DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. – 0130-2231492 & E-mail ID – dtp[illegible]

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

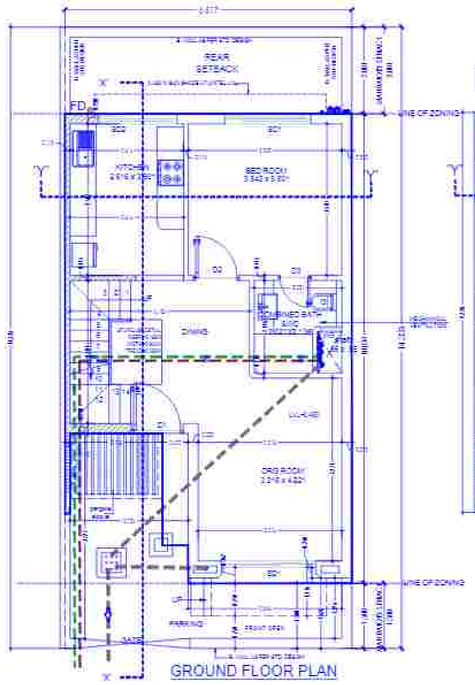
Memo No. ST/DTP-P/2024/1287 Dated 24/01/24

विषय :– **Approval of Building Plan in Residential unit at Plot no.-160, Type-L, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas – M/s Eldeco Infracon Realtors Ltd.**

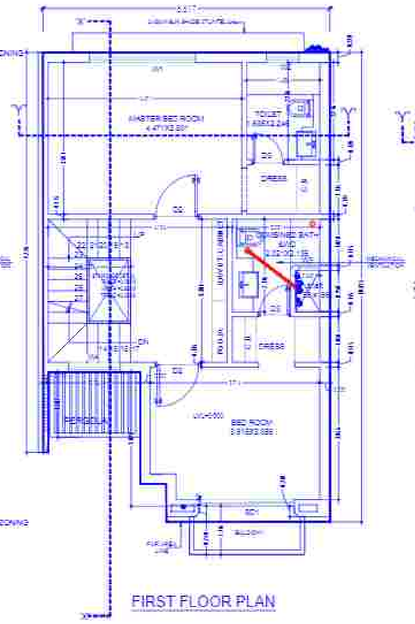
हवाला :– आपके ऑनलाइन आवेदन नं0-BLC-4984Y दिनांक 19.01.2024 के संदर्भ में।

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 नही 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 कम्पलीशन 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।

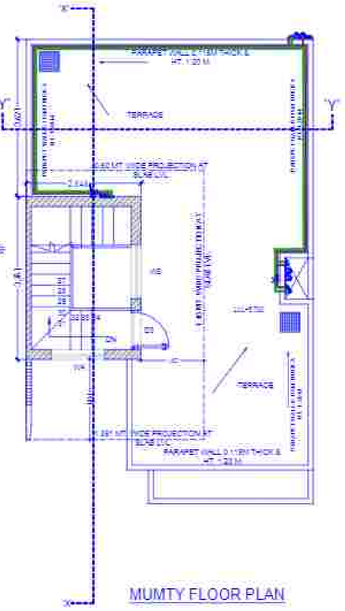
District Town Planner,
Sonipat.



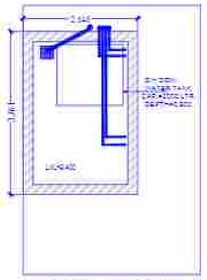
GROUND FLOOR PLAN



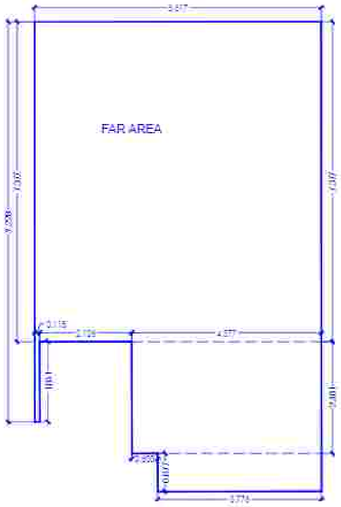
FIRST FLOOR PLAN



MUMTY FLOOR PLAN

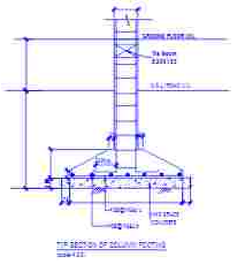


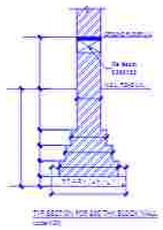
TERRACE FLOOR PLAN

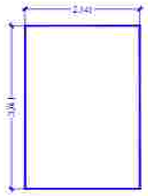


AREA DIAGRAM
GROUND FLOOR

AREA DIAGRAM
FIRST FLOOR

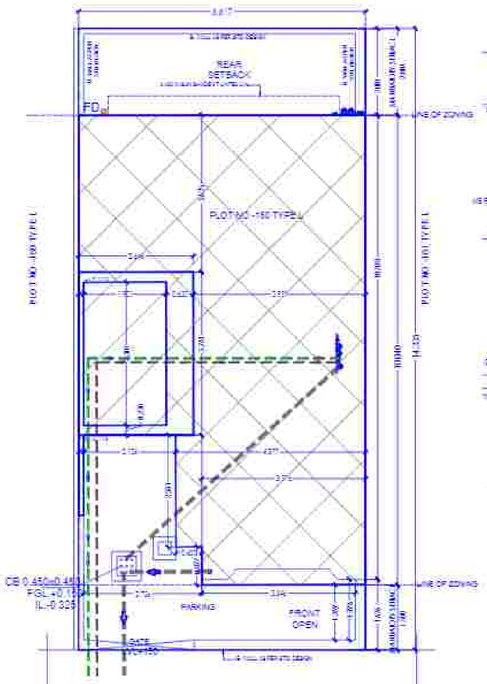






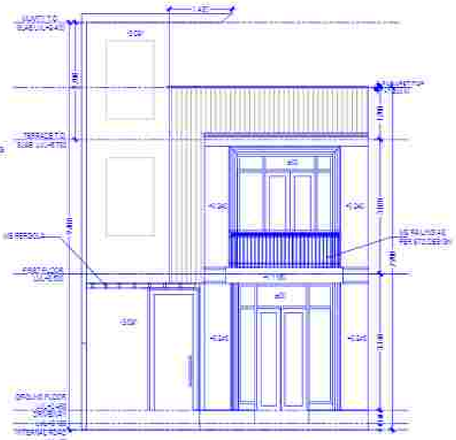
AREA DIAGRAM
MUMTY FLOOR

PLOT NO -150 TYPE L

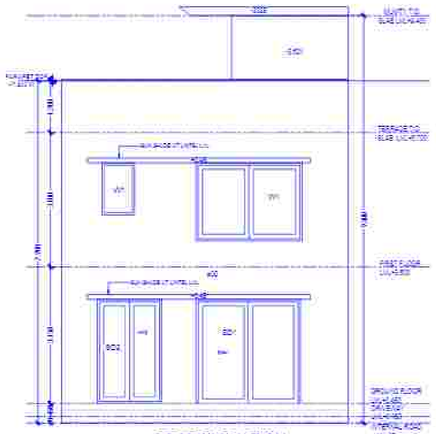


9 MT WIDE ROAD

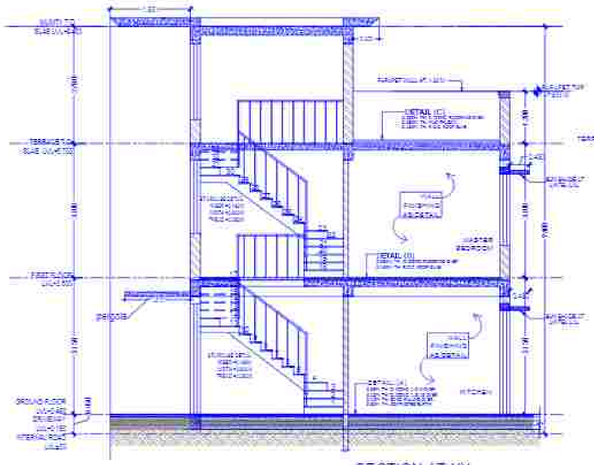
SITE PLAN



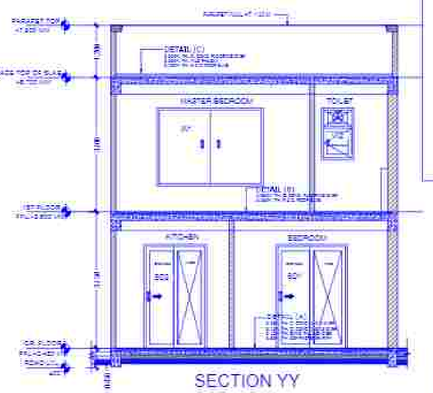
FRONT ELEVATION



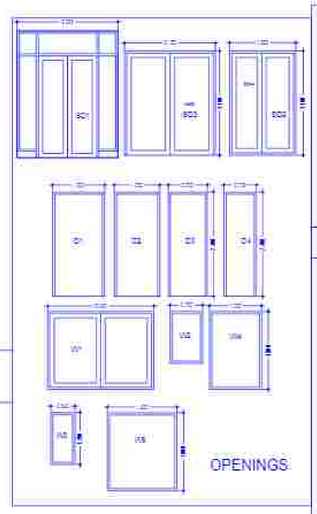
REAR ELEVATION



SECTION AT XX



SECTION YY



OPENINGS

PARKING DETAIL

*FOR PLOT SIZE **UPTO 100 SQ.MT***
:0.5 ECS PER FLOOR IN 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
=12.89+4.95 =17.84SQ.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 ADJOINNING OWNER.
4. GATE & B WALL AS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 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

