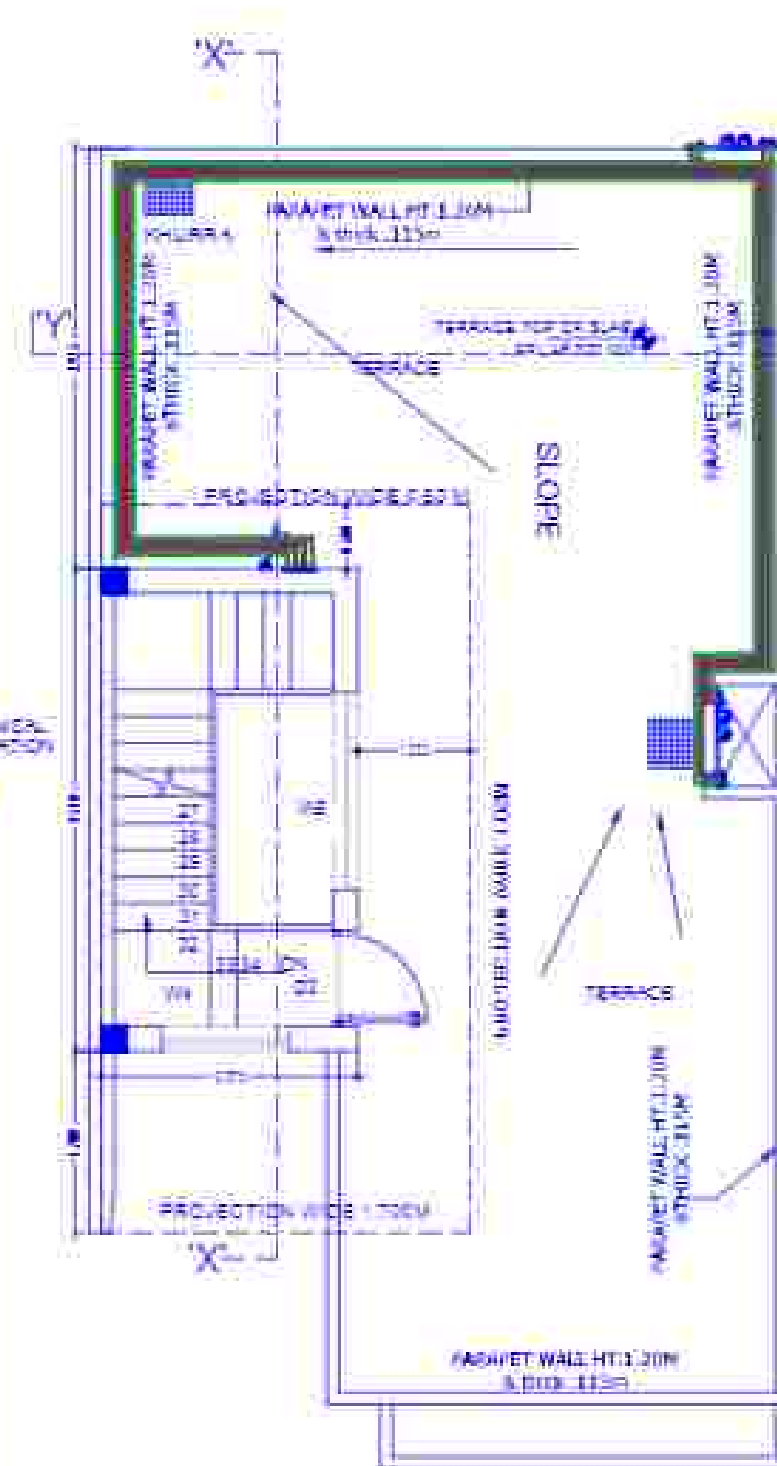

District Town Planner,
Sonipat. 



