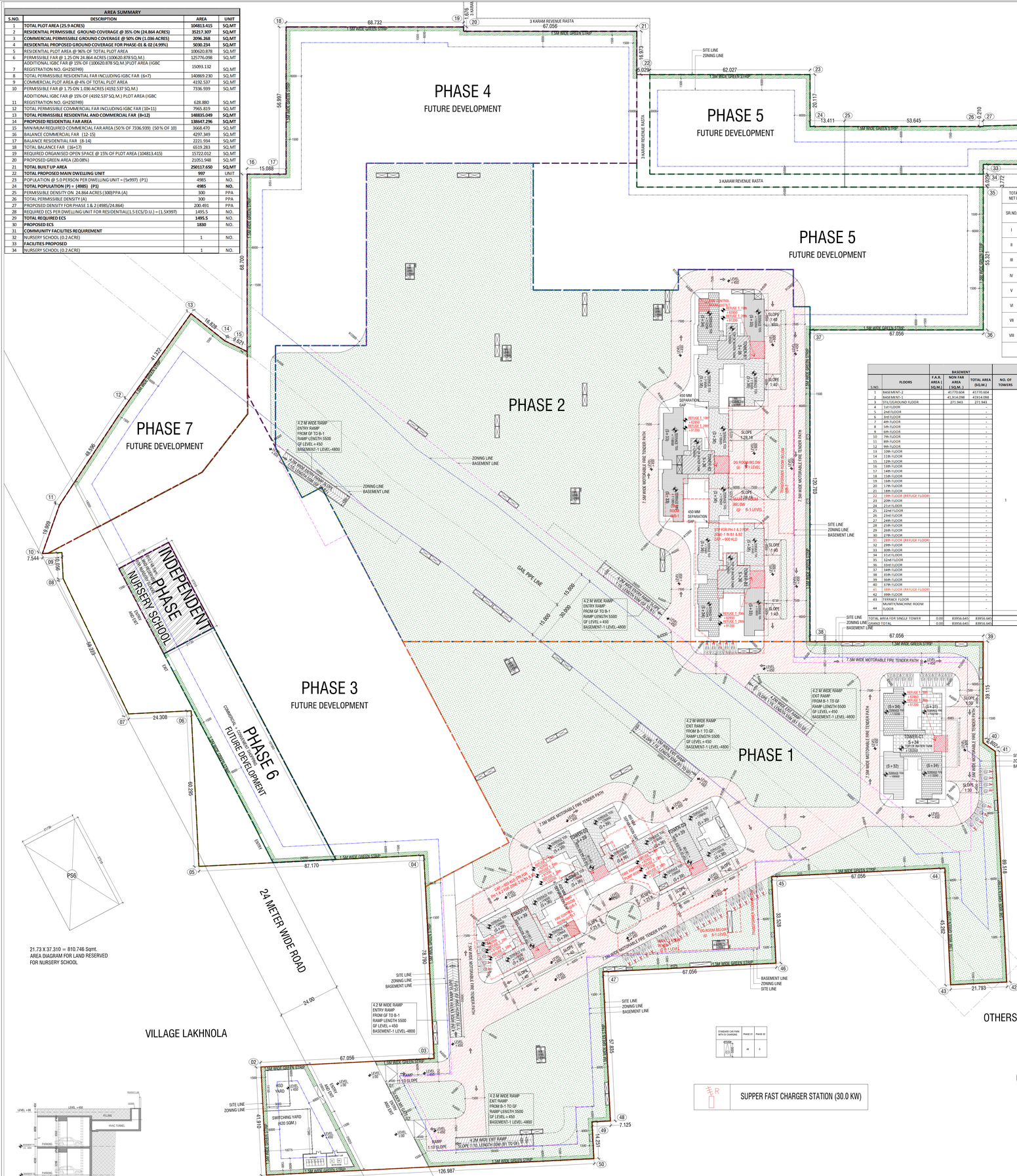
AREA SUMMARY			
S.NO.	DESCRIPTION	AREA	UNIT
1	**TOTAL PLOT AREA (25.9 ACRES)**	**104813.415**	**SQ.MT**
2	**RESIDENTIAL PERMISSIBLE GROUND COVERAGE @ 35% ON (24.864 ACRES)**	**35217.307**	**SQ.MT**
3	**COMMERCIAL PERMISSIBLE GROUND COVERAGE @ 50% ON (1.036 ACRES)**	**2096.268**	**SQ.MT**
4	**RESIDENTIAL PROPOSED GROUND COVERAGE FOR PHASE-01 & 02 (4.99%)**	**5030.234**	**SQ.MT**
5	RESIDENTIAL PLOT AREA @ 96% OF TOTAL PLOT AREA	100620.878	SQ.MT
6	PERMISSIBLE FAR @ 1.25 ON 24.864 ACRES (100620.878 SQ.M.)	125776.098	SQ.MT
7	ADDITIONAL IGBC FAR @ 15% OF (100620.878 SQ.M.)PLOT AREA (IGBC REGISTRATION NO. GH250749)	15093.132	SQ.MT
8	TOTAL PERMISSIBLE RESIDENTIAL FAR INCLUDING IGBC FAR (6+7)	140869.230	SQ.MT
9	COMMERCIAL PLOT AREA @ 4% OF TOTAL PLOT AREA	4192.537	SQ.MT
10	PERMISSIBLE FAR @ 1.75 ON 1.036 ACRES (4192.537 SQ.M.)	7336.939	SQ.MT
11	ADDITIONAL IGBC FAR @ 15% OF (4192.537 SQ.M.) PLOT AREA (IGBC REGISTRATION NO. GH250749)	628.880	SQ.MT
12	TOTAL PERMISSIBLE COMMERCIAL FAR INCLUDING IGBC FAR (10+11)	7965.819	SQ.MT
13	**TOTAL PERMISSIBLE RESIDENTIAL AND COMMERCIAL FAR (8+12)**	**148835.049**	**SQ.MT**
14	**PROPOSED RESIDENTIAL FAR AREA**	**138647.296**	**SQ.MT**
15	MINIMUM REQUIRED COMMERCIAL FAR AREA (50 % OF 7336.939) (50 % OF 10)	3668.470	SQ.MT