"SANCTIONED"
VALID UPTO 3 YEARS FROM DATED
24-01-2024 TILL DATED 23-01-2026

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 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377X 2.581 + 3.776X 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 - (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	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 X2925 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	600 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	
12	W5	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 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 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. =150 L

DATE - 08.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE
RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2201493 & E-mail ID - dtp.sonipat.tcp@gmail.com

सेवा में

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

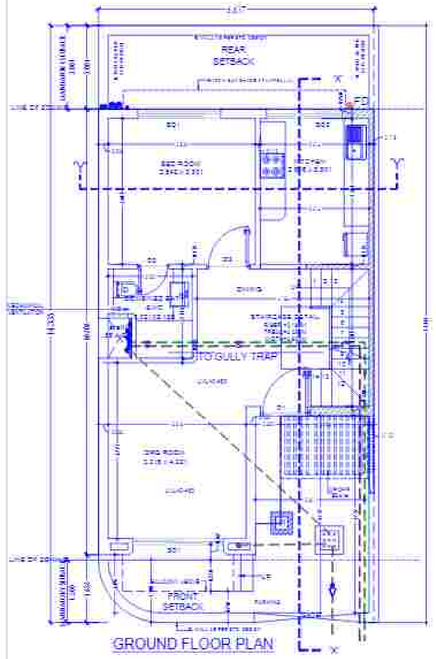
Memo No. ST/DTP-P/2024/1745 Dated 27/02/24

विषय :– **Approval of Building Plan in Residential unit at Plot no.-171, Type-I, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas – M/s Eldeco Infracon Realtors Ltd.**

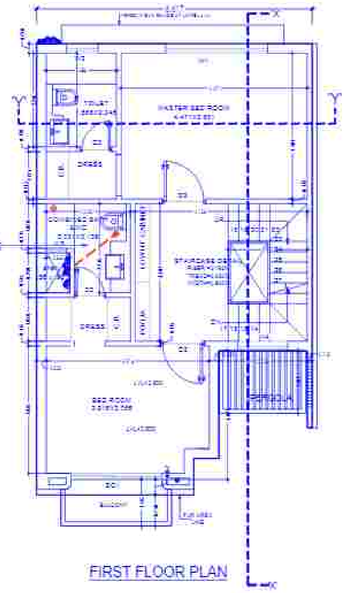
हवाला :– आपके ऑनलाइन आवेदन नं0-BLC-4984Z दिनांक 15.02.2024 के संदर्भ में।

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 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 नही लिया है अत: पब्लिक हैल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्पलीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्कूटनी फीस व लेबर सैस की शेष राशि Occupation certificate पर देनी होगी।

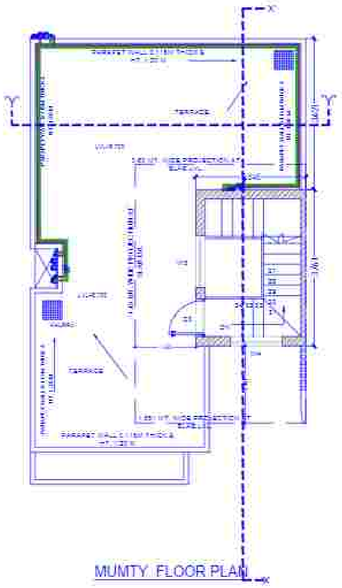
District Town Planner,
Sonipat.