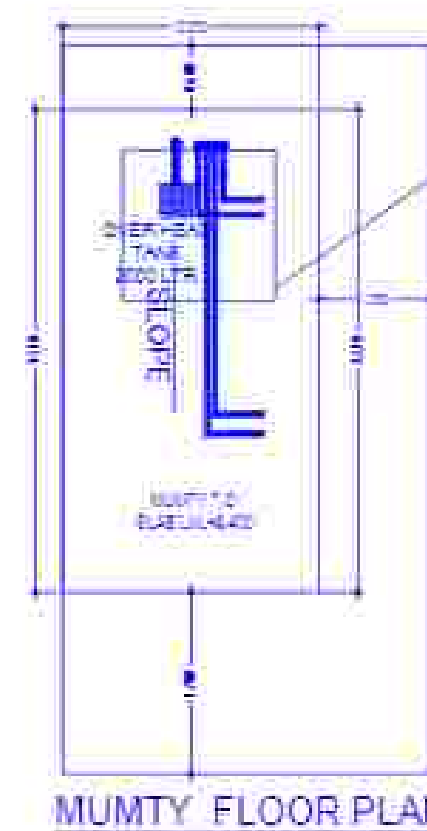
GROUND FLOOR PLAN



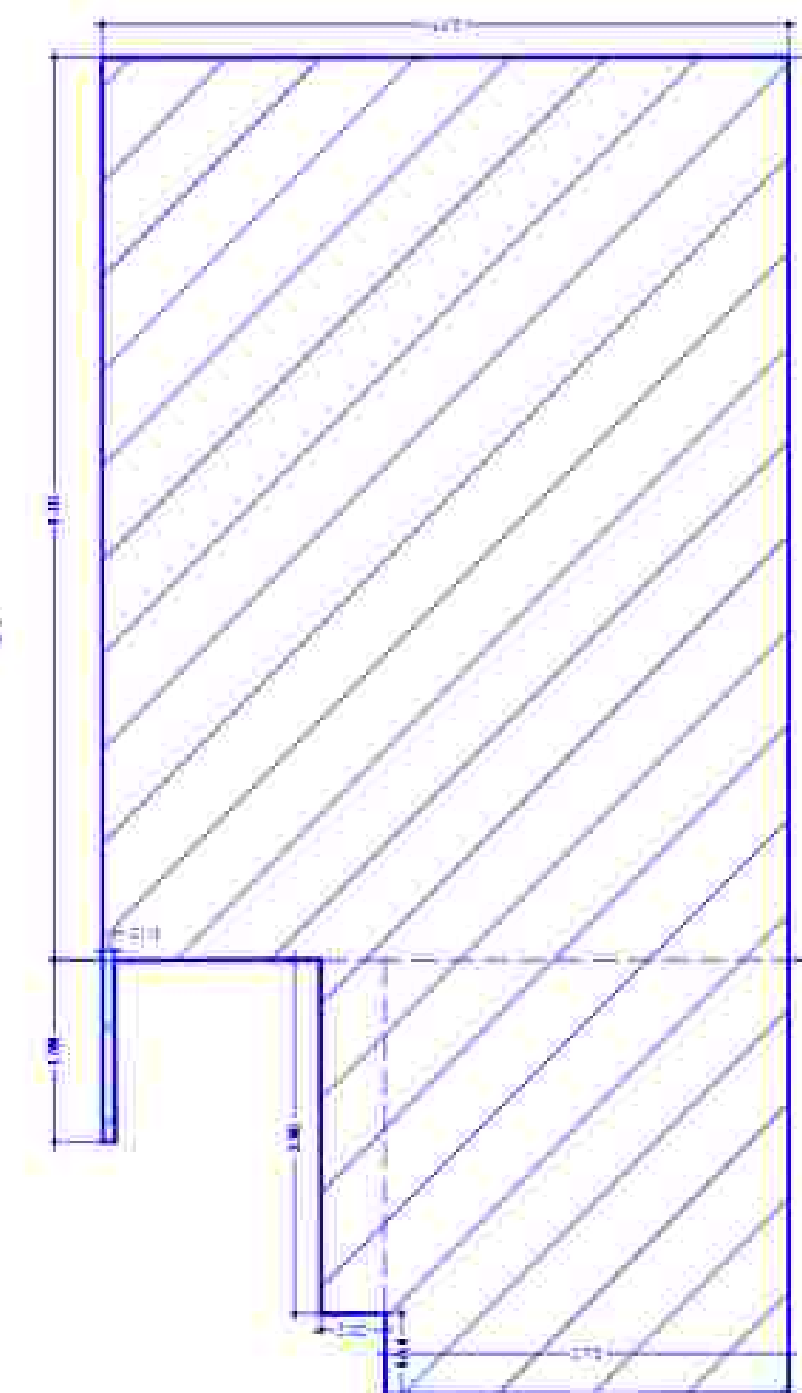
FIRST FLOOR PLAN



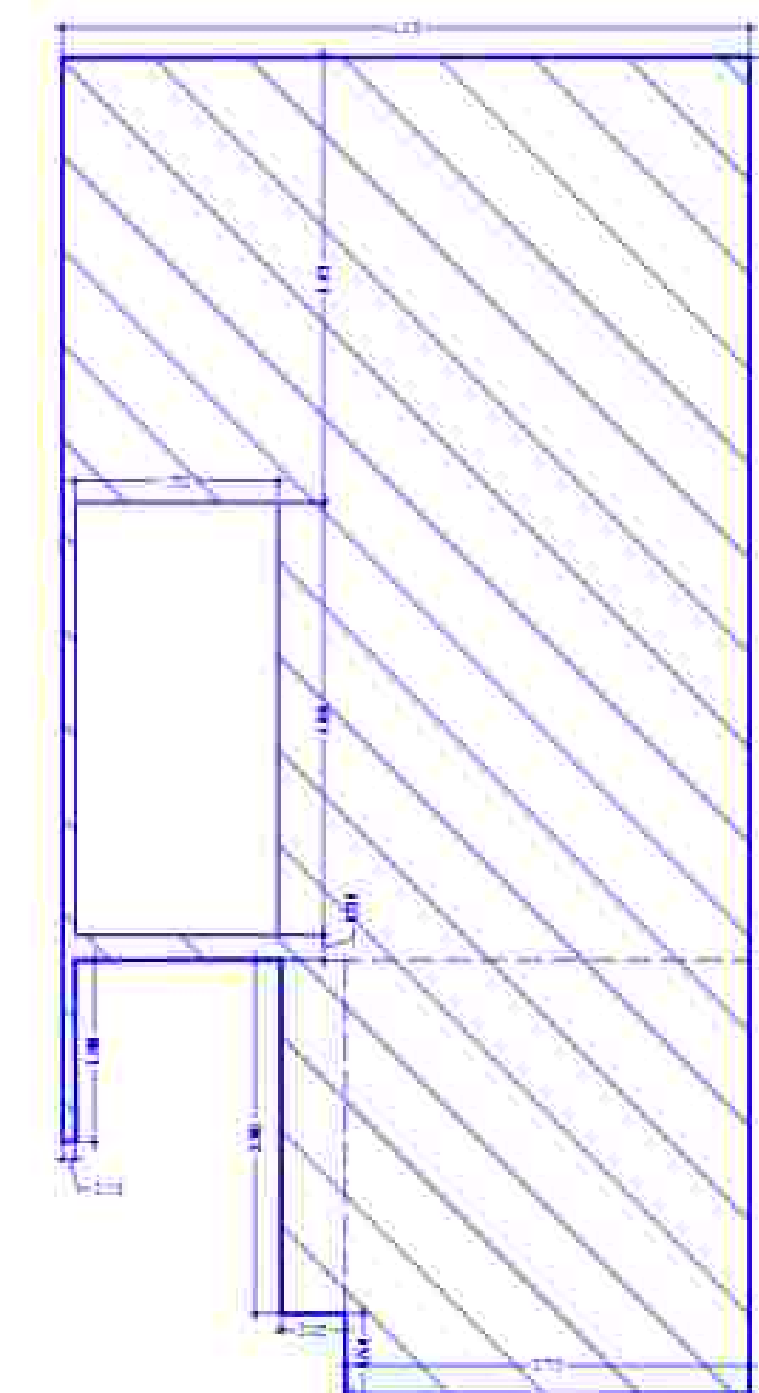
TERRACE FLOOR PLAN



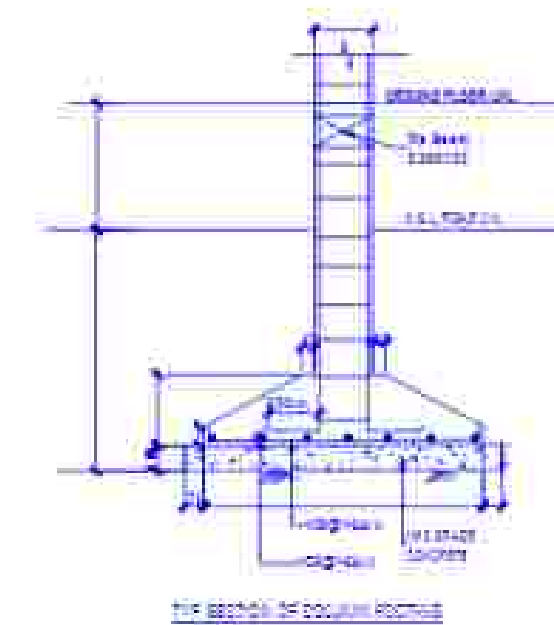
MUMMY FLOOR PLAN



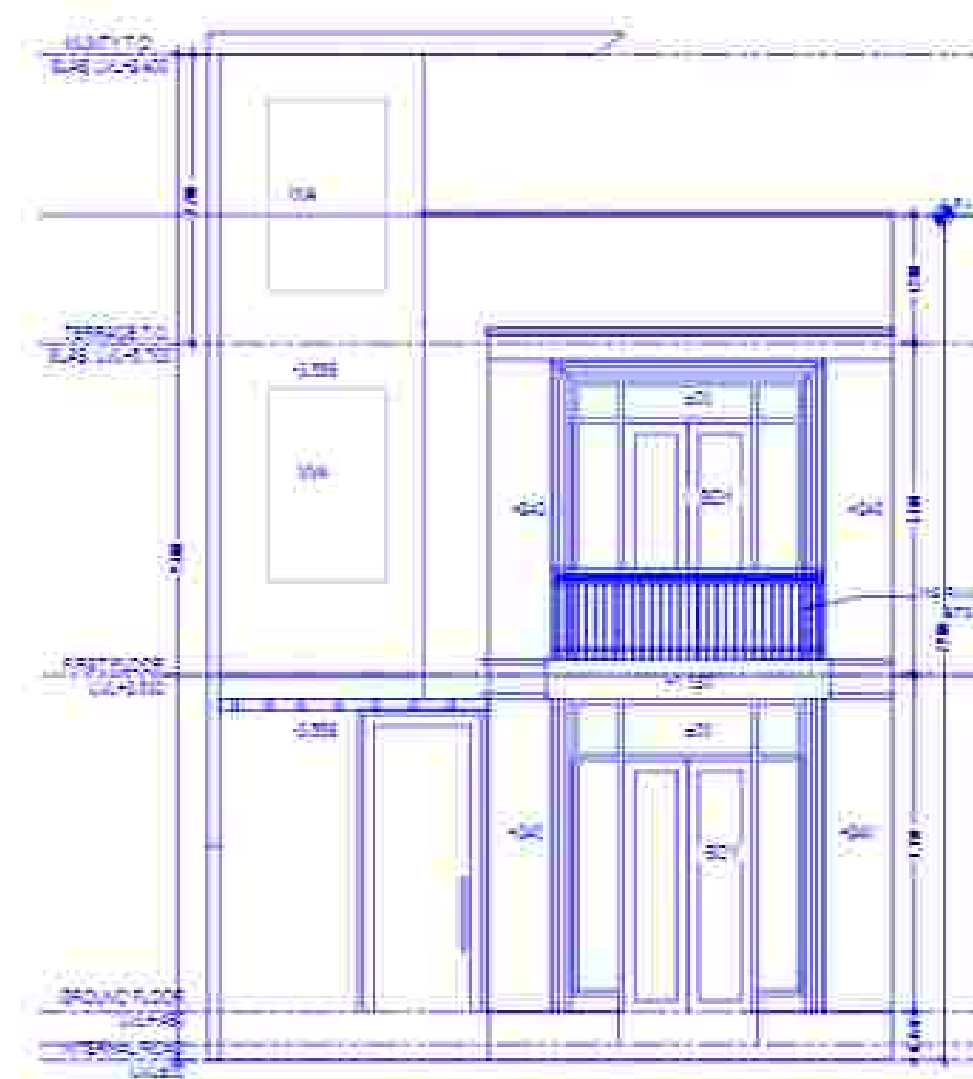
AREA DIAGRAM
GROUND FLOOR



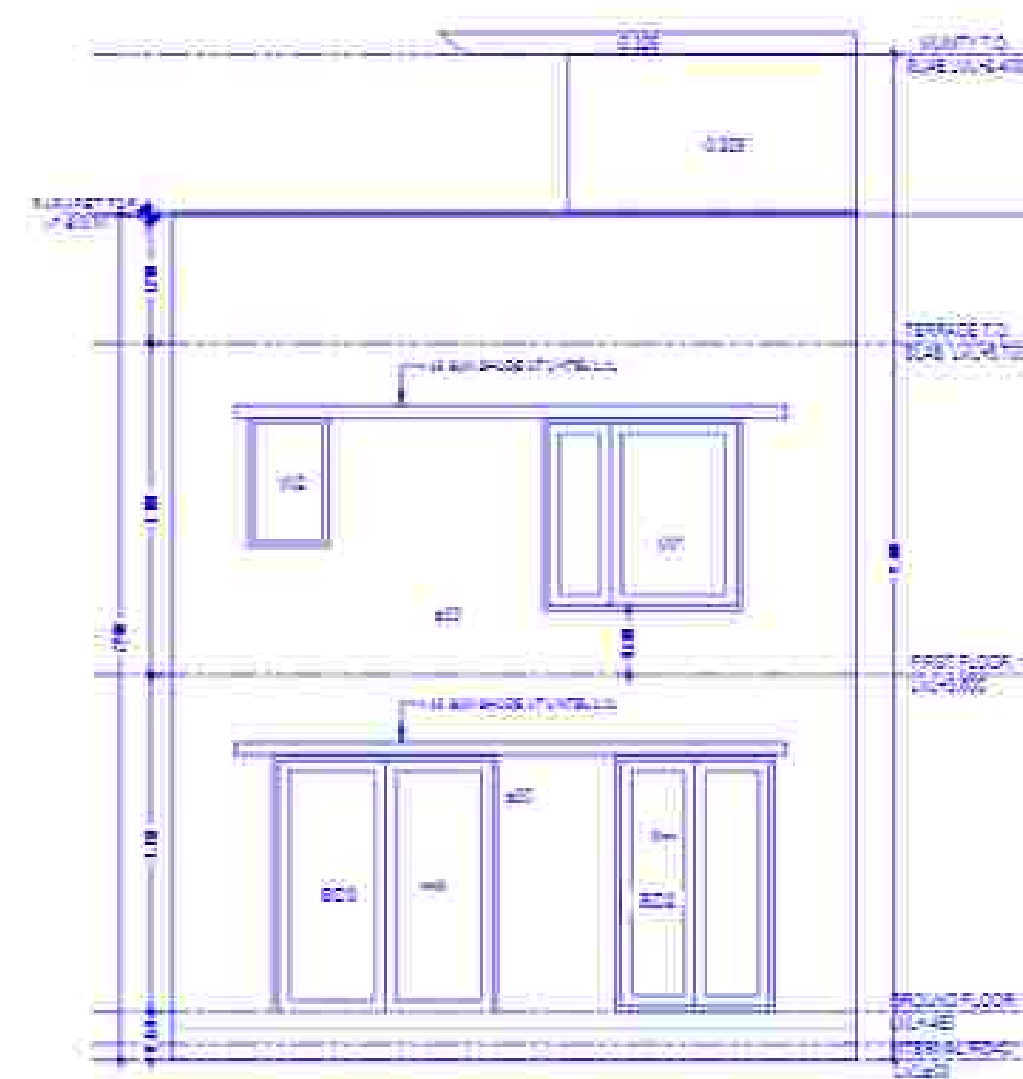
AREA DIAGRAM
FIRST FLOOR



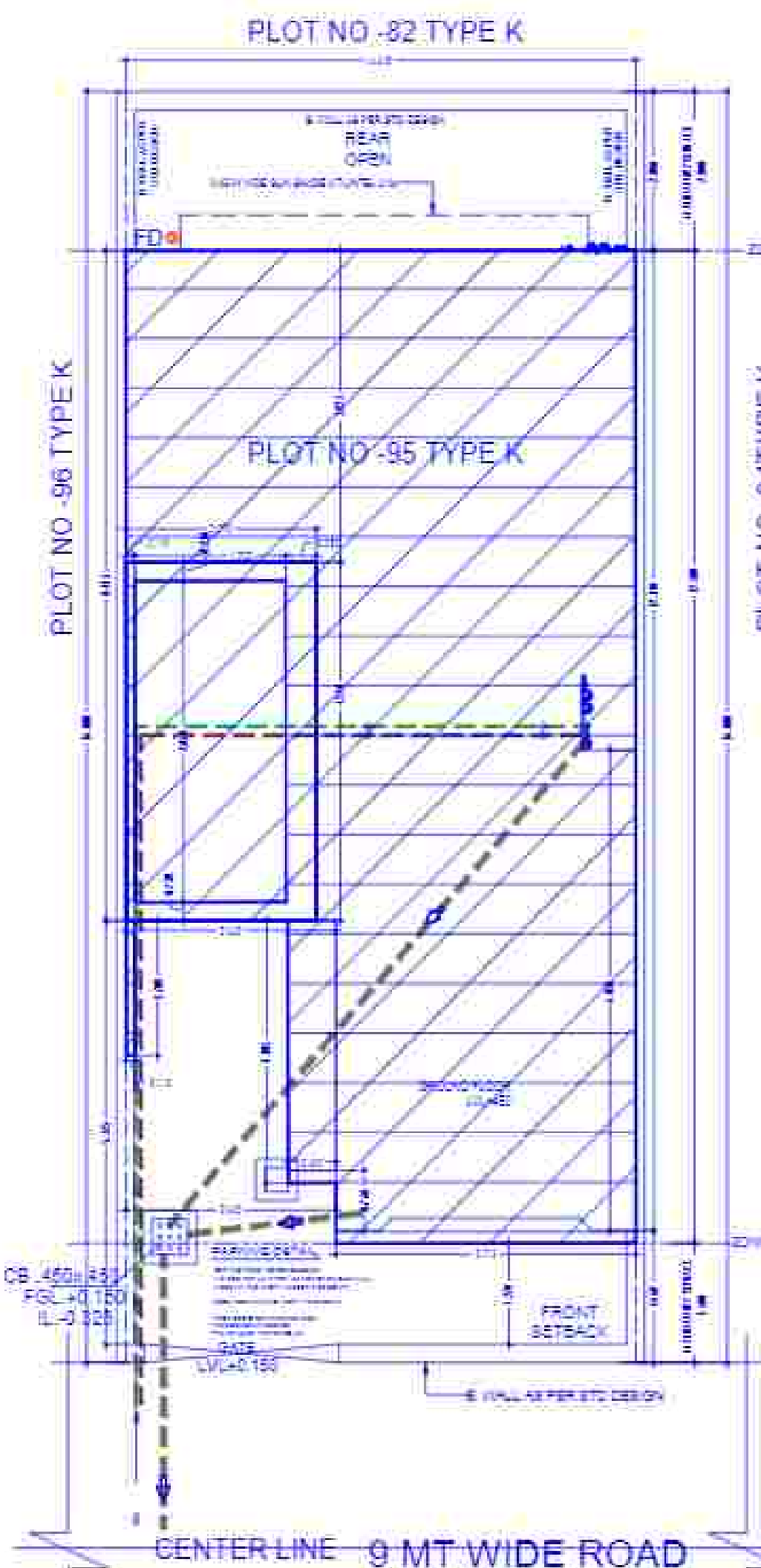
AREA DIAGRAM
MUMMY FLOOR



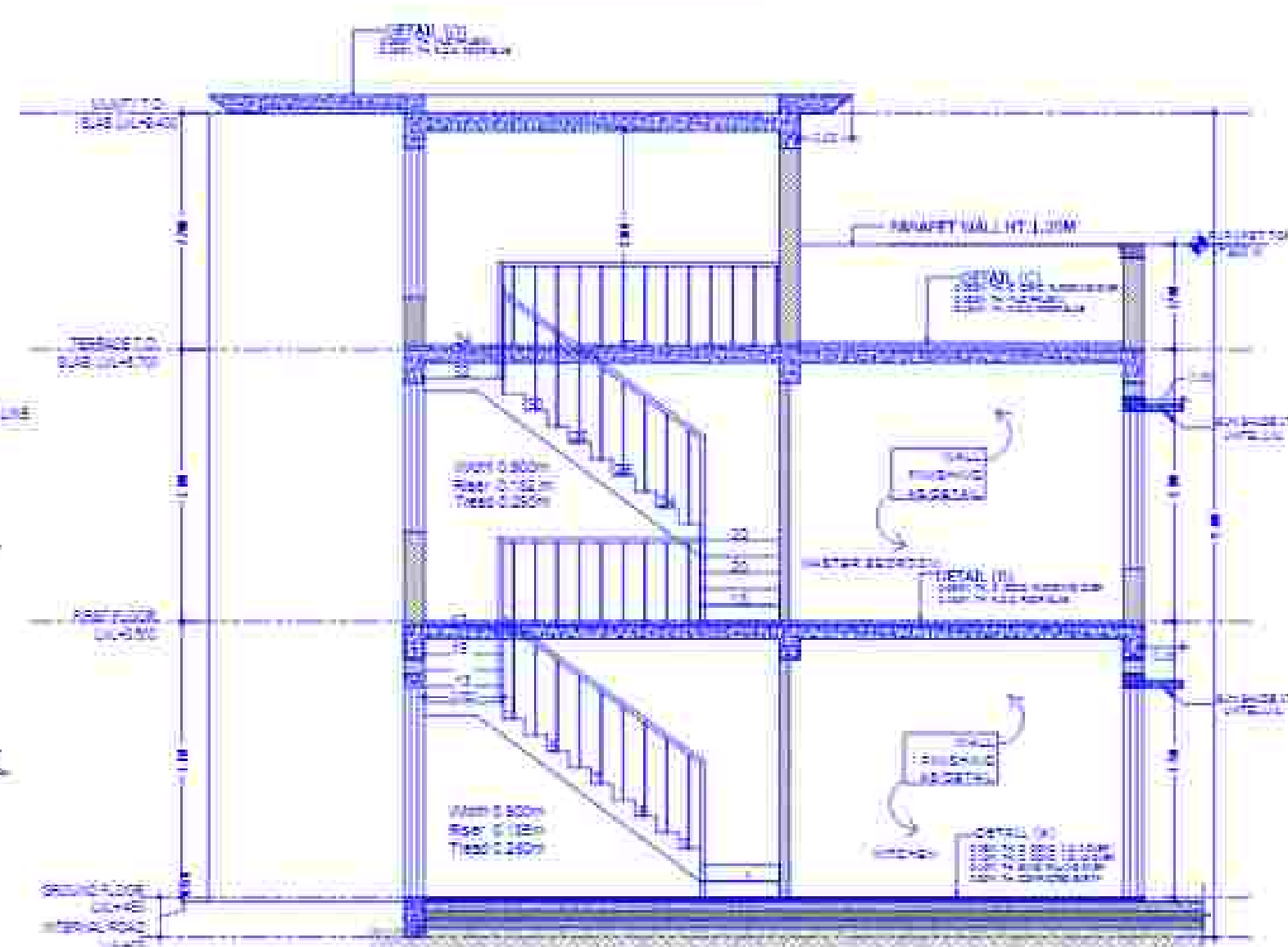
FRONT ELEVATION



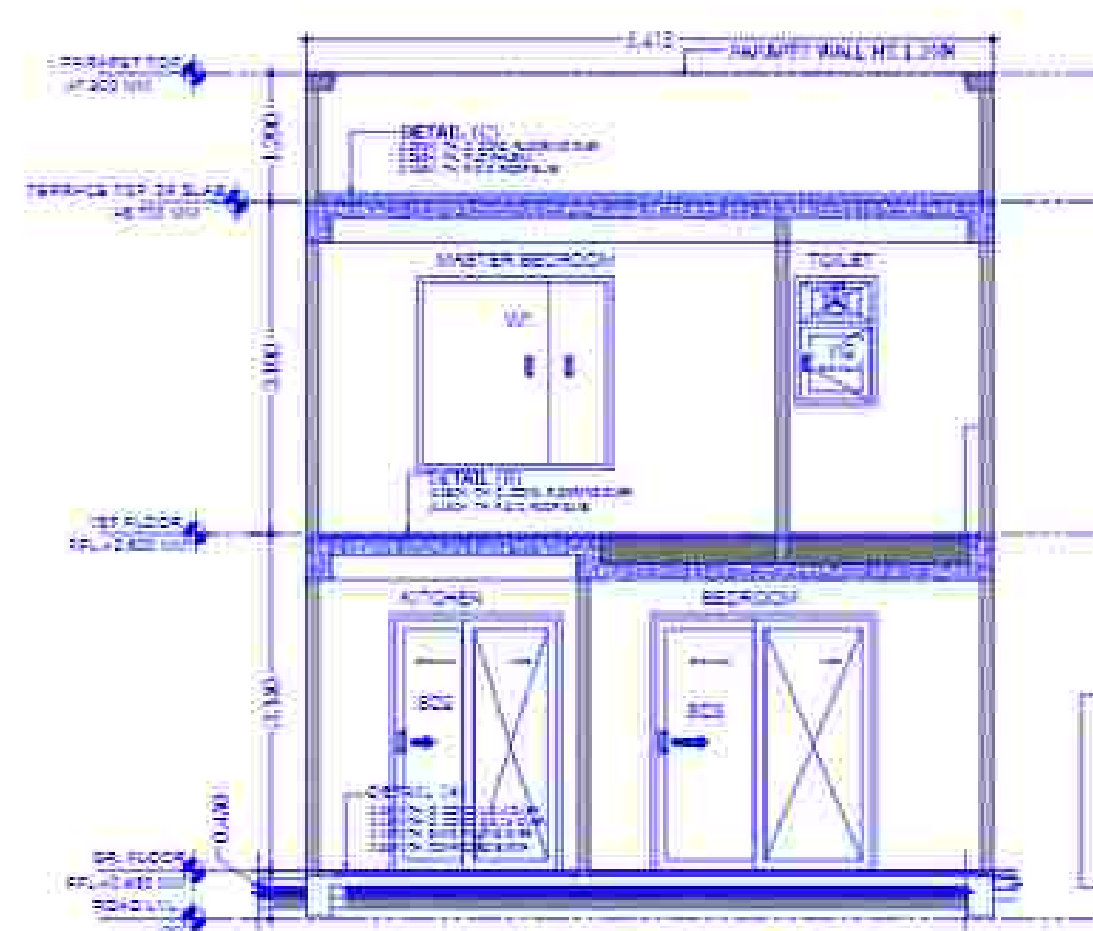
REAR ELEVATION



SITE PLAN



SECTION XX



SECTION YY

SANCTIONED
VALID UP TO 2 YEARS FROM DATED
10-01-2023 TILL DATED 09-01-2026

PARKING DETAIL

FOR PLOT SIZE 100 TO 250 SQ.MT
1.0 ECS PER UNIT FOR AS PER OF SINGLE VILLA
IN DDJAY THE PLOT (1.0 ECS=12.50 SQ.MT)

REQUIRED PARKING AREA= 12.50 SQ.MT.

PROVIDED OPEN PARKING AREA
= 2.528X5.325+1.43X3.660
= 13.467+5.234 = 18.721 SQ.MT.

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 WALLS AS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MMS. SYSTEM
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 110 THICK WALL HAVE R.O.D BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
9. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTEARTH QUAKE WILL BE OF THE OWNER/STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- 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

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

AREA STATEMENT:

TOTAL PLOT AREA = 6.418 X 16.00 = 102.088 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 77.02 SQ.MT.
PROPOSED GROUND COVERAGE = 71.67 SQ.MT. @ 69.79%
PERMISSIBLE FAR @ 200% = 205.38 SQ.MT.
PROPOSED FAR = 135.84 SQ.MT. @ 132.3%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.418 X 8.435 + 3.775 X 4.065 + 0.800 X 3.305 + 115 X 1.700
= 54.14 + 15.35 + 1.993 + 0.195 = 71.67 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

SAME AS GROUND + (1.00 X 4.05) = 71.67 + 7.70 = 83.97 SQ.MT.

PROPOSED AREA AT MUMMY FLOOR (C) = NON FAR AREA

= 2.395 X 4.51 = 10.80 SQ.MT.

PROPOSED MUMMY FLOOR AREA (C1)

= 115 X 1.70 = 20 SQ.MT.

TOTAL FAR AREA (D) = A + B + C1 = 71.67 + 83.97 + 0.20 = 135.84 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMMY (C) = (1.90 X 4.05) + 2.395 X 4.51 = 7.70 + 10.80 = 18.50

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 135.84 + 18.50 = 154.34 SQ.MT.

DOOR & WINDOW SCHEDULE				
S NO	TAG	SIZE OF OPENING	SILL LVL.	LINTEL LVL.
1	D-1	1.200 M X 2.400 M	0 M	2400 M
2	D-2	1.050 M X 2.400 M	0 M	2400 M
3	D-3	0.800 M X 2.350 M	0 M	2350 M
4	D-4	0.750 M X 2.400 M	0 M	2400 M
5	SD-1	2.178 M X 2.925 M	0 M	2.925 M
6	SD-2	1.800 M X 2.400 M	0 M	2400 M
7	SD-3	2.100 M X 2.400 M	0 M	2400 M
8	W1	1.52 M X 1.820 M	800 M	2400 M
9	W2	0.750 M X 1.200 M	1200 M	2400 M
10	W3	0.485 M X 1.200 M	1200 M	2400 M
11	W4	1.200 M X 1.800 M	450 M	
12	W5	1.888 M X 1.800 M	450 M	2250 M

PROJECT:

PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DDJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, DEVELOPED BY - SH. OM PRAKASH SAROHA AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE

DUPLEX VILLA PLANS (TYPE K)
PLOT SIZE = 6.418 x 16.0 mt.
L.H.S. DRIVEWAY
PLOT NOS = 95 K

DATE - 06.12.2023	REV. NO	NORTH
SCALE -		
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorized Signatory

ARCHITECT

AR. NARROUTIAM KUMAR
CA/2014/66162
JAI SHRI ARCHITECTURE
+91-9992314006

JAI SHRI ARCHITECTURE

RAM LAL CHDWI, ABOVE R.O.D. ATM, PRAIPAT-112101
S.No. 10/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/2615/2616/2617/2618/2619/2620/2621/2622/2623/2624/2625/2626/2627/2628/2629/2630/2631/2632/2633/2634/2635/2636/2637/2638/2639/2640/2641/2642/2643/2644/2645/2646/2647/2648/2649/2650/2651/2652/2653/2654/2655/2656/2657/2658/2659/2660/2661/2662/2663/2664/2665/2666/2667/2668/2669/2670/2671/2672/2673/2674/2675/2676/2677/2678/2679/2680/2681/2682/2683/2684/2685/2686/2687/2688/2689/2690/2691/2692/2693/2694/2695/2696/2697/2698/2699/2700/2701/2702/2703/2704/2705/2706/2707/2708/2709/2710/2711/2712/2713/2714/2715/2716/2717/2718/2719/2720/2721/2722/2723/2724/2725/2726/2727/2728/2729/2730/2731/2732/2733/2734/2735/2736/2737/2738/2739/2740/2741/2742/2743/2744/2745/2746/2747/2748/2749/2750/2751/2752/2753/2754/2755/2756/2757/2758/2759/2760/2761/2762/2763/2764/2765/2766/2767/2768/2769/2770/2771/2772/2773/2774/2775/2776/2777/2778/2779/2780/2781/2782/2783/2784/2785/2786/2787/2788/2789/2790/2791/2792/2793/2794/2795/2796/2797/2798/2799/2800/2801/2802/2803/2804/2805/2806/2807/2808/2809/2810/2811/2812/2813/2814/2815/2816/2817/2818/2819/2820/2821/2822/2823/2824/2825/2826/2827/2828/2829/2830/2831/2832/2833/2834/2835/2836/2837/2838/2839/2840/2841/2842/2843/2844/2845/2846/2847/2848/2849/2850/2851/2852/2853/2854/2855/2856/2857/2858/2859/2860/2861/2862/2863/2864/2865/2866/2867/2868/2869/2870/2871/2872/2873/2874/2875/2876/2877/2878/2879/2880/2881/2882/2883/2884/2885/2886/2887/2888/2889/2890/2891/2892/2893/2894/2895/2896/2897/2898/2899/2900/2901/2902/2903/2904/2905/2906/2907/2908/2909/2910/2911/2912/2913/2914/2915/2916/2917/2918/2919/2920/2921/2922/2923/2924/2925/2926/2927/2928/2929/2930/2931/2932/2933/2934/2935/2936/2937/2938/2939/2940/2941/2942/2943/2944/2945/2946/2947/2948/2949/2950/2951/2952/2953/2954/2955/2956/2957/2958/2959/2960/2961/2962/2963/2964/2965/2966/2967/2968/2969/2970/2971/2972/2973/2974/2975/2976/2977/2978/2979/2980/2981/2982/2983/2984/2985/2986/2987/2988/2989/2990/2991/2992/2993/2994/2995/2996/2997/2998/2999/3000/3001/3002/3003/3004/3005/3006/3007/3008/3009/3010/3011/3012/30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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/2024/1876

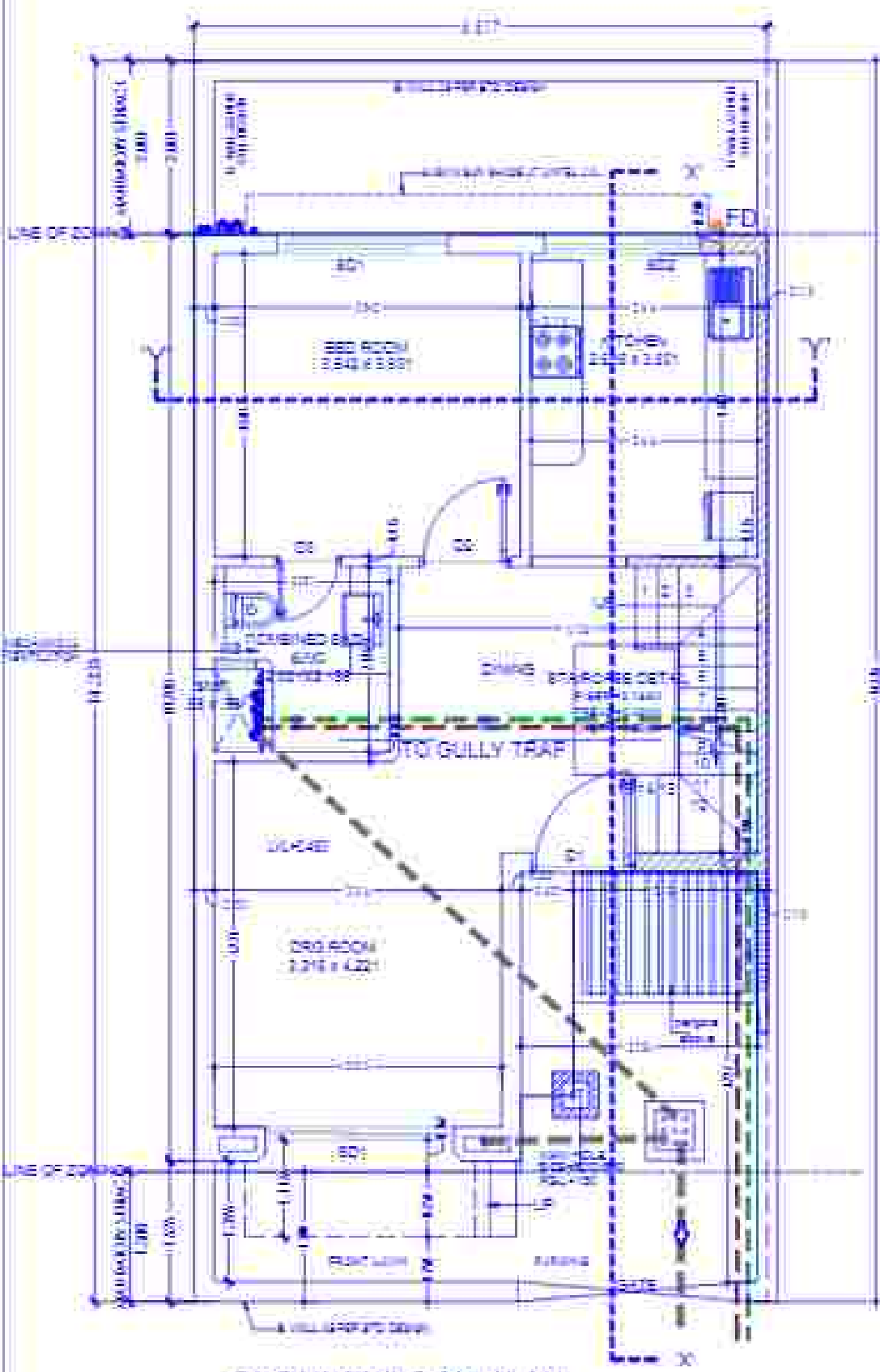
Dated 09/01/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-157, Type-L, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