16	BALANCE COMMERCIAL FAR (12-15)	4297.349	SQ.MT
17	BALANCE RESIDENTIAL FAR (8-14)	2221.934	SQ.MT
18	TOTAL BALANCE FAR (16+17)	6519.283	SQ.MT
19	REQUIRED ORGANISED OPEN SPACE @ 15% OF PLOT AREA (104813.415)	15722.012	SQ.MT
20	PROPOSED GREEN AREA (20.08%)	21051.948	SQ.MT
21	**TOTAL BUILT UP AREA**	**250117.650**	**SQ.MT**
22	**TOTAL PROPOSED MAIN DWELLING UNIT**	**997**	UNIT
23	POPULATION @ 5.0 PERSON PER DWELLING UNIT = (5x997) (P1)	4985	NO.
24	**TOTAL POPULATION (P) = (4985) (P1)**	**4985**	**NO.**
25	PERMISSIBLE DENSITY ON 24.864 ACRES (300)PPA (A)	300	PPA
26	TOTAL PERMISSIBLE DENSITY (A)	300	PPA
27	PROPOSED DENSITY FOR PHASE 1 & 2 (4985/24.864)	200.491	PPA
28	REQUIRED ECS PER DWELLING UNIT FOR RESIDENTIAL(1.5 ECS/D.U.) = (1.5X997)	1495.5	NO.
29	**TOTAL REQUIRED ECS**	**1495.5**	NO.
30	**PROPOSED ECS**	**1830**	NO.
31	**COMMUNITY FACILITIES REQUIREMENT**		
32	NURSERY SCHOOL (0.2 ACRE)	1	NO.
33	**FACILITIES PROPOSED**		
34	NURSERY SCHOOL (0.2 ACRE)	1	NO.



S.NO.	PHASE NO.	LEGEND	LAND AREA (in Acres)	DESCRIPTIONS OF PHASES	LAND AREA (in Sq.mt.)
I	PHASE 1		8.004	TOWER C1 & D1, D2, D3	32395.034 Sq.mt.
II	PHASE 2		7.213	TOWER B1, B2, B3	29189.929 Sq.mt.
III	PHASE 3		3.391	FUTURE DEVELOPMENT	
IV	PHASE 4		2.612	FUTURE DEVELOPMENT	37218.880 Sq.mt.
V	PHASE 5		3.195	FUTURE DEVELOPMENT	
VI	PHASE 6		0.519	COMMERCIAL	2100.315 Sq.mt.
