

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/2024/12874

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-106, 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-4984R 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. 

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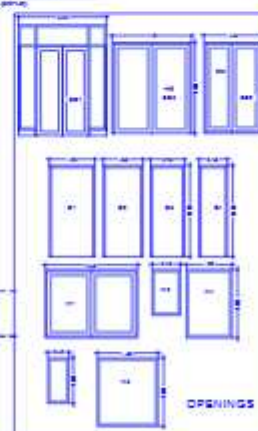
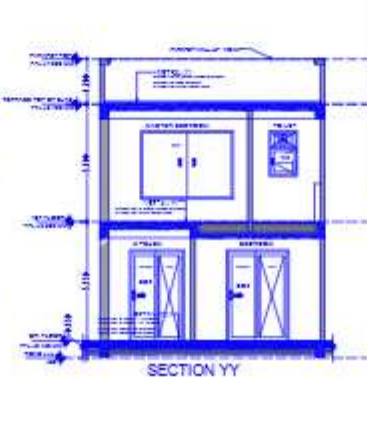
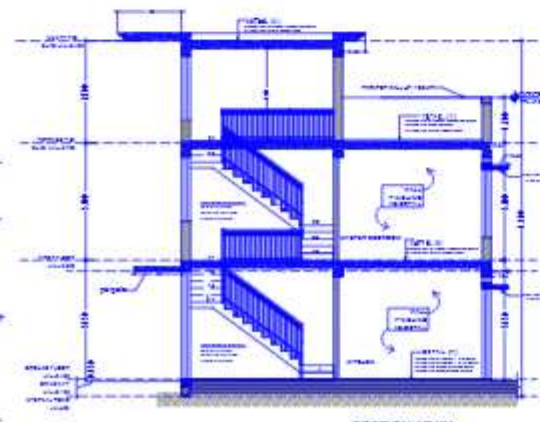
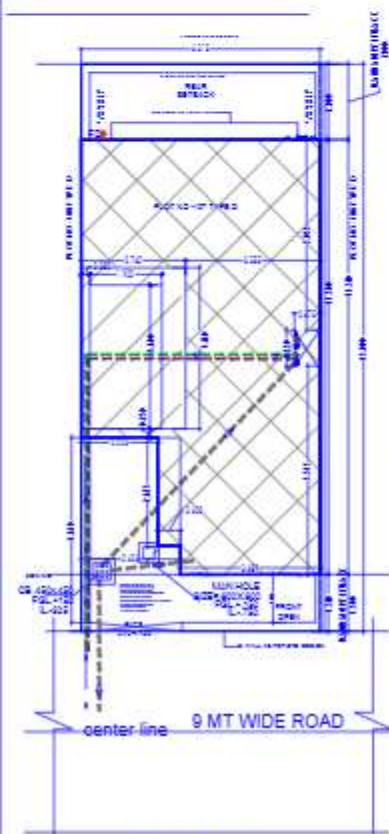
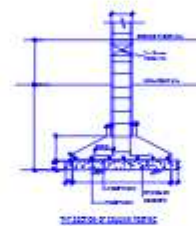
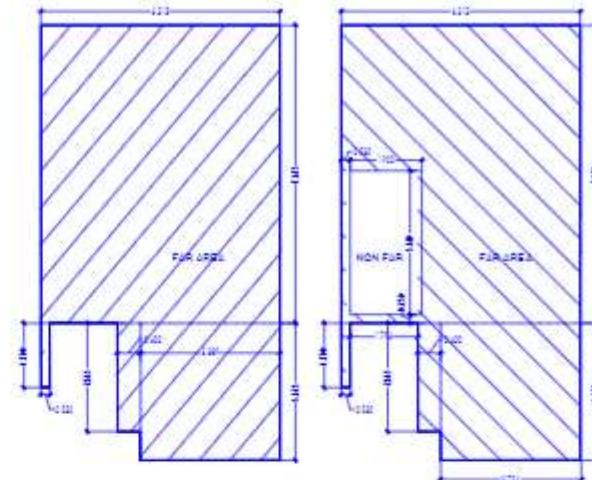
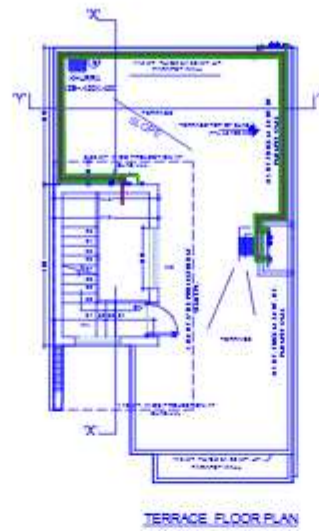
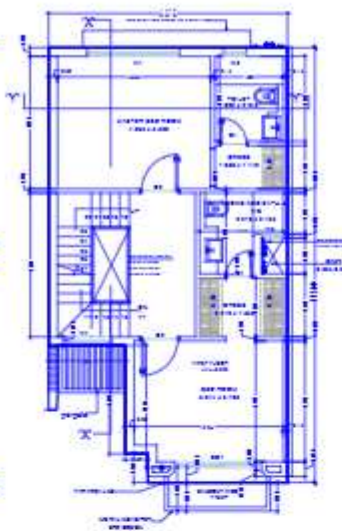
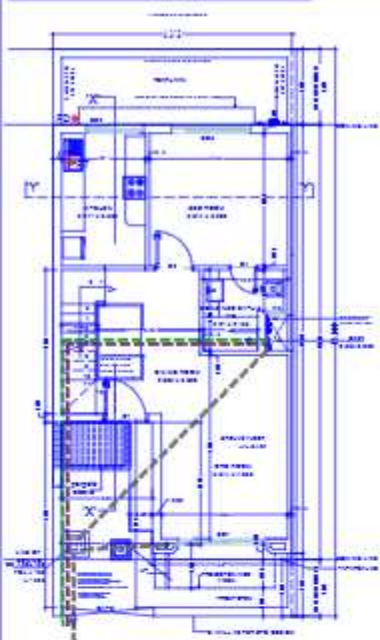
Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-107, 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-4984T 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.



PARKING DETAIL

FOR PLOT SIZE UP TO 100 SQ.MT
0.5 GCS PER FLOOR IN STILT/FORN WITHIN
THE PLOT (0.5 GCS=0.25 SQ.MT)

REQUIRED PARKING AREA= 0.25 X 2 = 12.50 SQ.MT

PROVIDED OPEN PARKING AREA
=2.395X4.595=11.430X3.459
=11.725-4.945 =6.523 SQ.MT

GENERAL NOTES

1. ALL FLOOR FINISHES UNDER FLOORS.
2. NO FURF CONNECTED WITH SAW KALK.
3. FURF WALL SHALL BE FINISHED WITH UNDERFLOOR COVER.
4. CUTS & SHALL BE PERCENT. STD. DESIGN.
5. ALL COVERINGS ARE IN THE SYSTEM.
6. THE ARRANGING OF TOP ROOF PANEL WATER PURSUING
7. SYSTEM SHALL BE USED BY THE OWNER ON THE FLOT.
8. ALL SYSTEMS SHALL BE IN THE SYSTEM.
9. THE FINISHING SYSTEM SHALL BE OF A LTH. CLIMATE
10. THE COVER OF THE SYSTEM SHALL BE UNDER THE COVER
11. APPROVED BUILDING PLAN SHALL DESIGN GIVEN BY
12. STRUCTURAL ENGINEER.
13. RESPONSIBILITY OF STRUCTURAL STABILITY OF BUILDING

SANCTIONED

LEGEND FOR PLUMBING

- (1) 1000 SOIL & VENT PIPE
- (2) 1000 WASTE & VENT PIPE
- (3) FLUSHING WATER SUPPLY DOWN TAKE PIPE
- (4) DOMESTIC WATER SUPPLY DOWN TAKE PIPE
- (5) 110 OD UPVC RAIN WATER PIPE
- (6) 75 OD UPVC RAIN WATER PIPE
- (7) DOMESTIC WATER SUPPLY RISER PIPE
- (8) FLUSHING WATER SUPPLY RISER PIPE

SUBMISSION DRAWING

3. UNPROTECTED SHALL NOT BE RESPONSIBLE FOR ANY DELAYED SETBACK BY THE SUBMITTER.

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AREA STATEMENT:

TOTAL PLOT AREA = 6,324.10 SQ. = 14,725 SQ.MT.
PERMISSIBLE GROUND COVER (COVERAGE) @ 70% = 11,145 SQ.MT.
PROPOSED GROUND COVER = 6,521 SQ.MT. @ 68.94 %
PERMISSIBLE FAR @ 200% = 19,441 SQ.MT.
PROPOSED FAR = 123.50 SQ.MT. @ 430.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

0.05X7,745 + 0.069X3,825 + 0.051X2,865 + 0.25X1,170
= 44.75 + 13.37 + 1.79 + 180.33 = 240.24 SQ.MT.

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

(BARE AG GROUND - (150X3.85) = 65.25 - 7.22
= 57.98 SQ.MT.

PROPOSED AREA AT TUBULARY FLOOR (C) = NON FAR AREA
= 0.755X3,851 = 1,170 SQ.MT.

TOTAL FAR AREA (100% + 68.94% + 27.58%) = 123.50 SQ.MT.

TOTAL FAR AREA (100% + 27.58%) = 100% STAIRS AREA +
NEMTY (C) = (150X3.85) + 0.25X1,170 + 11.70 = 16.98 SQ.MT.

TOTAL COVD. AREA = TOTAL FAR AREA (C) + TOTAL NON FAR
AREA = 55.95 + 6.98 = 142.57 SQ.MT.

DOOR & WINDOW SCHEDULE				
S/N	To/Fr	SIZE OF OPENING	BILL LVL	UNIT/L LVL
1	D-1	1200 MM X 2400 MM	0 MM	2400 MM
2	D-2	1000 MM X 2400 MM	0 MM	2400 MM
3	D-3	600 MM X 2200 MM	0 MM	2200 MM
4	D-4	700 MM X 2400 MM	0 MM	2400 MM
5	W-1	2000 MM X 2000 MM	0 MM	2000 MM
6	W-2	1200 MM X 2400 MM	0 MM	2400 MM
7	W-3	1200 MM X 2400 MM	0 MM	2400 MM
8	W-4	1200 MM X 2400 MM	0 MM	2400 MM
9	W-5	700 MM X 1200 MM	1200 MM	2400 MM
10	W-6	1200 MM X 1000 MM	1000 MM	2400 MM
11	W-7	1200 MM X 1400 MM	1400 MM	2400 MM
12	W-8	1400 MM X 1400 MM	1400 MM	2400 MM

PURPOSE OF DRAWING



PROJECT

PROPOSED RESIDENCE IN AFFORDABLE
RESIDENTIAL PLOTTED COLONY OVER AN AREA
MEASURING 16.3175 ACRE (LICENSE NO. 181
OF DATED 11-09-2023) UNDER DUJAY - 2016,
FALLING IN THE REVENUE ESTATE OF VILLAGE
RATHODANA, SECTOR-33, SONPAT,
DEVELOPED BY - SH. OM PRAKASH SAROHA,
AND OTHERS IN COLLABORATION WITH
ELDECO INFRACON REALTORS LIMITED.

3-98775-0

DUPLEX VILLA PLANS (TYPE D)
PLOT SIZE • 5.315 x 15.0 mt.
L.H.B. DRIVEWAY
PLOT NOB. • 107

DATE - 06/12/2008	REV. NO	NORTH
SCALE -	R0	
DEULT -		
CHECKED BY -		

APPLICANT DEVELOPER

Far Eldeco Inflation Finance Ltd

ARCHITECT

AR. NARSOTTAM KUMAR
CA/2004/146152
JAI SHRI ARCHITECTURE
+91-9992314000

JAI SHRI ARCHITECTURE

548-42 501067 49791 331-5 6.7E 7.42E 4A 7.01E 6.