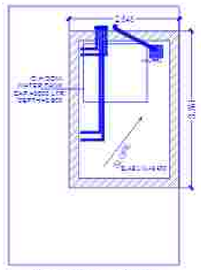
GROUND FLOOR PLAN



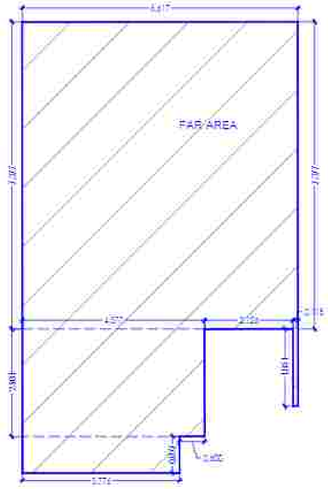
FIRST FLOOR PLAN



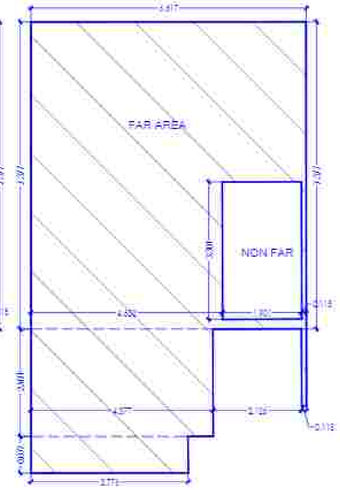
MUMTY FLOOR PLAN



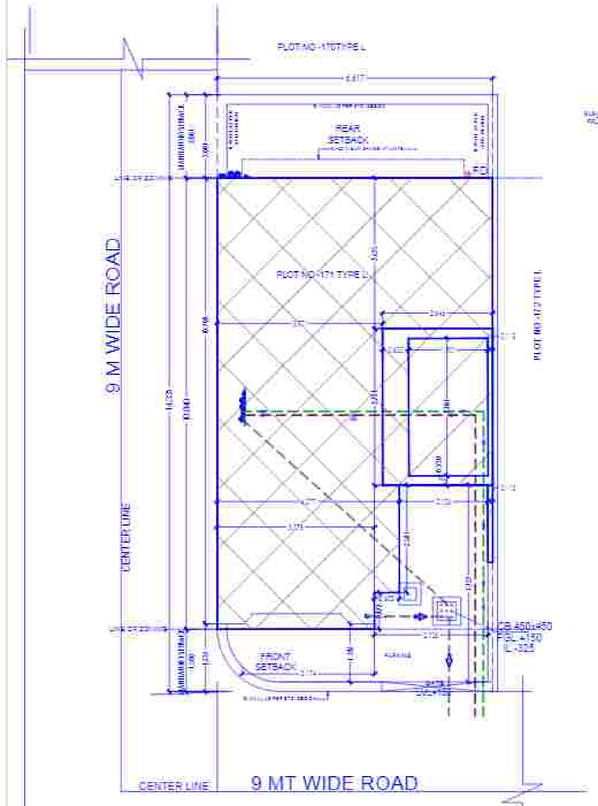
TERRACE PLAN



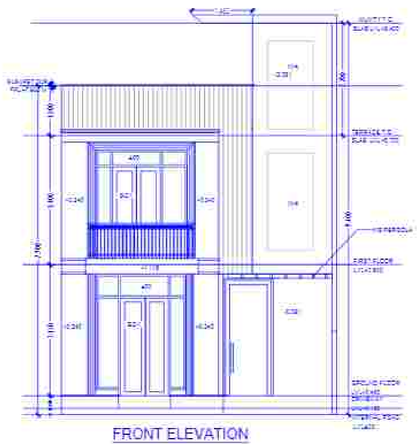
AREA DIAGRAM
GROUND FLOOR



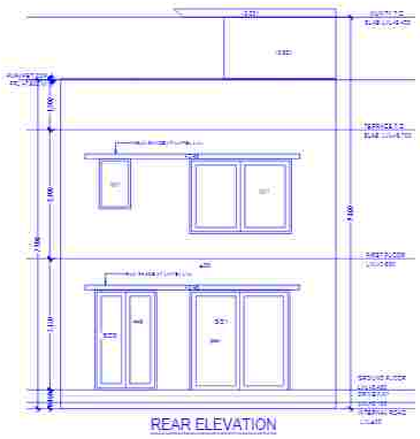
AREA DIAGRAM
FIRST FLOOR



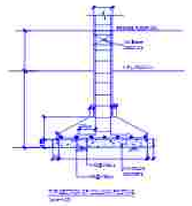
SITE PLAN

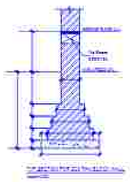


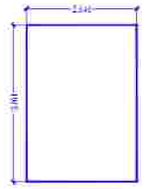
FRONT ELEVATION



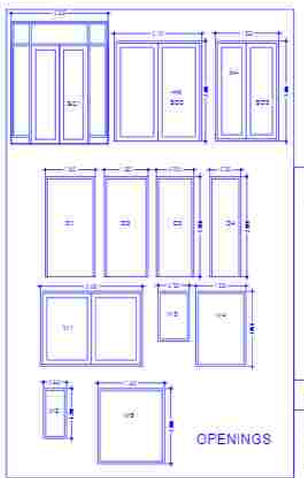
REAR ELEVATION



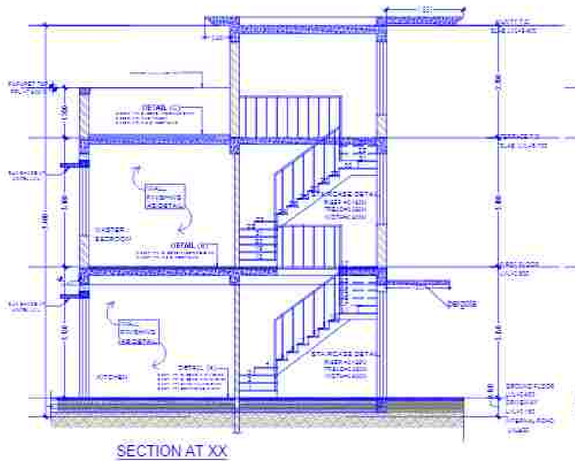




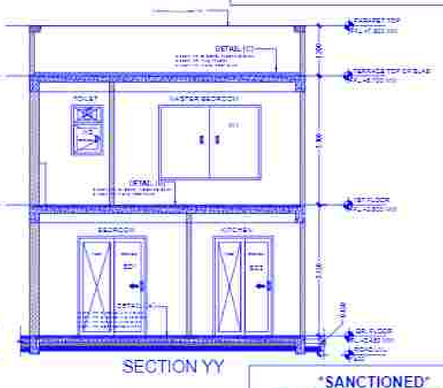
AREA DIAGRAM
MUMTY FLOOR



OPENINGS



SECTION AT XX



SECTION YY

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+1.396X3.174
=12.885+4.431 =17.316SQ.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 ADJOINNING OWNER.
4. GATE & B.WALL AS PER GOVT. STD. DESIGN.
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP FOOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT.
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 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 O 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 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A)=

6.617 X 7.377 = 4.377X 2.581 + 3.776X 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 - (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	900 MM X 2250 MM	0 MM	2250 MM
4	D-4	750 MM X 2400 MM	0 MM	2400 MM
5	SD-1	2535 MM X2925 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	600 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	
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, 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 14.335mt.
R.H.S. DRIVEWAY
PLOT NO. =171

DATE - 06.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231493 & E-mail ID - dtp6.sonipat.tcp@gmail.com

सेवा में

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

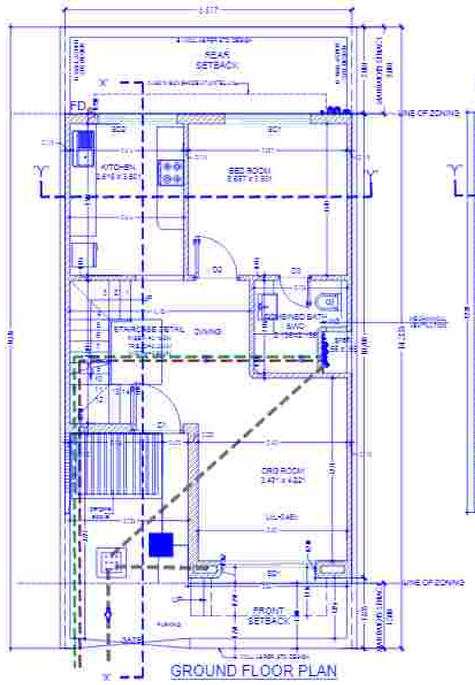
Memo No. ST/DTP-P/2024/1290 Dated 24/01/24

विषय :– **Approval of Building Plan in Residential unit at Plot no.-172, Type-L, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.**

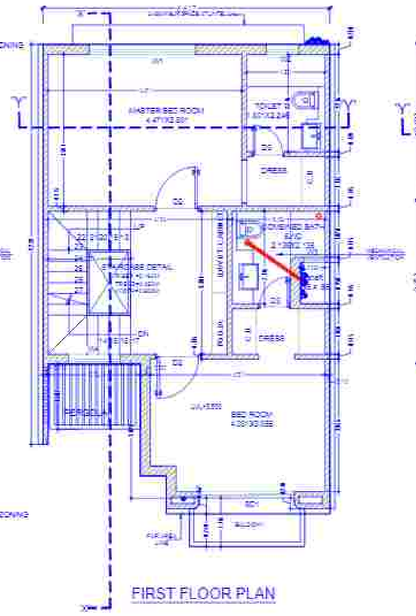
हवाला :– आपके ऑनलाइन आवेदन नं0-BLC-4984AA दिनांक 19.01.2024 के संदर्भ में।

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 नही 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 कम्पलीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्क्रूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

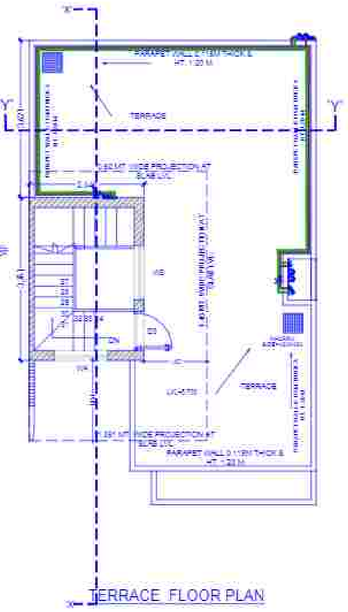
District Town Planner,
Sonipat.