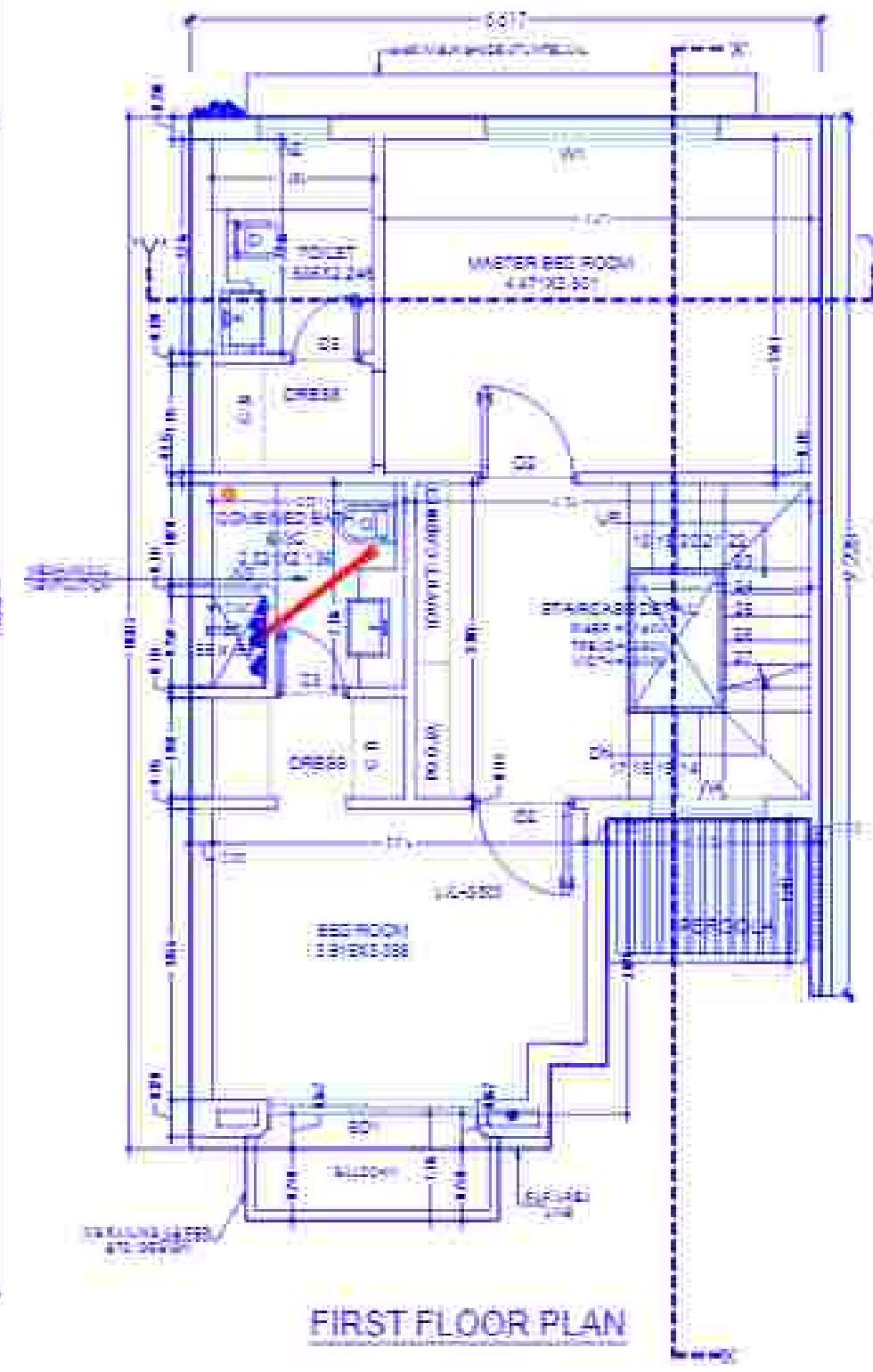
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984W दिनांक 23.01.2024 के संदर्भ में।

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 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 जिम्मेदारी 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 स्कुटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