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh
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narrouttam.spacedream@gmail.com
Mobile No.- 9992314086

Memo No. ST/DTP-P/2024/12876

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-55, Type-G, 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-4984AD 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.

AREA STATEMENT:

TOTAL PLOT AREA = 5.930 X 11.124 = 65.75 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 49.31 SQ.MT.
PROPOSED GROUND COVERAGE = 49.31 SQ.MT. @ 75.00%
PERMISSIBLE FAR (0.00%) = 0.00 SQ.MT.
PROPOSED FAR = 0.00 SQ.MT. @ 0.00%

PROPOSED FAR AREA AT GROUND FLOOR (A) =
5.930 X 11.124 = 65.75 SQ.MT. + 0.00 X 0.00 = 65.75 SQ.MT. + 0.00 X 0.00 = 65.75 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =
FAR AREA = 0.00 FAR AREA =

SAME AS GROUND = (5.930 X 11.124) = 65.75 + 0.00 = 65.75 SQ.MT.

PROPOSED AREA AT MUMTY FLOOR (C) = 0.00 FAR AREA
= 0.00 X 0.00 = 0.00 SQ.MT.

PROPOSED MUMTY FLOOR AREA (C) =
0.00 X 0.00 = 0.00 SQ.MT.

TOTAL FAR AREA (A+B+C) = 65.75 + 0.00 + 0.00 = 65.75 SQ.MT.

TOTAL NON FAR AREA (D) = FIRST FLOOR STAIRCASE AREA +
MUMTY (C) = (5.930 X 4.00) + 0.00 X 0.00 = 23.72 + 0.00 = 23.72 SQ.MT.

TOTAL COV. AREA = TOTAL FAR AREA (A) + TOTAL NON FAR
AREA (D) = 65.75 + 23.72 = 89.47 SQ.MT.

DOOR & WINDOW SCHEDULE				
S.NO.	T.O.	SIZE OF OPENING	GL. LVL.	UNIT/LVL.
1	D1	1200 MM X 2400 MM	0 MM	2400 MM
2	D2	1200 MM X 2400 MM	0 MM	2400 MM
3	D3	1200 MM X 2400 MM	0 MM	2400 MM
4	D4	1200 MM X 2400 MM	0 MM	2400 MM
5	D5	1200 MM X 2400 MM	0 MM	2400 MM
6	D6	1200 MM X 2400 MM	0 MM	2400 MM
7	D7	1200 MM X 2400 MM	0 MM	2400 MM
8	D8	1200 MM X 2400 MM	0 MM	2400 MM
9	D9	1200 MM X 2400 MM	0 MM	2400 MM
10	D10	1200 MM X 2400 MM	0 MM	2400 MM
11	D11	1200 MM X 2400 MM	0 MM	2400 MM
12	D12	1200 MM X 2400 MM	0 MM	2400 MM
13	D13	1200 MM X 2400 MM	0 MM	2400 MM

SECTION

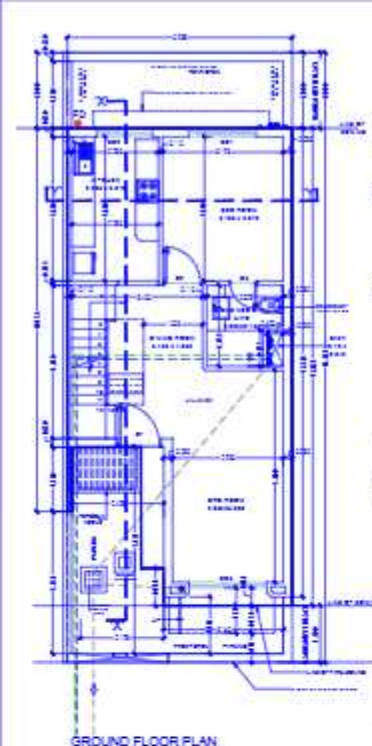
PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 16.31875 ACRE (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DQJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHAHANA, SECTOR-33, SONPAT, DEVELOPED BY - SH. OM PRAKASH SARCHA AND OTHERS IN COLLABORATION WITH ELDECO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

DUPLEX VILLA PLANS (TYPE G) CORNER PLOT SIZE = 5.930 x 11.124 mt. L.H.S. DRIVEWAY PLOT NOS = 55 G

DATE - 06/11/2023 REV. NO. NORTH

OWNER SIGNATURE

JAI SHRI ARCHITECTURE



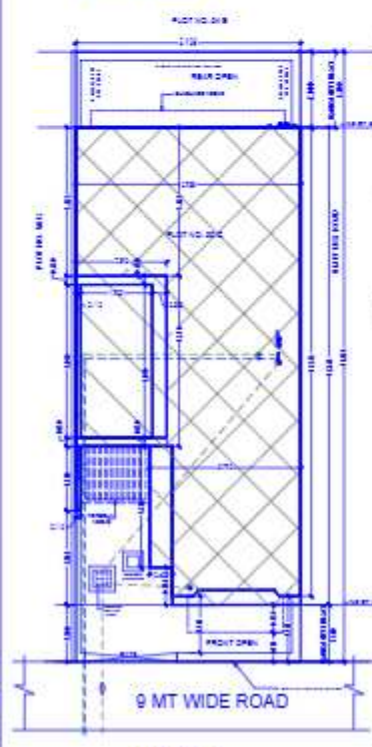
FIRST FLOOR PLAN



FRONT ELEVATION



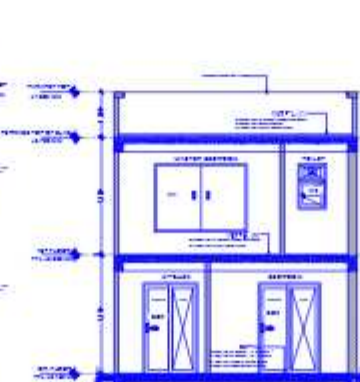
REAR ELEVATION



SITE PLAN

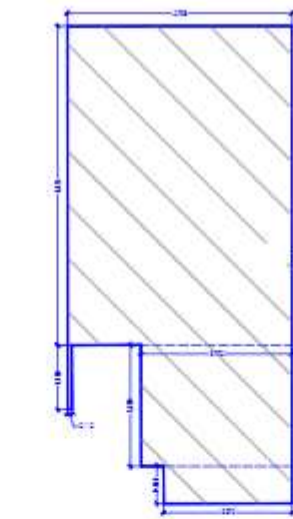


SECTION XX

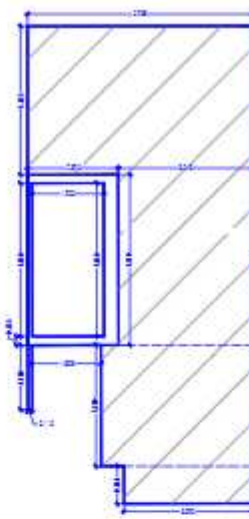


SECTION YY

MUMTY FLOOR PLAN



AREA DIAGRAM GROUND FLOOR



AREA DIAGRAM GROUND FLOOR



AREA DIAGRAM MUMTY FLOOR

PARKING DETAIL

FOR PLOT SIZE UPTO 100 SQ.MT.
0.8 SCS PER FLOOR IN STATIONERY WITHIN THE PLOT (1 SCS=12.50 SQ.MT.)
REQUIRED PARKING AREA= 12.50 SQ.MT.
PROVIDED OPEN PARKING ARE
= 0.155 X 400 = 62.00 SQ.MT.
= 4.96 X 12.50 = 62.00 SQ.MT.

GENERAL NOTES:

1. ALL PIPES PASSING UNDER FLOORS.
2. NO WARE CONVEYERS WITH DUV KUB.
3. PARTY WALL SHALL BE BUILT WITH JOINTING DAMPER.
4. GUTTER SHALL BE PER GOVT. STD. DESIGN.
5. ALL CORNER JOINTS ARE IN VICE SYSTEM.
6. THE ARRANGEMENT OF TOP ROOF RAIN WATER HARVESTING SYSTEM SHALL BE UNDER THE CHARGE OF THE PLOT.
7. ALL JOINT THICK SHALL HAVE R.O.D. BARS.
8. THE FLASHING DETAIL SYSTEM SHALL BE OF 1/4" IN CL. WIDTH.
9. THE CORNER OF THE BUILDING SHALL BE UNDER TOWER PER APPROVED BUILDING PLAN STILL DESIGN CORNER BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF BATH-ROOM SHALL BE TO THE SUBSTRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- (1) 1100 SOIL & VENT PIPE
- (2) 1100 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

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

सेवा में

Architect: Mr. Narrouttam Kumar Rishikesh
S/o Sh. Shurya Nath
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Memo No. ST/DTP-P/2024/12881