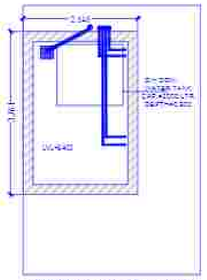
GROUND FLOOR PLAN



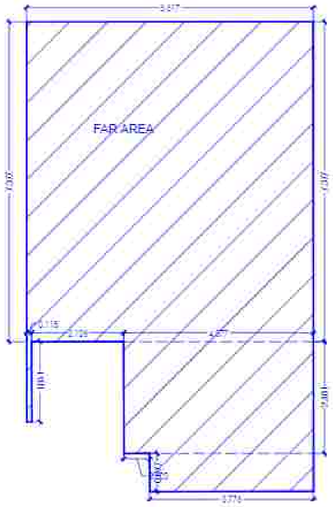
FIRST FLOOR PLAN



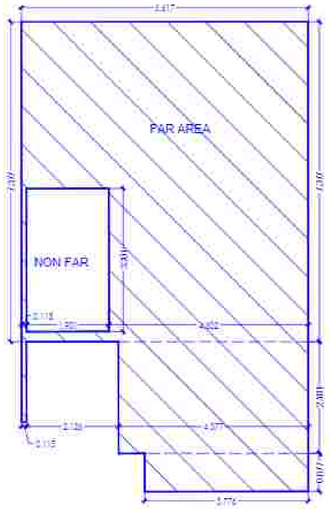
TERRACE FLOOR PLAN



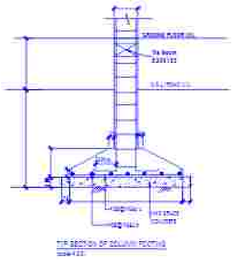
MUMTY FLOOR PLAN



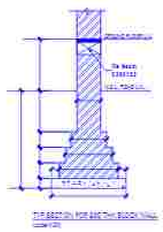
AREA DIAGRAM
GROUND FLOOR



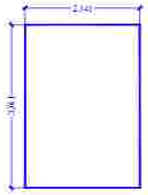
AREA DIAGRAM
FIRST FLOOR



TYP SECTION OF DEEPER FOOTING

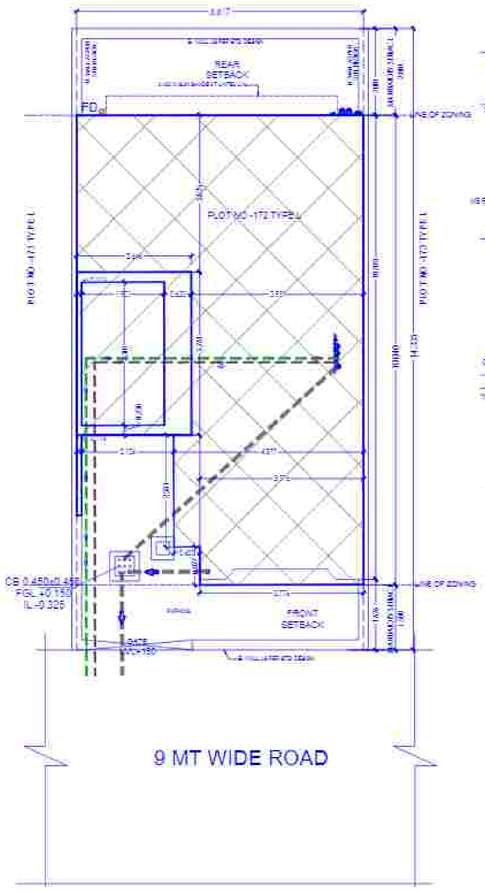


TYP SECTION FOR SECTION BUCKLING



AREA DIAGRAM
MUMTY FLOOR

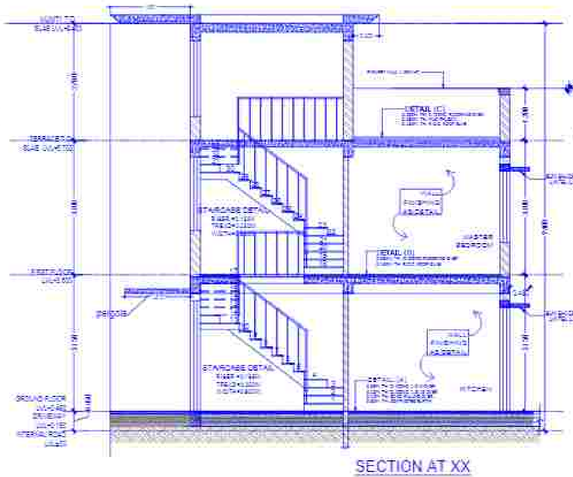
PLOT NO -169 TYPE L



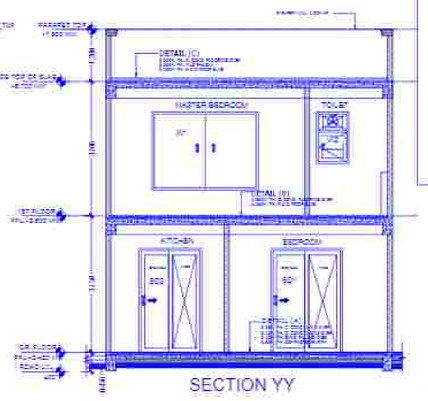
SITE PLAN

FRONT ELEVATION

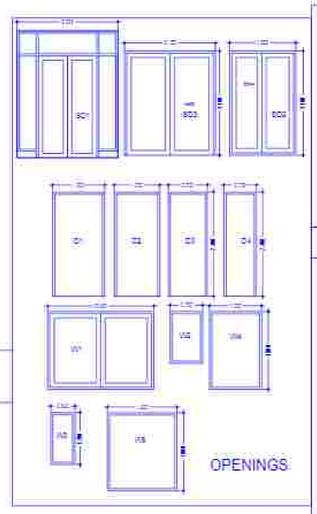
REAR ELEVATION



SECTION AT XX



SECTION YY



OPENINGS

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

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+1.396X3.661
=12.886+5.111 =17.997SQ.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 WALL AS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 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 O 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 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377X 2.581 + 3.776X 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 - (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	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 X2925 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	600 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	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 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 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. =172

DATE - 08.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE
RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2201652 & E-mail ID - dtp8.sonipat.hsvp@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

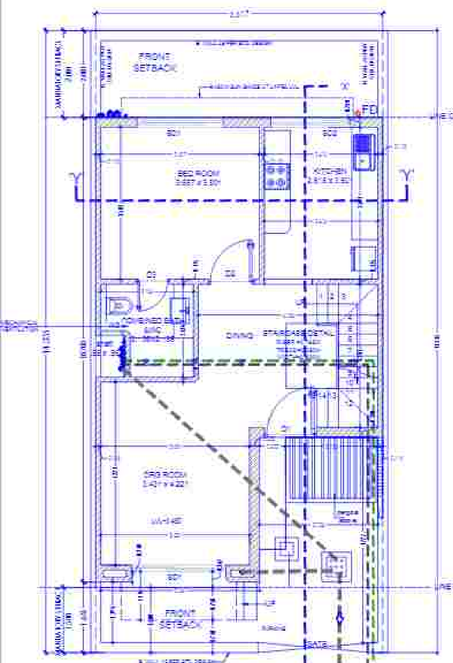
Memo No. ST/DTP-P/2024/ 1291 Dated 24/01/24

विषय :– **Approval of Building Plan in Residential unit at Plot no.-173, Type-L, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas – M/s Eldeco Infracon Realtors Ltd.**

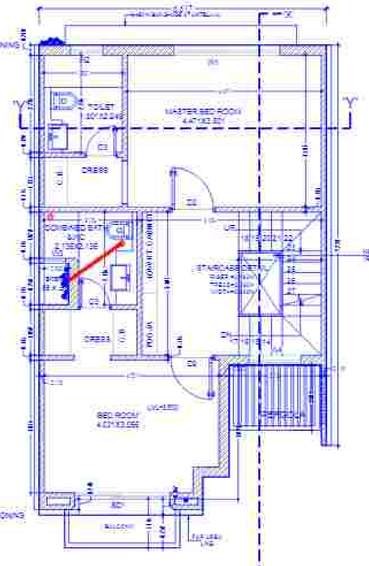
हवाला :– आपके ऑनलाइन आवेदन नं0-BLC-4984O दिनांक 19.01.2024 के संदर्भ में।

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 नही 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 कम्पलीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्क्रूटनी फीस व लेबर सैस की शेष राशि Occupation certificate पर देनी होगी।

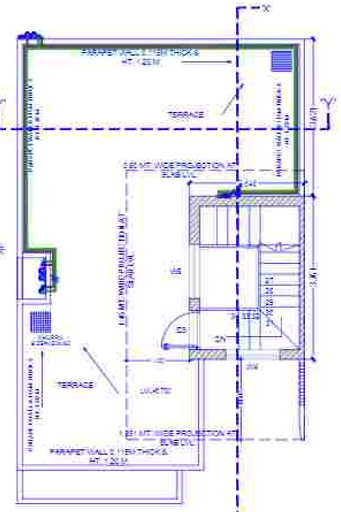
District Town Planner,
Sonipat.