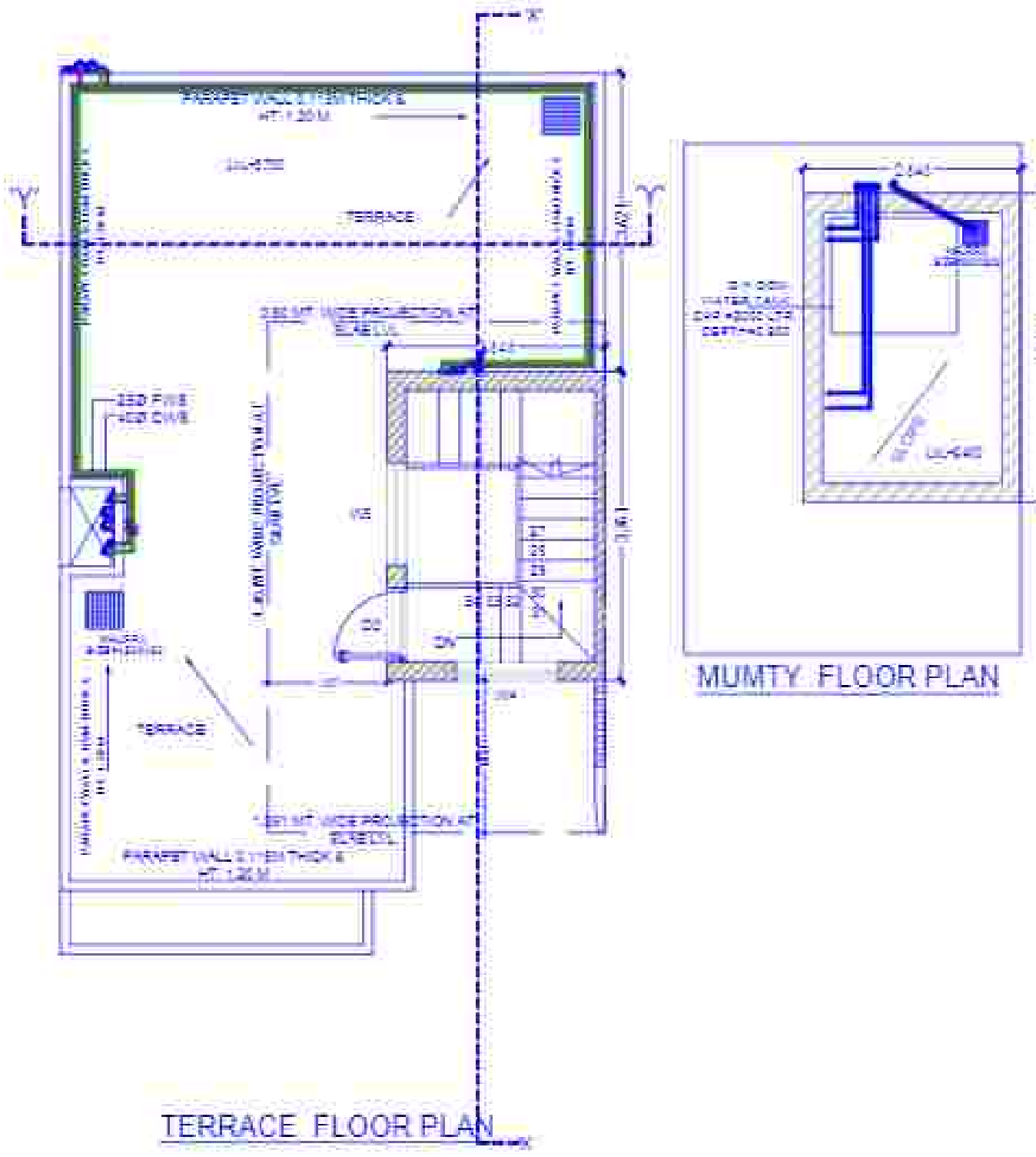
o/ District Town Planner,
Sonipat



GROUND FLOOR PLAN

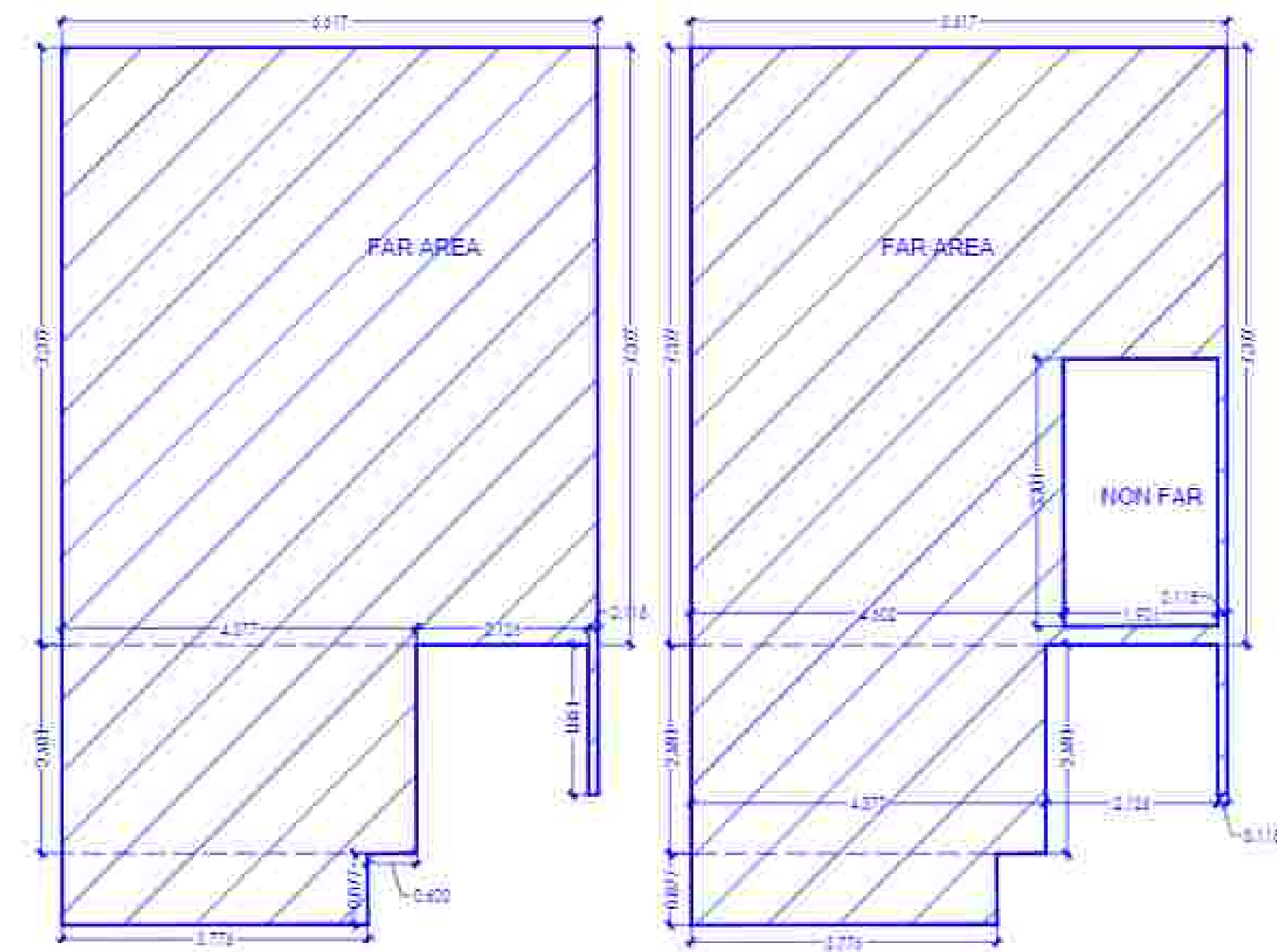


FIRST FLOOR PLAN



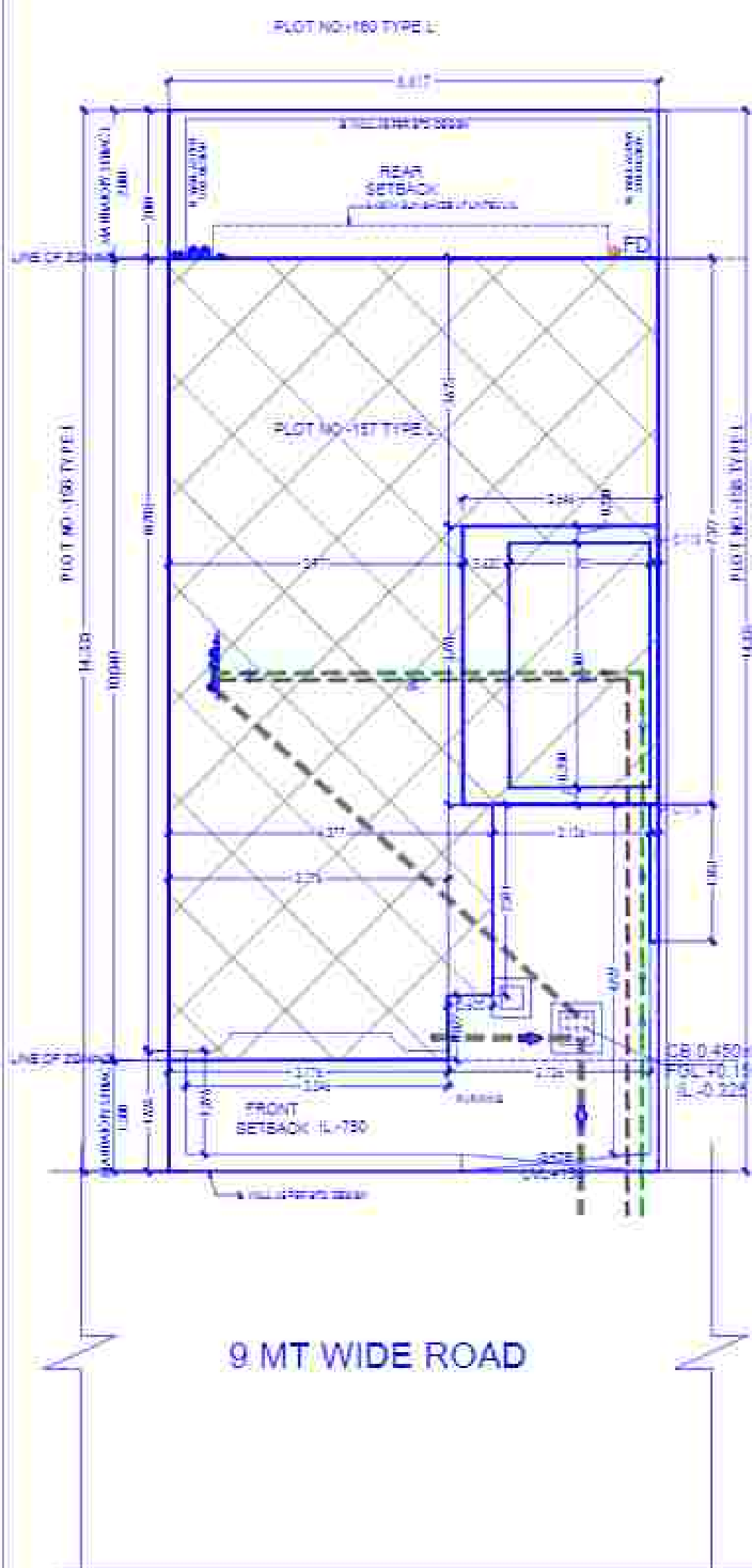
TERRACE FLOOR PLAN

MUMTY FLOOR PLAN

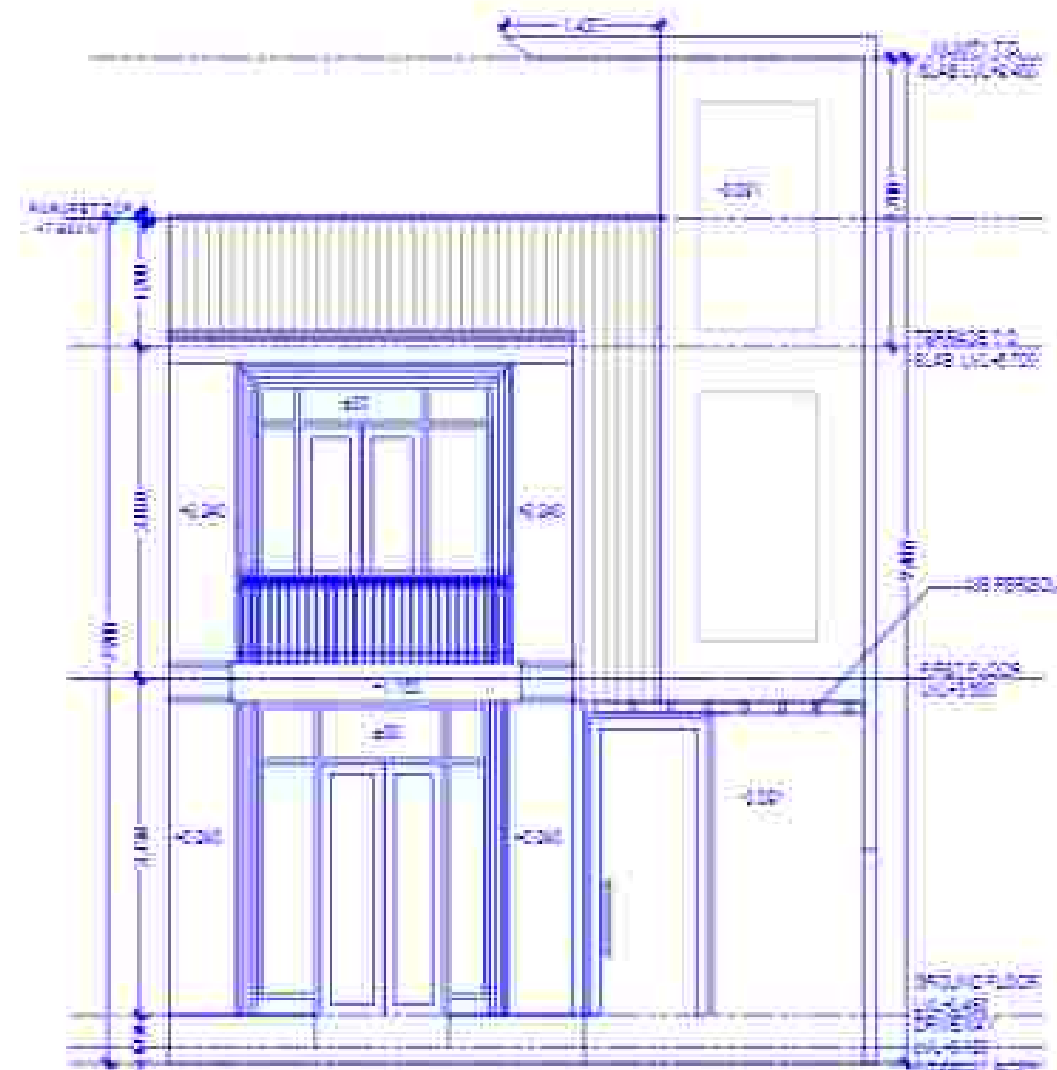


AREA DIAGRAM
GROUND FLOOR

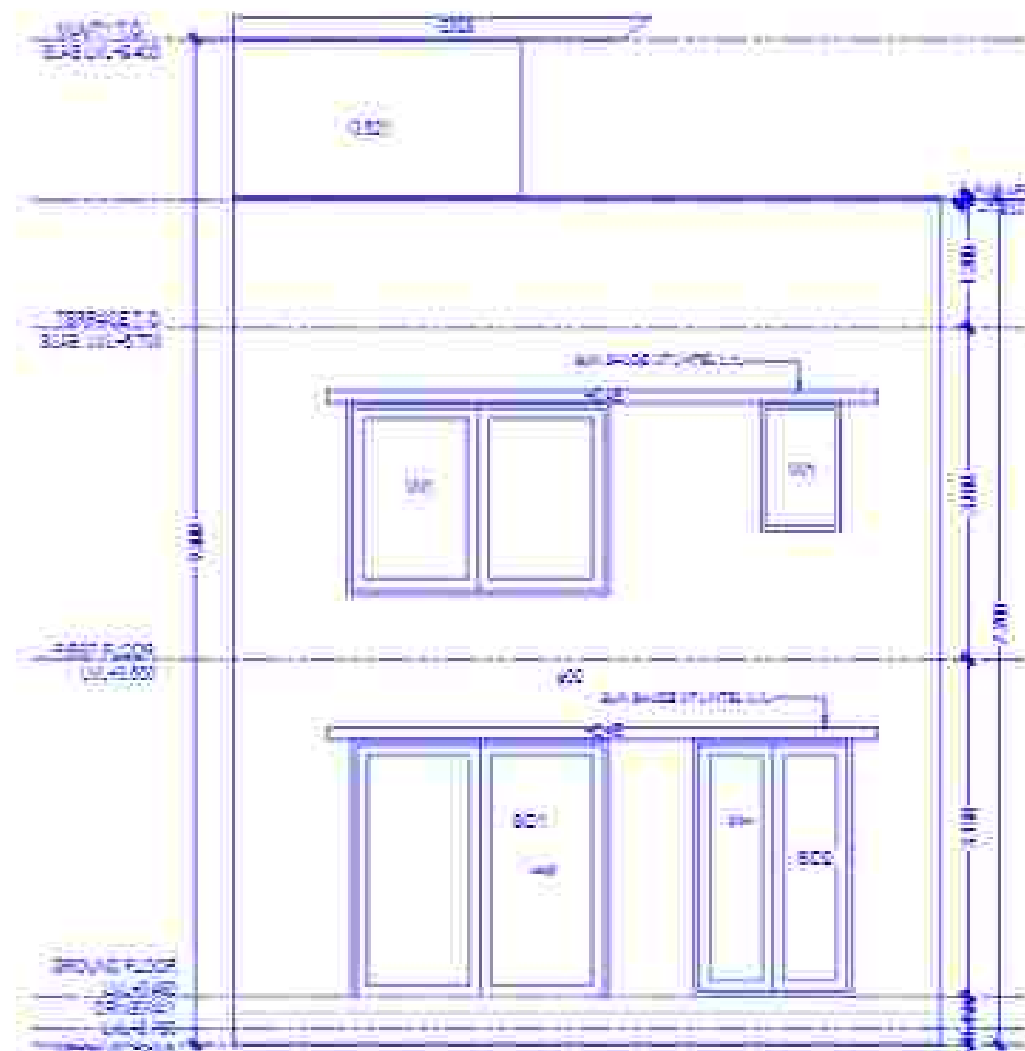
AREA DIAGRAM
FIRST FLOOR



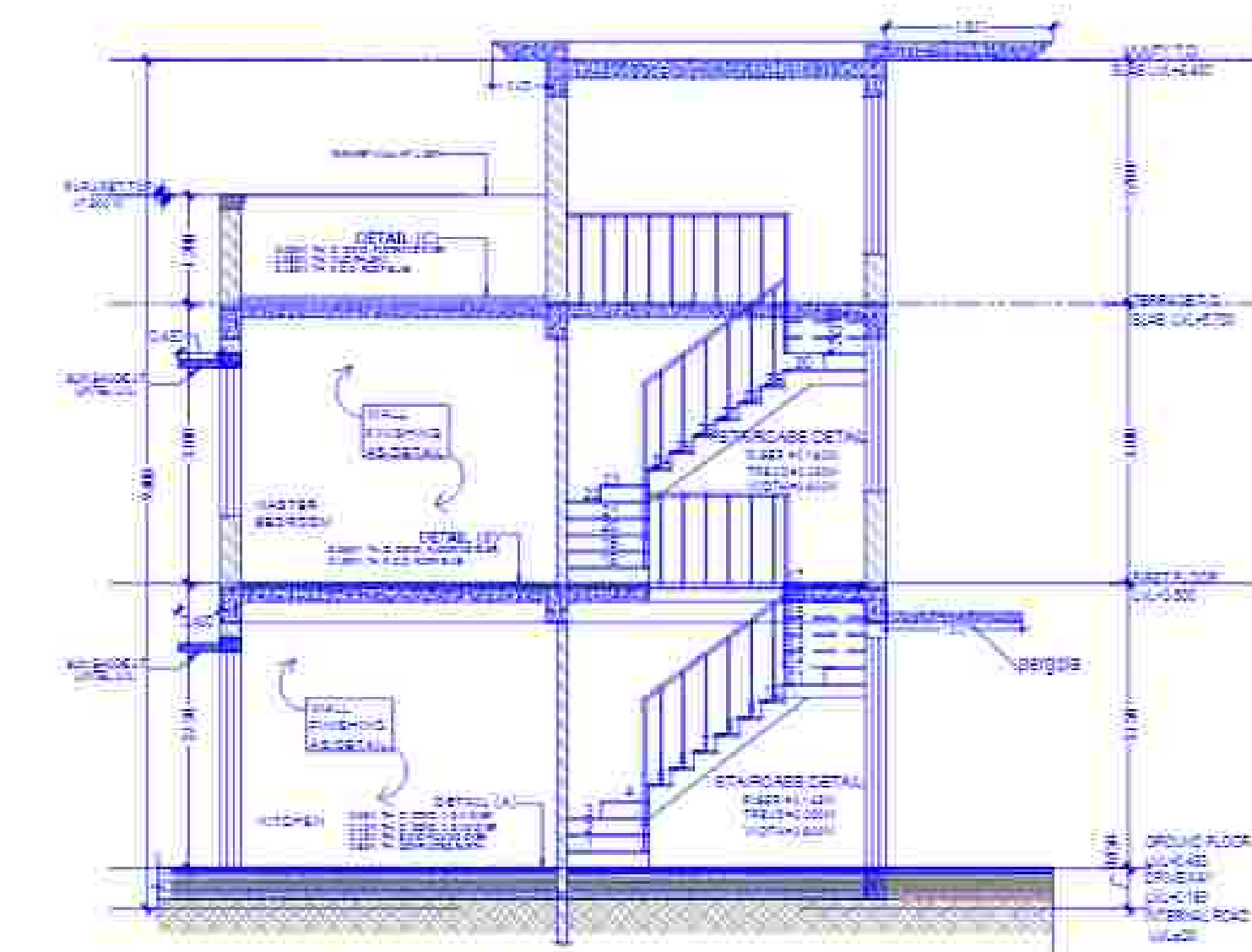
SITE PLAN



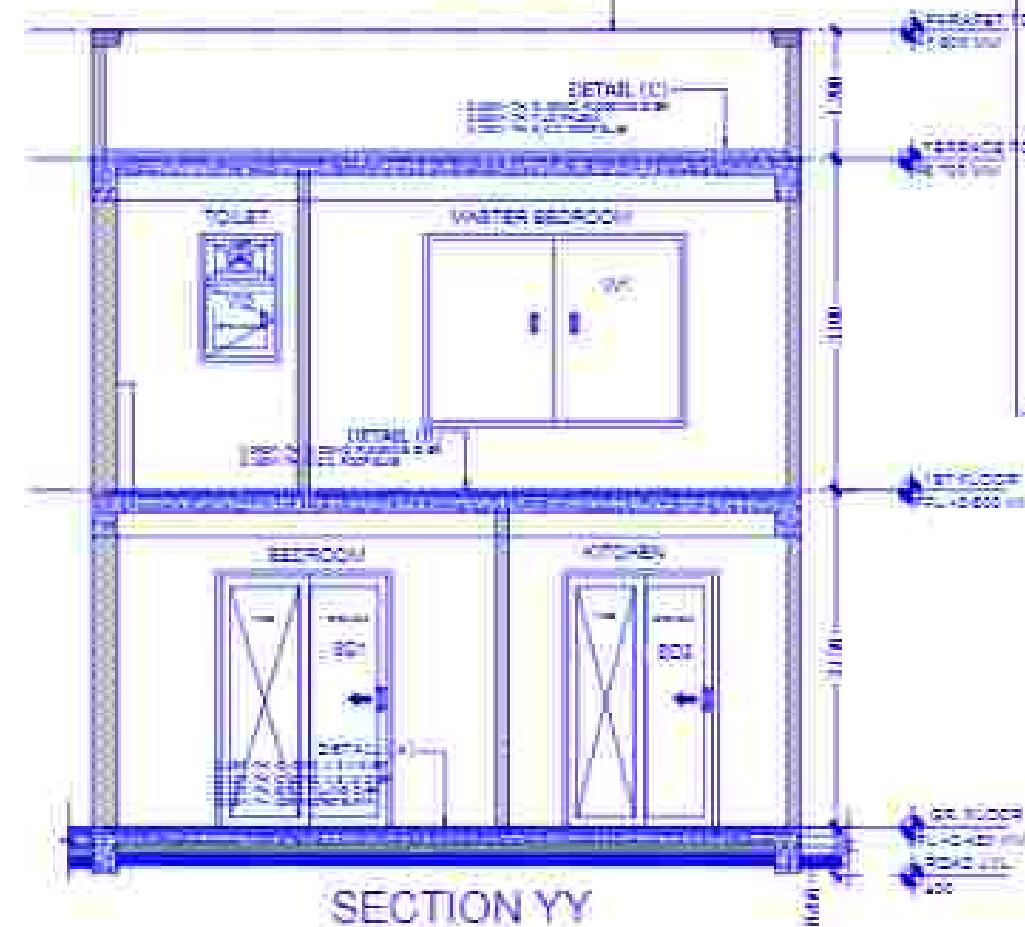
FRONT ELEVATION



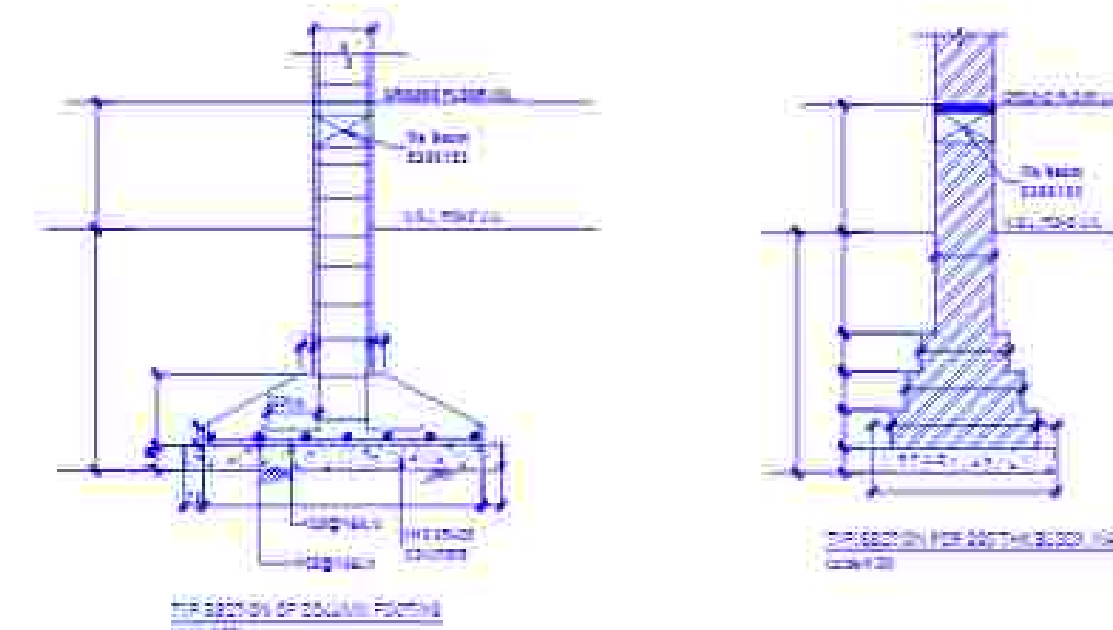
REAR ELEVATION



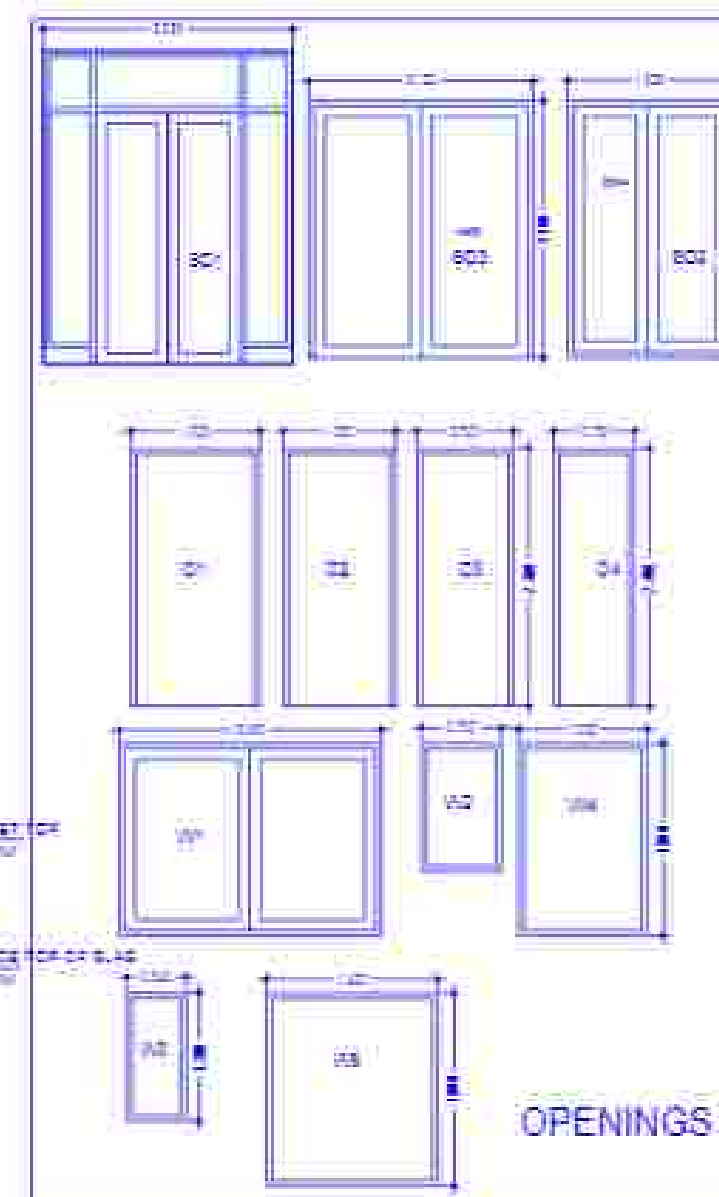
SECTION AT XX



SECTION YY



AREA DIAGRAM
MUMTY FLOOR



OPENINGS

PARKING DETAIL

FOR PLOT SIZE UP TO 100 SQ.MT.
0.5 ECS PER FLOOR IN STILT/OPEN WITHIN
THE PLOT (0.5 ECS=6.25 SQ.MT)

REQUIRED PARKING AREA= 6.25 X 2 = 12.50 SQ.MT.

PROVIDED OPEN PARKING AREA
= 2.726X4.727+1.396X3.546
= 12.886+4.95 = 17.836 SQ.MT.

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 WALLS 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 118 THICK WALL HAVE R.O.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
9. THE CONST. OF THE BUILDING WILL BE UNDER TAKEN AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTEARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- 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

SUBMISSION DRAWING

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

AREA STATEMENT:

TOTAL PLOT AREA = 6.617 X 14.335 = 94.855 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 71.14 SQ.MT.
PROPOSED GROUND COVERAGE = 63.63 SQ.MT. @ 67.06 %
PERMISSIBLE FAR @ 200% = 189.71 SQ.MT.
PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377 X 2.581 + 3.776 X 0.877 + 115 X 1.851
= 48.81 + 11.297 + 3.312 + 0.213 = 63.63 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =

SAME AS GROUND - (1.001 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA

= 2.646 X 3.761 = 9.95 SQ.MT.

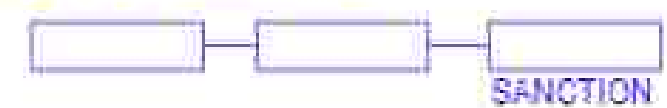
TOTAL FAR AREA (D) = A + B = 63.63 + 57.4 + 0.213 = 121.24 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646 X 3.761 = 6.28 + 9.95 = 16.23 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 121.24 + 16.23 = 137.47 SQ.MT.

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	950 MM X 2250 MM	0 MM	2250 MM
4	D-4	760 MM X 2400 MM	0 MM	2400 MM
5	SD-1	2325 MM X 2925 MM	0 MM	2400 MM
6	SD-2	1525 MM X 2400 MM	0 MM	2400 MM
7	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
8	W1	2450 MM X 1800 MM	500 MM	2400 MM
9	W2	750 MM X 1200 MM	1200 MM	2400 MM
10	W3	550 MM X 1200 MM	1200 MM	2400 MM
11	W4	1200 MM X 1800 MM	450 MM	2400 MM
12	W5	1800 MM X 1800 MM	450 MM	2250 MM

PURPOSE OF DRAWING



PROJECT

PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DDJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONEPAT, DEVELOPED BY - SH. OM PRAKASH SAROHA AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE

DUPLEX VILLA PLANS (TYPE L)
PLOT SIZE = 6.617 x 14.335 mt.
R.H.S. DRIVEWAY
PLOT NO. = 157 L

DATE - 08.11.2023

REV / NO NORTH

SCALE -

DEALT -

R0

CHECKED BY -

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited

Director/Authorized Signatory

"SANCTIONED"

VALID UPTO 2 YEARS FROM DATED

08-02-2024 TILL DATED 07-02-2026

ARCHITECT

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

JAI SHRI ARCHITECTURE

RAM LAL CHOWK, ABOVE HOPD ATM, RAIPAT-121001

GATE NO. 1, JALPAIGANJ, GUWAHATI, ASSAM

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh
S/o Sh. Shurya Nath
H. no.-291, New Vijsy 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/ 2746

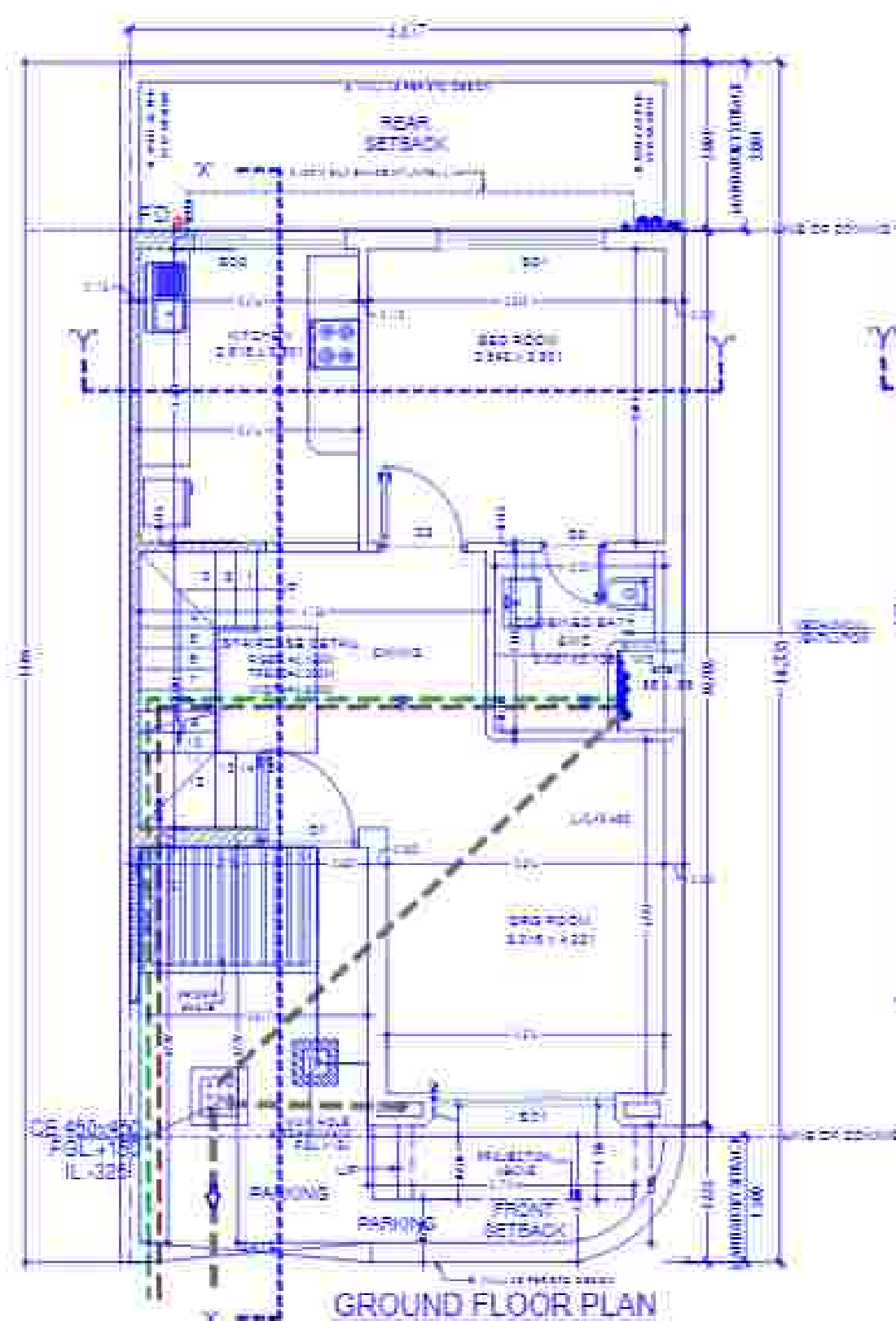
Dated 27/02/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-158, Type-L, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracore Realtors Ltd.