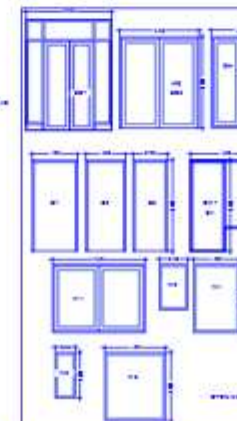
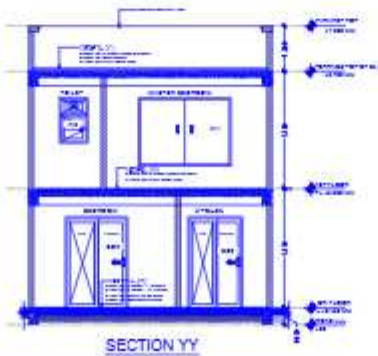
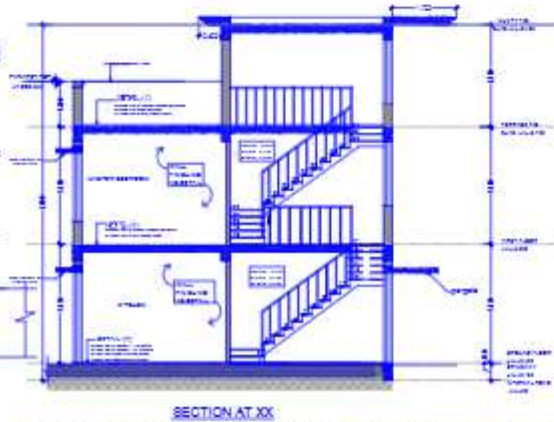
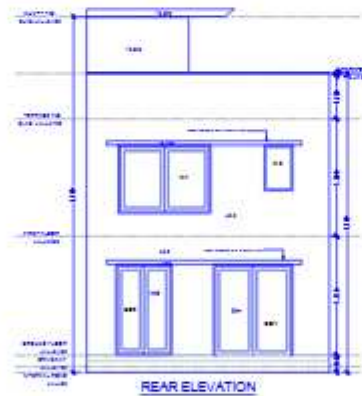
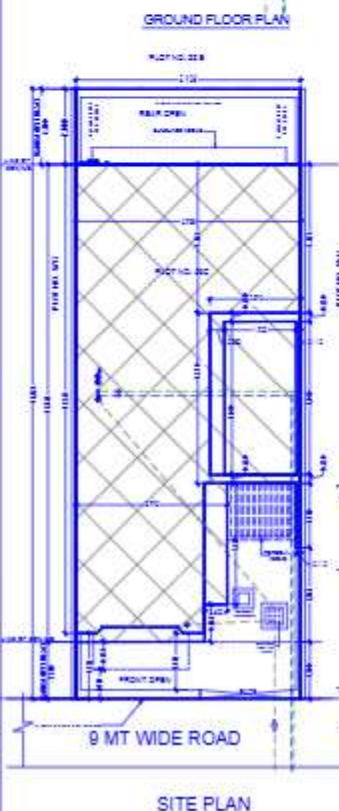
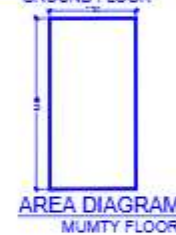
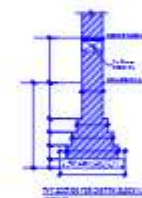
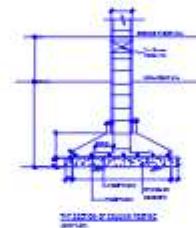
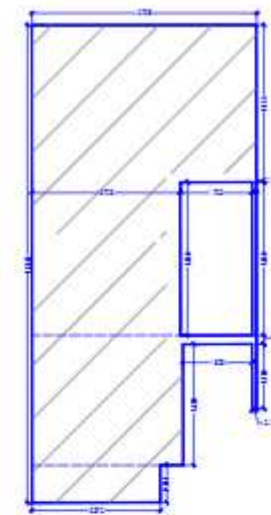
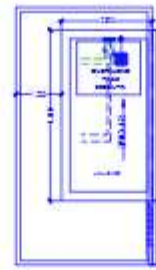
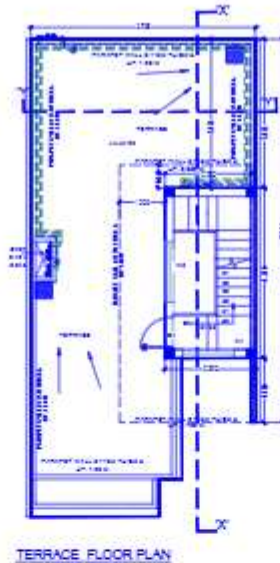
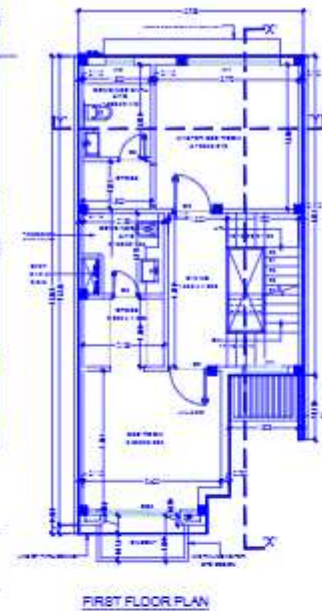
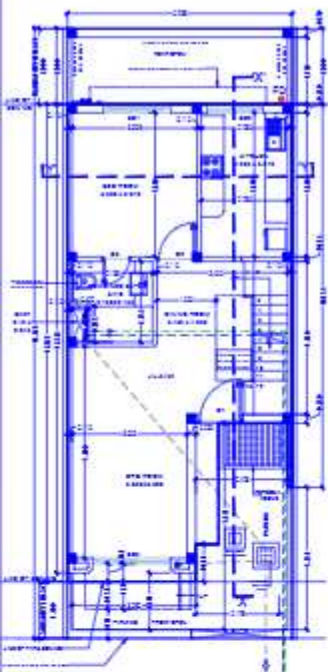
Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-56, Type-G, 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-4984BA 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.



SUBMISSION DRAWING

		DESCRIPTION		
1	PROPOSED PLOT, NOT NEARER OR FURTHER FROM ANY EXISTING OR FUTURE HIGHWAY THAN THE 20.00 M. CLEAR			
2	PROPOSED PLOT SHALL COMPLY WITH THE PROVISIONS OF PLANNING ACTS, BUILDING ACTS, LOCAL ACTS, AND REGULATIONS, AND SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACTS, BUILDING ACTS, LOCAL ACTS, AND REGULATIONS.			
AREA STATEMENT:				
TOTAL PLOT AREA = 5,000 X 101.00 = 505,000 SQ.MT.				
PERMISSIBLE GROUND COVERAGE @ 70% = 353,500 SQ.MT.				
PROPOSED GROUND COVERAGE = 340,400 SQ.MT. @ 68.00 %				
PERMISSIBLE PARKING @ 10% = 50,500 SQ.MT.				
PROPOSED PARKING = 32,300 SQ.MT. @ 64.50 %				
PROPOSED PARKING AT GROUND FLOOR (A) =				
3,000 X 4.00 = 12,000 SQ.MT. + 2,000 X 4.00 = 8,000 SQ.MT. + 150 X 1.70 = 255.00 + 12,000 + 8,000 + 255.00 = 20,255.00 SQ.MT.				
PROPOSED PARKING AT 1ST FLOOR (B) =				
N/A (AREA, NON PARK AREA)				
GROSS GROUND = 15,000 X 4.00 = 60,000 + 7,700 = 67,700 SQ.MT.				
PROPOSED AREA AT MULTI FLOOR (C) = NON PARK AREA				
= 20,255.00 - 67,700 SQ.MT.				
PROPOSED MULTI FLOOR AREA (C) =				
= 11,540.00 + 7,700 SQ.MT.				
TOTAL PARK AREA (A) + B + C = 20,255.00 + 0 + 11,540.00 = 31,795.00 SQ.MT.				
TOTAL NON PARK AREA = FIRST FLOOR STAIRCASE AREA +				
MULTI FLOOR (C) = 15,000 X 4.00 = 60,000 + 2,300 X 1.70 = 3,910.00 + 60,000 + 3,910.00 = 63,910.00 SQ.MT.				
TOTAL COV. AREA = TOTAL PARK AREA (A) + TOTAL NON PARK AREA (B) = 31,795.00 + 63,910.00 = 95,705.00 SQ.MT.				
DOOR & WINDOW SCHEDULE				
S.NO.	TAG	SIZE OF OPENING	BILL LVL.	UNIT/LVL.
1	D-1	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
2	D-2	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
3	D-3	2,700 X 1,000 X 2,000 M	0.00M	2,000 M
4	D-4	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
5	WD-1	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
6	WD-2	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
7	WD-3	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
8	WD-4	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
9	WD-5	2,000 X 1,000 X 2,000 M	1,200M	2,000 M
10	WD-6	2,000 X 1,000 X 2,000 M	1,200M	2,000 M
11	WD-7	2,000 X 1,000 X 2,000 M	0.00M	2,000 M
12	WD-8	2,000 X 1,000 X 2,000 M	0.00M	2,000 M

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

DUPLEX VILLA PLANB (TYPE G) CORNER,
PLOT SIZE = 5.938 x 15.124 mt.
R.H.S. DRIVEWAY
PLOT NOB = 55 G

DATE - 08.11.2025	REV. NO.	NORTH
SCALE -	R0	
DELT -		
CHECKED BY -		
OWNER SIGNATURE		

For Elnico Infracon Builders Ltd

SANCTIONED
 VOID UP TO 1 YEAR FROM DATE
 21-00-2024 TILL DATE 20-06-2025
 INCHARGE SIGNATURE

AR. NARISUT DON KUMAR
CA 001-466162
341 390-4100/390-4100
+91-99222-0000

JAI SHRI ARCHITECTURE

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/2024/12877

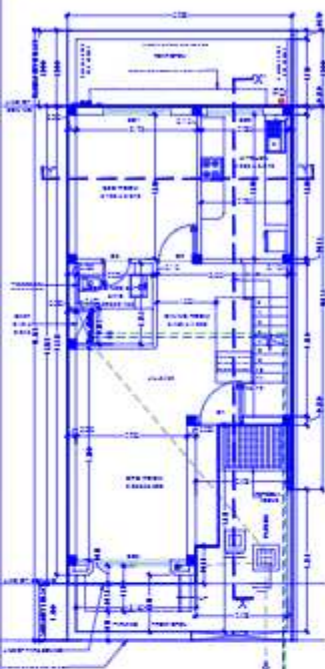
Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-57,
Type-G, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat
under self certificate policy received online through haryanabpas
- M/s Eldeco Infracon Realtors Ltd.

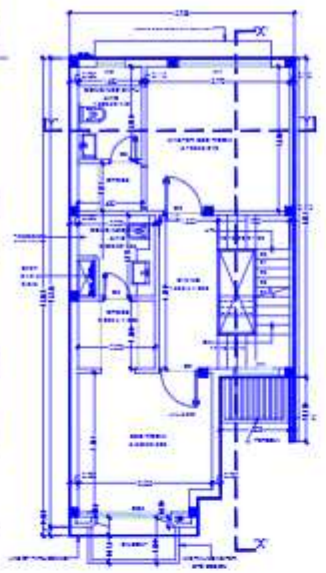
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984AE दिनांक 29.07.2024 के संदर्भ में।

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।

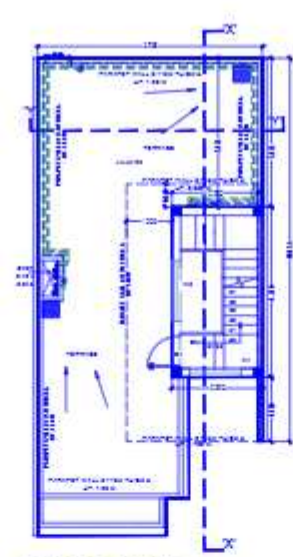

District Town Planner,
Sonipat.



