

सेवा में

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Memo No. ST/DTP-P/2024/7496

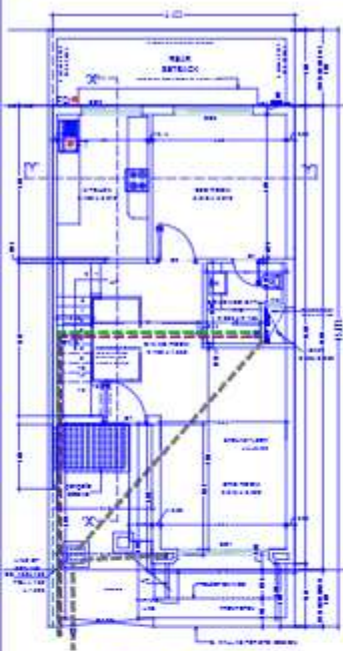
Dated 07/05/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-267, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas -M/s Eldeco Infracon Realtors Ltd.

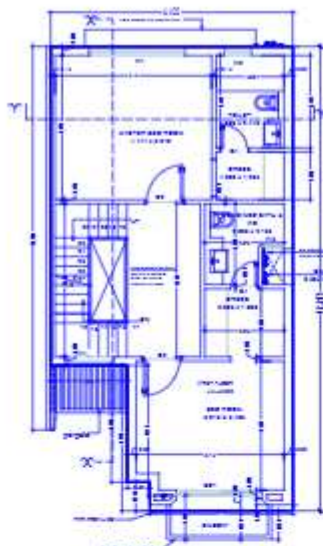
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AY दिनांक 10.04.2024 के संदर्भ में।

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

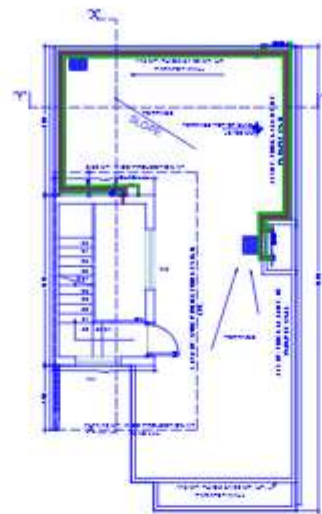

% District Town Planner,
Sonipat. A



GROUND FLOOR PLAN



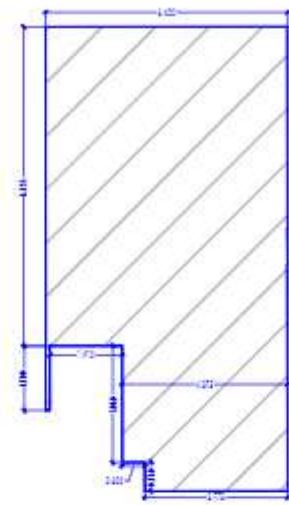
FIRST FLOOR PLAN



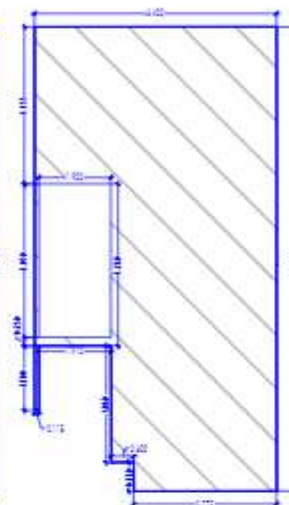
MUMMY FLOOR PLAN



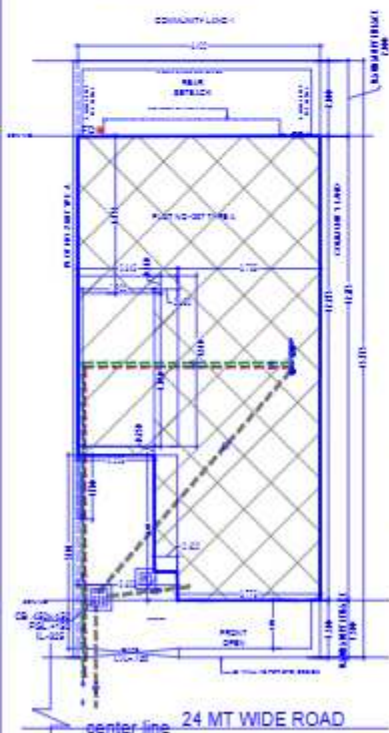
TERRACE FLOOR PLAN



AREA DIAGRAM
GROUND FLOOR



AREA DIAGRAM
FIRST FLOOR



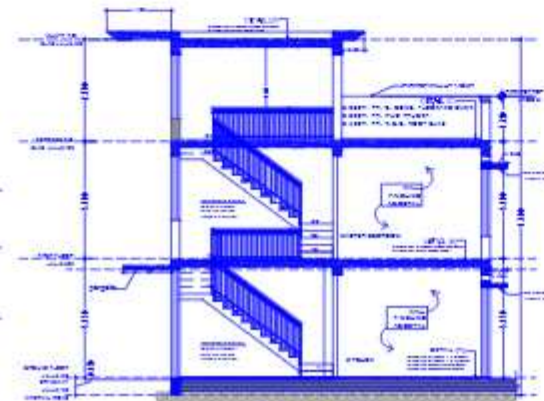
SITE PLAN



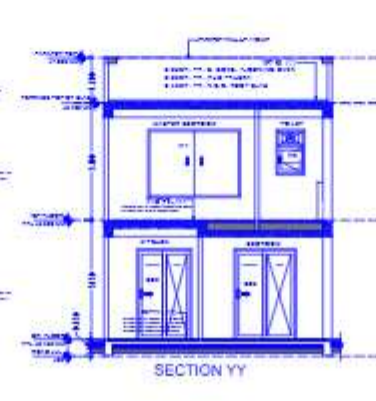
FRONT ELEVATION



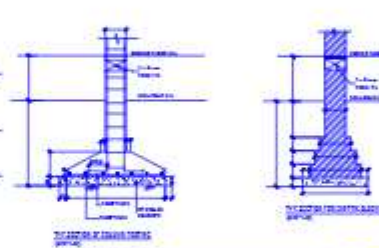
REAR ELEVATION



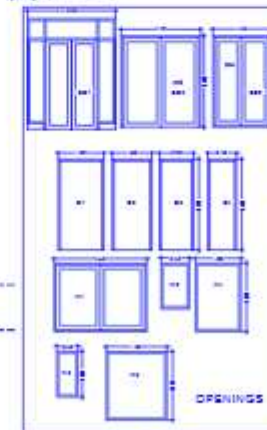
SECTION AT XX



SECTION YY



AREA DIAGRAM
MUMMY FLOOR



PARKING DETAIL

FOR PLOT SIZE UP TO 100 SQ.MT
(0.5 ACES PER FLOOR IN ST/UPPER WITHIN
THE PLOT (0.5 ACES+25 SQ.MT)
REQUIRED PARKING AREA= 0.25 X 2 = 12.50 SQ.MT
PROVIDED OPEN PARKING AREA
42.50X5.5= 233.75
+12.50=246.25 SQ.MT

GENERAL NOTES:

1. ALL PIPES FLOORING UNDER FLOOR.
2. NO PIPES CONNECTED WITH ANY R/W.
3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
4. DATES SHALL BE PER GOVT. STD. DESIGN.
5. ALL DIMENSIONS ARE IN METRE SYSTEM.
6. THE UNLAWFULITY OF TOP ROOF R/W WATER HARVESTING SYSTEM WILL BE USED BY THE OWNER OF THE PLOT.
7. ALL JUNCTIONS SHALL HAVE R.C.D. BEAM.
8. THE FLOORING SYSTEM SHALL BE OF 150 MM CAPACITY.
9. THE COURT OF THE BUILDING SHALL BE UNDER TAKE AS PER APPROVED BUILDING PLAN STILL DESIGN GIVEN BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF BATHROOM DOOR SHALL BE OF THE OVER STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- (1) 1000 SOIL & VENT PIPE
- (2) 1000 WASTE & VENT PIPE
- (3) PLUMBING 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

SUBMISSION DRAWING

1. PROJECT SHALL NOT BE RESPONSIBLE FOR ANY DELAY OF WORK BY THE CLIENT.
2. SET OUT PLAN SHALL BE SUBMITTED TO THE GOVT. BEFORE ANY CONSTRUCTION WORK BEGINS.

AREA STATEMENT:

TOTAL PLOT AREA = 0.40 X 15.75 = 6.30 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 70% = 4.41 SQ.MT.
PROPOSED GROUND COVERAGE = 7.00 SQ.MT. @ 88.8%
PERMISSIBLE FAR @ 0.00% = 0.00 SQ.MT.
PROPOSED FAR = 133.55 SQ.MT. @ 100%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.30 SQ.MT. + 4.375 SQ.MT. + 1.75 SQ.MT. + 1.75 SQ.MT.
= 14.25 SQ.MT. + 2.50 SQ.MT. = 16.75 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =
SAME AS GROUND = (133.55 X 0.00) = 133.55 - 7.00
= 126.55 SQ.MT.

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

12.50 SQ.MT. + 10.00 SQ.MT.

TOTAL FAR AREA (D) = (A) + (B) = 14.25 SQ.MT. + 126.55 SQ.MT.

TOTAL NON FAR AREA (E) = (B) + (C) = 126.55 SQ.MT. + 12.50 SQ.MT.

TOTAL GROUND AREA (F) = (A) + (B) + (C) = 14.25 SQ.MT. + 126.55 SQ.MT. + 12.50 SQ.MT.

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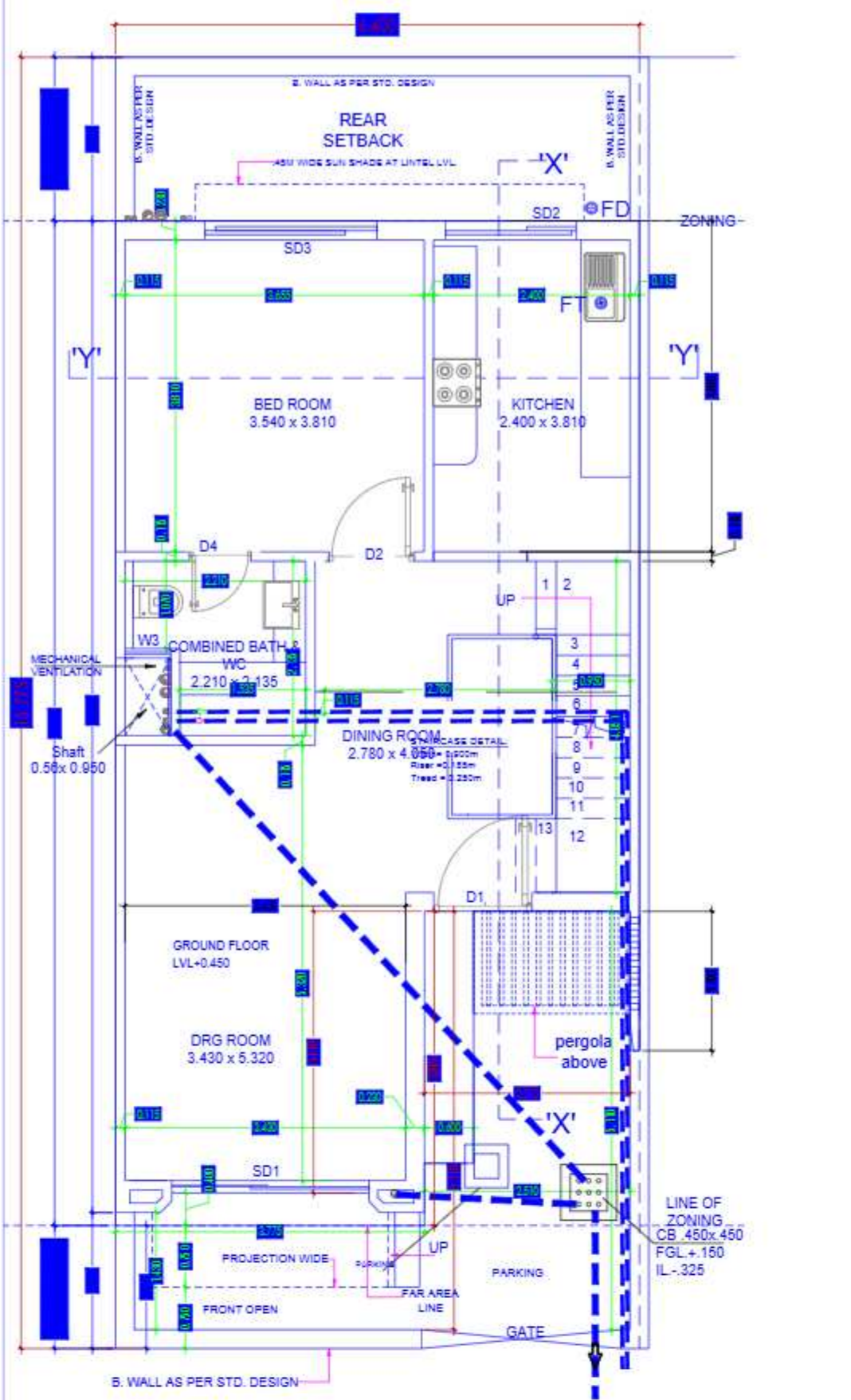
Dated 11/10/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-272, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