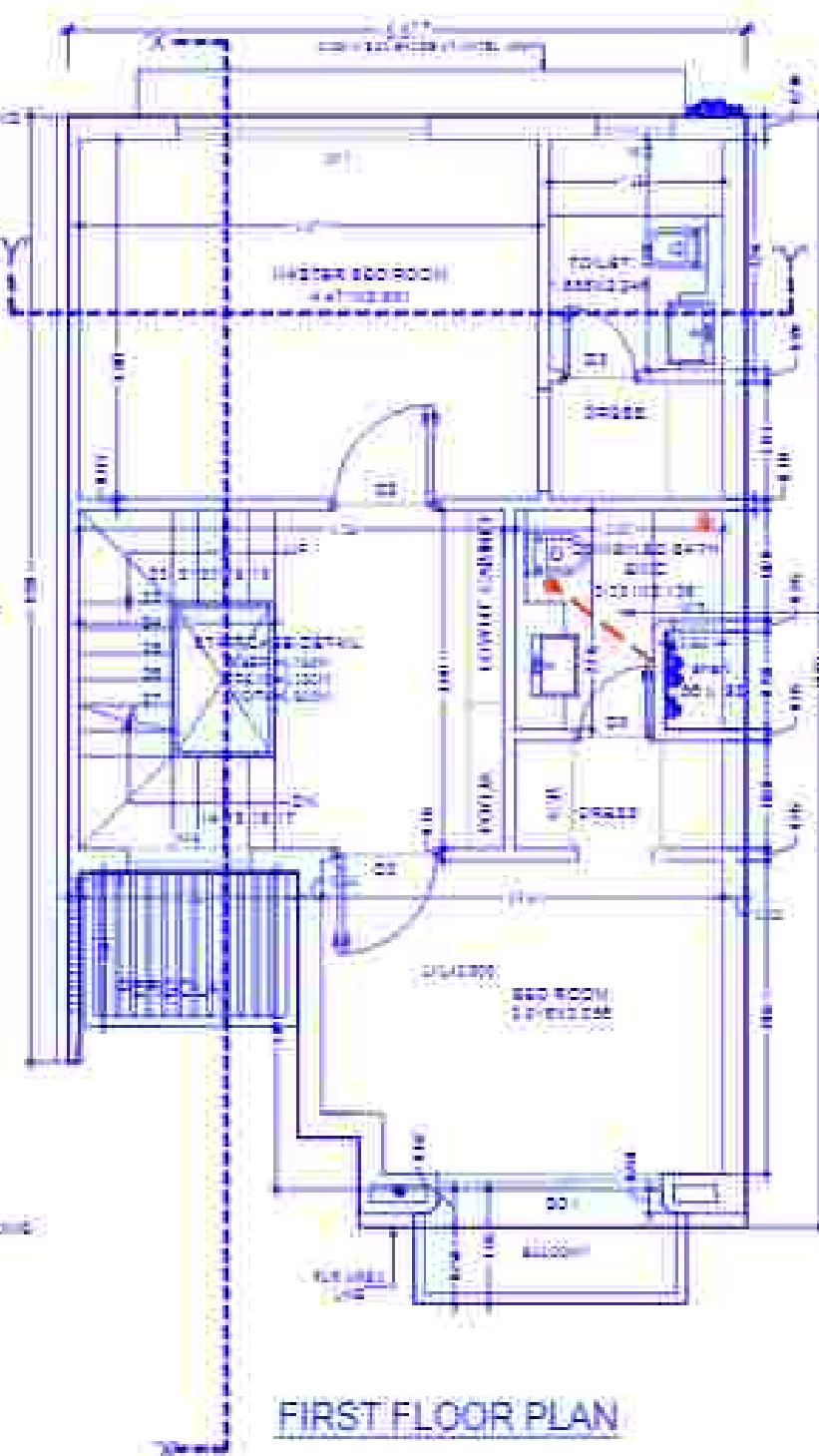
हवाला :- आपके ऑनलाइन आवेदन नं०-BLC-4984K दिनांक 15.02.2024 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लान जमा किए गया था। इस कार्यालय द्वारा भवन प्लान को हरियाणा बिल्डिंग कोड 2017 के अनुसार चेक 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 जिम्मेदारी 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 प्लान की स्कूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