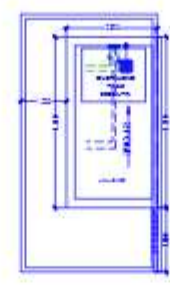
GROUND FLOOR PLAN



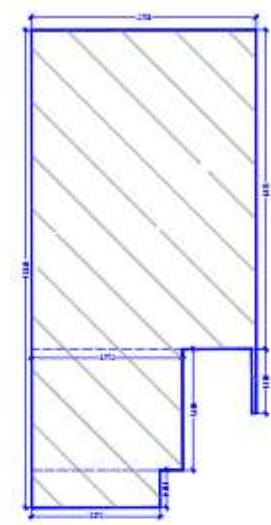
FIRST FLOOR PLAN



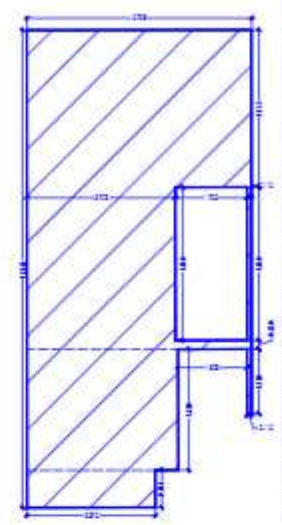
TERRACE FLOOR PLAN



MUMTY FLOOR PLAN



AREA DIAGRAM
GROUND FLOOR



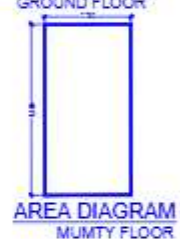
AREA DIAGRAM
GROUND FLOOR



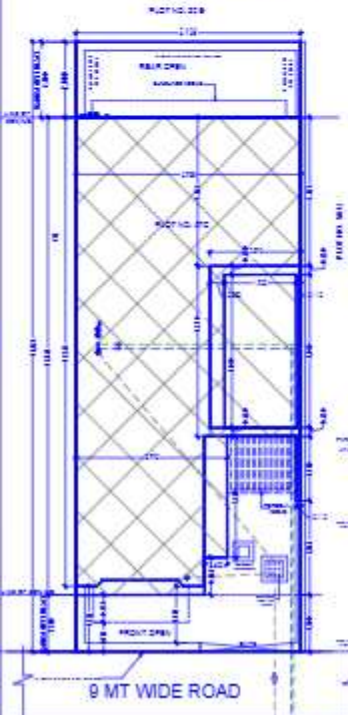
STRUCTURAL DETAILS



STRUCTURAL DETAILS



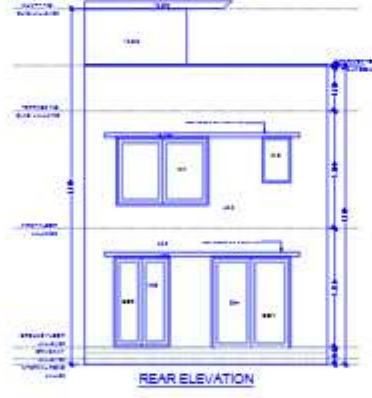
AREA DIAGRAM
MUMTY FLOOR



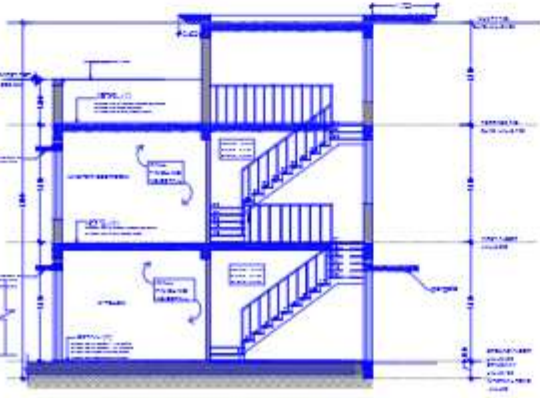
SITE PLAN



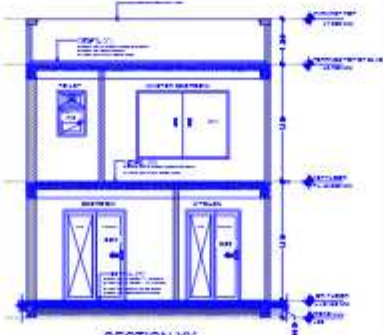
FRONT ELEVATION



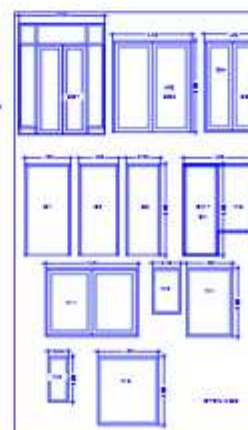
REAR ELEVATION



SECTION AT XX



SECTION YY



STRUCTURAL DETAILS

PARKING DETAIL

FOR PLOT SIZE UPTO 100 SQ.MT.
0.8 SCS PER FLOOR IN STATION WITHIN
THE PLOT (1.6 SCS/12.50 SQ.MT.)
REQUIRED PARKING AREA= 12.50 SQ.MT.
PROVIDED OPEN PARKING ARE
= 2.155X4.40=9.48 SQ.MT.
= 4.766X12.25=58.22 SQ.MT.

GENERAL NOTES:

1. ALL PIPES PASSING UNDER FLOORS.
2. NO PIPE CONDUITS WITH ANY KINK.
3. PARTY WALL SHALL BE BUILT WITH JOINTING DAMPER.
4. CUTS & HILLS LE PER CONT. STD. DESIGN.
5. ALL CONDUITS ARE IN VICE SYSTEM.
6. THE LARGEST OF TOP ROOF RAIN WATER DRAINAGE
SYSTEM WILL BE USED BY THE OWNER ON THE PLOT.
7. ALL JOINTS SHALL HAVE R.C.D. BESS.
8. THE PLUMBING DETAIL SYSTEM WILL BE OF 1/2 IN. C.D. 1/2 IN.
9. THE COVER OF THE BUILDING WILL BE UNDER TANK PER
APPROVED BUILDING PLAN STD. DESIGN CODE BY
STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF SANITARY
DRAIN WILL BE ON THE OWNER/STRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- (1) 1100 SOIL & VENT PIPE
- (2) 1100 WASTE & VENT PIPE
- (3) FLUSHING WATER SUPPLY DOWN TAKE PIPE
- (4) DOMESTIC WATER SUPPLY DOWN TAKE PIPE
- (5) 1100 CPVC RAIN WATER PIPE
- (6) 75 CPVC RAIN WATER PIPE
- (7) DOMESTIC WATER SUPPLY RISER PIPE
- (8) FLUSHING WATER SUPPLY RISER PIPE

SUBMITTAL DRAWING

1. ARCHITECT SHALL BE RESPONSIBLE FOR ANY SELECTION OF STEEL BY THE CLIENT/OWNER.

2. NO SUPPLY SHALL BE USED FOR THE PURPOSE OF THE PROJECT WITHOUT THE APPROVAL OF THE ARCHITECT/ENGINEER.

AREA STATEMENT:

TOTAL PLOT AREA = 5.93X15.124 = 89.75 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 67.31 SQ.MT.
PROPOSED GROUND COVERAGE = 64.41 SQ.MT. @ 68.3%
PERMISSIBLE FAR (0.0075) = 10.15 SQ.MT.
PROPOSED FAR = 62.50 SQ.MT. @ 69.50%
PROPOSED FAR AREA AT GROUND FLOOR (A) =
5.93X15.124 + 1.95X5.200 + 2.05X5.889 + 15.124X7.70 = 80.07 +
12.04 + 12.04 + 116.41 = 120.56 SQ.MT.
PROPOSED FAR AREA AT 1ST FLOOR (B) =
FAR AREA - NON FAR AREA =
SARAS GROUND = (5.93X4.225) = 25.00 + 7.70
= 32.70 SQ.MT.
PROPOSED AREA AT MUMTY FLOOR (C) = NON FAR AREA
= 2.89X4.91 = 14.19 SQ.MT.
PROPOSED MUMTY FLOOR AREA (D)
= 11.93 SQ.MT. = 20.93 SQ.MT.
TOTAL FAR AREA (E) = A + B + C + D = 120.56 + 32.70 + 14.19 + 20.93 = 188.38 SQ.MT.
TOTAL NON FAR AREA (F) = FIRST FLOOR STAIRCASE AREA +
MUMTY (C) = (1.95X4.225) + 2.05X5.889 + 7.70
+ 11.93 = 16.58 SQ.MT.
TOTAL COV. AREA = TOTAL FAR AREA (E) + TOTAL NON FAR
AREA (F) = 188.38 + 16.58 = 204.96 SQ.MT.

DOOR & WINDOW SCHEDULE

S.NO.	T.O.	SIZE OF OPENING	ILL. LVL.	UNTEL. LVL.
1	D-1	1.200 M X 3.400 M	0.1M	2.400 M
2	D-2	1.200 M X 3.400 M	0.1M	2.400 M
3	D-3	0.750 M X 2.400 M	0.1M	2.400 M
4	D-4	0.600 M X 2.000 M	0.1M	2.200 M
5	W-1	0.700 M X 2.400 M	0.1M	2.400 M
6	W-2	1.200 M X 2.400 M	0.1M	2.400 M
7	W-3	1.200 M X 2.400 M	0.1M	2.400 M
8	W-4	0.600 M X 1.800 M	0.1M	2.400 M
9	W-5	0.750 M X 1.800 M	1.200 M	2.400 M
10	W-6	0.600 M X 1.800 M	1.200 M	2.400 M
11	W-7	1.200 M X 1.800 M	0.400 M	2.400 M
12	W-8	1.200 M X 1.800 M	0.400 M	2.200 M

SACTION

PROJCT: PROPOSED RESIDENCE IN AFFORDABLE RESIDENTIAL PLOTTED COLONY OVER AN AREA MEASURING 15.124 ACRES (LICENSE NO. 181 OF DATED 11-09-2023) UNDER DOJAY - 2016, FALLING IN THE REVENUE ESTATE OF VILLAGE RATHHANA, SECTOR-33, SONPAT, DEVELOPED BY - SH. OM PRAKASH SARCHA AND OTHERS IN COLLABORATION WITH ELDECO INFRACON REALTORS LIMITED.

D-WP TITLE: DUPLEX VILLA PLANS (TYPE G) CORNER PLOT SIZE = 5.93X15.124 mt. R.H.S. DRIVEWAY PLOT NOS = 57 G

DATE - 06/11/2023 REV. NO. NORTH

SCALE - R0

CHECKED BY - OWNER SIGNATURE

For Deeco Infracon Realtors Ltd.

For Deeco Infracon Realtors Ltd.

Sanctioned Signature

SANCTIONED VALID UPTO 2 YEARS FROM DATE OF SANCTIONING (DATE 20-06-2023)

ARCHITECT SIGNATURE

DR. JAI SHER ARCHITECTURE

DR. JAI SHER ARCHITECTURE

DR. JAI SHER ARCHITECTURE

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

सेवा में

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

Memo No. ST/DTP-P/2024/12879

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-72, Type-J, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984BB 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.

SPECIFICATION	
1.	ARCHITECT SHALL BE RESPONSIBLE FOR ANY DEVIATION FROM THE DRAWING.
2.	NO SUPPLY SHALL BE MADE WITHOUT PERMISSION OF THE ARCHITECT.

AREA STATEMENT:

TOTAL PLOT AREA = 6.41 X 13.09 = 83.93 SQ.MT.
 PERMISSIBLE GROUND COVERAGE @ 70% = 58.75 SQ.MT.
 PROPOSED GROUND COVERAGE = 40.210 SQ.MT. @ 61.71%
 PERMISSIBLE FAR @ 200% = 167.86 SQ.MT.
 PROPOSED FAR = 102.940 SQ.MT. @ 122.61%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

6.41 X 6.02 + 6.11 X 6.00 + 3.00 X 6.00 + 1.00 X 6.00 = 41.30 + 36.66 + 18.00 + 6.00 = 101.96 SQ.MT.

PROPOSED FAR AREA AT 1ST FLOOR (B) =

SAME AS GROUND = 101.96 SQ.MT.

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

10.00 X 7.00 = 70.00 SQ.MT.

TOTAL FAR AREA (A+B+C) = 101.96 + 101.96 + 70.00 = 273.92 SQ.MT.

TOTAL NON FAR AREA (B) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = 10.00 X 7.00 + 2.00 X 7.00 = 70.00 + 14.00 = 84.00 SQ.MT.

TOTAL COVERED AREA = TOTAL FAR AREA (A+B+C) + TOTAL NON FAR AREA (B) = 273.92 + 84.00 = 357.92 SQ.MT.

DOOR & WINDOW SCHEDULE					
S.NO.	TO	SIZE OF OPENING	ALL LVL.	UNIT LVL.	
1	D1	1200 MM X 2400 MM	0 MM	0000 MM	
2	D2	1200 MM X 2400 MM	0 MM	0000 MM	
3	D3	1200 MM X 2400 MM	0 MM	0000 MM	
4	D4	1200 MM X 2400 MM	0 MM	0000 MM	
5	D5	1200 MM X 2400 MM	0 MM	0000 MM	
6	D6	1200 MM X 2400 MM	0 MM	0000 MM	
7	W1	1200 MM X 1600 MM	000 MM	0000 MM	
8	W2	1200 MM X 1600 MM	1000 MM	0000 MM	
9	W3	1200 MM X 1600 MM	1000 MM	0000 MM	
10	W4	1200 MM X 1600 MM	000 MM	0000 MM	
11	D11	1200 MM X 2400 MM	000 MM	0000 MM	

PURPOSE OF DRAWING



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

SHEET TITLE

DUPLEX VILLA PLANS (TYPE J)
 PLOT SIZE = 6.41 X 13.09 MT.
 L.H.S. DRIVEWAY
 PLOT NOS = 72

DATE - 08-11-2023	REV. NO	NORTH
SCALE -		
DEULT -		
CHECKED BY -		

APPLICANT/DEVELOPER

For Datta Infotech Real Estate Ltd.

For Datta Infotech Real Estate Ltd.