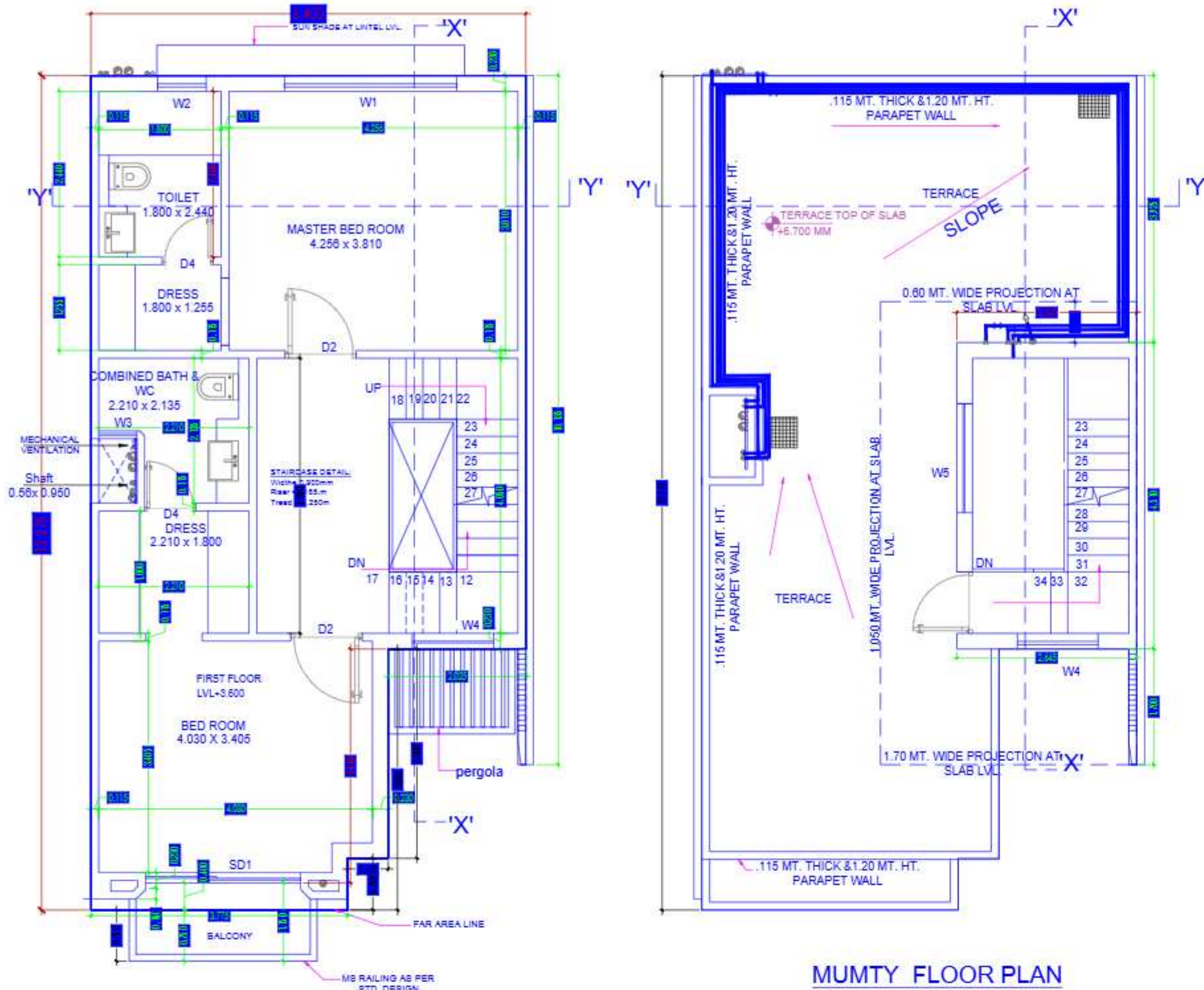
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984BD दिनांक 18.09.2024 के संदर्भ में।

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

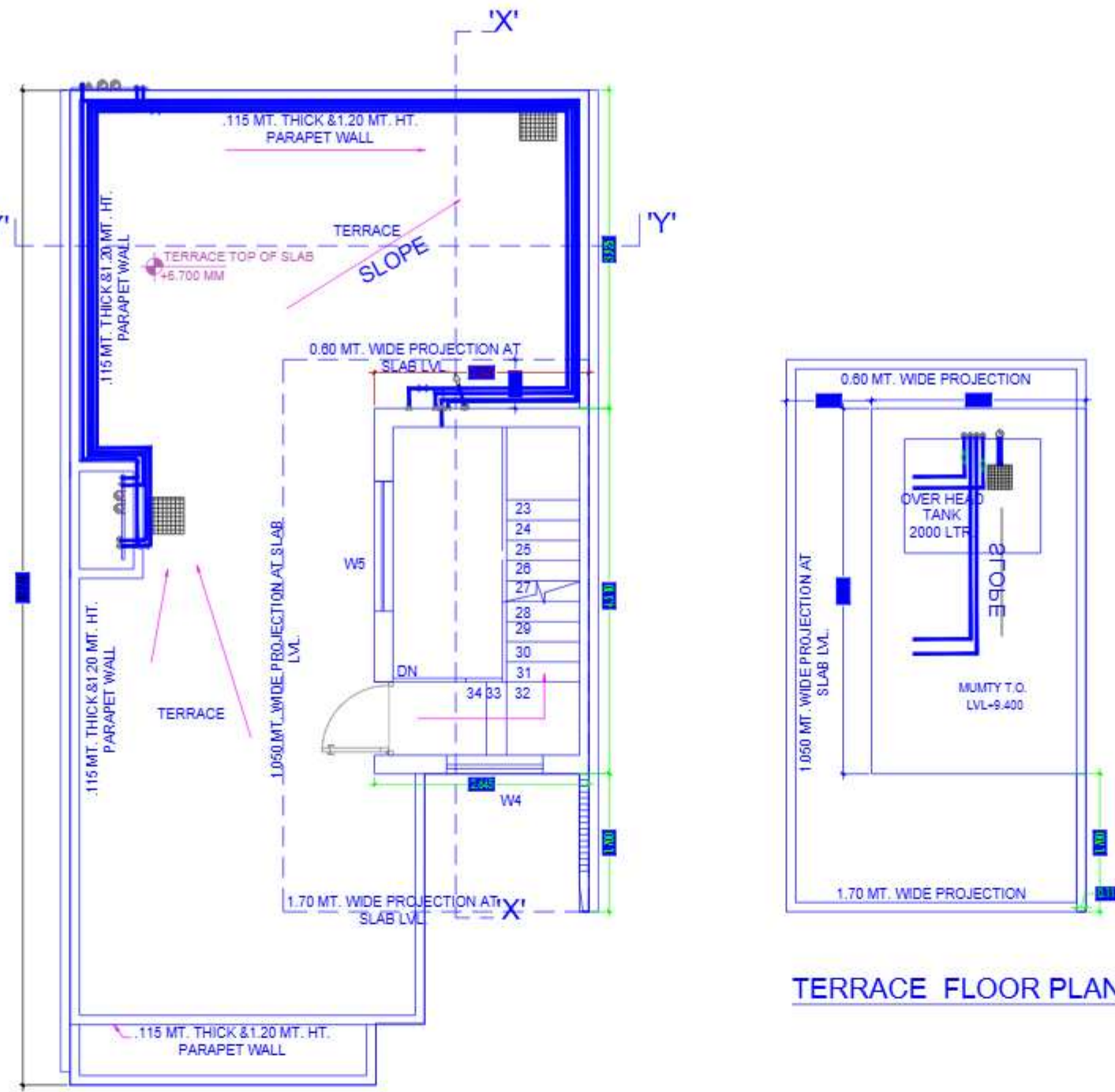
 District Town Planner,
Sonipat.