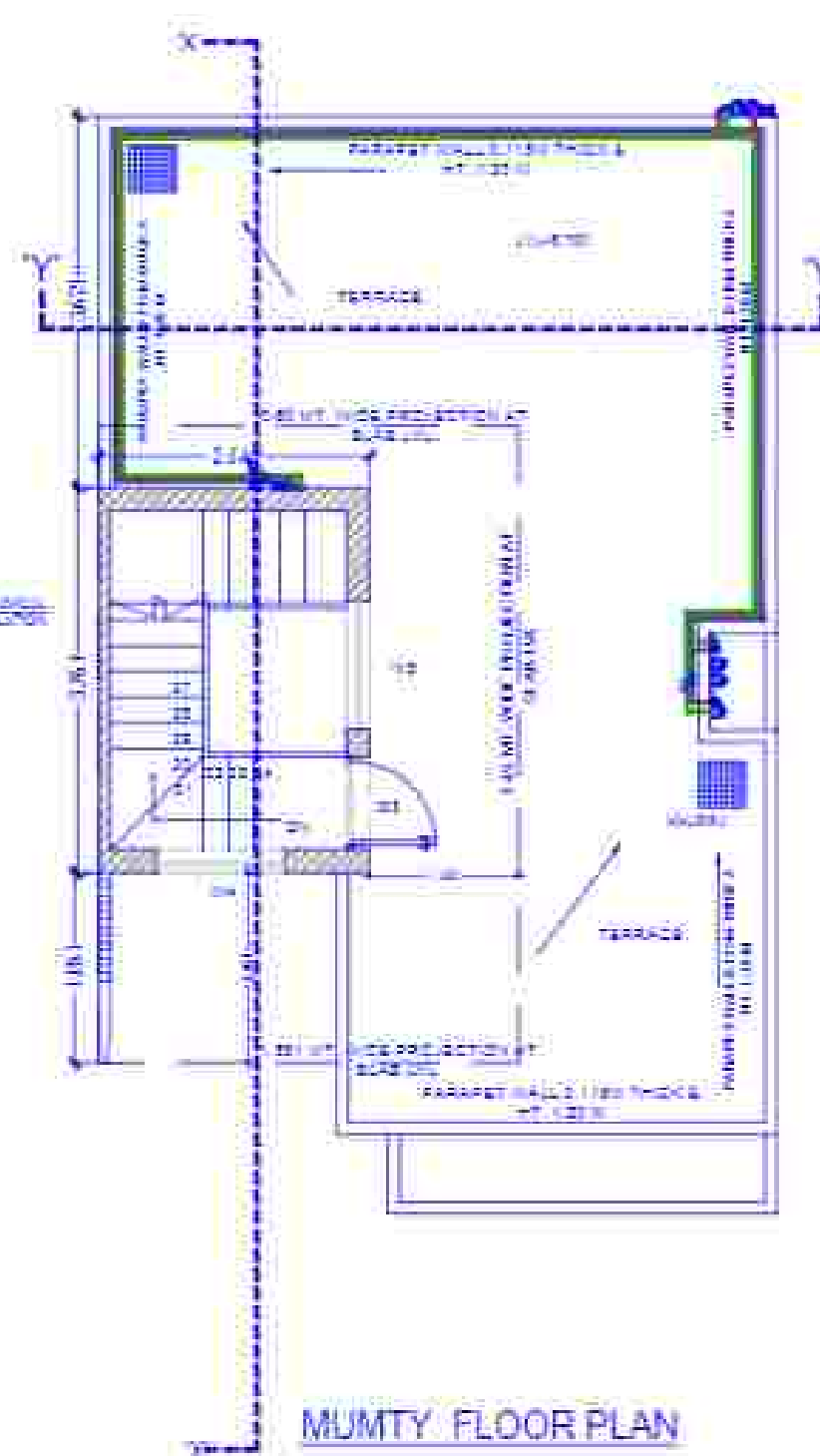

District Town Planner,
Sonipat



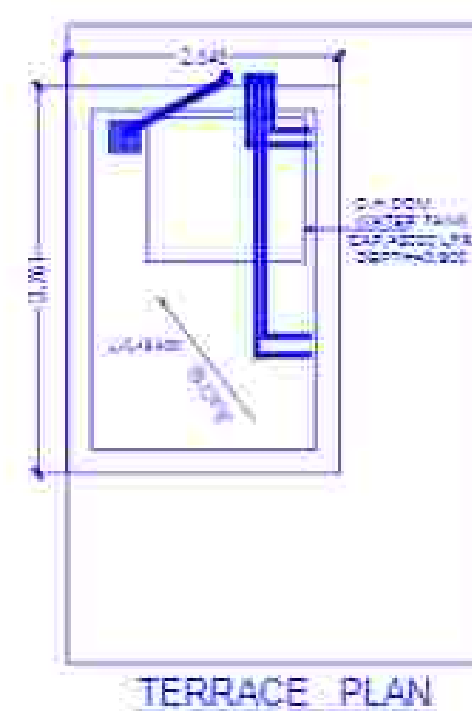
GROUND FLOOR PLAN



FIRST FLOOR PLAN



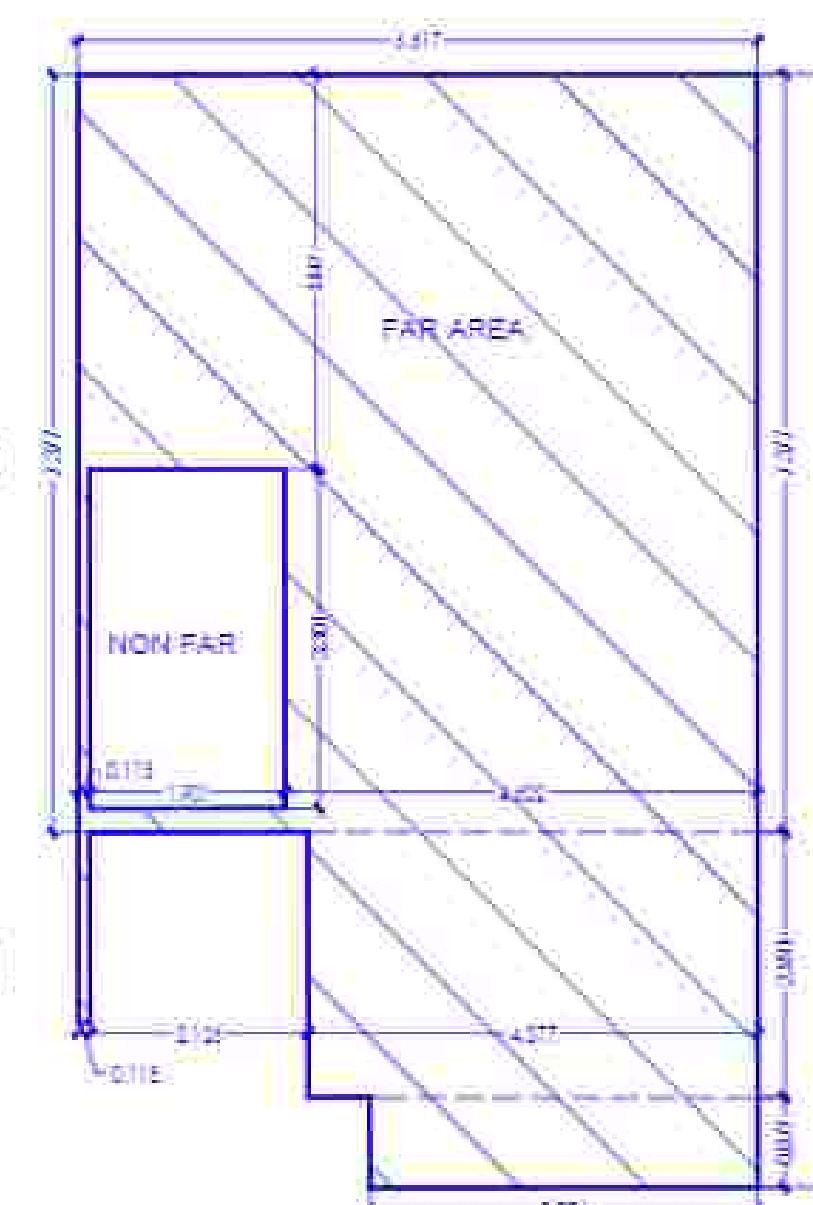
MUMTY FLOOR PLAN



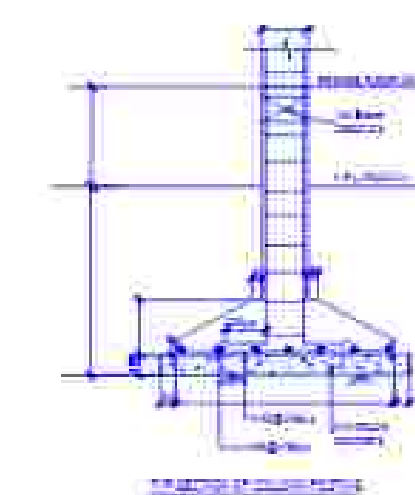
TERRACE PLAN



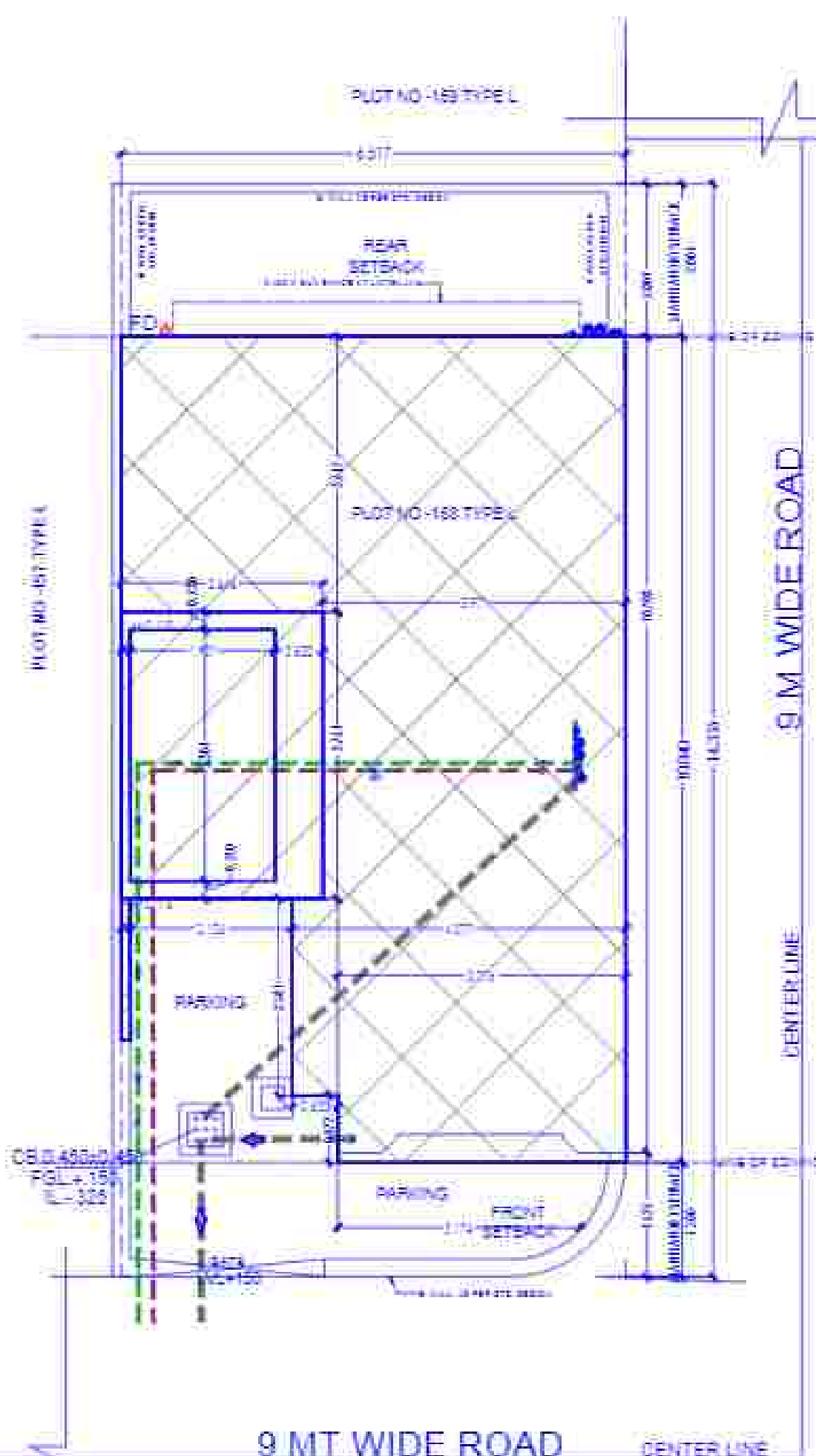
AREA DIAGRAM
GROUND FLOOR



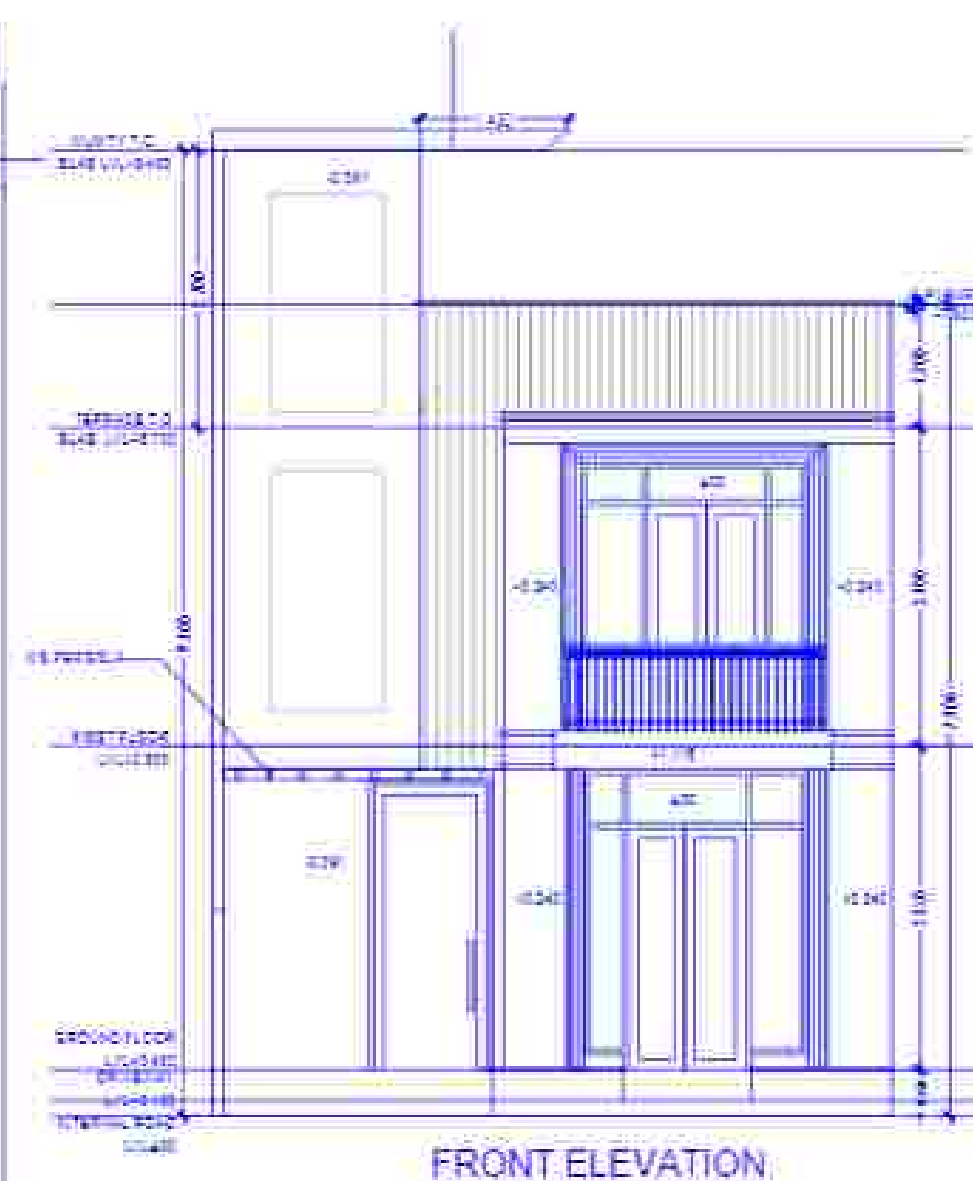
AREA DIAGRAM
FIRST FLOOR



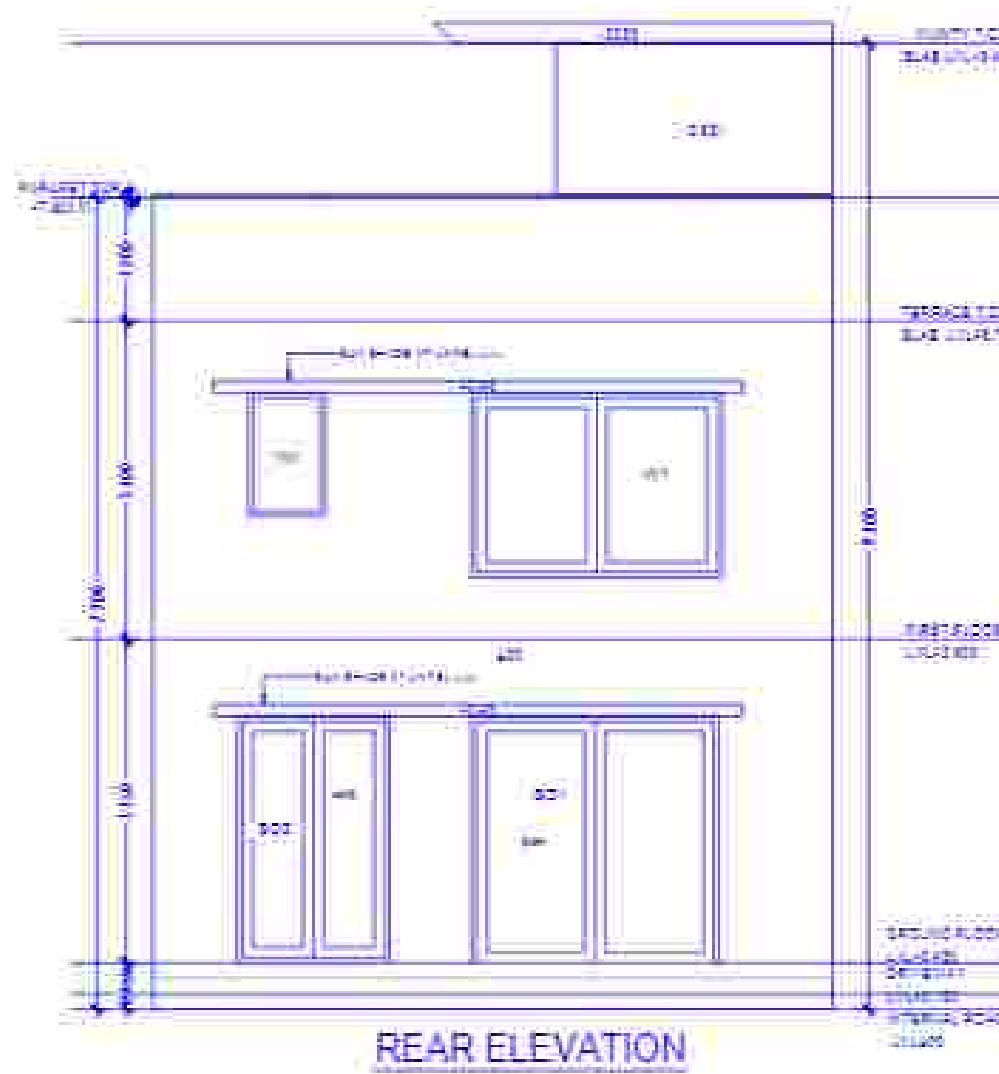
AREA DIAGRAM
MUMTY FLOOR



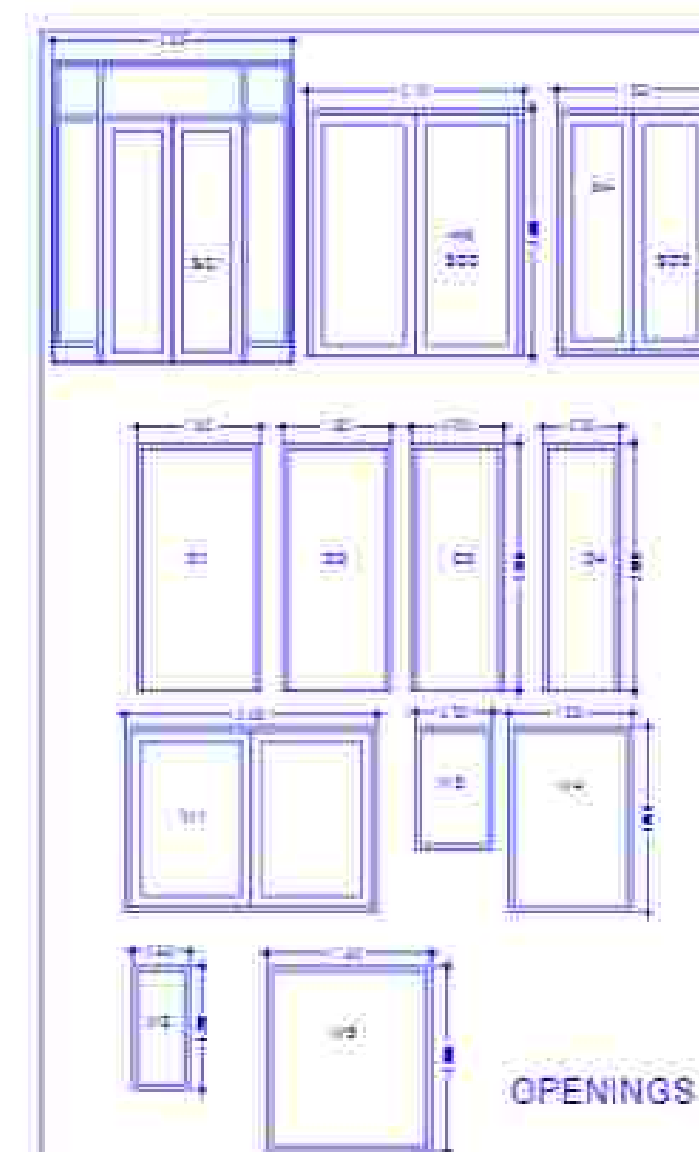
SITE PLAN



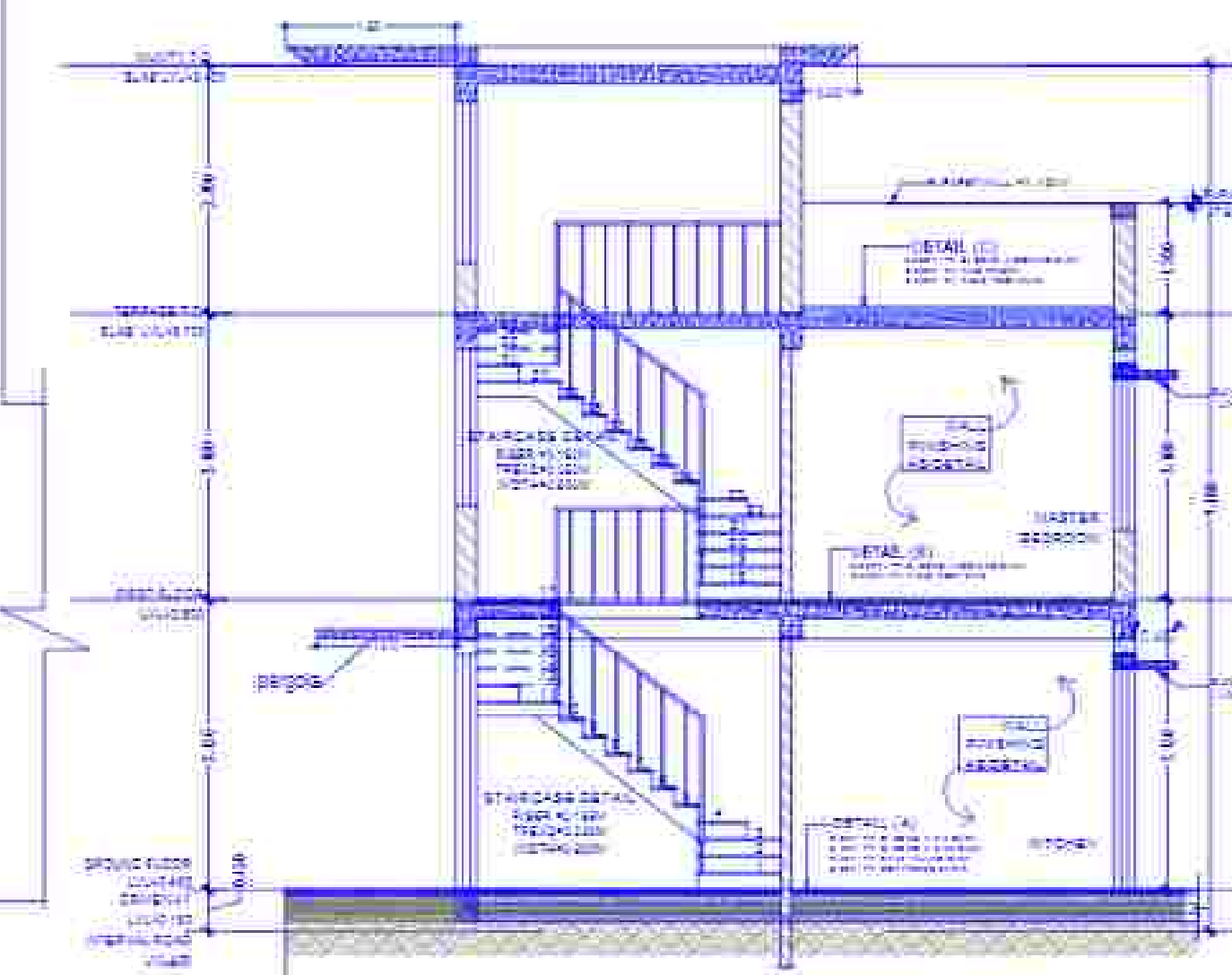
FRONT ELEVATION



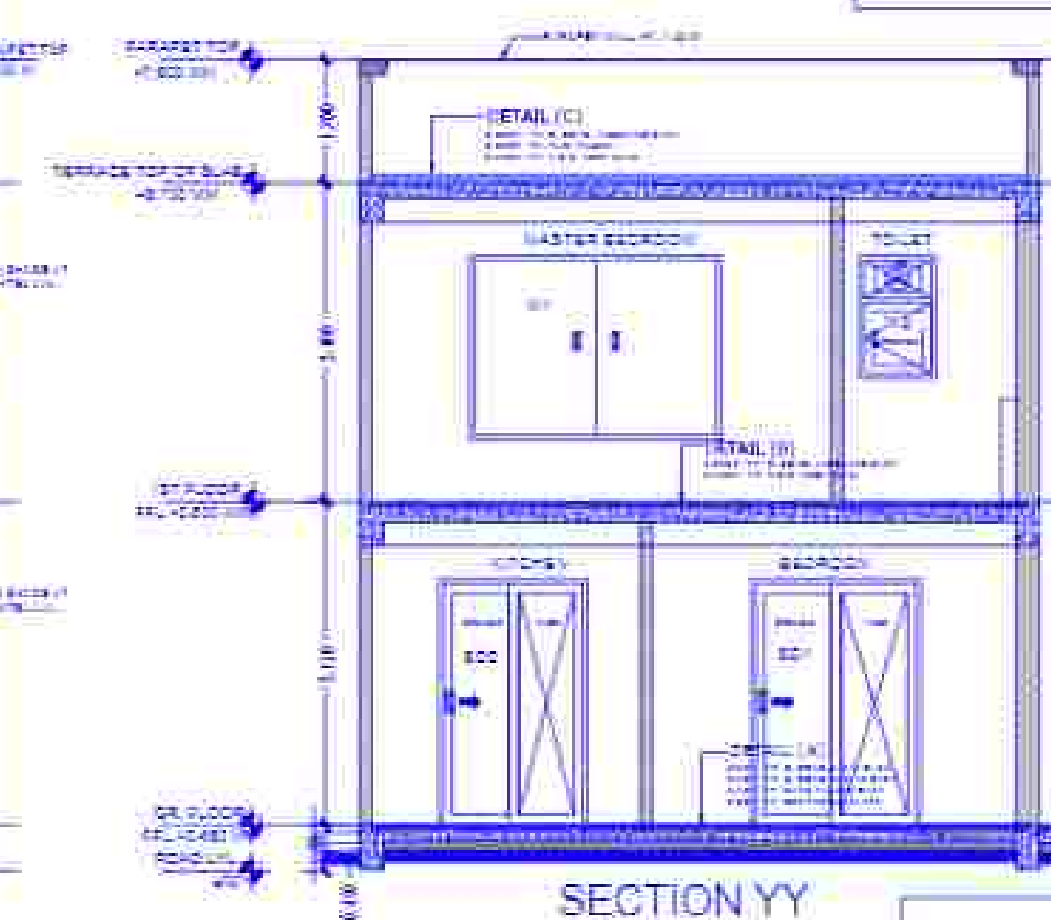
REAR ELEVATION



OPENINGS



SECTION AT XX



SECTION YY

PARKING DETAIL

FOR PLOT SIZE UPTO 100 SQ.MT
0.5 ECS PER FLOOR IN STILT/OPEN WITHIN
THE PLOT (0.5 ECS=6.25 SQ.MT)

REQUIRED PARKING AREA= 6.25 X 2 = 12.50 SQ.MT

PROVIDED OPEN PARKING AREA
= 2.51 X 4.727 = 1.396 X 3.174
= 12.34 + 4.431 = 16.771 SQ.MT

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.WALLS PER GOVT. STD. DESIGN.
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
7. ALL 115 THICK WALL HAVE R.C.D BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 6 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 OF THE OWNER/STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- 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

SUBMISSION DRAWING

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

AREA STATEMENT:

TOTAL PLOT AREA = 6.617 X 14.335 = 94.855 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 71.14 SQ.MT.
PROPOSED GROUND COVERAGE = 60.63 SQ.MT. @ 67.00 %
PERMISSIBLE FAR @ 200% = 180.71 SQ.MT.
PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 = 4.377 X 2.581 + 3.776 X 0.877 + 1.15 X 1.851
= 48.81 + 11.297 + 3.312 + 0.213 = 63.63 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =

SAME AS GROUND = (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA

= 2.645 X 3.761 = 9.95 SQ.MT.

TOTAL FAR AREA (D) = A + B = 63.63 + 57.4 + 0.213 = 121.245 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.645 X 3.761 = 6.28 + 9.95 = 16.23 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 121.24 + 16.23 = 137.47 SQ.MT.

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	900 MM X 2250 MM	0 MM	2250 MM
4.	D-4	750 MM X 2400 MM	0 MM	2400 MM
5.	SD-1	2335 MM X 2925 MM	0 MM	2400 MM
6.	SD-2	1525 MM X 2400 MM	0 MM	2400 MM
7.	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
8.	W1	2450 MM X 1800 MM	800 MM	2400 MM
9.	W2	750 MM X 1200 MM	1200 MM	2400 MM
10.	W3	850 MM X 1200 MM	1200 MM	2400 MM
11.	W4	1200 MM X 1800 MM	450 MM	
12.	W5	1500 MM X 1800 MM	450 MM	2250 MM

PURPOSE OF DRAWING

SANCTION

PROJECT

PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE (LICENSE NO. 181 OF DATED: 11-09-2023) UNDER DDJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONENPAT, DEVELOPED BY - SH. OM PRAKASH SAROHA AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE

DUPLEX VILLA PLANS (TYPE L)
PLOT SIZE = 6.617 x 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. = 158

DATE - 08.11.2023	REV. NO	NORTH
SCALE -		
DEALT -		
CHECKED BY -		
APPLICANT/DEVELOPER		

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorized Signatory

ARCHITECT

AR. HARROUTAM KUKAR
CA/2014/66162
JAI SHRI ARCHITECTURE
91-9992314006

JAI SHRI ARCHITECTURE

FOR L&L SYSTEM, ADDRESS: PLOT NO. 158, PHASE-1, SONENPAT, DISTRICT-SONENPAT, JHARKHAND

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, DHTT Complex, Sector-15, Sonapat Tel. - 0120-2331402 & Email ID - dtplsonapat@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/2024/2743