Sanctioned Signature

SANCTIONED

VALID UP TO 5 YEARS FROM DATED 21-09-2024 TILL DATED 21-09-2029

ARCHITECT SIGNATURE

ARCHITECT SIGNATURE

ARCHITECT SIGNATURE

ARCHITECT SIGNATURE

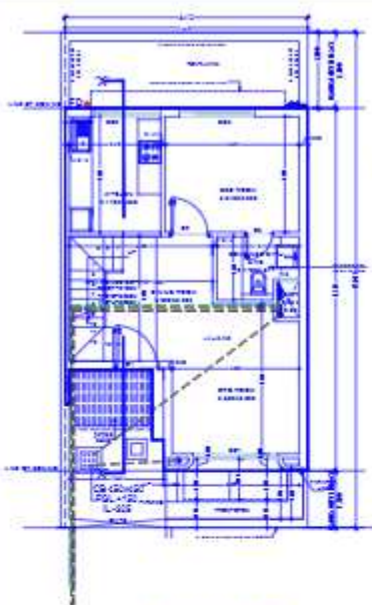
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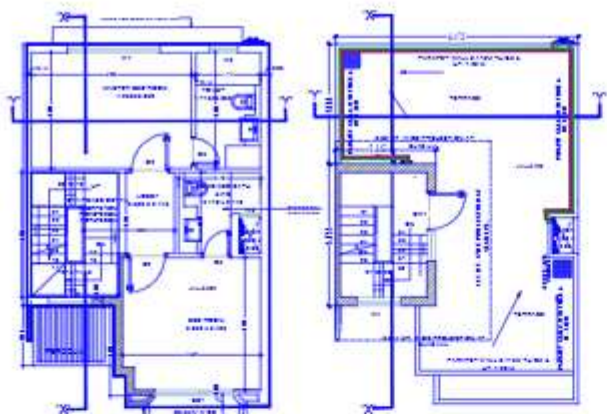
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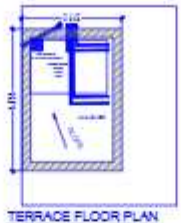


GROUND FLOOR PLAN



FIRST FLOOR PLAN

MUMTY FLOOR PLAN



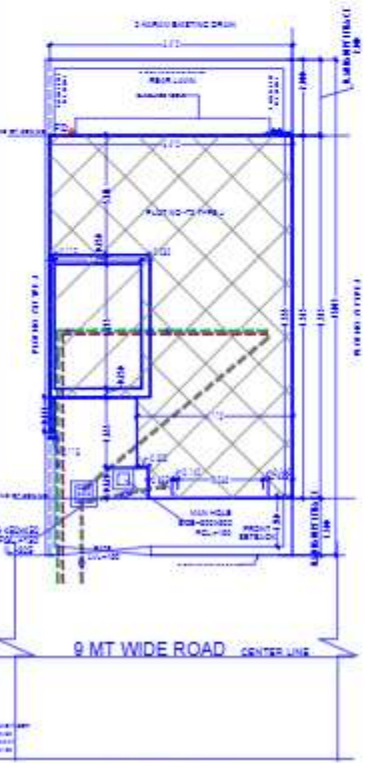
TERRACE FLOOR PLAN

AREA DIAGRAM
GROUND FLOOR

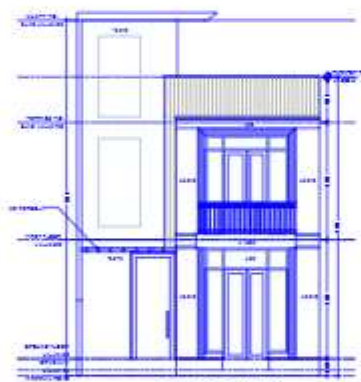
AREA DIAGRAM
FIRST FLOOR



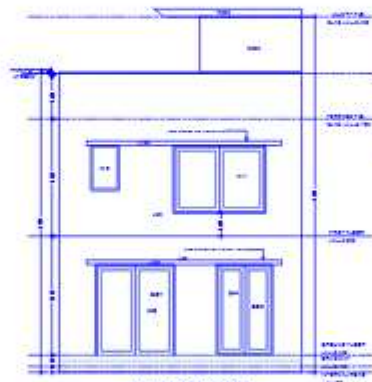
AREA DIAGRAM
MUMTY FLOOR



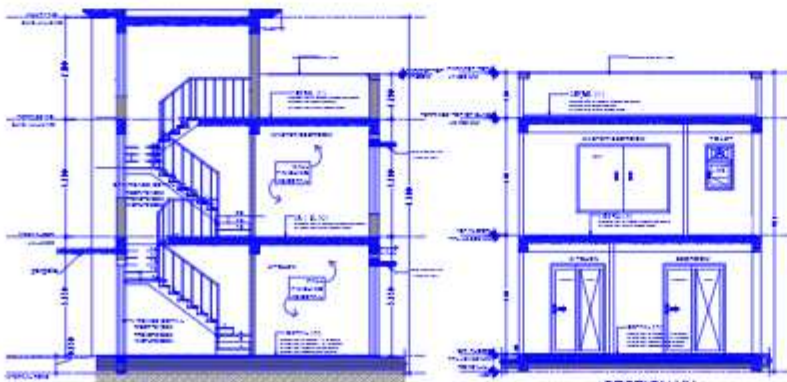
SITE PLAN



FRONT ELEVATION

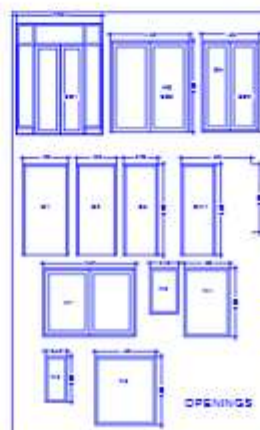


REAR ELEVATION



SECTION AT XX

SECTION YY



OPENINGS

PARKING DETAIL

FOR PLOT SIZE UP TO 100 SQ.MT.
 0.5 SCS PER FLOOR IN STYLISH WITHIN THE PLOT (0.5 SCS @ 25 SQ.MT.)
 REQUIRED PARKING AREA = 0.5 X 2 X 12.50 SQ.MT.
 PROVIDED OPEN PARKING AREA = 0.50 X 2.00 X 2.70 X 2.40 = 6.75 + 6.75 = 13.50 SQ.MT.

GENERAL NOTES:

1. ALL PIPES PASSING UNDER FLOORS.
2. NO PIPE CONVEYED WITH ANY FLUID.
3. PARTY WALL SHALL BE BUILT WITH JOINTING DRAINER.
4. CUTS & SILL BE PER GOVT. STD. DESIGN.
5. ALL CORROSION ARE IN VICE SYSTEM.
6. THE ARRANGEMENT OF TOP ROOF ALL WATER HARVESTING SYSTEM WILL BE MADE BY THE OWNER OF THE PLOT.
7. ALL JOINTS SHALL HAVE R.C.D. BESS.
8. THE PLUMBING DETAIL SYSTEM WILL BE OF 1/2 IN. C.D. 1/2 IN.
9. THE COVER OF THE BUILDING WILL BE UNDER 1000 LB PER APPROVED BUILDING PLAN STILL DESIGN GOVT BY STRUCTURAL ENGINEER.
10. RESPONSIBILITY OF STRUCTURAL STABILITY OF BUILDING SHALL BE TO THE SUBSTRUCTURE DESIGNER.

LEGEND FOR PLUMBING

- (1) 1200 SOIL & VENT PIPE
- (2) 1200 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

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

सेवा में

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

Memo No. ST/DTP-P/2024/12880

Dated 21/08/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-73, Type-J, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984BC 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.

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/ 821

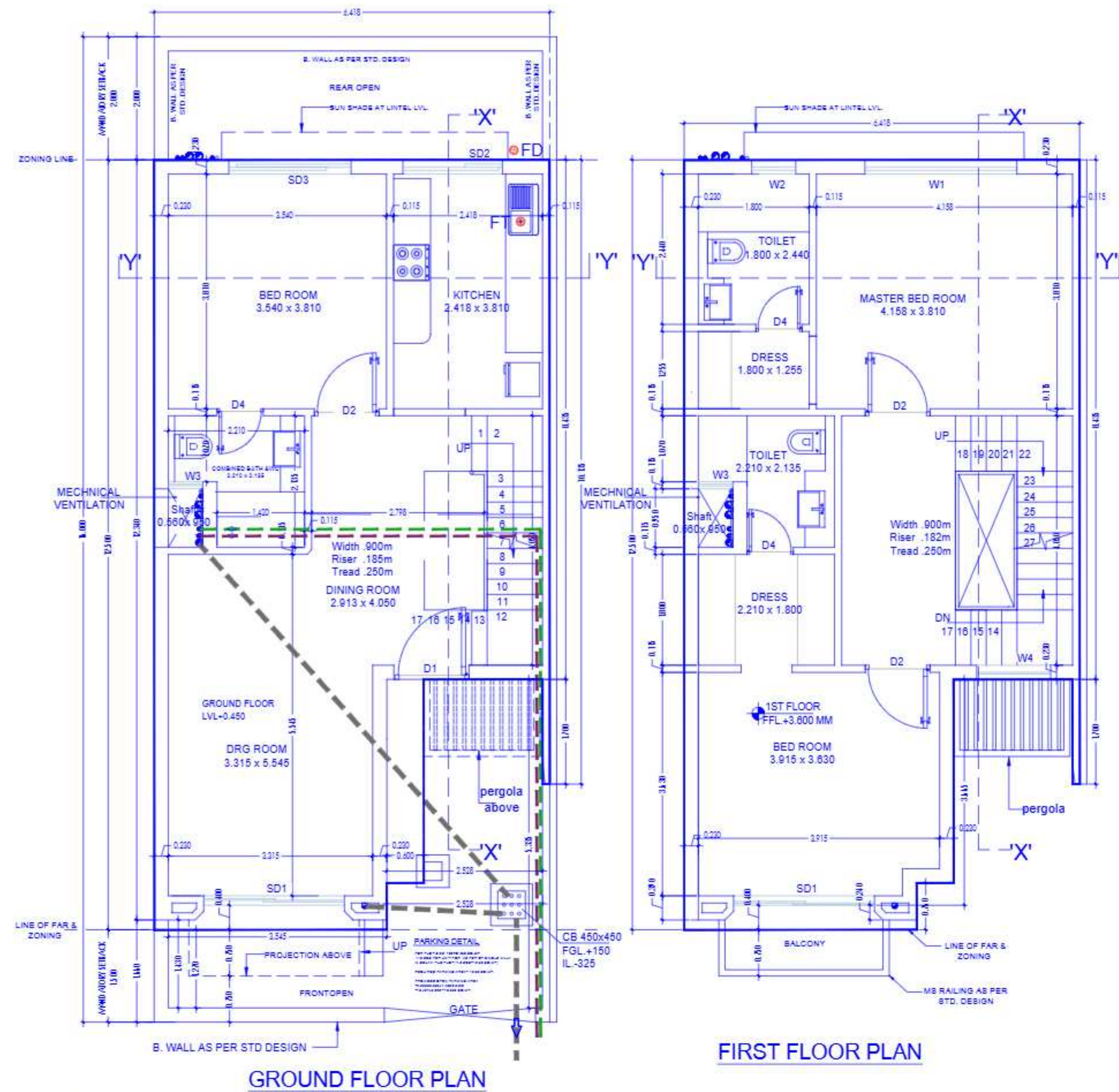
Dated 12/11/24

विषय :- Approval of Building Plan in Residential unit at Plot no.-96, Type-K, Sector-33, Eldeco Amor, Village Rathdhana, Sonipat under self certificate policy received online through haryanabpas - M/s Eldeco Infracon Realtors Ltd.