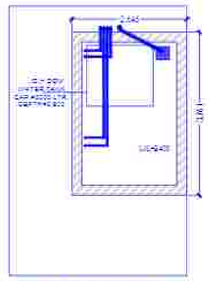
GROUND FLOOR PLAN



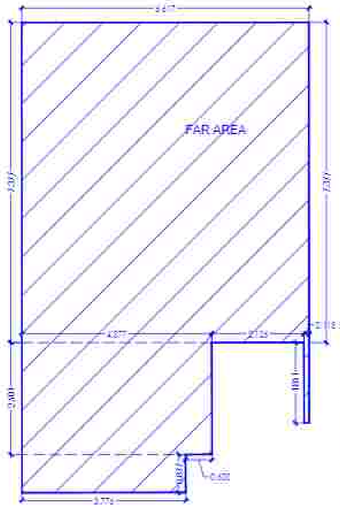
FIRST FLOOR PLAN



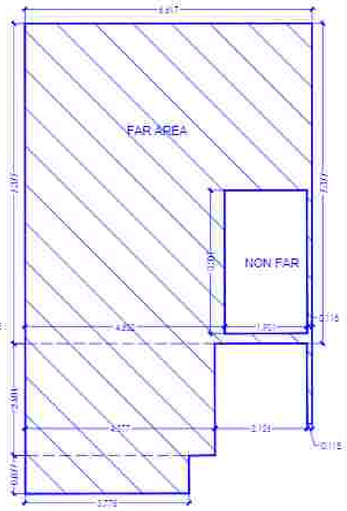
MUMTY FLOOR PLAN



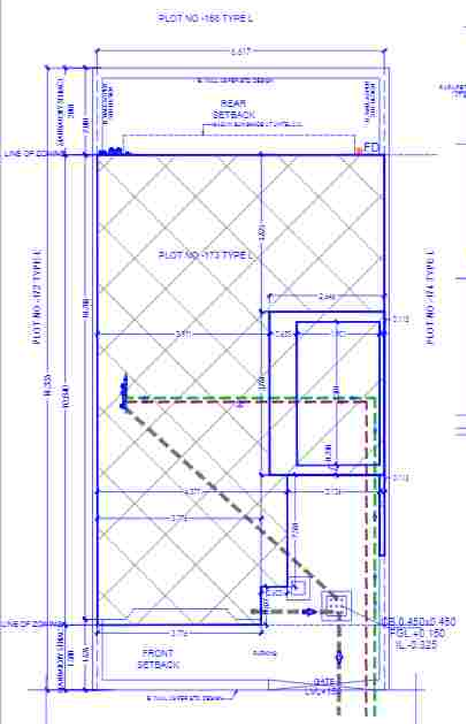
TERRACE FLOOR PLAN



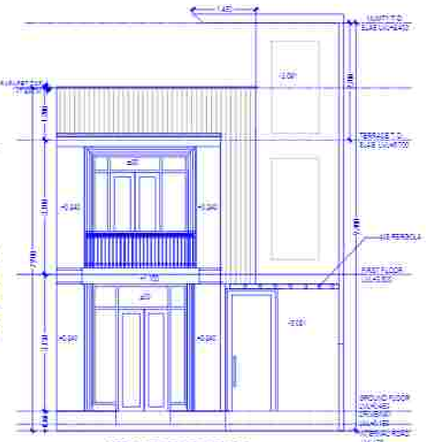
AREA DIAGRAM
GROUND FLOOR



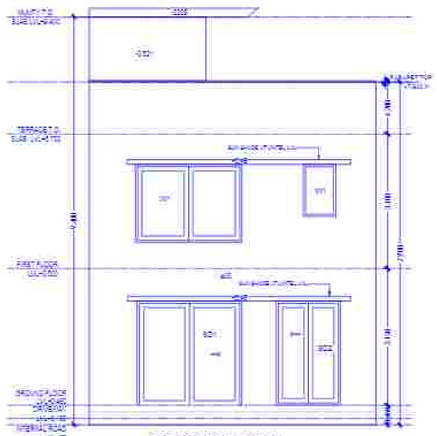
AREA DIAGRAM
FIRST FLOOR



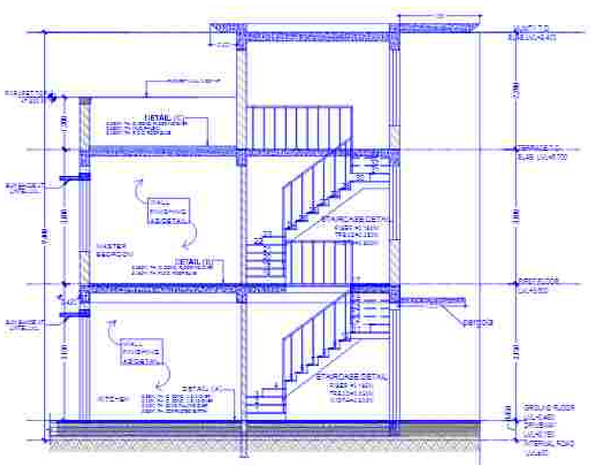
SITE PLAN



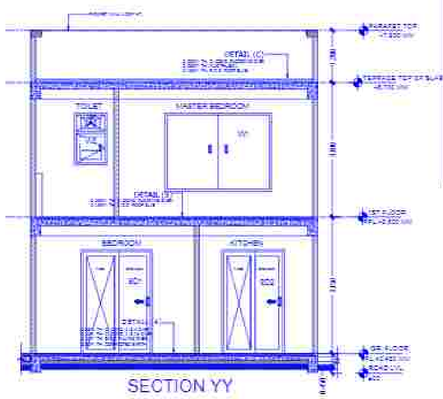
FRONT ELEVATION



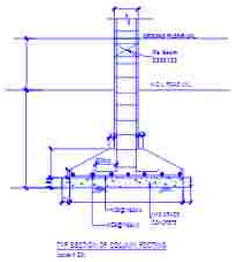
REAR ELEVATION

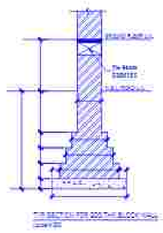


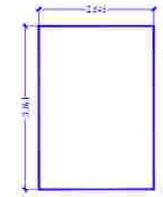
SECTION AT XX



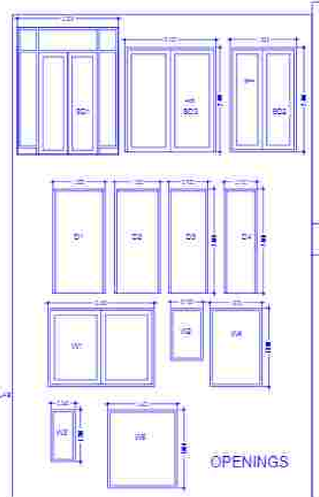
SECTION YY







AREA DIAGRAM
MUMTY FLOOR



OPENINGS

PARKING DETAIL

*FOR PLOT SIZE **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+1.396X3.661
=12.886+5.111 =17.997SQ.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 ADJOINNING OWNER.
4. GATE & B WALL AS PER GOVT. STD. DESIGN.
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 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 O 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

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

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 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 126.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377X 2.581 + 3.776X 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 - (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	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 X2925 MM	0 MM	2400 MM
6	SD-2	1625 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	600 MM	2400 MM
9	W2	750 MM X 1200 MM	1200 MM	2400 MM
10	W3	380 MM X 1200 MM	1200 MM	2400 MM
11	W4	1200 MM X 1800 MM	450 MM	
12	W5	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 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 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. =173

DATE - 08.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited

Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE

RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103.
E-mail : narouttamkumar@gmail.com, narouttam.saroha@eldecogroup.com

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2201492 & E-mail ID - dtp[illegible]@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

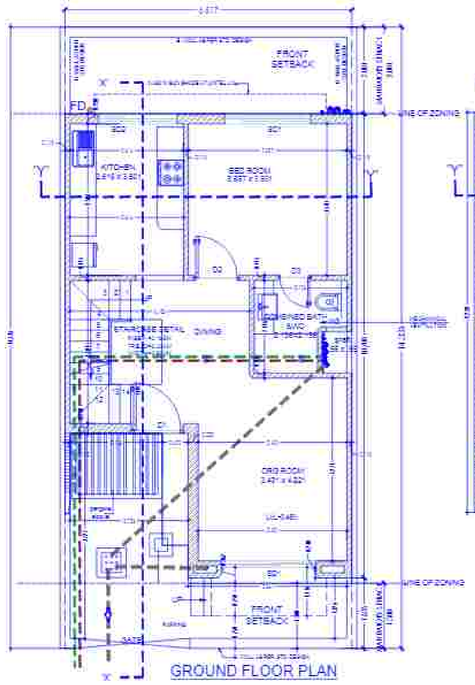
Memo No. ST/DTP-P/2024/1285 Dated 24/01/24

विषय :– **Approval of Building Plan in Residential unit at Plot no.-174, Type-I., Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas – M/s Eldeco Infracon Realtors Ltd.**

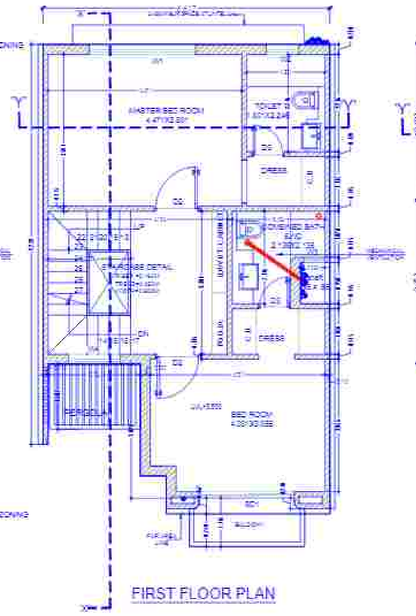
हवाला :– आपके ऑनलाइन आवेदन नं0-BLC-4984AB दिनांक 19.01.2024 के संदर्भ में।

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 नही 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 कम्पलीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्क्रूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

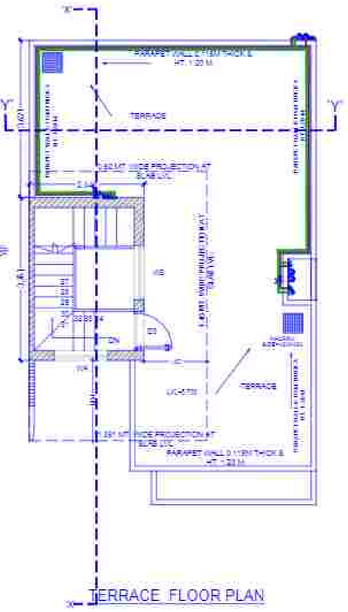
District Town Planner,
Sonipat.