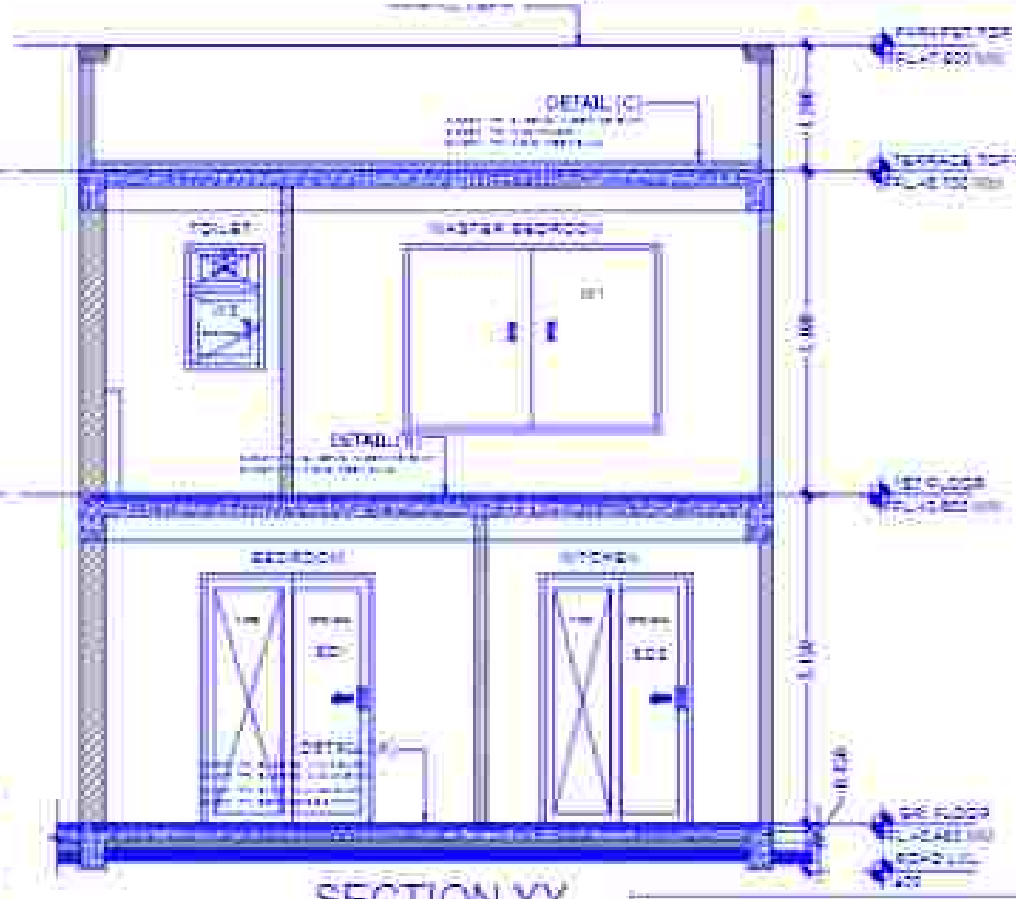
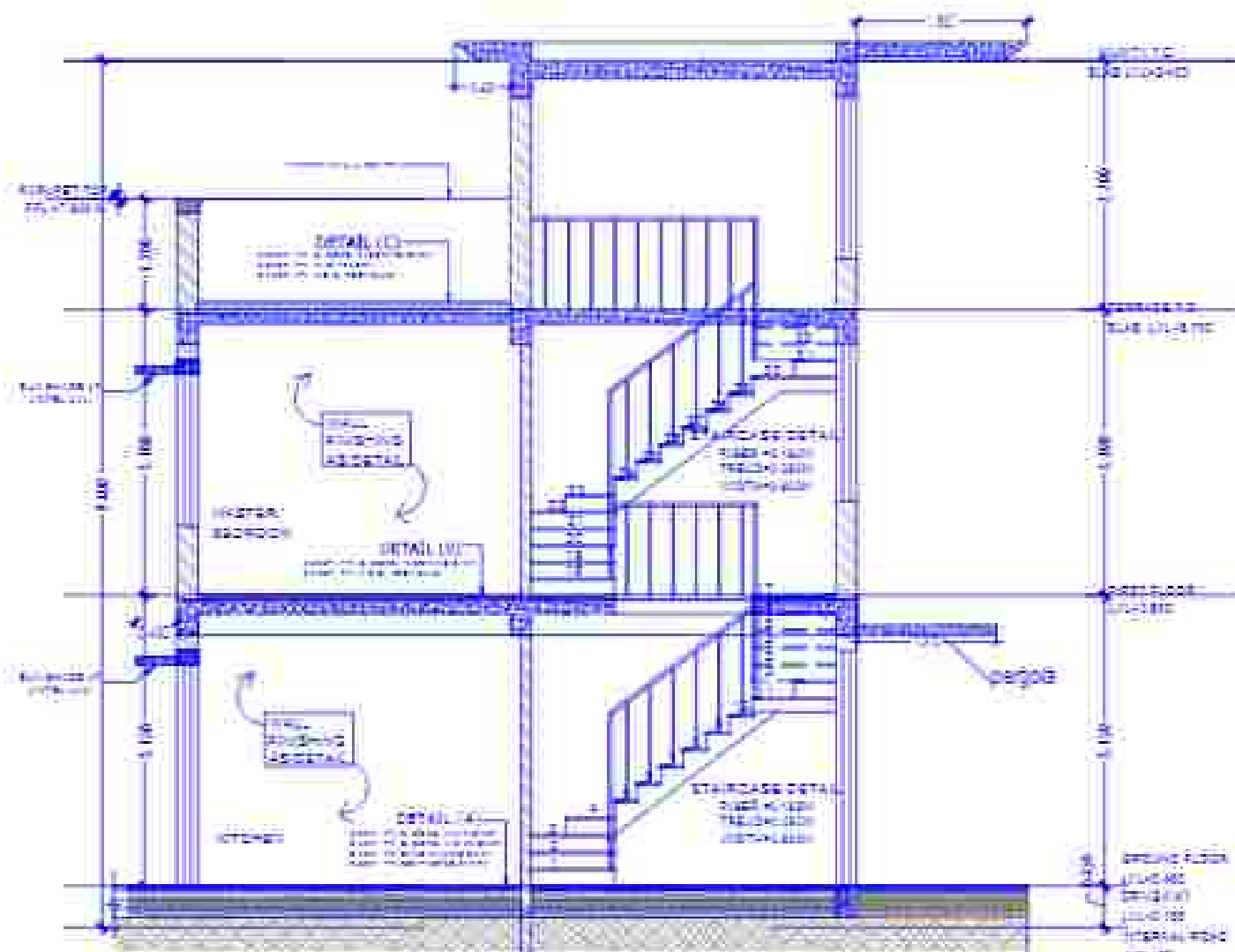
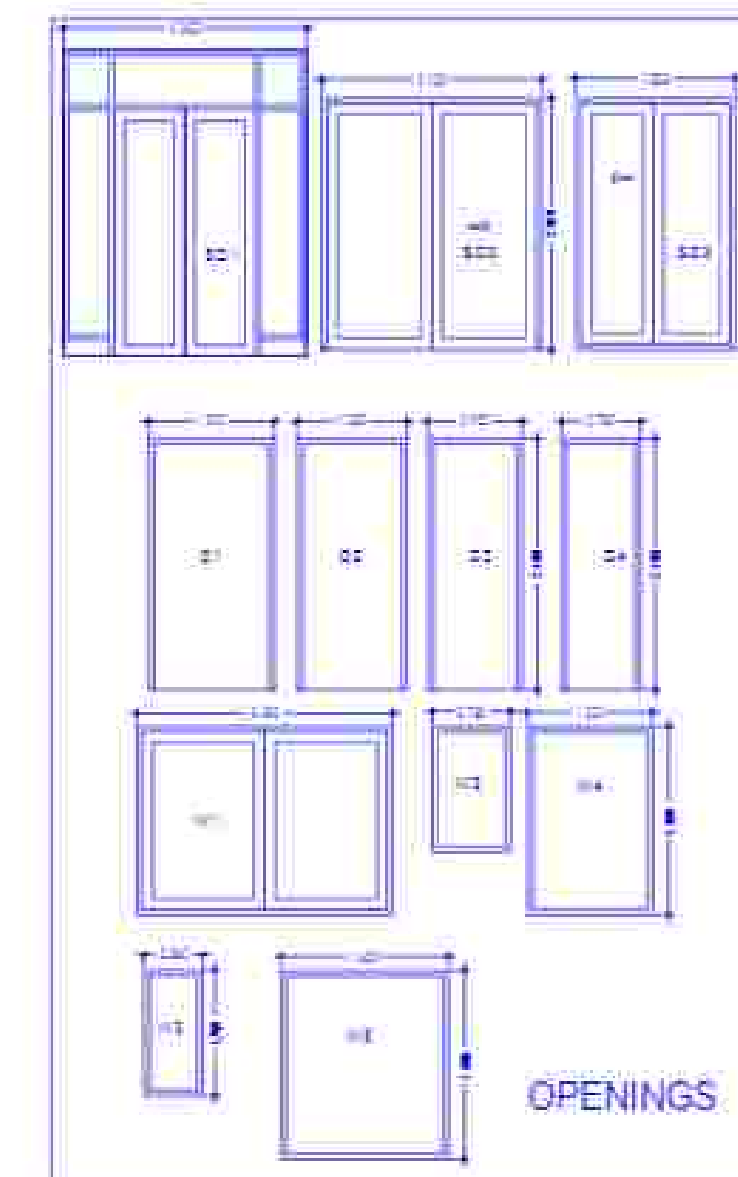
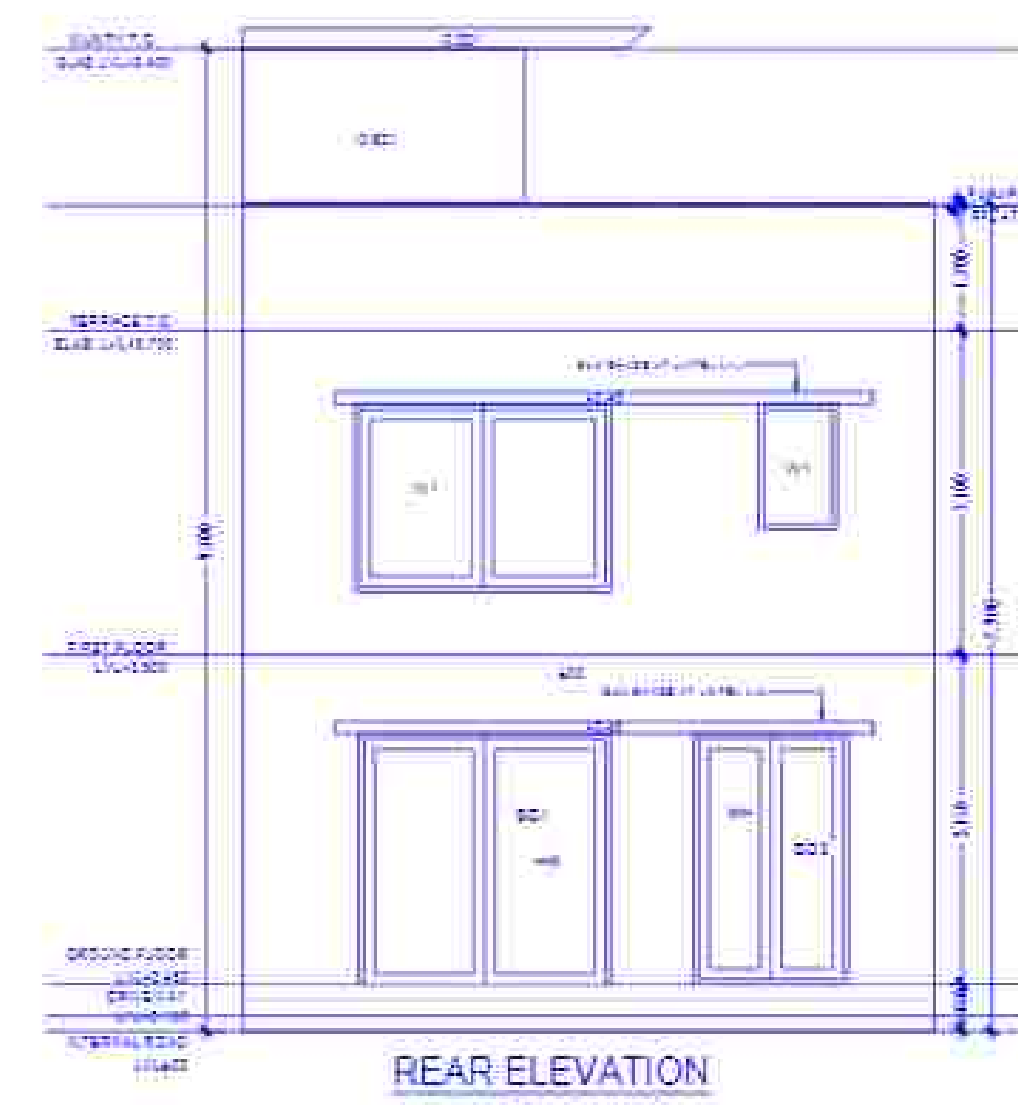
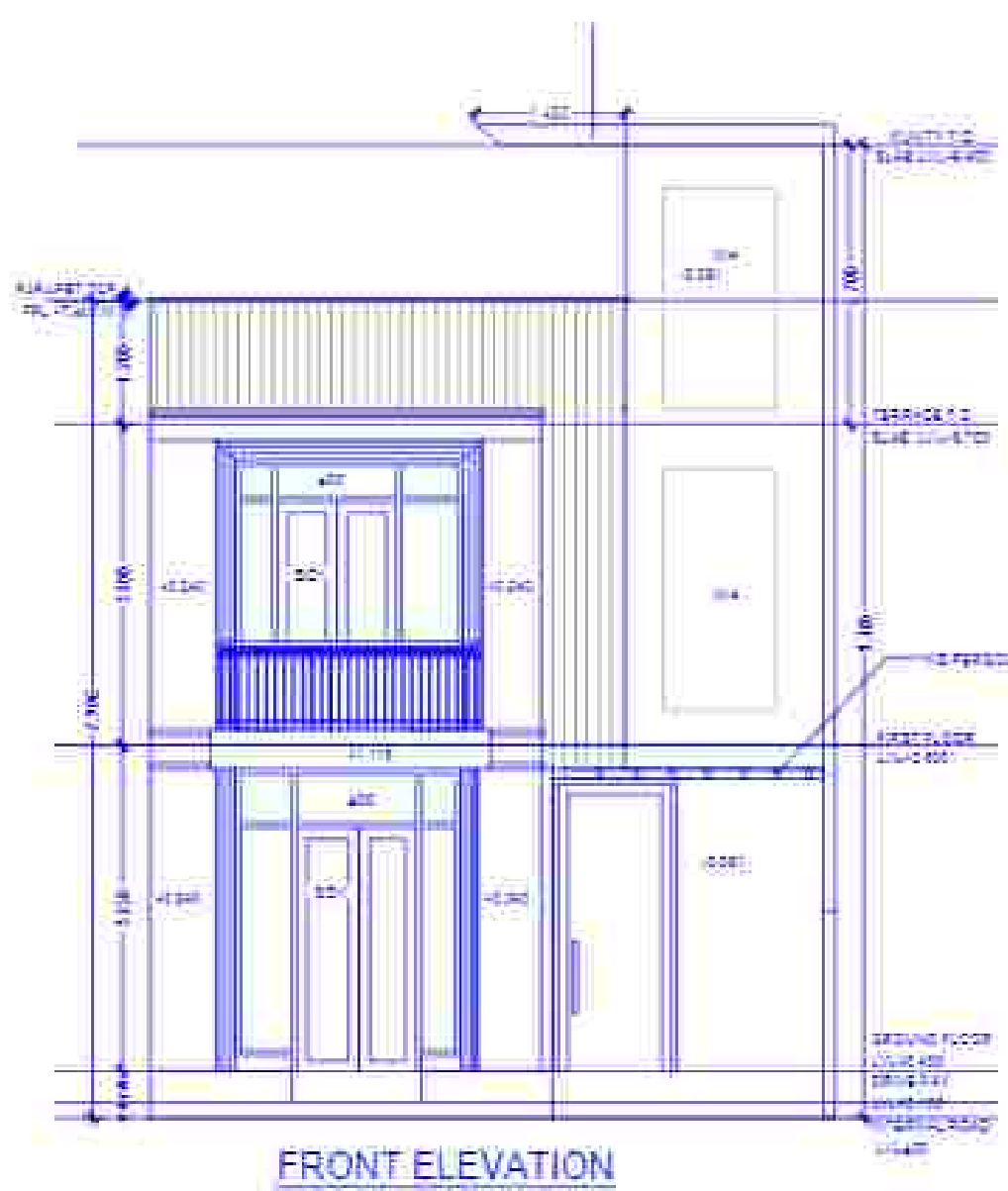
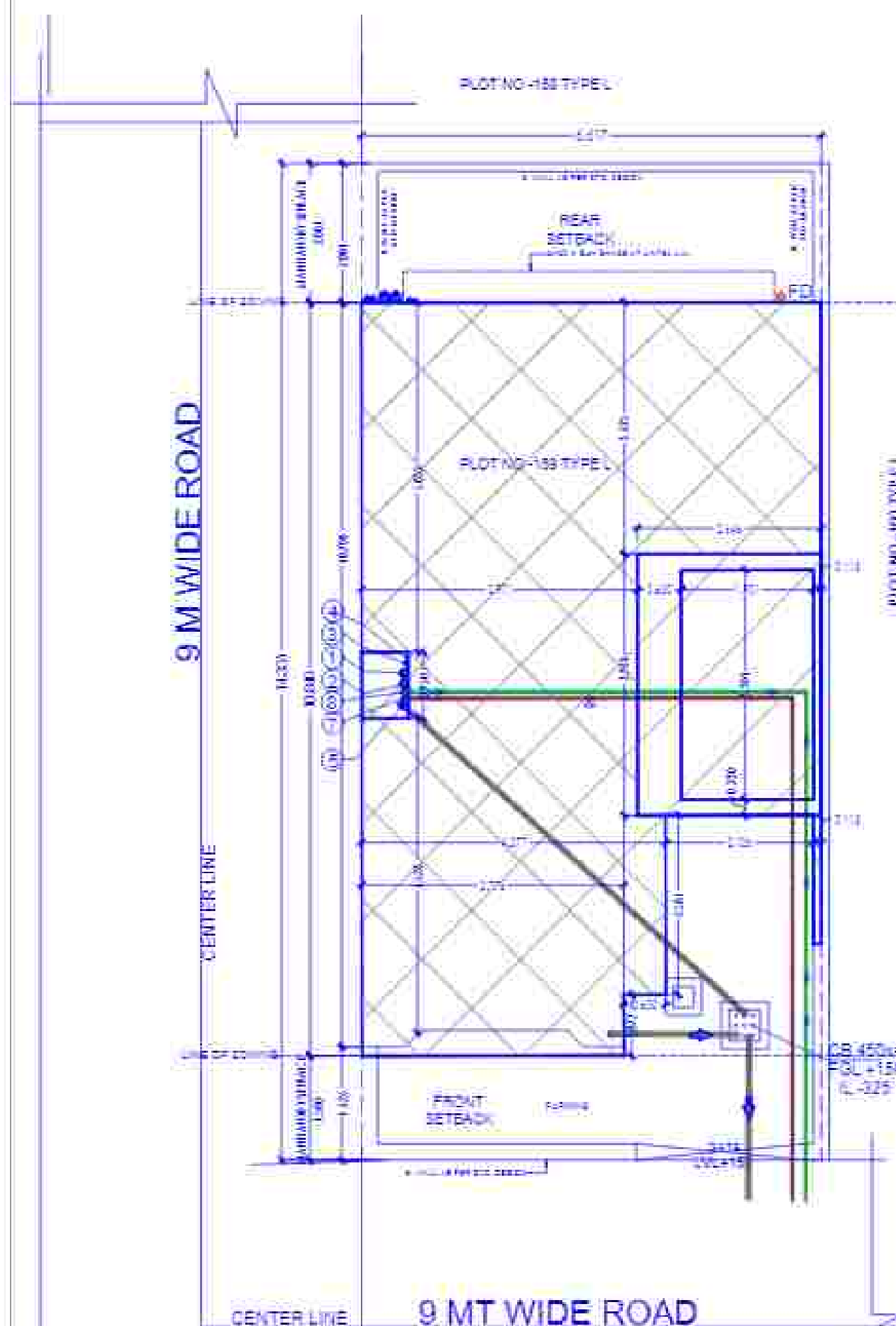
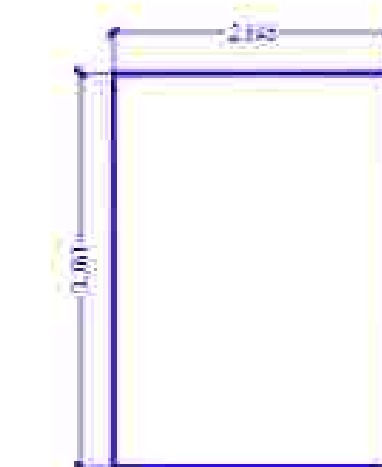
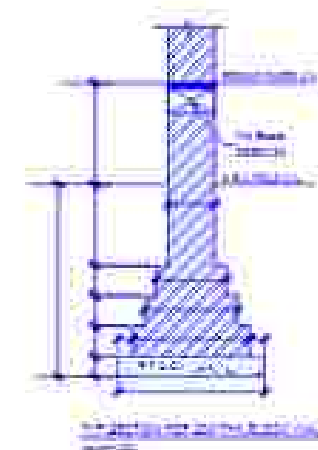
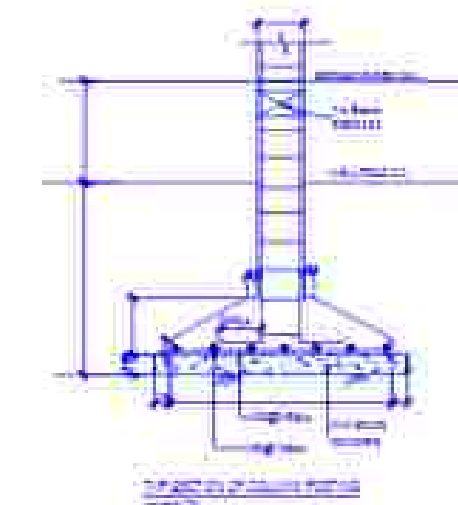
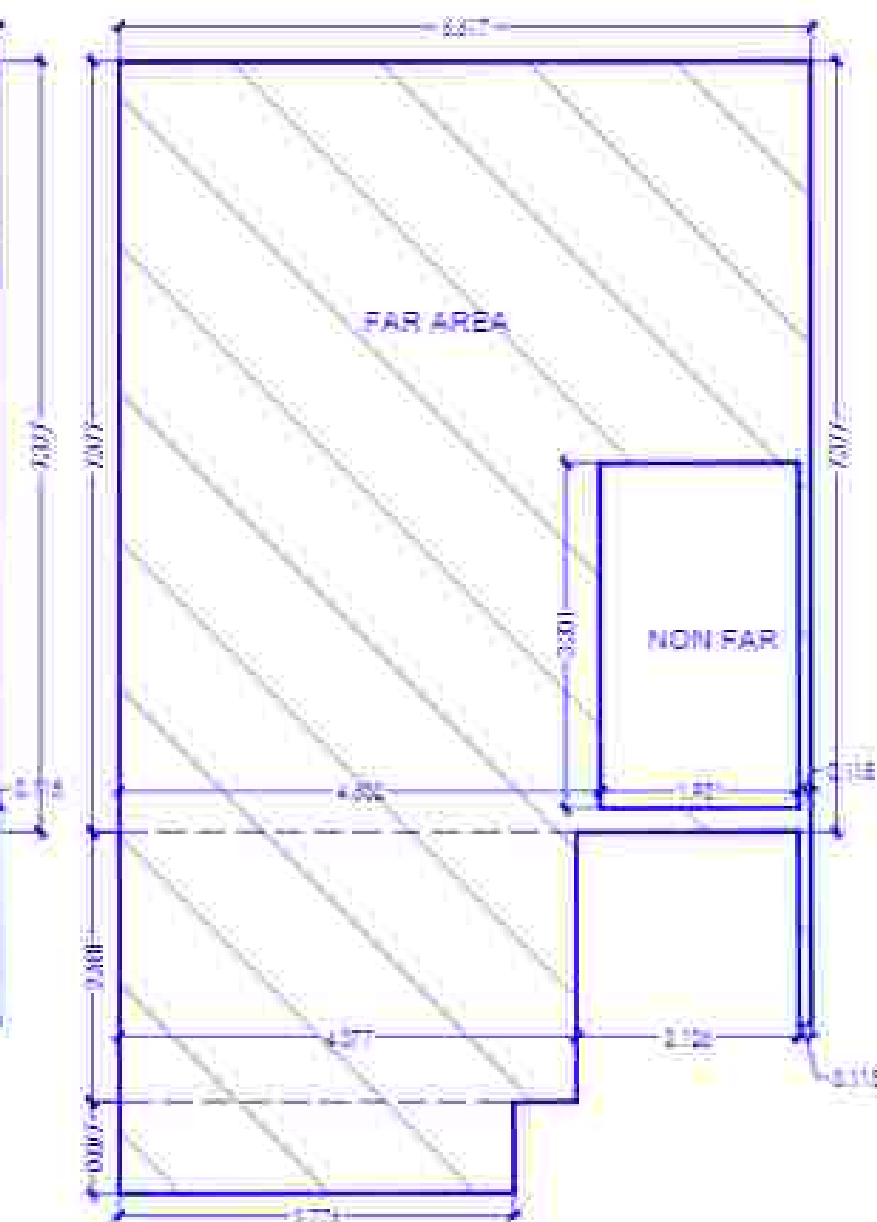
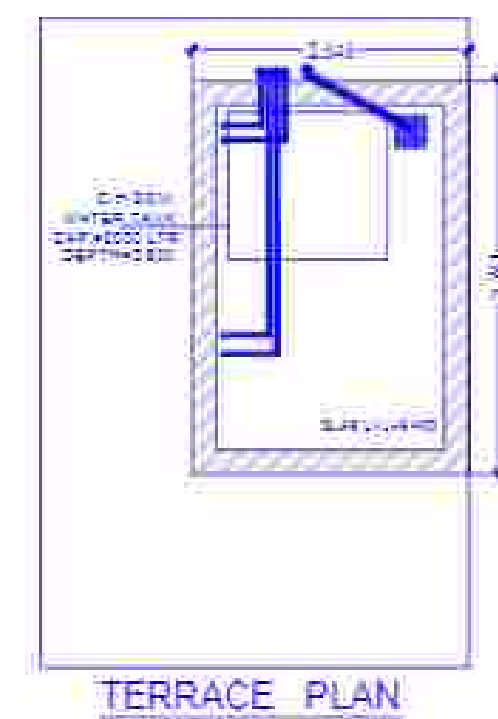
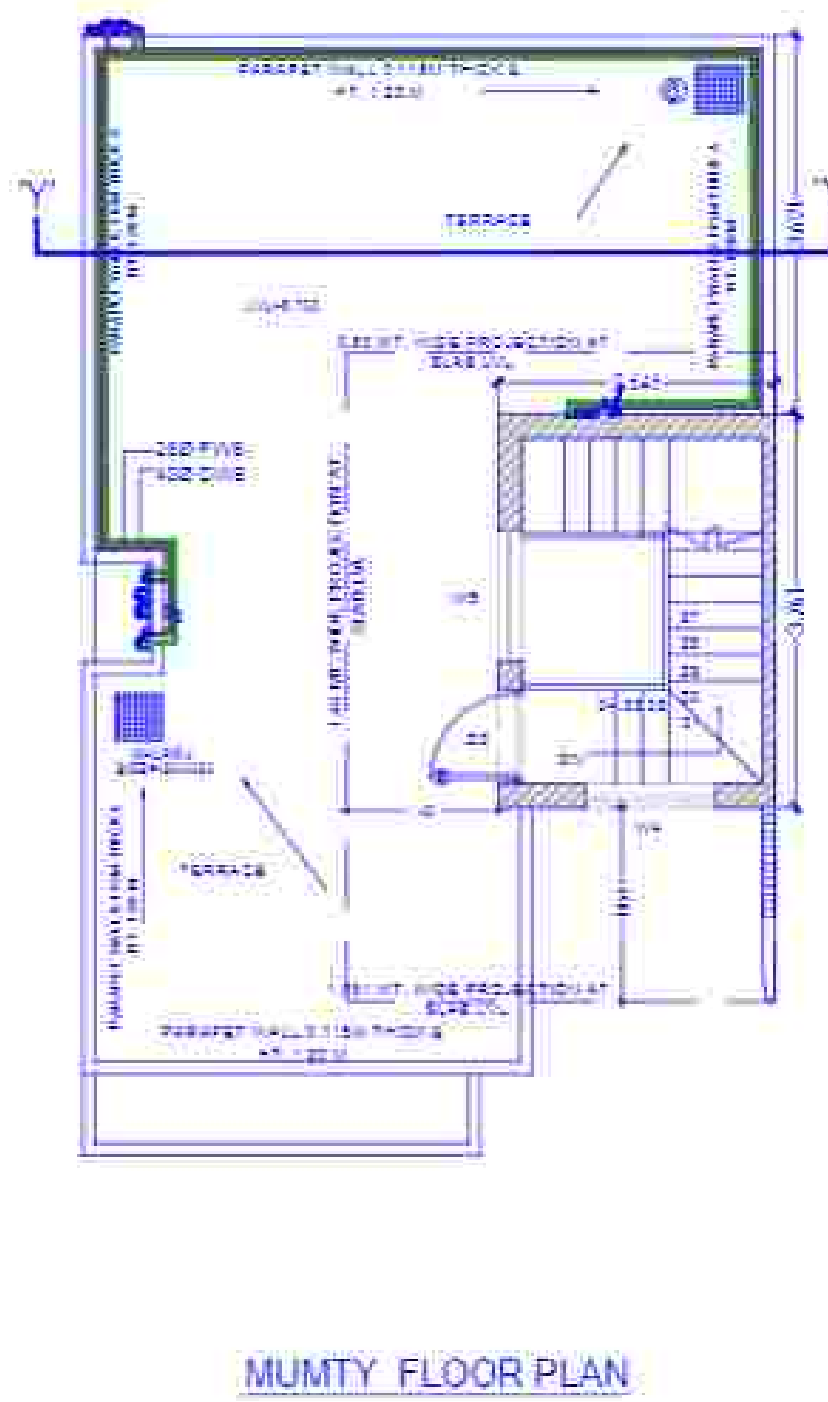
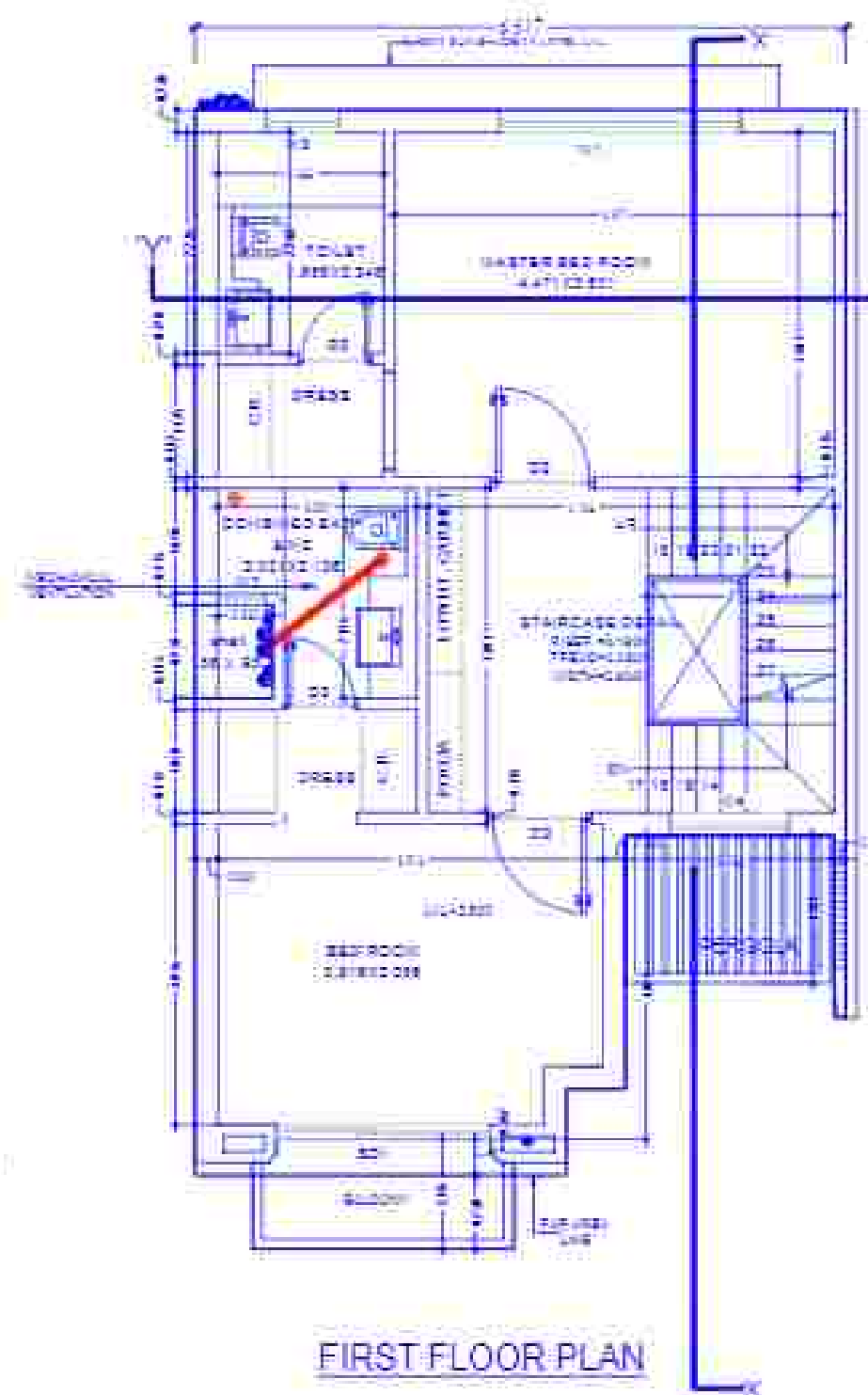
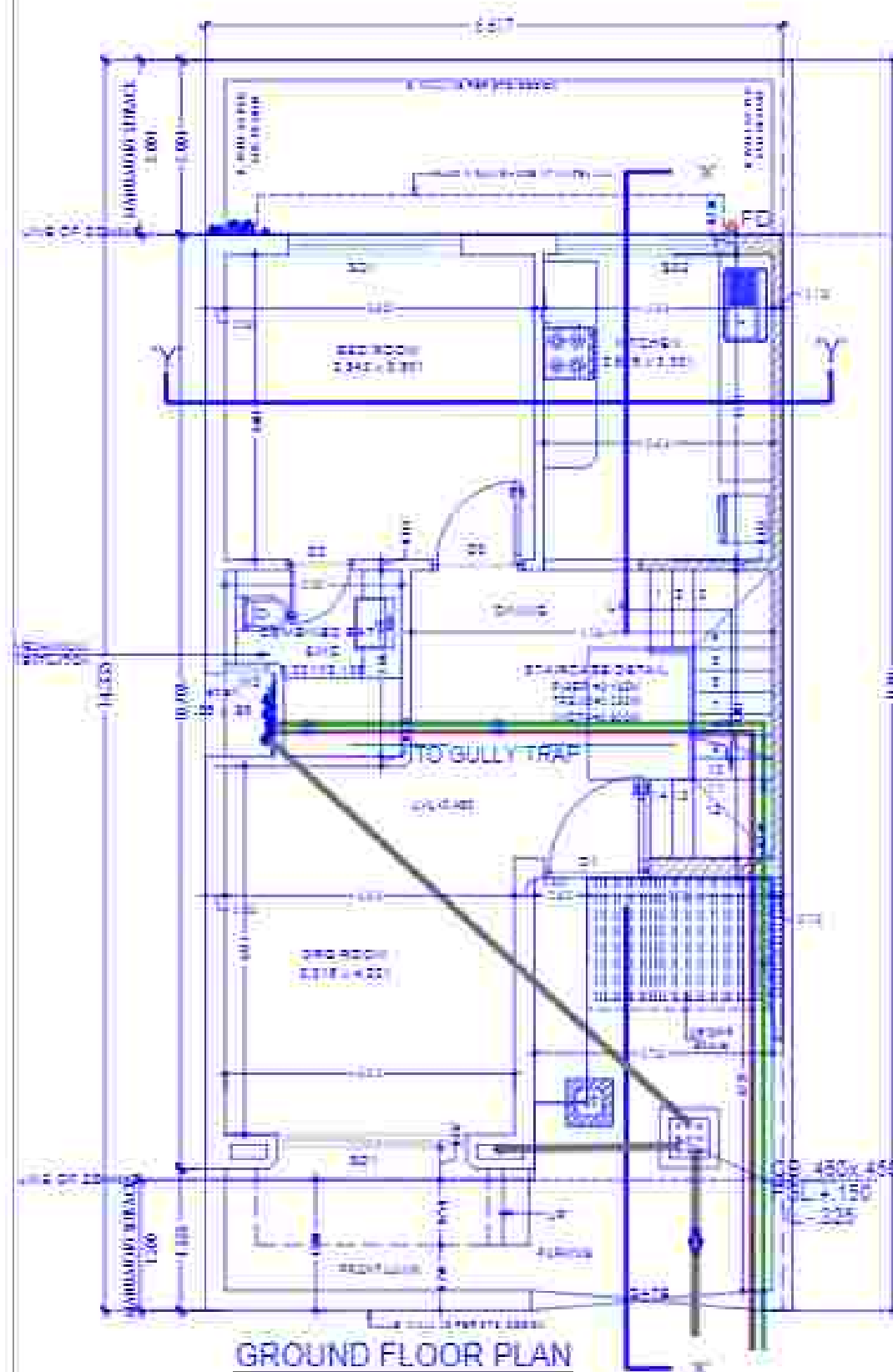
Dated 27/02/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-159, Type-L, 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 नं०-BLC-4984X दिनांक 15.02.2024 के संदर्भ में।