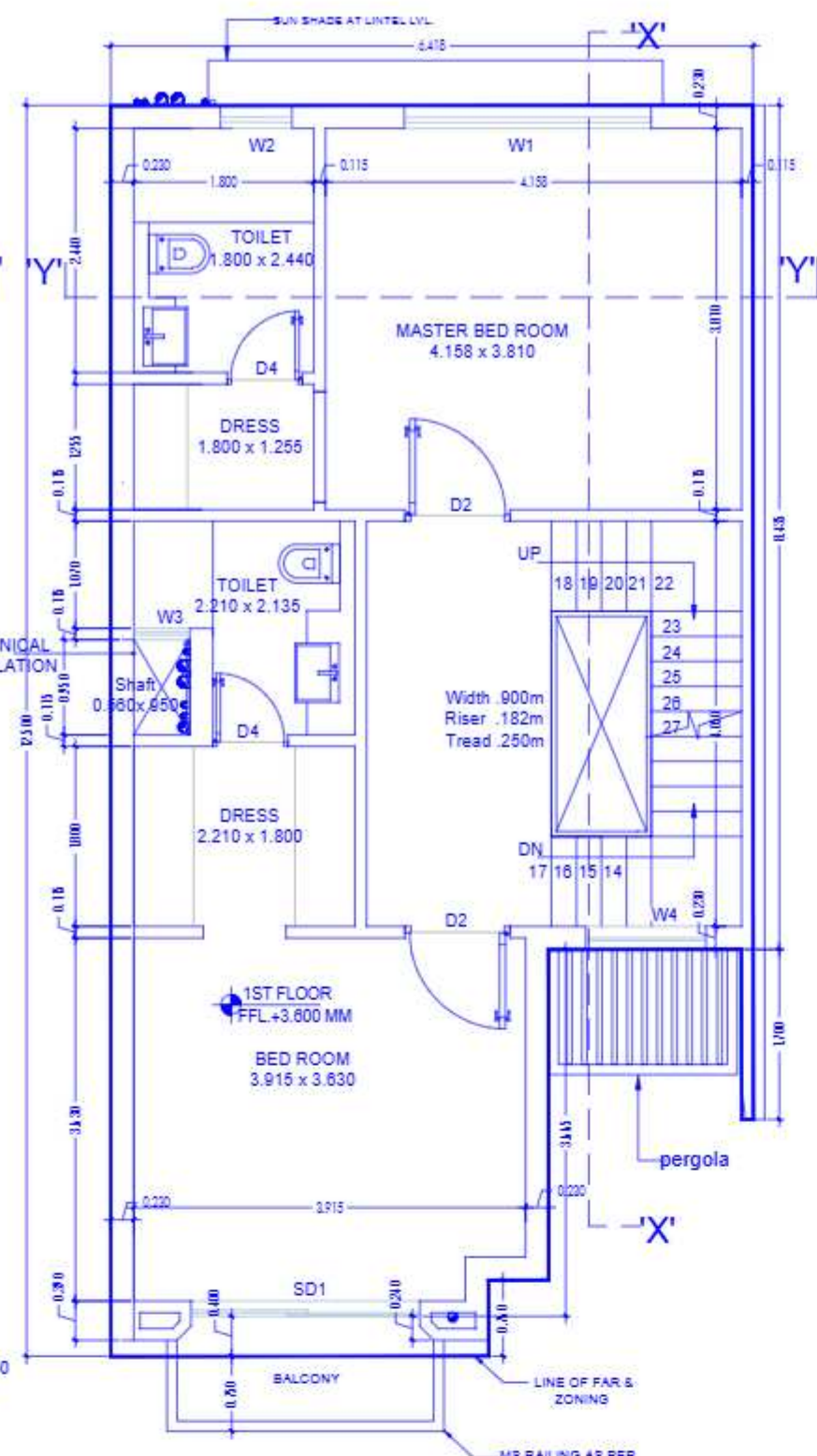
हवाला :- आपके ऑनलाइन आवेदन नं0-BLC-4984B दिनांक 28.12.2023 के संदर्भ में।

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 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।

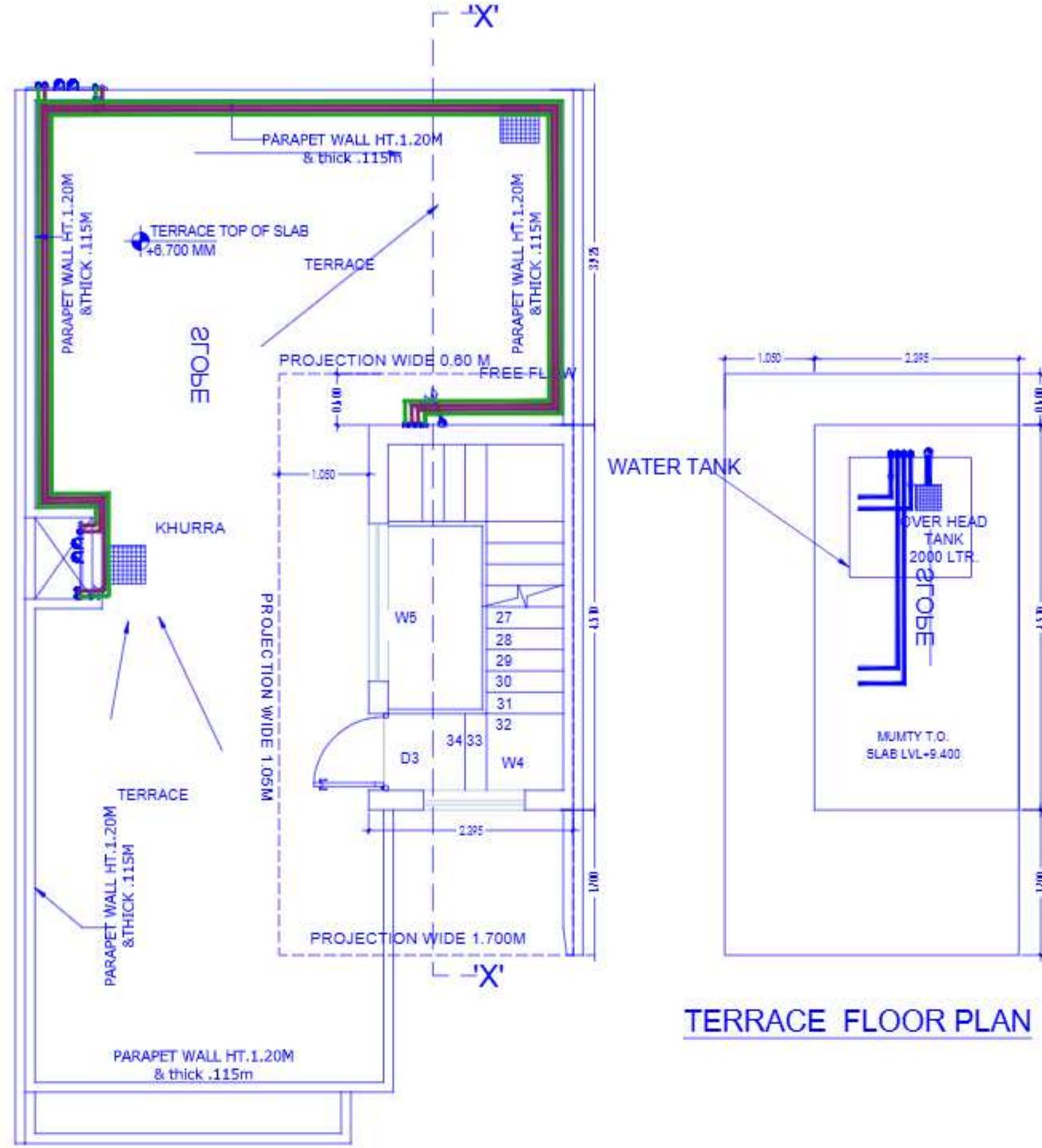

District Town Planner,
Sonipat.