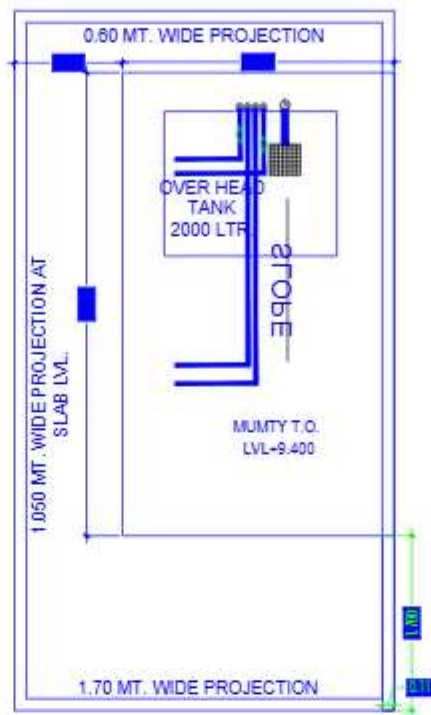
GROUND FLOOR PLAN



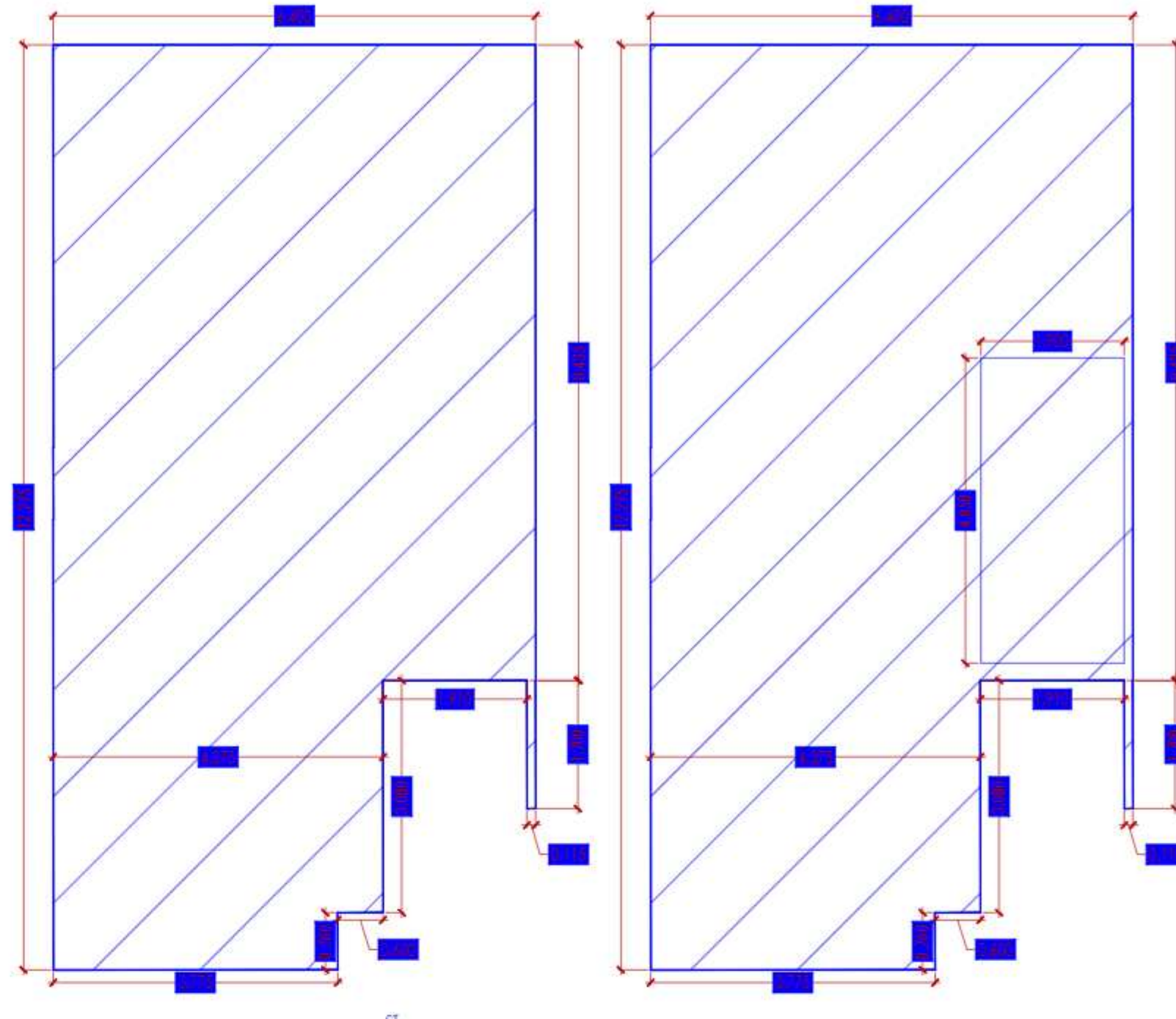
FIRST FLOOR PLAN



MUMTY FLOOR PLAN

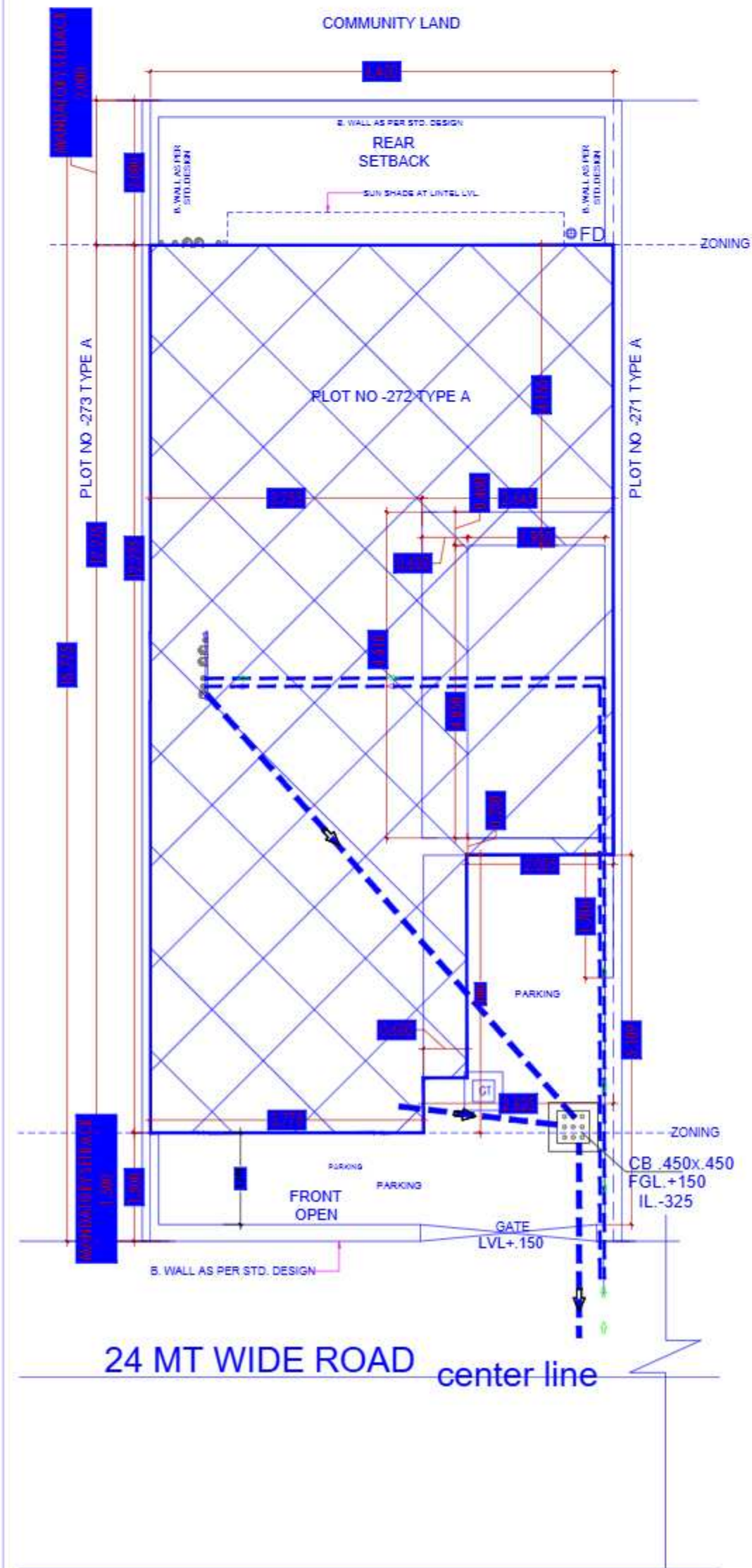


TERRACE FLOOR PLAN

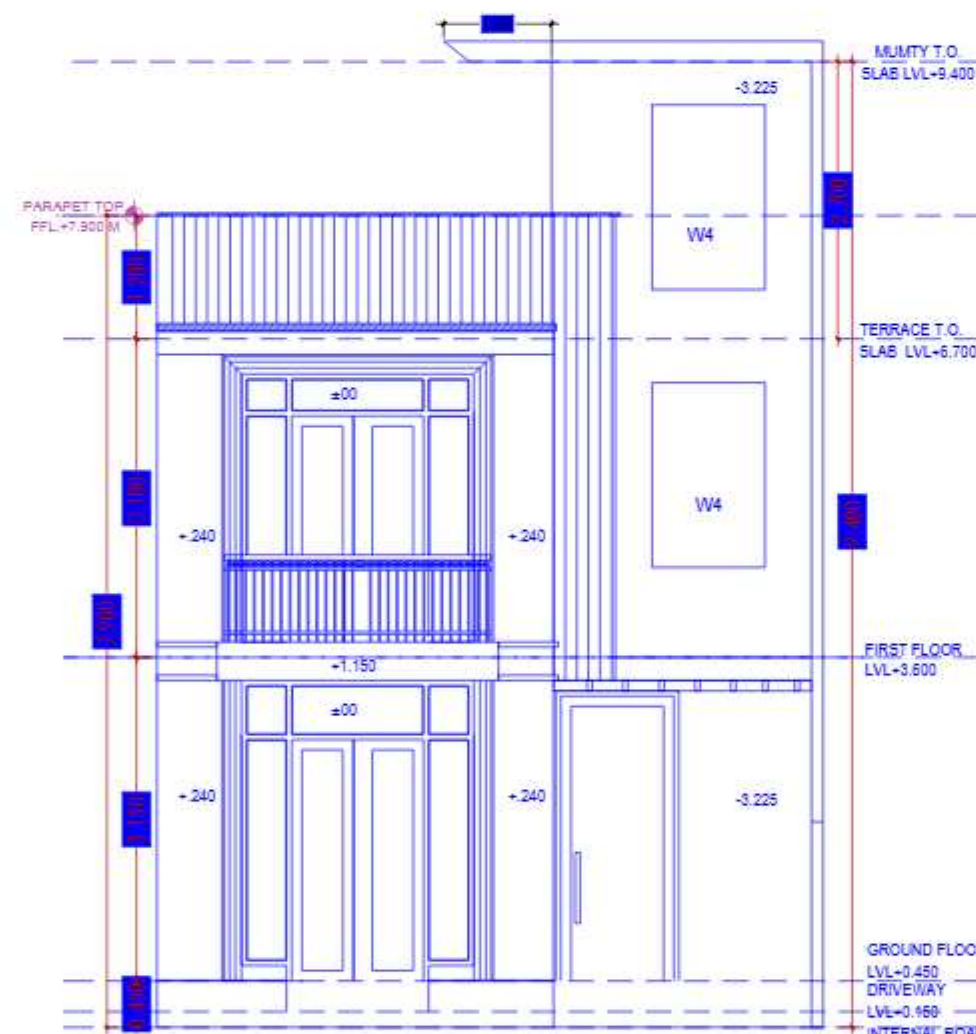


AREA DIAGRAM
GROUND FLOOR

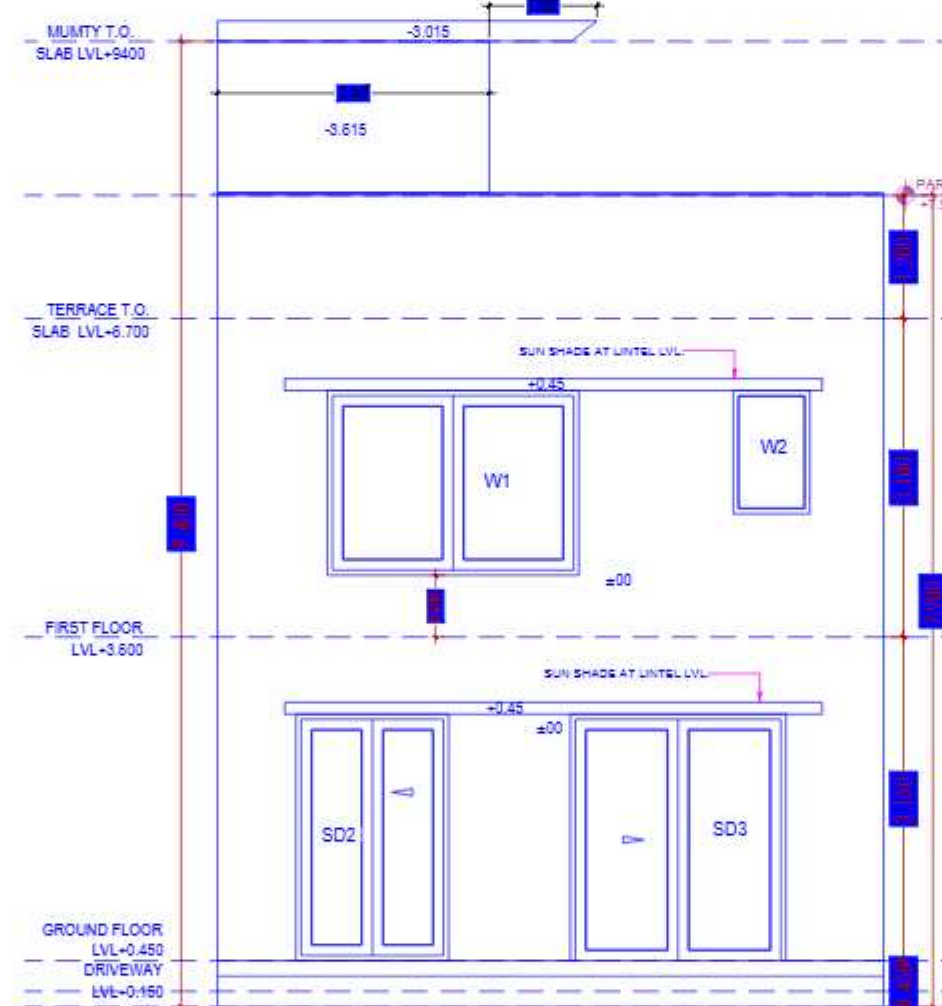
AREA DIAGRAM
FIRST FLOOR



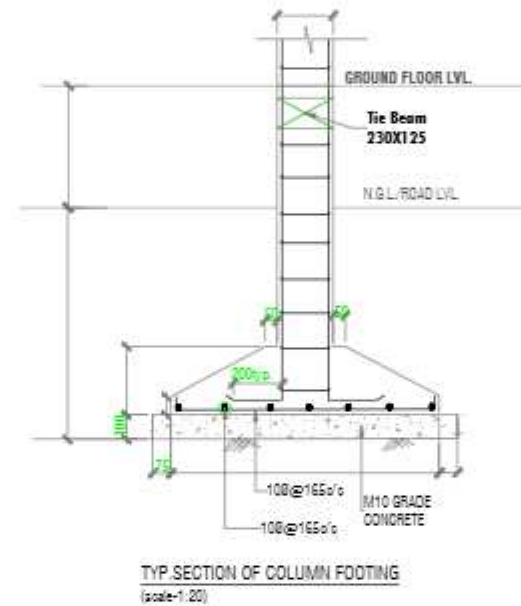
SITE PLAN



FRONT ELEVATION



REAR ELEVATION



TYP. SECTION OF COLUMN FOOTING
(Scale: 1:20)



TYP. SECTION FOR 200 THICK BLOCK WALL
(Scale: 1:20)

AREA DIAGRAM
MUMTY FLOOR

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
=2.510X5.11+1.430X3.775
=12.826+5.398 =18.224SQ.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 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 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. [STRUCTURAL AND SERVICES DRAWINGS.

AREA STATEMENT:

TOTAL PLOT AREA = 6.400 X 15.775 = 100.96SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 75.72 SQ.MT.
PROPOSED GROUND COVERAGE = 70.524 SQ.MT. @ 69.85 %
PERMISSIBLE FAR @200% = 201.92SQ.MT.
PROPOSED FAR = 133.55 SQ.MT. @ 132%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.40 X 8.435 + 4.375X 3.08 + 3.775 X 0.76 +0.115 x 1.700
= 53.984 + 13.475 + 2.869 +0.196 = 70.524SQ.MT.

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

SAME AS GROUND - (1.90 X 4.05) = 70.524 - 7.695
=62.829SQ.MT.

PROPOSED FAR AREA AT MUMTY FLOOR (C) 0.115X1.70 =0.20 &
NON FAR AREA =2.645X4.82=11.929 SQMT.

TOTAL FAR AREA (D)= A +B+C = 70.524+ 62.829+0.20= 133.55 SQ.MT

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA +
MUMTY (C) = (1.90 X 3.80) + 2.645X4.51 = 7.695 + 11.929 =19.624
SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR
AREA (E) = 133.55 + 19.624 = 153.174 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 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	600 MM	2400 MM
9	W2	750 MM X 1200 MM	1200 MM	2400 MM
10	W3	560 MM X 1200 MM	1200 MM	2400 MM
11	W4	1200 MM X 1800 MM	450 MM	
12	W5	1600 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 A)
PLOT SIZE = 6.40 x 15.775 mt.
R.H.S. DRIVEWAY
PLOT NOS =272

DATE - 06.12.2023	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. NARROUTAM KUMAR
CA/2014/66162
JAI SHRI ARCHITECTURE
+91-9992314086

JAI SHRI ARCHITECTURE
R-MAIL LAL CHOWK, ABOVE HDFC ATM, PANIPAT-132103.
E-MAIL - narroutam.jai13@gmail.com, narroutam.spacedream@gmail.com

सेवा में

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

Memo No. ST/DTP-P/2024/7497

Dated 07/05/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-285, Type-A, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas -M/s Eldeco Infracon Realtors Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AZ दिनांक 09.04.2024 के संदर्भ में।