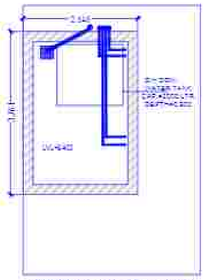
GROUND FLOOR PLAN



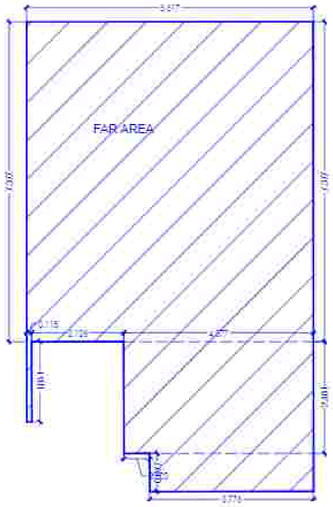
FIRST FLOOR PLAN



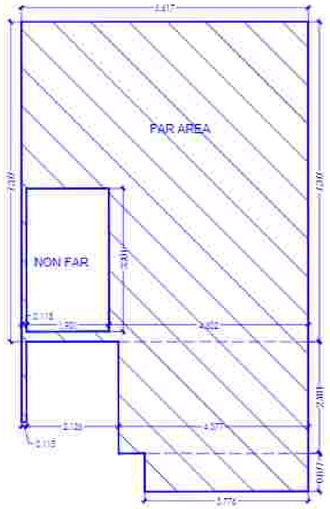
TERRACE FLOOR PLAN



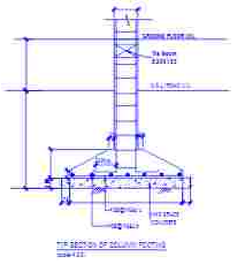
MUMTY FLOOR PLAN



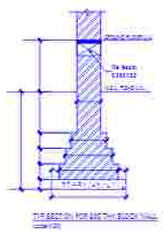
AREA DIAGRAM
GROUND FLOOR



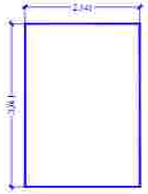
AREA DIAGRAM
FIRST FLOOR



TYP SECTION OF DEEPER FOOTING

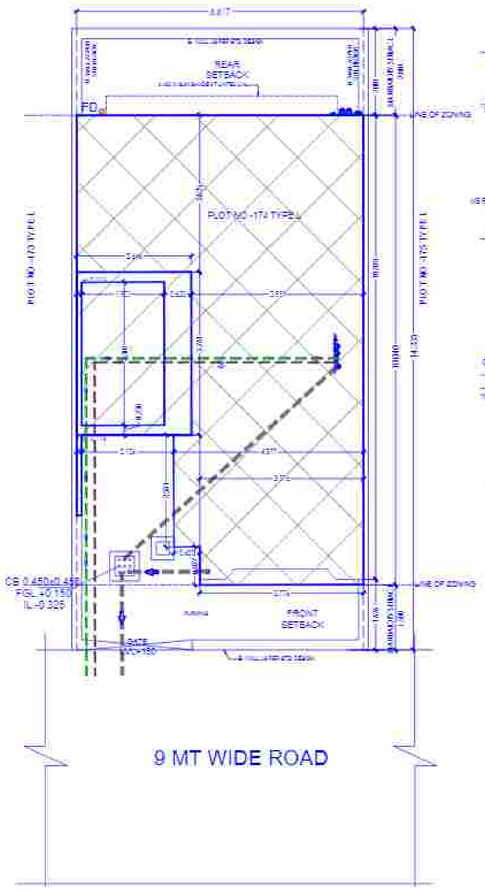


TYP SECTION FOR SECTION BUCKLING

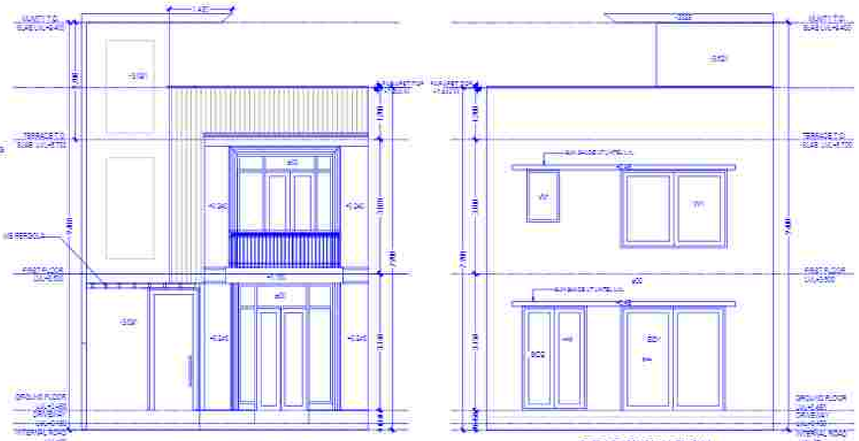


AREA DIAGRAM
MUMTY FLOOR

PLOT NO -167 TYPE L

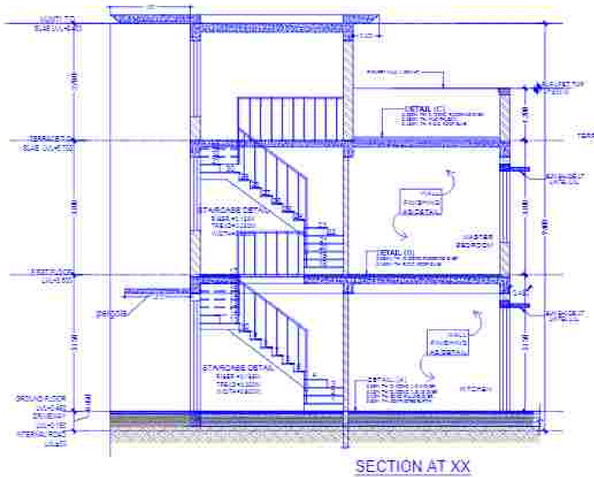


SITE PLAN

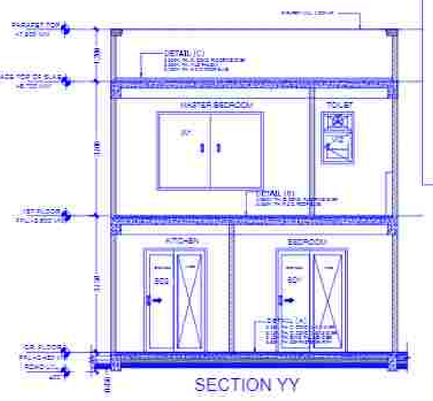


FRONT ELEVATION

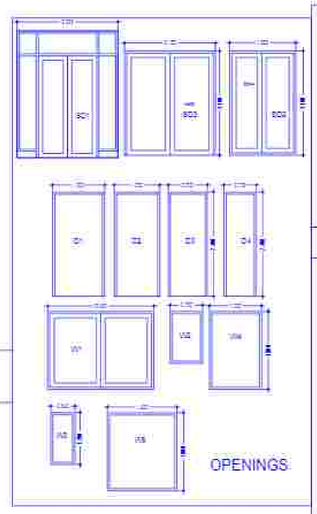
REAR ELEVATION



SECTION AT XX



SECTION YY



OPENINGS

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

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.

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=12.886+5.111 =17.997SQ.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 WALL AS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 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 O 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 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377X 2.581 + 3.776X 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 - (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	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 X2925 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	600 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	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 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 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. =174

DATE - 08.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE
RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231492 & E-mail ID - dtp4.sonipat.tcp@hryaff.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

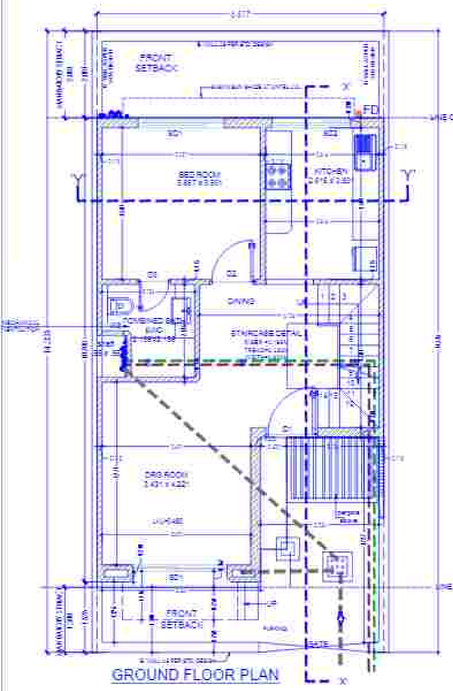
Memo No. ST/DTP-P/2024/1286 Dated 24/01/24

विषय :— **Approval of Building Plan in Residential unit at Plot no.-175, Type-L, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.**

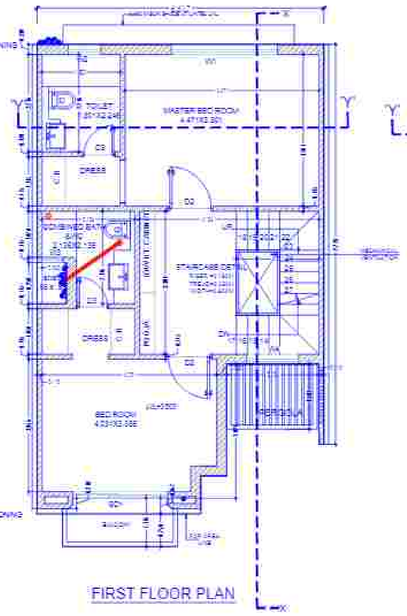
हवाला :— आपके ऑनलाइन आवेदन नं0-BLC-4984AC दिनांक 19.01.2024 के संदर्भ में।

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 नही लिया है अत: पब्लिक हैल्थ सर्विसज की functionability की जिम्मेवारी कोलोनाईजर की है कि कॉलोनाईजर कार्यकारी अभियंता, हरियाणा शहरी विकास प्राधिकरण, सोनीपत से functionability बारे रिपोर्ट कम्पलीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्कूटनी फीस व लेबर सेस की ऊ राशि Occupation certificate पर देनी होगी।

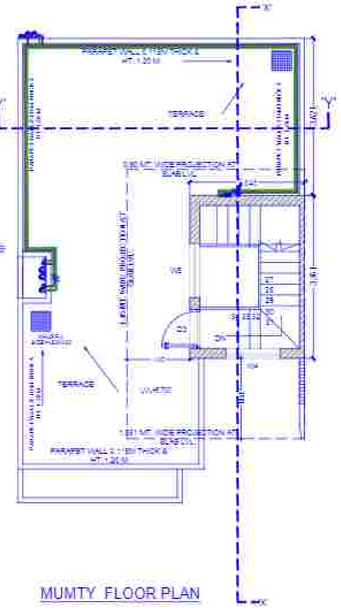
District Town Planner,
Sonipat.