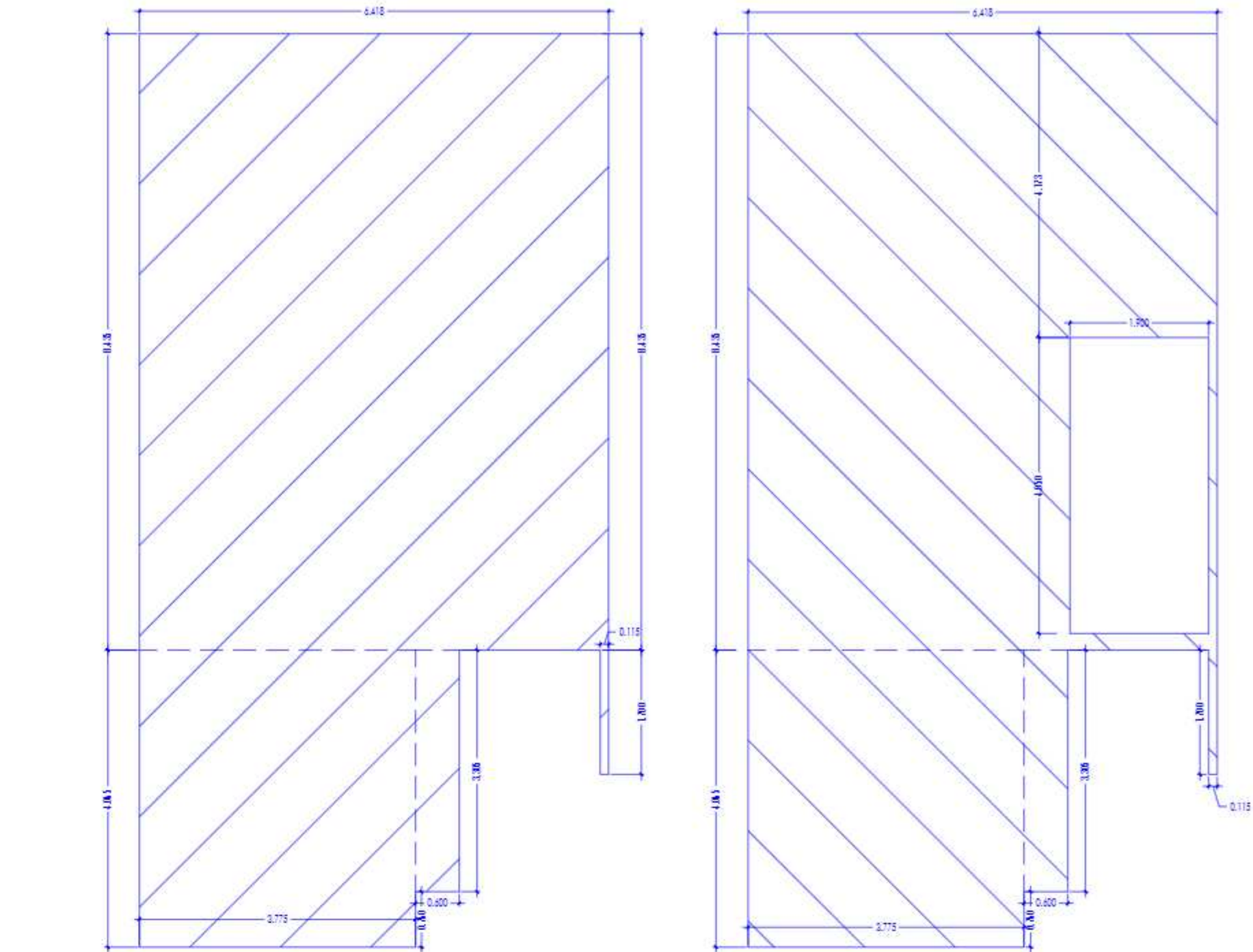
GROUND FLOOR PLAN



FIRST FLOOR PLAN

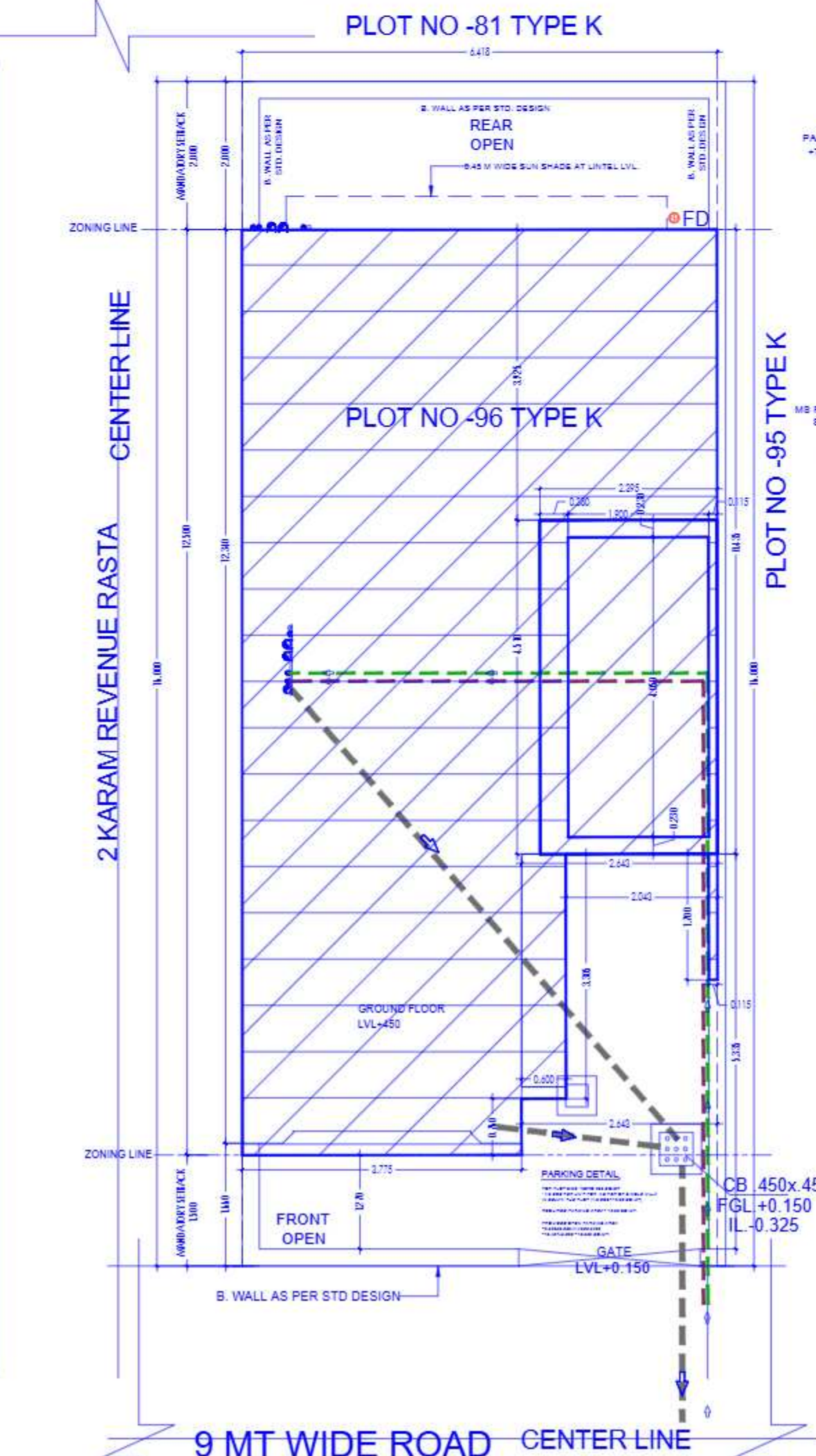


MUMTY FLOOR PLAN

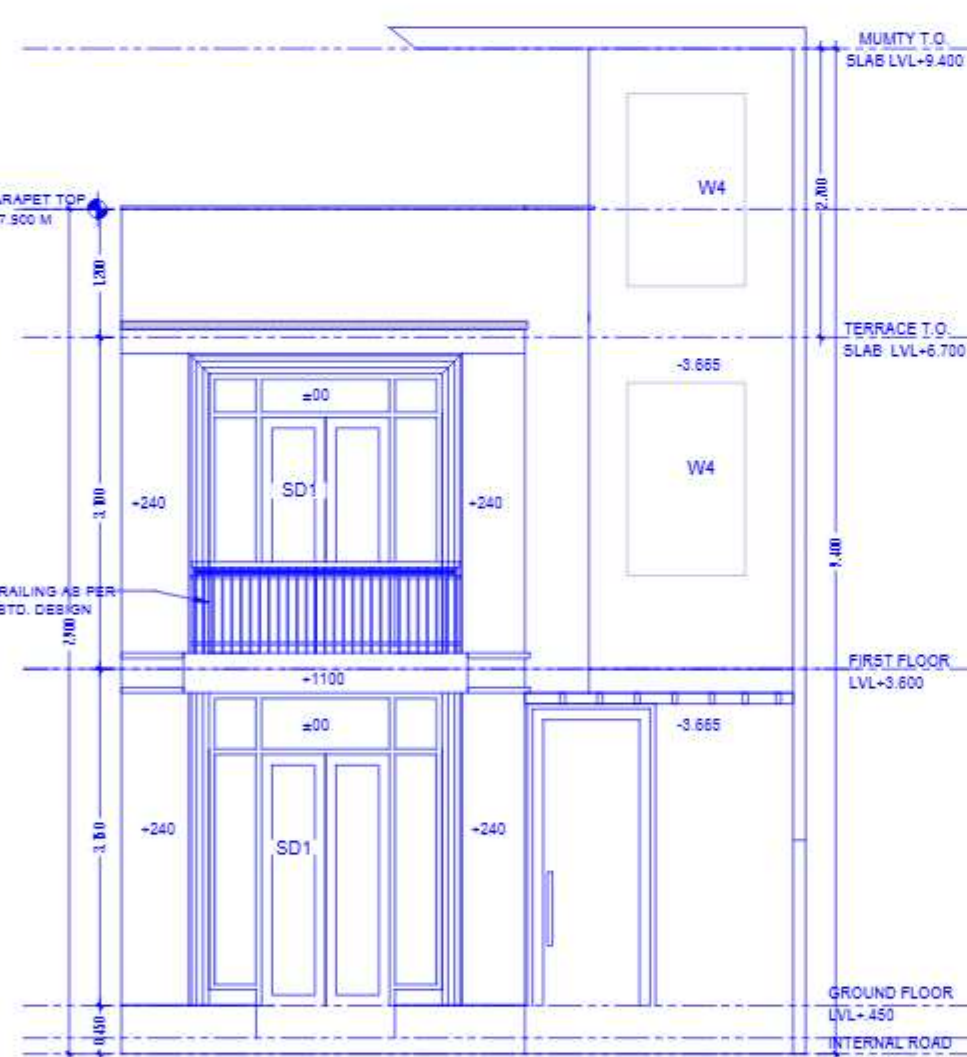


AREA DIAGRAM
GROUND FLOOR

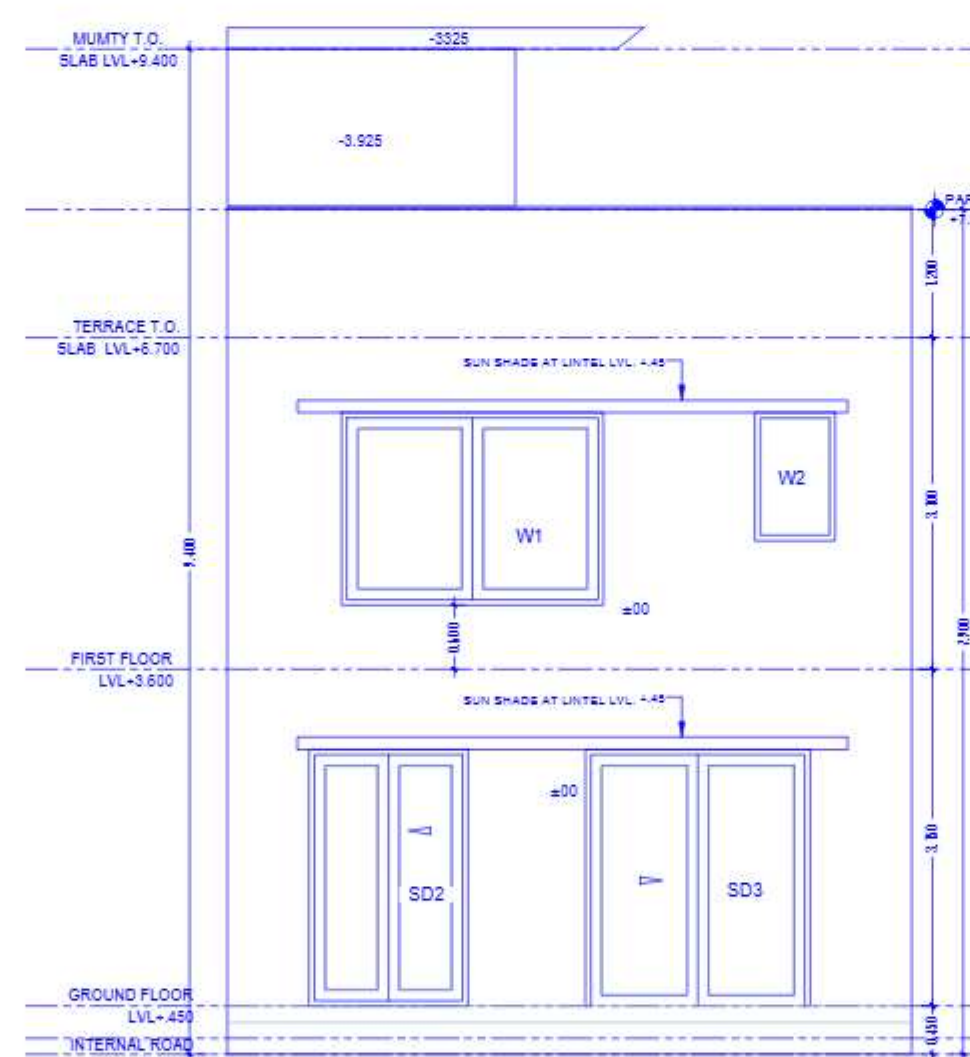
AREA DIAGRAM
FIRST FLOOR



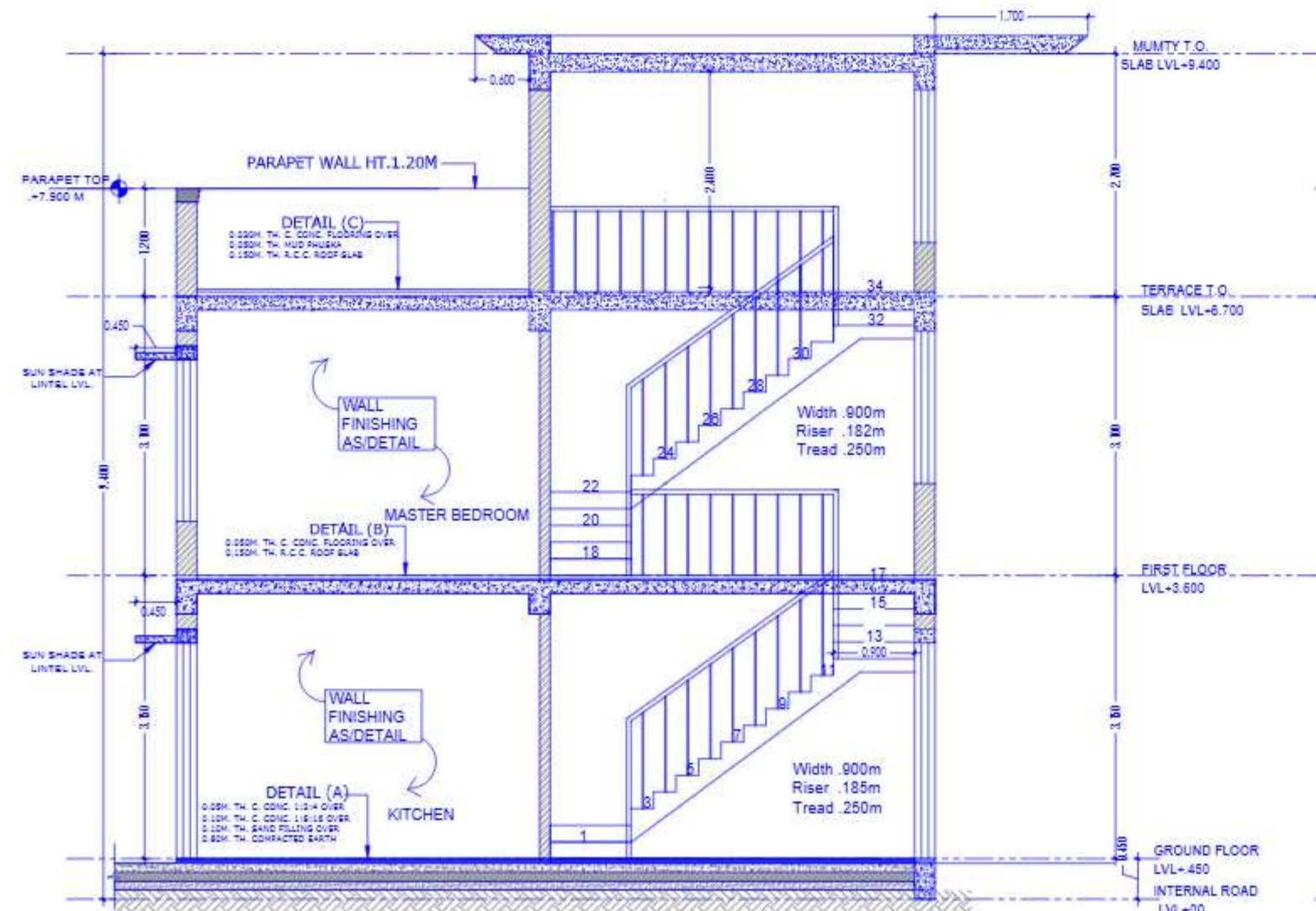
SITE PLAN



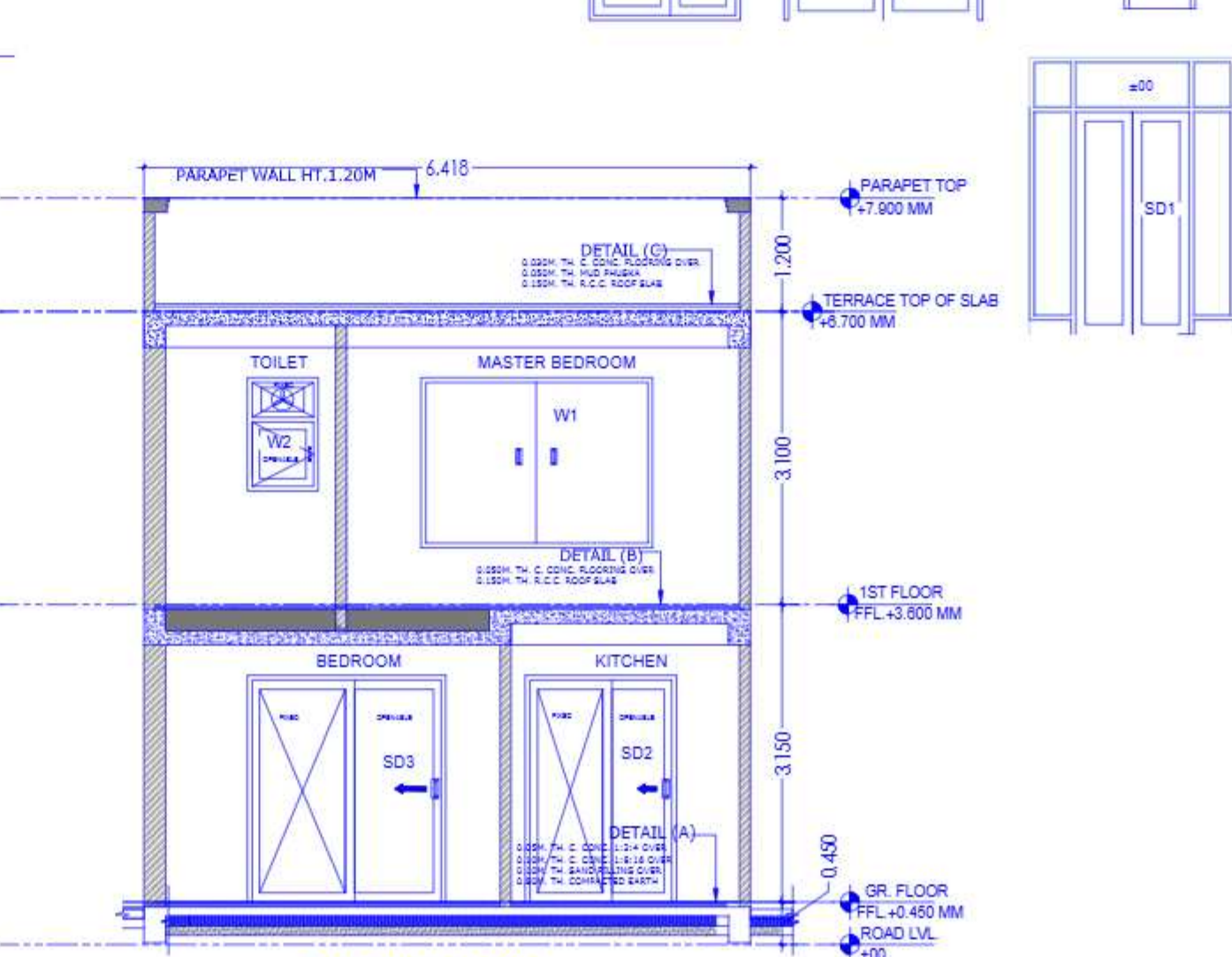
FRONT ELEVATION



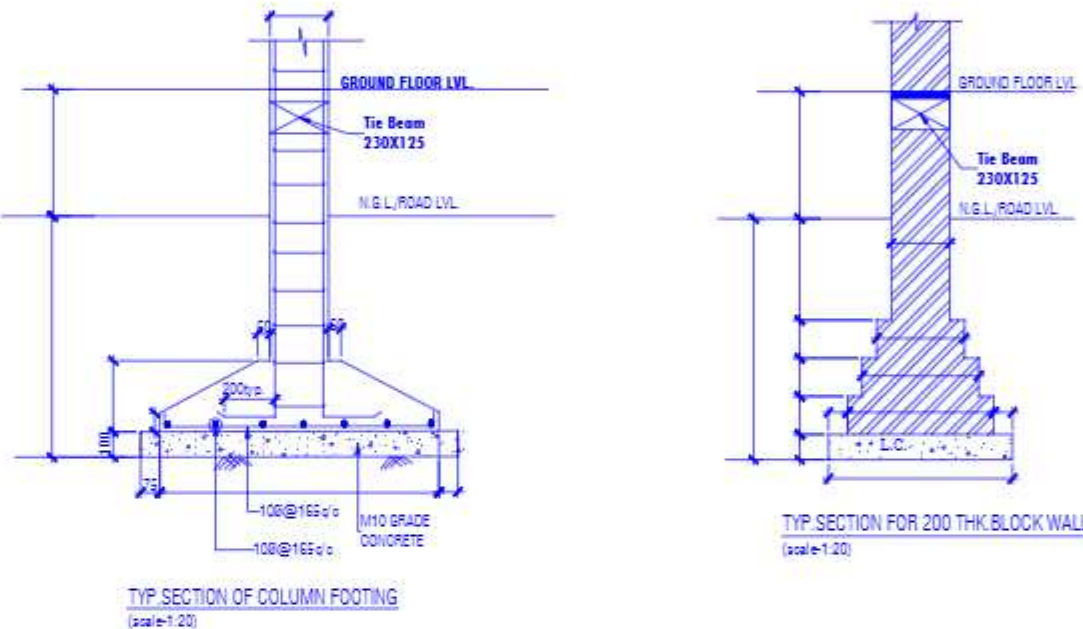
REAR ELEVATION



SECTION AT XX



SECTION YY



AREA DIAGRAM
MUMTY FLOOR

PARKING DETAIL

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

REQUIRED PARKING AREA= 12.50 SQ.MT.

PROVIDED OPEN PARKING AREA
=2.528X5.335+1.43X3.5450
=13.487+5.069 =18.556 SQ.MT.

GENERAL NOTES:

1. ALL PIPES PASSING UNDER FLOORS.
2. NO PIPE CONNECTED WITH ANY R.W.P.
3. PARTY WALL SHALL BE SHARED WITH ADJOINING OWNER.
4. GATE & B.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

SUBMISSION DRAWING

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

AREA STATEMENT:

TOTAL PLOT AREA = 6.418 X 16.00 = 102.688 SQ.MT.
PERMISSIBLE GROUND COVERAGE @ 75% = 77.02 SQ.MT.
PROPOSED GROUND COVERAGE = 71.67 SQ.MT. @ 69.79%
PERMISSIBLE FAR @200% = 205.38 SQ.MT.
PROPOSED FAR = 135.84 SQ.MT. @ 132.3%

PROPOSED FAR AREA AT GROUND FLOOR (A) =

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

PROPOSED FAR AREA AT 1ST FLOOR (B) =

FAR AREA - NON FAR AREA =

SAME AS GROUND - (1.90 X 4.05) = 71.67 - 7.70= 63.97 SQ.MT.