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


District Town Planner,
Sonipat.

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
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Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/7232

Dated 02/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-230, Type-B, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AX दिनांक 15.04.2024 के संदर्भ में।

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


District Town Planner,
Sonipat.

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,
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narrouttam.spacedream@gmail.com
Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/4164

Dated 20/03/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-229, Type-B, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AI दिनांक 12.03.2024 के संदर्भ में।

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


District Town Planner,
Sonipat.



DISTRICT TOWN PLANNER, SONIPAT

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA

First floor, HSVP Complex, Sec-15, Sonipat, Tel – 0130-2231492 & Email ID-dtp6.sonipat.tcp@gmail.com

To

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/ 2272

Dated..15/02/24

Subject :- Corrigendum of approval of building plan in respect of Residential Plot No. 176L, 121D, 120D, 122D, 123D, 95K, 97D, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat.

Reference: Your application no.-BLC-4984J, 4984E, 4984D, 4984F, 4984G, 4984C & 4984A.

On the above cited subject and reference, it is intimated that the building plan in respect of residential plot no. 176L, 121D, 120D, 122D, 123D, 95K, 97D, Sector-33, Village Rathdhana, Sonipat of were approved vide this office memo no. ST/DTP-P/2024/541, 540, 539 dated 09.01.2024 & 574, 572, 573, 575 dated 10.01.2024 wherein the name of company was mentioned M/s Eldeco Green Park Infrastructure Ltd. (Eldeco Amaya) in place of M/s Eldeco Infracon Realtors Ltd. (Eldeco Amor) inadvertently. Hence, the building plan issued vide letter under reference may read in favour of M/s Eldeco Infracon Realtors Ltd (Eldeco Amor) instead of M/s Eldeco Green Park Infrastructure Ltd. (Eldeco Amaya).


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,
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narrouttam.spacedream@gmail.com
Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/ 575

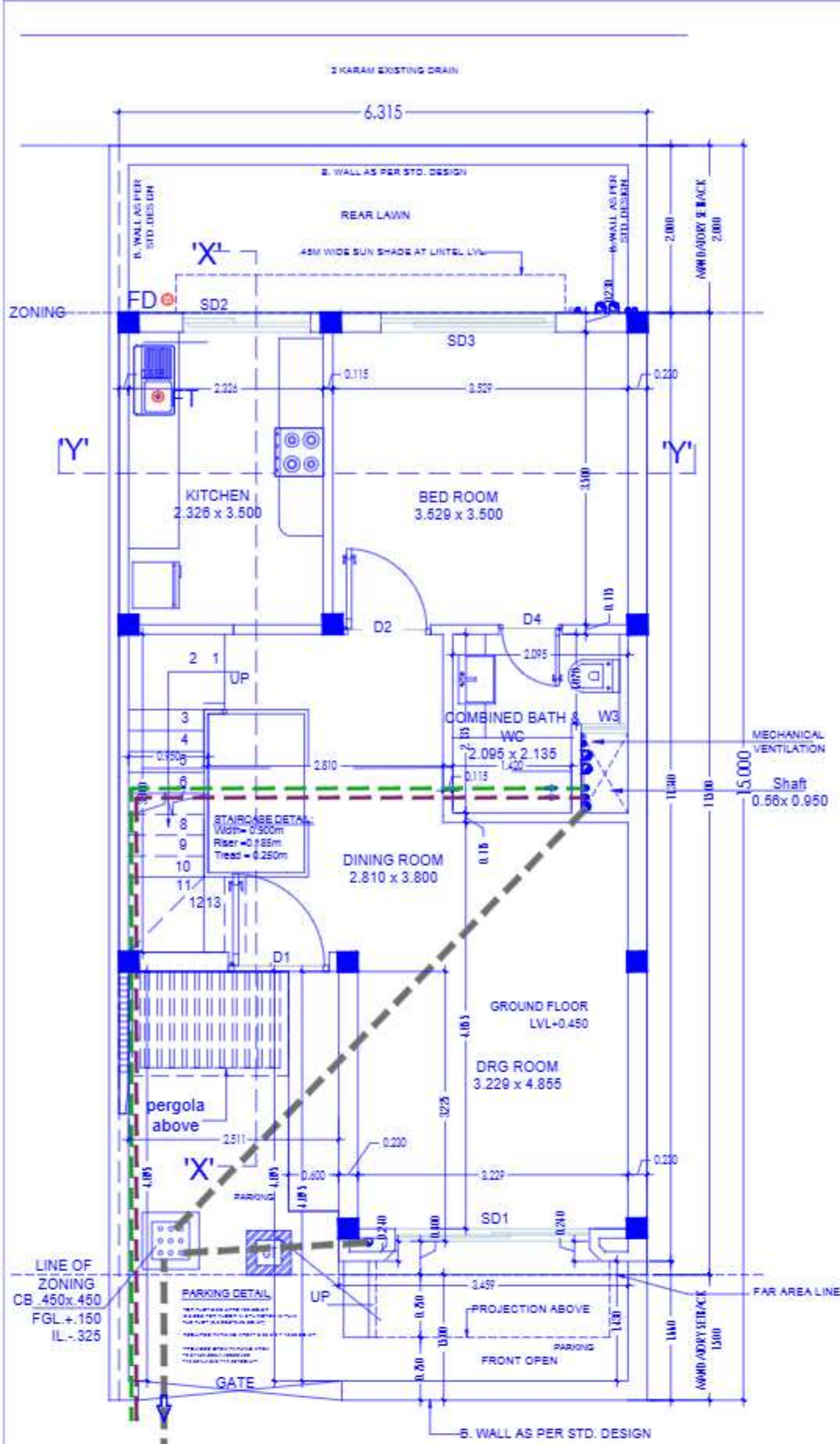
Dated 19/01/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-97, Type-D, Sector-33, Eldeco Amaya, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Green Park Infrastructure Ltd.