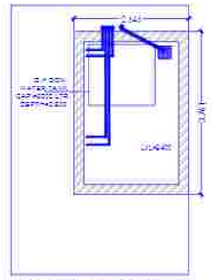
GROUND FLOOR PLAN



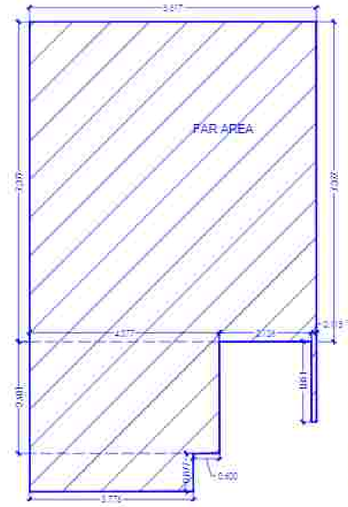
FIRST FLOOR PLAN



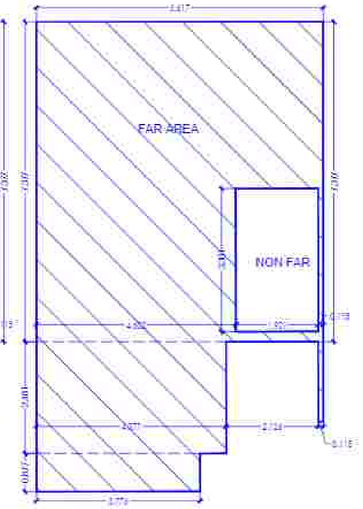
MUMTY FLOOR PLAN



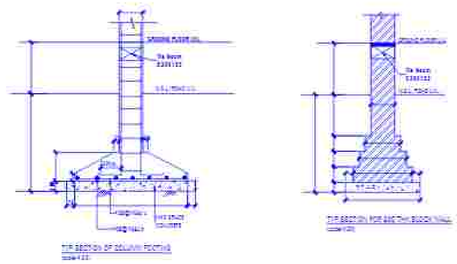
TERRACE FLOOR PLAN

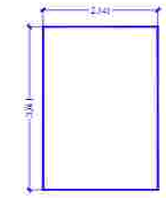


AREA DIAGRAM
GROUND FLOOR

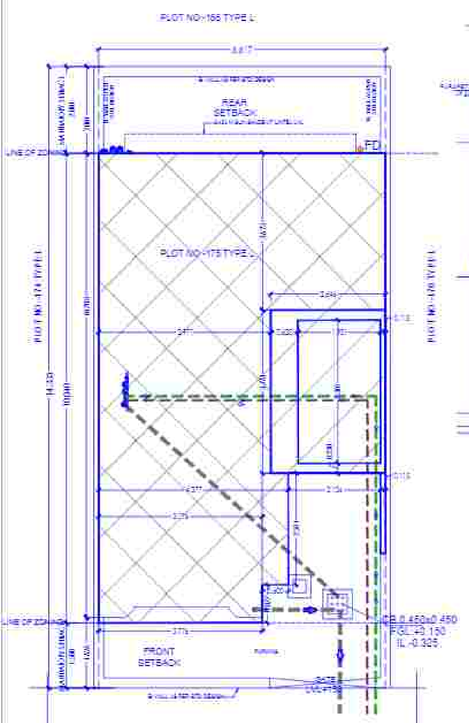


AREA DIAGRAM
FIRST FLOOR

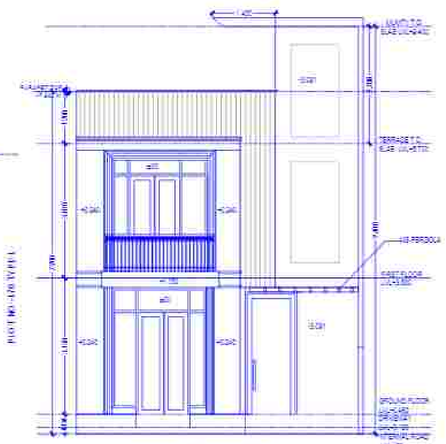




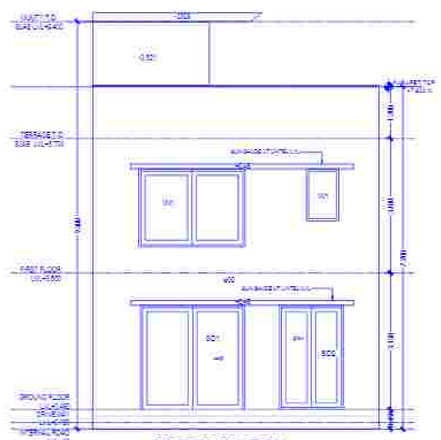
AREA DIAGRAM
MUMTY FLOOR



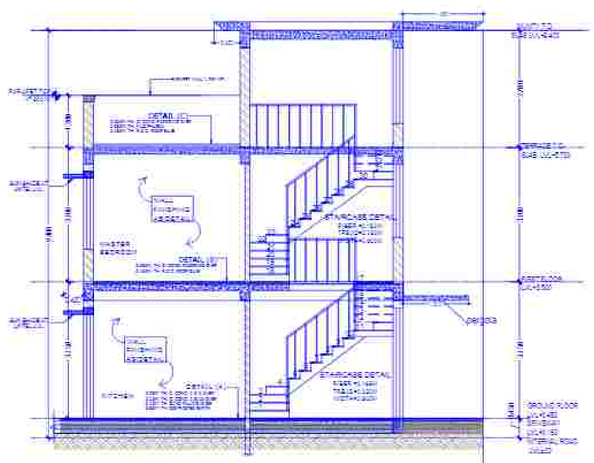
SITE PLAN



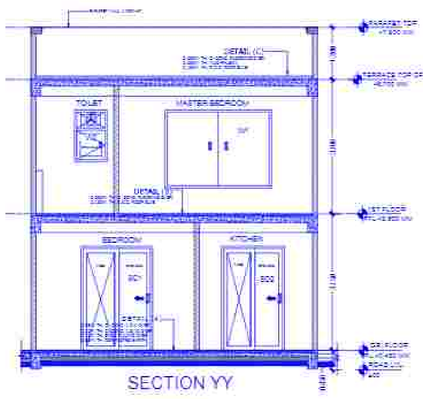
FRONT ELEVATION



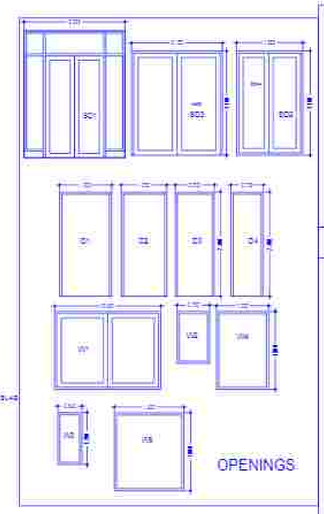
REAR ELEVATION



SECTION AT XX



SECTION YY



OPENINGS

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

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+1.396X3.661
=12.886+5.111 =17.997SQ.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 WALL AS PER GOVT. STD. DESIGN
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 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 O 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 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377X 2.581 + 3.776X 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 - (1.901 X 3.301) = 63.63 - 6.28
= 57.4 SQ.MT.

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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	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 X2925 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	900 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	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 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 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. =175

DATE - 08.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited
Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE

RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103

DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2251492 & E-mail ID - dtp8.sonipat.tcp@gmail.com

सेवा में

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

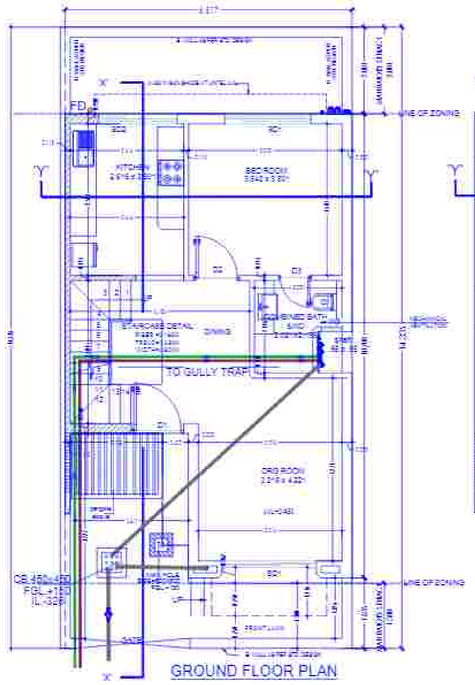
Memo No. ST/DTP-P/2024/541 Dated 09/01/24

विषय :– **Approval of Building Plan in Residential unit at Plot no.-176, Type-L, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas – M/s Eldeco Green Park Infrastructure Ltd.**

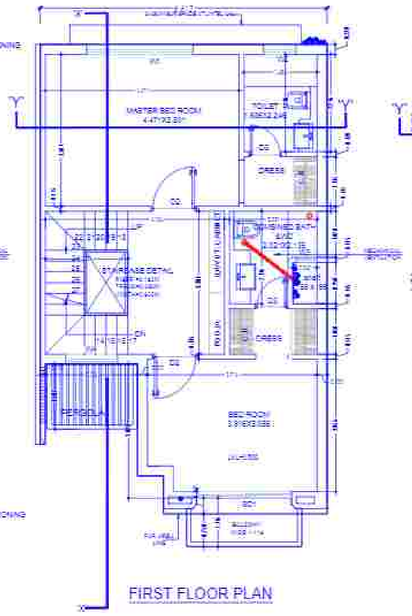
हवाला :– आपके ऑनलाइन आवेदन नं0-BLC-4984J दिनांक 08.01.2024 के संदर्भ में।

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 नही 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 कम्पलीशन से पहले प्राप्त करेगा। उपरोक्त भवन केवल एक विला के लिए प्रस्तावित है। भवन प्लॉन की स्क्रूटनी फीस व लेबर सेस की शेष राशि Occupation certificate पर देनी होगी।

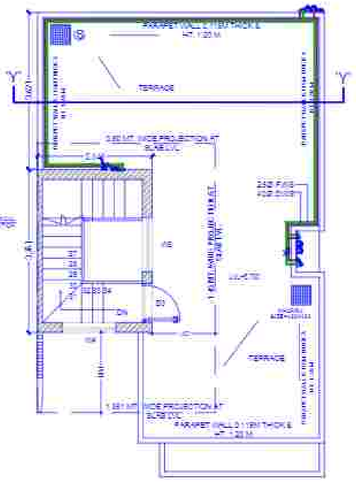
District Town Planner,
Sonipat.