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

=2.395X4.51=10.80 SQMT.

PROPOSED MUMTY FLOOR AREA (C1)

=115X1.70 = .20 SQMT.

TOTAL FAR AREA (D)= A +B +C1= 71.67+ 63.97+0.20 = 135.84 SQ.MT.

TOTAL NON FAR AREA (E) = FIRST FLOOR STAIRCASE AREA + MUMTY (C) = (1.90 X 4.05) + 2.395X4.51 = 7.70 + 10.80 = 18.50

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

DOOR & WINDOW SCHEDULE				
S NO.	TAG	SIZE OF OPENING	SILL LVL	LINTEL LVL
1	D-1	1.200 MX 2.400 M	0 M	2400 M
2	D-2	1.050 M X 2.400 M	0 M	2400 M
3	D-3	0.900 M X 2.250 M	0 M	2250 M
4	D-4	0.750 M X 2.400 M	0 M	2400 M
5	SD-1	2.178 M X2.925 M	0 M	2.925 M
6	SD-2	1.600 M X 2.400 M	0 M	2400 M
7	SD-3	2.100 M X 2.400 M	0 M	2400 M
8	W1	2.450 M X 1.800 M	600 M	2400 M
9	W2	0.750 M X 1.200 M	1200 M	2400 M
10	W3	0.485 M X 1.200 M	1200 M	2400 M
11	W4	1.200 M X 1.800 M	450 M	2250 M
12	W5	1.850 M X 1.800 M	450 M	2250 M

PROJECT

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

SHEET TITLE

DUPLEX VILLA PLANS (TYPE K)
PLOT SIZE = 6.418 x 16.0 mt.
R.H.S. DRIVEWAY
PLOT NOS =96 K

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

SANCTIONED

VALID UPTO 2 YEARS FROM DATED
12-01-2024 TILL DATED 11-01-2026

ARCHITECT

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

JAI SHRI ARCHITECTURE

RAM LAL CHOWK, ABOVE HDTC ATM, PANIPAT-132103.
E-mail - narroudtam.jai9@gmail.com, narroudtam.space@rediffmail.com

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