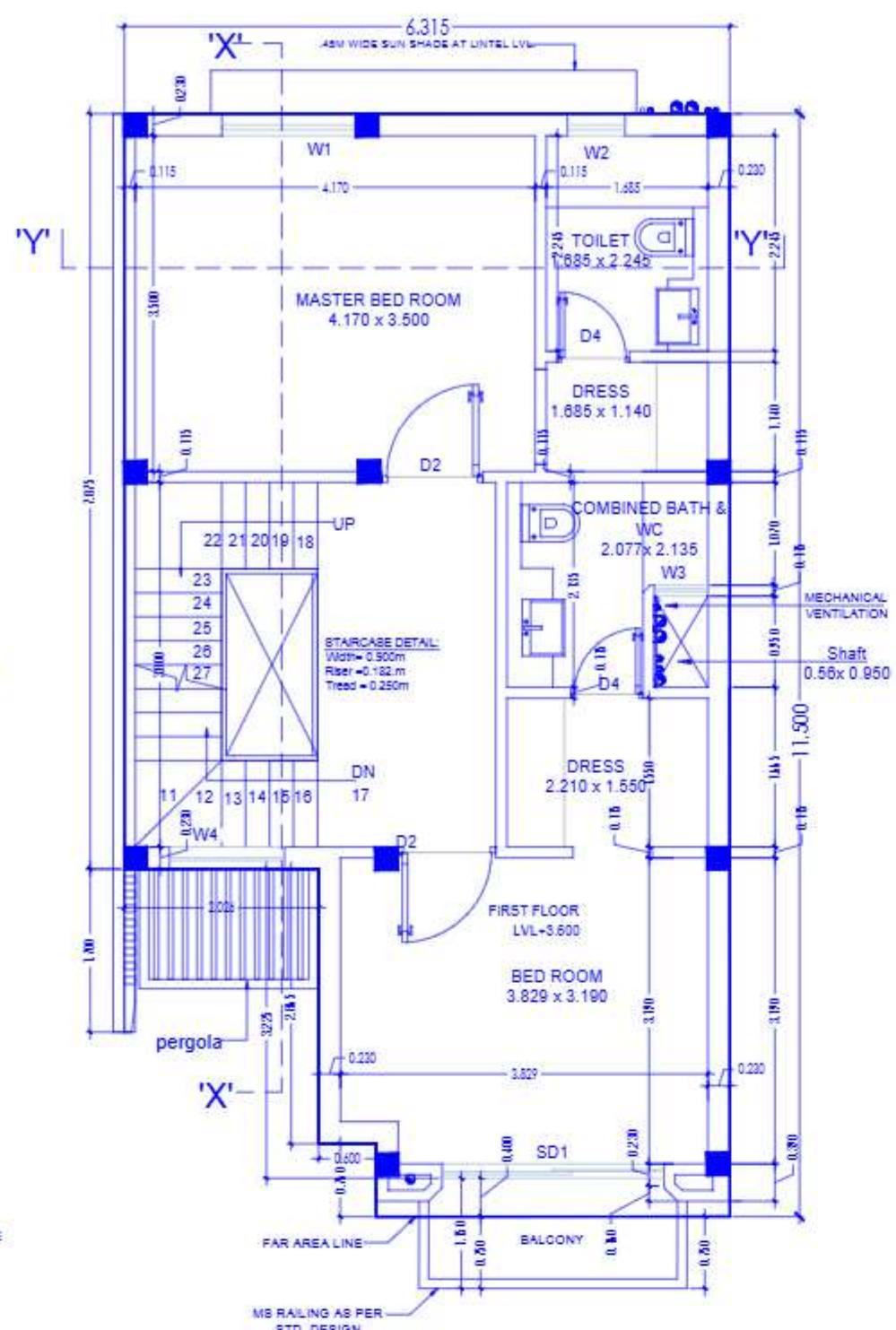
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984A दिनांक 28.12.2023 के संदर्भ में।

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

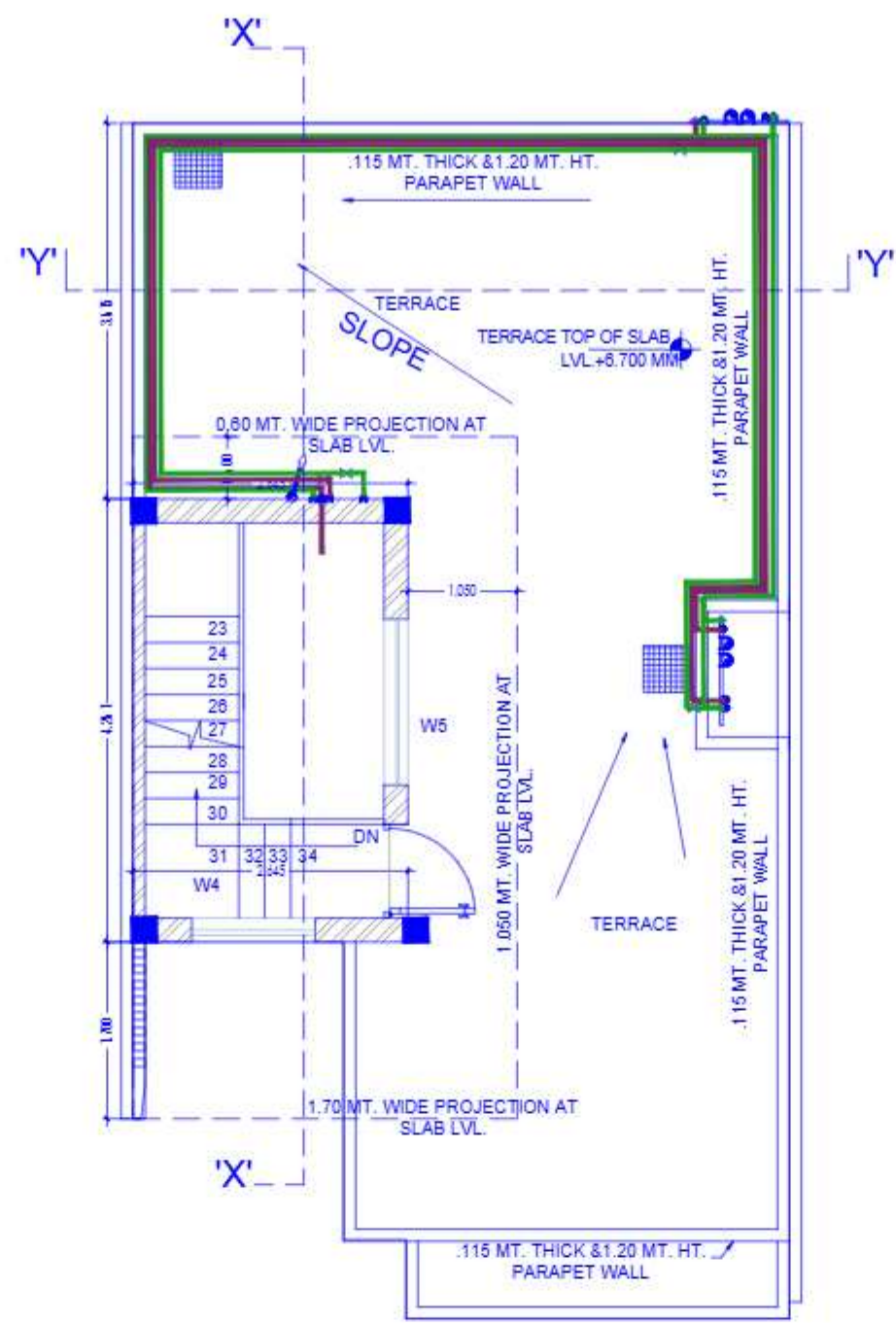

District Town Planner,
Sonipat. 