उपरोक्त विषय बारे सूचित किया जाता है कि आप द्वारा ऑनलाइन भवन प्लान जमा किए गया था। इस कार्यालय द्वारा भवन प्लान 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 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 प्लान की स्कूटनी पीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।


District Town Planner,
Sonipat.



SANCTIONED
VALID UPTO 2 YEARS FROM DATED
27-02-2024 TILL DATED 26-02-2026

PARKING DETAIL

FOR PLOT SIZE UPTO 100 SQ.MT
0.5 ECS PER FLOOR IN STILT/OPEN WITHIN
THE PLOT (0.5 ECS=6.25 SQ.MT)
REQUIRED PARKING AREA=6.25 X 2 = 12.50 SQ.MT.
PROVIDED OPEN PARKING AREA
=2.726X4.727+1.396X3.546
=12.885+4.95 =17.835SQ.MT.

GENERAL NOTES:

1. ALL PIPES PASSING UNDER FLOORS.
2. NO PIPE CONNECTED WITH ANY R.W.F.
3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
5. ALL DIMENSIONS ARE IN MMS. 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.D.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 6 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 OF THE OWNER/STRUCTURE DESIGNER.

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

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.
3.	STRUCTURAL AND SERVICES DRAWINGS.

AREA STATEMENT:

TOTAL PLOT AREA = 6.617 X 14.335 = 94.655 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 71.14 SQ.MT.
PROPOSED GROUND COVERAGE = 63.63 SQ.MT. @ 67.08 %
PERMISSIBLE FAR @ 200% = 189.71 SQ.MT.
PROPOSED FAR = 121.24 SQ.MT. @ 126.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377 X 2.581 + 3.776 X 0.877 + 1.15 X 1.851
= 48.81 + 11.297 + 3.312 + 0.213 = 63.63 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =
SAME AS GROUND - (1.901 X 3.301) = 6.26 - 6.26 = 0 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA

= 2.846 X 3.761 = 9.95 SQ.MT.

TOTAL FAR AREA (D) = A + B = 63.63 + 0.213 = 121.24 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.846 X 3.761 = 6.26 + 9.95 = 16.23 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR AREA (E) = 121.24 + 16.23 = 137.47 SQ.MT.

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	900 MM X 2250 MM	0 MM	2250 MM
4.	D-4	750 MM X 2400 MM	0 MM	2400 MM
5.	SD-1	2325 MM X 2325 MM	0 MM	2400 MM
6.	SD-2	1525 MM X 2400 MM	0 MM	2400 MM
7.	SD-3	2100 MM X 2400 MM	0 MM	2400 MM
8.	W-1	2450 MM X 1800 MM	800 MM	2400 MM
9.	W-2	750 MM X 1200 MM	1200 MM	2400 MM
10.	W-3	850 MM X 1200 MM	1200 MM	2400 MM
11.	W-4	1200 MM X 1800 MM	450 MM	2400 MM
12.	W-5	1800 MM X 1800 MM	450 MM	2250 MM

PURPOSE OF DRAWING

SANCTION

PROJECT
PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE. (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DOJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHDHANA, SECTOR-33, SONPAT, DEVELOPED BY - SH. OM PRAKASH SAROHA, AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

SHEET TITLE
DUPLIX VILLA PLANS (TYPE L)
PLOT SIZE = 6.617 x 14.335mt
L.H.S. DRIVEWAY
PLOT NO. = 159

DATE - 08.11.2023	REV. NO.	NORTH
SCALE -		
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorized Signatory

ARCHITECT

AR. KARRHOUTTAM KUMAR
CA/2014/66162
JAI SHRI ARCHITECTURE
+91-9992314006

JAI SHRI ARCHITECTURE

RAM LAL CHOWK, ABOVE HONG ATML PUMPSTATION
GATE - 1, JALPAIGUJI, JALPAIGUJI, JALPAIGUJI, JALPAIGUJI