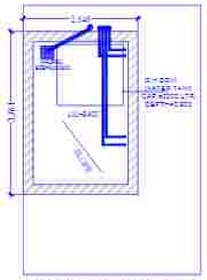
GROUND FLOOR PLAN



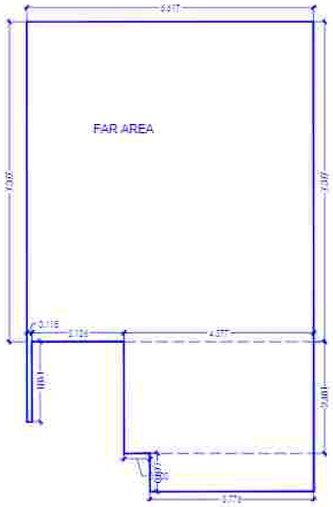
FIRST FLOOR PLAN



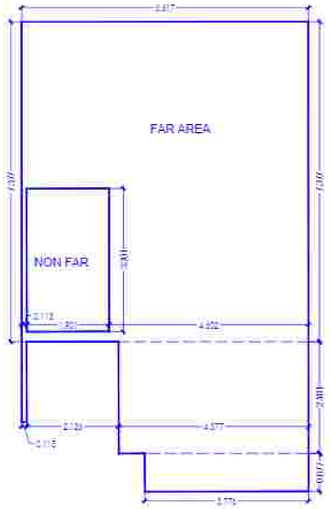
TERRACE FLOOR PLAN



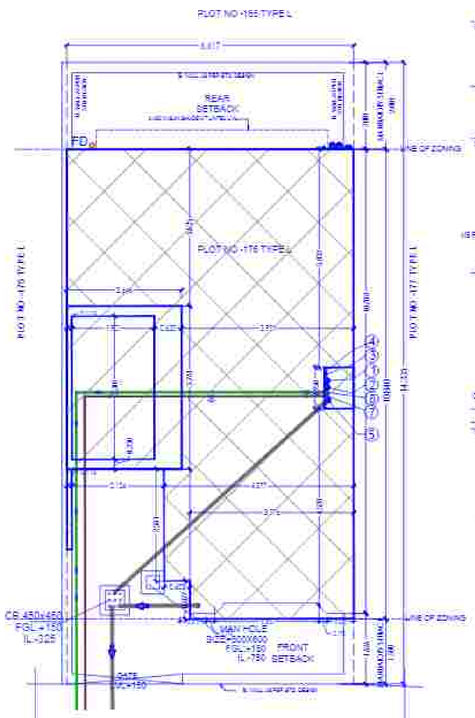
MUMTY FLOOR PLAN



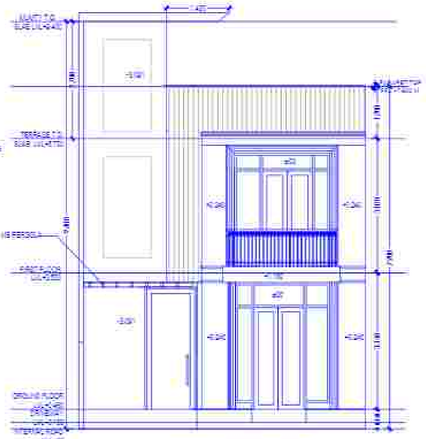
AREA DIAGRAM
GROUND FLOOR



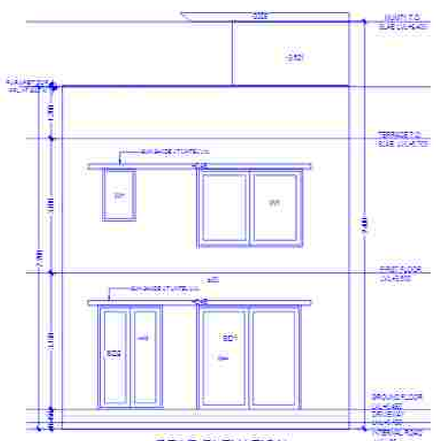
AREA DIAGRAM
FIRST FLOOR



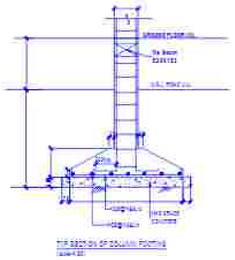
SITE PLAN

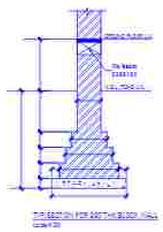


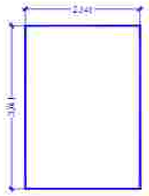
FRONT ELEVATION



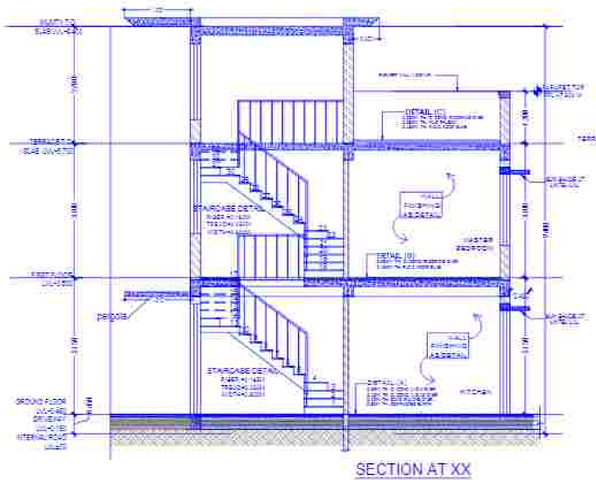
REAR ELEVATION



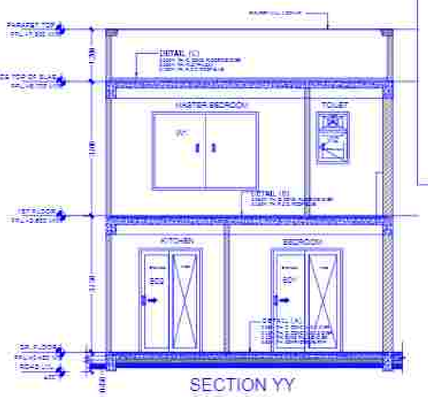




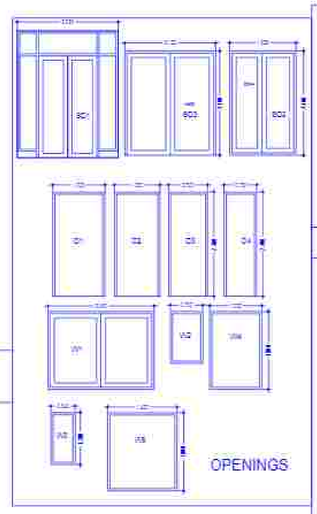
AREA DIAGRAM
MUMTY FLOOR



SECTION AT XX



SECTION YY



OPENINGS

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
=2.611X4.727+1.396X3.546
=12.34+4.95 =17.29SQ.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 ADJOINNING OWNER.
4. GATE & B WALL AS PER GOVT. STD. DESIGN.
5. ALL DIMENSIONS ARE IN MKS. SYSTEM.
6. THE ARRANGMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER ON THE PLOT
7. ALL 115 THICK WALL HAVE R.C.C BEAM.
8. THE FLUSHING CISTERN SYSTEM WILL BE OF 8 LTR. CAPACITY.
9. THE CONST.OF THE BUILDING WILL BE UNDER TANK AS PER APPROVED BUILDING PLAN STRU. DESIGN GIVEN BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF ANTI-EARTH QUAKE WILL BE O THE OWNER/STRUCTURE DESIGNER.

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

"SANCTIONED"
VALID UPTO 2 YEARS FROM DATED
08-01-2024 TILL DATED 08-01-2026

SUBMISSION DRAWING

SL	SPECIFICATION
1	ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION AT SITE BY THE DEVELOPER.
2	DEVELOPER SHALL ENSURE FINAL POSSESSION OF PLOT BEFORE SUBMISSION 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. @ 67.08 %

PERMISSIBLE FAR @200% = 189.71SQ.MT.

PROPOSED FAR = 121.24 SQ.MT. @ 128.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.617 X 7.377 + 4.377X 2.581 + 3.776X 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

=2.646X3.761=9.95 SQMT.

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

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.901 X 3.301) + 2.646X3.761 = 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	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 X2925 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	900 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	
12	W5	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 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 14.335mt.
L.H.S. DRIVEWAY
PLOT NO. =176 L

DATE - 08.11.2023	REV. NO	NORTH
SCALE -	R0	
DEALT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Eldeco Infracon Realtors Ltd.

For Eldeco Infracon Realtors Limited

Director/Authorised Signatory

ARCHITECT

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

JAI SHRI ARCHITECTURE

RAM LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103