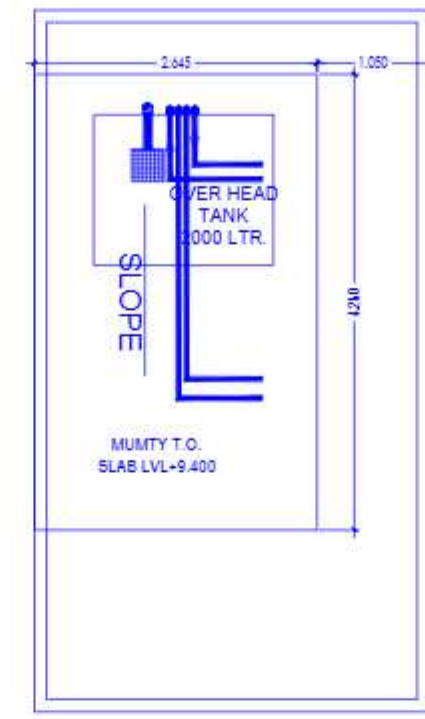
GROUND FLOOR PLAN



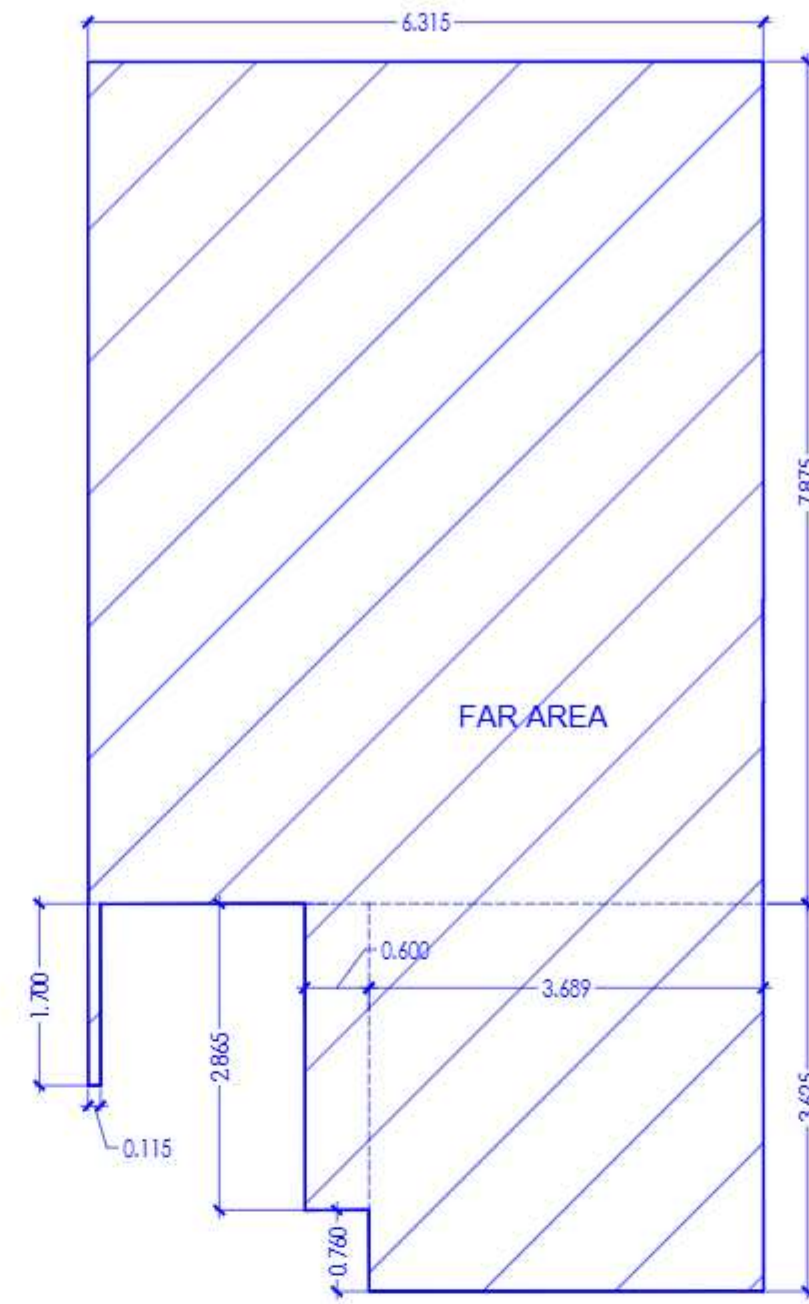
FIRST FLOOR PLAN



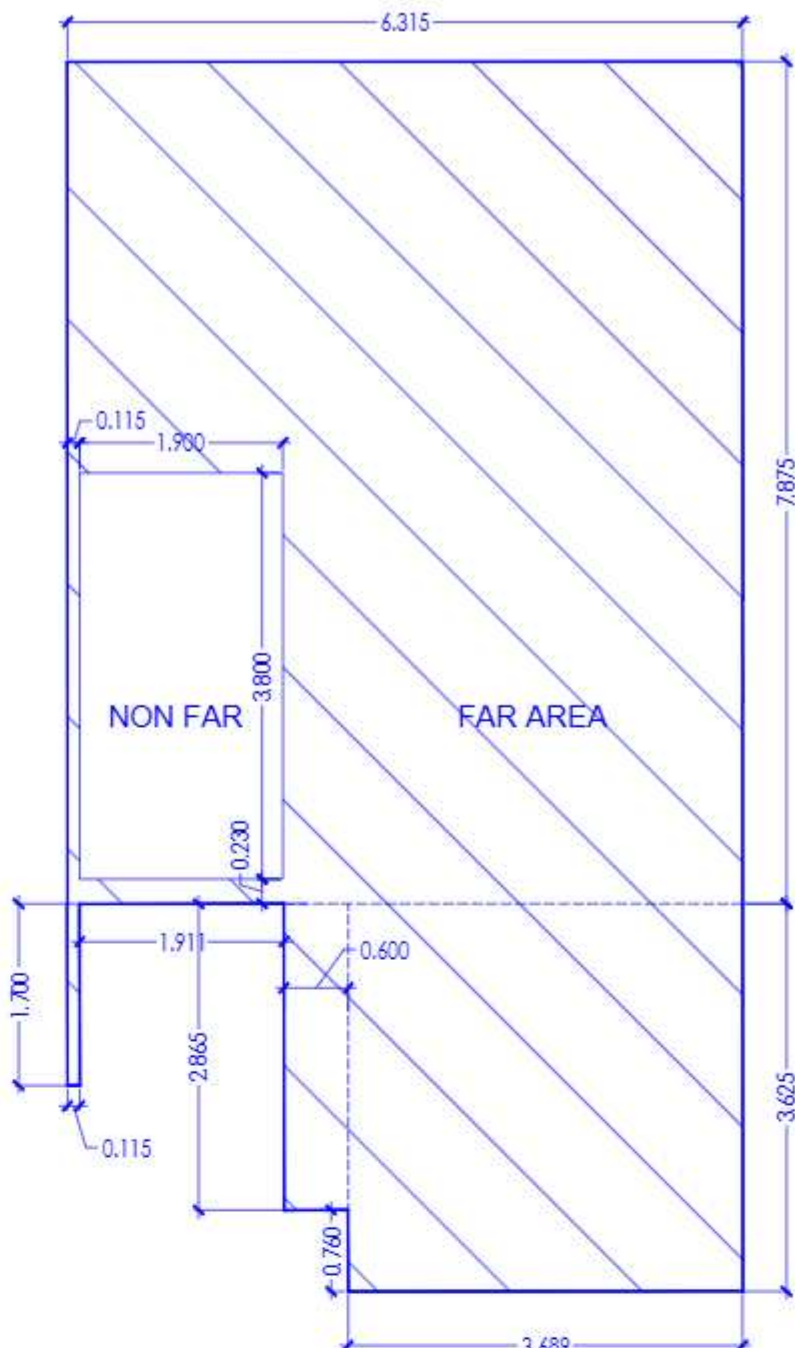
TERRACE FLOOR PLAN



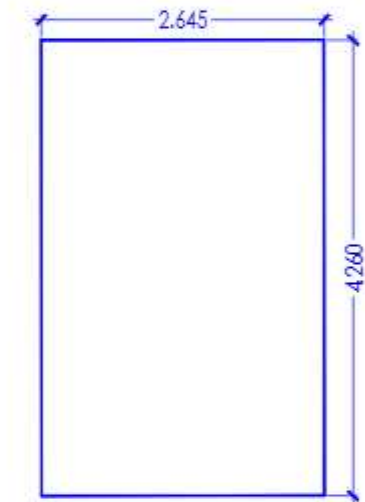
MUMTY FLOOR PLAN



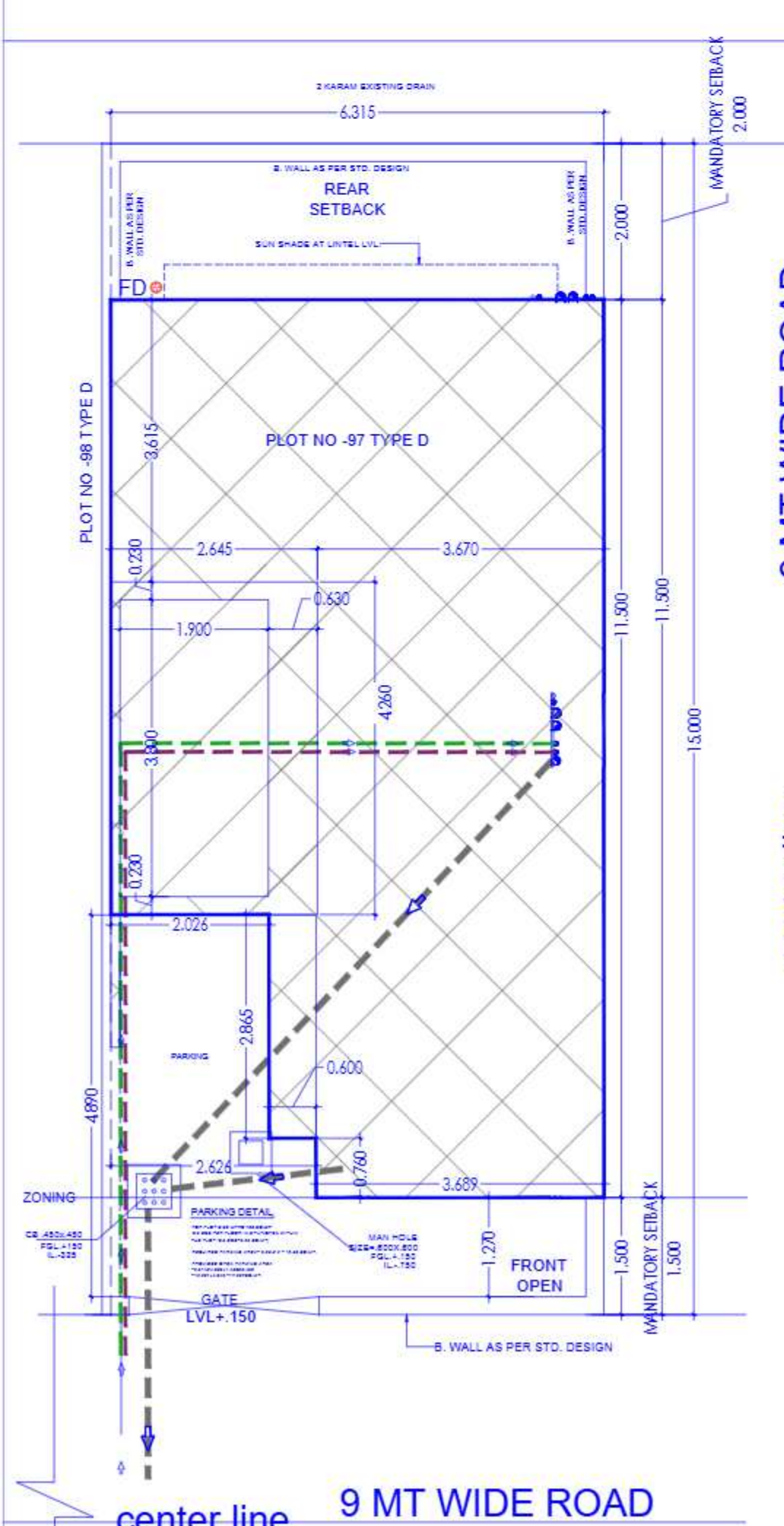
AREA DIAGRAM
GROUND FLOOR



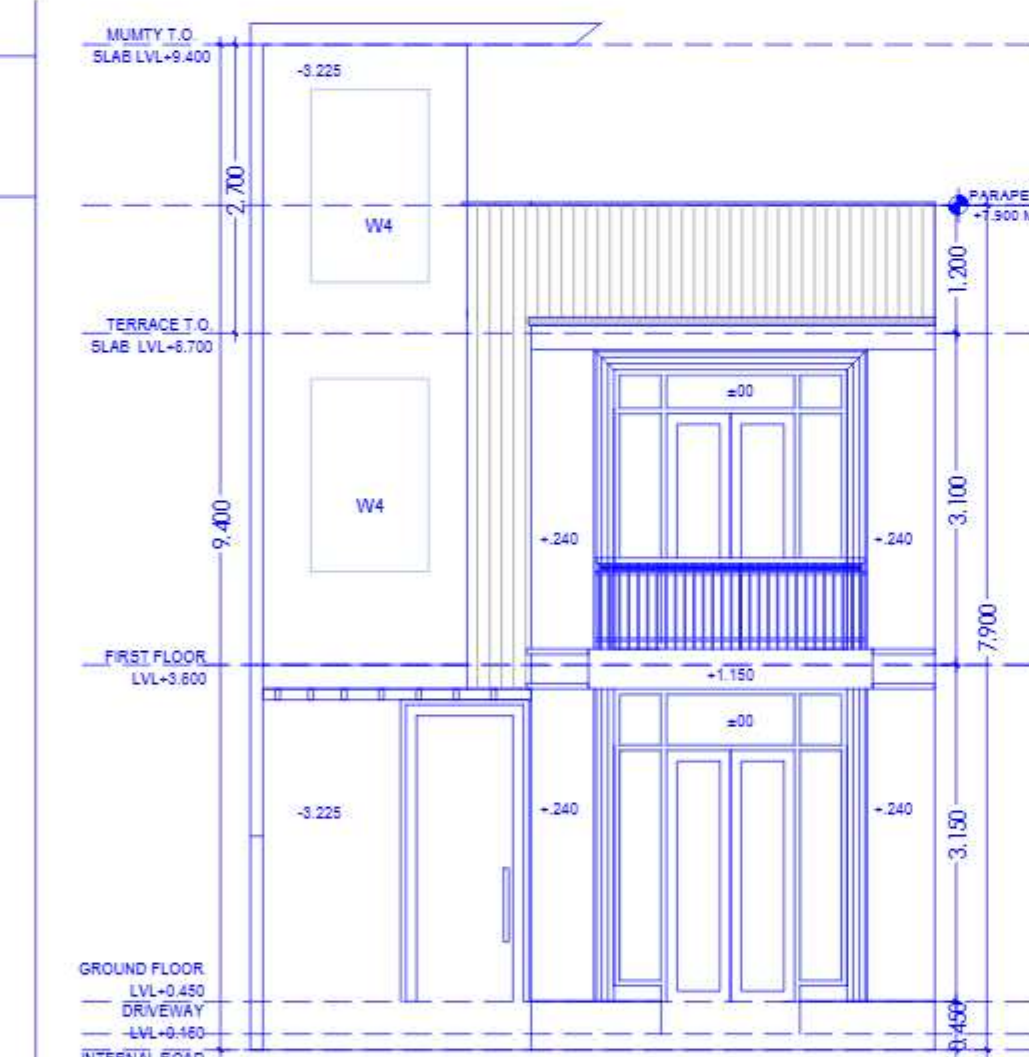
AREA DIAGRAM
FIRST FLOOR



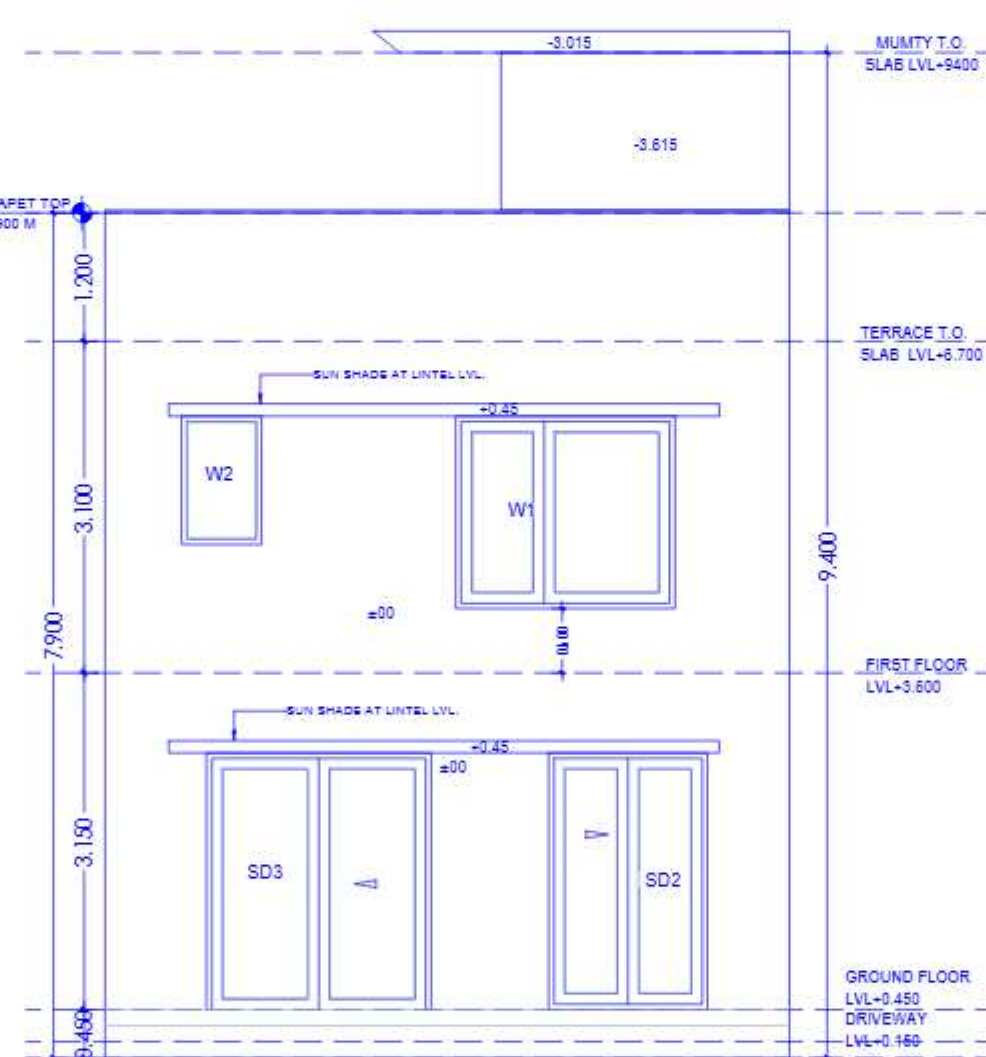
AREA DIAGRAM
MUMTY FLOOR



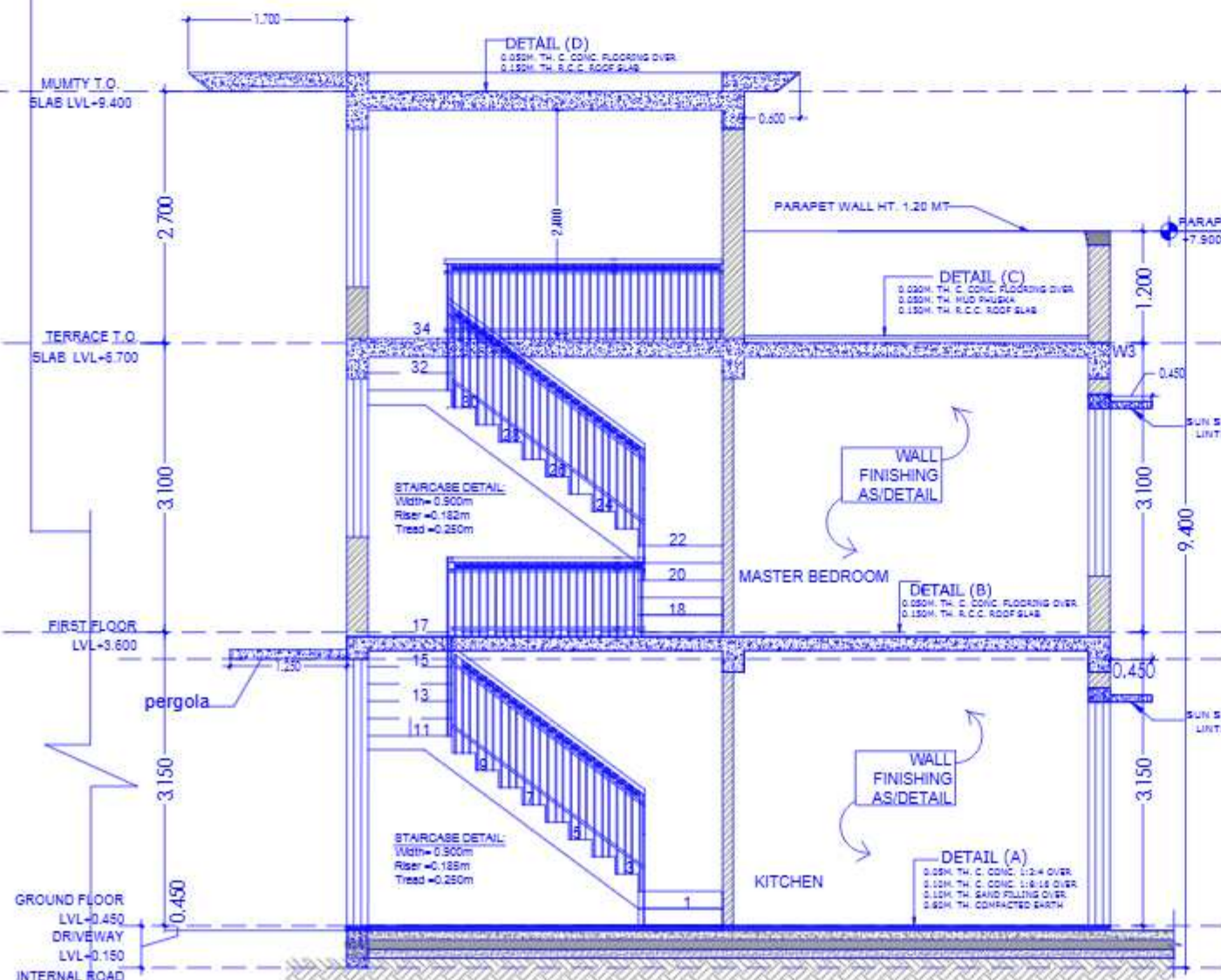
SITE PLAN



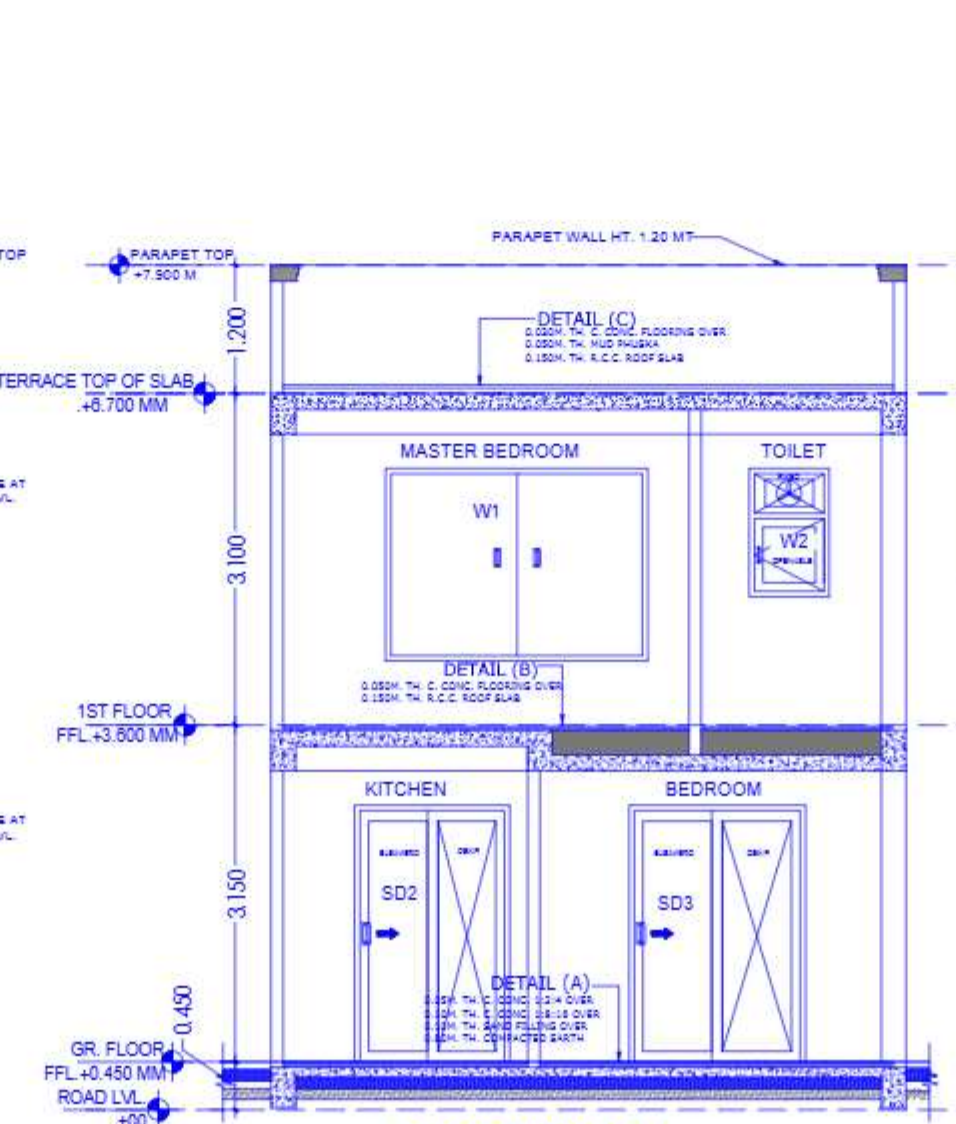
FRONT ELEVATION



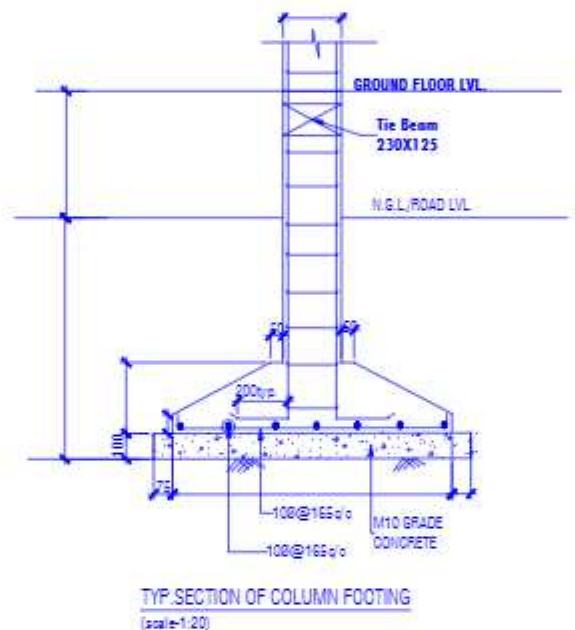
REAR ELEVATION



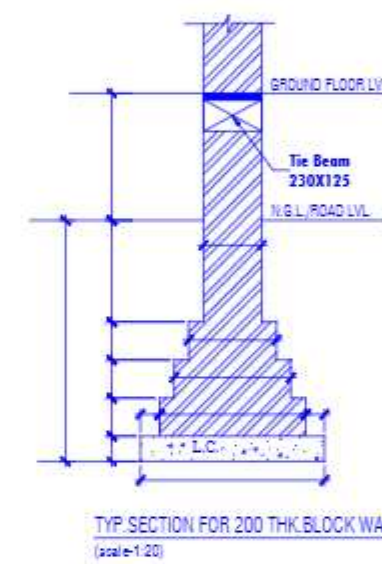
SECTION AT XX



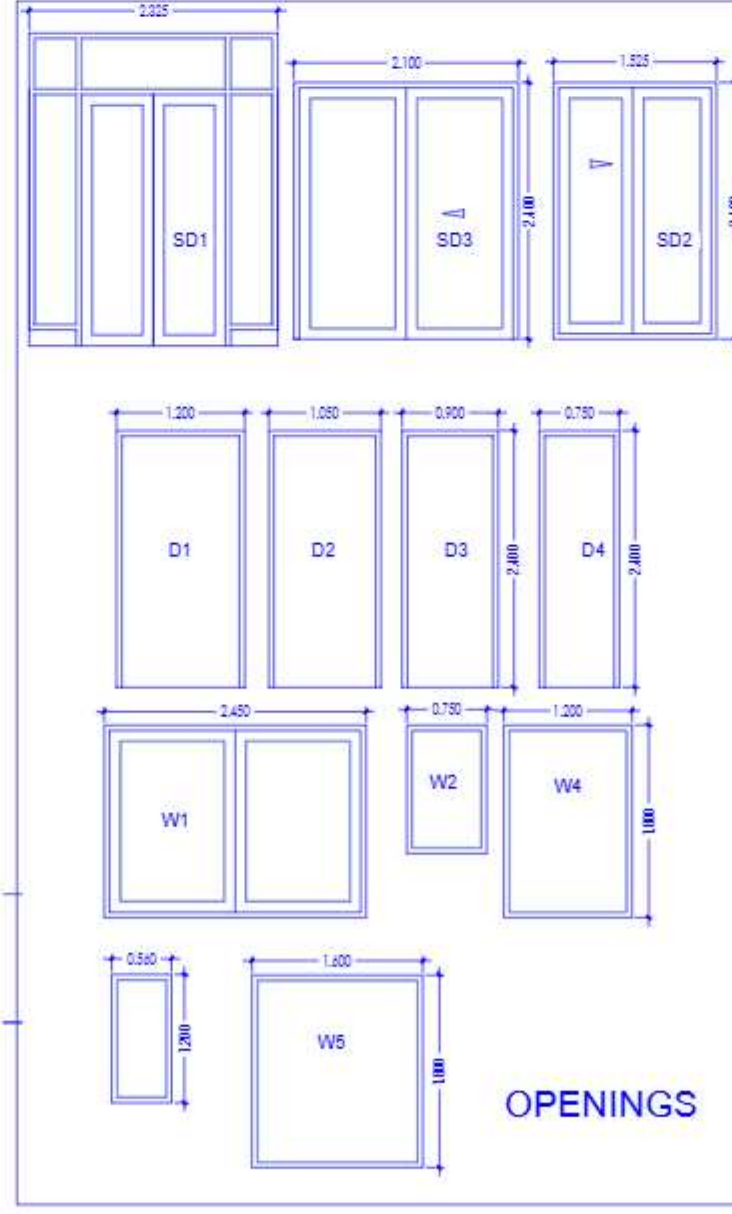
SECTION YY



TYP. SECTION OF COLUMN FOOTING
(Scale=1:20)



TYP. SECTION FOR 200 THK BLOCK WALL
(Scale=1:20)



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
=2.511X4.895+1.430X3.459
=12.291+4.946=17.237SQ.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 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
10-01-2024 TILL DATED 09-01-2026

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 = 6.315 X 15.00 = 94.725 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 71.04 SQ.MT.
PROPOSED GROUND COVERAGE = 65.02 SQ.MT. @ 68.64 %
PERMISSIBLE FAR @200% = 189.45 SQ.MT.
PROPOSED FAR = 123.02 SQ.MT. @ 129.87%

PROPOSED FAR AREA AT GROUND FLOOR (A)=

6.315 X 7.875 + 3.689X 3.625 + 0.600 X 2.865 +.115 x 1.700
= 49.73 + 13.37 + 1.719 +0.196 = 65.02 SQ.MT.

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

SAME AS GROUND - (1.90 X 3.80) = 65.02 - 7.22
= 57.80 SQ.MT.

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

=2.645X4.26=11.27 SQMT.

PROPOSED MUMTY FLOOR FAR AREA (C1)

=0.115 X 1.70 = 0.20 SQMT.

TOTAL FAR AREA (D)= A +B +C1 = 65.02+ 57.80+0.20= 123.02 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA +
MUMTY (C) = (1.90 X 3.80) + 2.645X4.26 = 7.22 + 11.27 = 18.49 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (D) + TOTAL NON FAR
AREA (E) = 123.02 + 18.49 = 141.51 SQ.MT.

DOOR & WINDOW SCHEDULE				
S NO.	TAG	SIZE OF OPENING	SILL LVL	LINTEL LVL
1	D-1	1.200 MM X 2.400 MM	0 MM	2.400 MM
2	D-2	1.050 MM X 2.400 MM	0 MM	2.400 MM
3	D-3	0.900 MM X 2.250 MM	0 MM	2250 MM
4	D-4	0.750 MM X 2.400 MM	0 MM	2.400 MM
5	SD-1	2.325 MM X2.925 MM	0 MM	2.400 MM
6	SD-2	1.525 MM X 2.400 MM	0 MM	2.400 MM
7	SD-3	2.100 MM X 2.400 MM	0 MM	2.400 MM
8	W1	2.450 MM X 1.800 MM	0.600 MM	2.400 MM
9	W2	0.750 MM X 1.200 MM	1.200 MM	2.400 MM
10	W3	0.560 MM X 1.200 MM	1.200 MM	2.400 MM
11	W4	1.200 MM X 1.800 MM	0.450 MM	
12	W5	1.600 MM X 1.800 MM	0.450 MM	2.250 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 D)
PLOT SIZE = 6.315 x 15.0 mt.
L.H.S. DRIVEWAY
PLOT NOS =97 D

DATE - 06.12.2023

SCALE -

DEALT -

CHECKED BY -

REV . NO

R0

NORTH

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 HCFM AT, PANIPAT-132103.
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DISTRICT TOWN PLANNER, SONIPAT
DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA
First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231492 & 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/ 12872

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-98, Type-D, 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-4984P दिनांक 29.07.2024 के संदर्भ में।

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


District Town Planner,
Sonipat.



SANCTIONED
VALID UP TO 2 YEARS FROM DATED
25-06-2021 TILL DATED 20-06-2023



FOR PLOT SIZE UP TO 100 SQ.MT
(0.5 RCS PER FLOOR IN STYL TOPEN WITHIN
THE PLOT (0.5 RCS=0.25 SQ.MT)
REQUIRED PARKING AREA= 5.25 X 2 = 10.50 SQ.MT.
PROVIDED OPEN PARKING AREA
= 2.225X4.825=1.030X4.825
=11.725+4.945=16.633SQ.MT.

1. ALL PIPES PASSING UNDER FLOOR.
2. NO MANHOLE CONNECTED WITH ANY MAIN.
3. PLOT FILL SHALL BE SAVED WITH SLODGING COVER.
4. COVER SHALL BE PER DOT, ETC. DESIGN.
5. ALL DISCHARGE LINES IN ONE SYSTEM.
6. THE UNLAWFULITY OF TOP ROOM SHALL BE HAVING BEST SYSTEM WILL BE USED BY THE OWNER ON THE PLOT.
7. ALL IN THE HILL SHALL BE IN ONE AREA.
8. THE PLUMBING SYSTEM SHALL BE OF 1/2" OR 3/4" DIA. ONLY.
9. THE COVER OF THE SYSTEM SHALL BE UNDER FLOOR PER APPROVED BUILDING PLAN SHALL DESIGN SUBMIT BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF AUTHORITY

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

PROPOSED RESIDENCE IN AFFORDABLE
RESIDENTIAL PLOTTED COLONY OVER AN AREA
MEASURING 15.31875 ACRE (LICENSE NO. 181
OF DATED 11-09-2023) UNDER DDJAY - 2016,
FALLING IN THE REVENUE ESTATE OF VILLAGE
RATHCHANA, SECTOR-33, BONEPAT,
DEVELOPED BY - SH. OM PRAKASH SAROHA,
AND OTHERS IN COLLABORATION WITH
ELDECO INFRACON REALTORS LIMITED.

DUPLEX VILLA PLANS (TYPE D)
PLOT SIZE = 6.315 x 15.0 mt.
R.H.B. DRIVEWAY
PLOT NOB = 68

DATE - 06.10.2025	REV. NO	NORTH
SCALE -	R0	
DEUT -		
CHECKED BY -		

Car Edge Infrason Systems, Ltd.

1954]

1000

100

AR. KURNIA UTAMI KUNCA
CA 0014 065162

495-835220-0000

JAI SHRI ARCHITECTURE

40000 200000 400000 600000 800000 1000000 1200000 1400000 1600000 1800000 2000000

DISTRICT TOWN PLANNER, SONIPAT

DEPARTMENT OF TOWN & COUNTRY PLANNING, HARYANA

First Floor, HSVP Complex, Sector-15, Sonipat Tel. - 0130-2231492 & 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/2024/12875

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-104, Type-D, 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-4984Q दिनांक 29.07.2024 के संदर्भ में।

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


District Town Planner,
Sonipat.

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh
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Devi Mandir Road, Panipat - 132103, Haryana
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Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/ 12873

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-105, Type-D, 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-4984S दिनांक 29.07.2024 के संदर्भ में।

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


District Town Planner,
Sonipat.