VII	PHASE 7		0.766	FUTURE DEVELOPMENT	3098.511 Sq.mt.
VIII	INDEPENDENT PHASE (NURSERY SCHOOL)		0.200	NURSERY SCHOOL	810.746 Sq.mt.
TOTAL			25.900		104813.415 Sq.mt.

TOTAL LICENSED AREA = 25.9 Acres
NET PLANNED AREA = 25.9 Acres (1,04,813.415 Sq.mt.)

S.NO.	FLOORS	BASEMENT F.A.R. AREA (SQ.M.)	BASEMENT NON FAR AREA (SQ.M.)	BASEMENT TOTAL AREA (SQ.M.)	(TOWER B1) 48HK SMALL/38HKLARGE (END TOWER) NO. OF TOWERS	F.A.R. AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL AREA (SQ.M.)	DWELLING UNITS	(TOWER B2)48HK SMALL/38HK LARGE (MIDDLE TOWER) NO. OF TOWERS	F.A.R. AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL AREA (SQ.M.)	DWELLING UNITS
1	BASEMENT-2		41770.604	41770.604					-					-
2	BASEMENT-1		41,914.098	41914.098					-					-
3	STILT/GROUND FLOOR		271.943	271.943		308.395	475.317	783.712	-		308.395	475.317	783.712	-
4	1st FLOOR			-		649.398	98.899	748.297	4		649.398	98.899	748.297	4
5	2nd FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
6	3rd FLOOR			-		649.398	98.899	748.297	4		649.398	98.899	748.297	4
7	4th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
8	5th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
9	6th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
10	7th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
11	8th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
12	9th FLOOR			-		649.398	98.899	748.297	4		649.398	98.899	748.297	4
13	10th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
14	11th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
15	12th FLOOR			-		646.896	98.899	745.795	4		646.896	98.899	745.795	4
16	13th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
17	14th FLOOR			-		646.896	98.899	745.795	4		646.896	98.899	745.795	4
18	15th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
19	16th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
20	17th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
21	18th FLOOR			-		646.896	98.899	745.795	4		646.896	98.899	745.795	4
22	19th FLOOR (REFUGE FLOOR)			-	1	644.395	135.859	780.254	4	1	644.395	135.595	779.990	4
23	20th FLOOR			-		646.896	98.899	745.795	4		646.896	98.899	745.795	4
24	21st FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
25	22nd FLOOR			-		649.398	98.899	748.297	4		649.398	98.899	748.297	4
26	23rd FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
27	24th FLOOR			-		649.398	98.899	748.297	4		649.398	98.899	748.297	4
28	25th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
29	26th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
30	27th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
31	28th FLOOR (REFUGE FLOOR)			-		644.395	135.859	780.254	4		644.395	135.595	779.990	4
32	29th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
33	30th FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
34	31st FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
35	32nd FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
36	33rd FLOOR			-		644.995	98.899	743.294	4		644.995	98.899	743.294	4
37	34th FLOOR			-		534.902	91.623	606.525	3		328.352	90.035	418.387	2
38	35th FLOOR			-		356.429	87.191	443.620	2		328.352	90.035	418.387	2
39	36th FLOOR			-		356.429	87.191	443.620	2		328.352	90.035	418.387	2
40	37th FLOOR			-										
41	38th FLOOR (REFUGE FLOOR)			-										
42	39th FLOOR			-										
43	TERRACE FLOOR MUMTY/MACHINE ROOM FLOOR		133.322 / 128.530	133.322 / 128.530								133.322 / 128.530	133.322 / 128.530	
	TOTAL AREA FOR SINGLE TOWER	0.00	83956.645	83956.645		22,821.200	4,340.761	27,161.961	139.00		22,588.504	4,344.333	26,932.837	138.00
	GRAND TOTAL	0.00	83956.645	83956.645		22,821.200	4,340.761	27,161.961	139.00		22,588.504	4,344.333	26,932.837	138.00

S.NO.	FLOORS	(TOWER B3) 48HK SMALL/38HKLARGE (END TOWER) NO. OF TOWERS	F.A.R. AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL AREA (SQ.M.)	DWELLING UNITS	(TOWER C1)38HK LARGE (INDIVIDUAL TOWER) NO. OF TOWERS	F.A.R. AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL AREA (SQ.M.)	DWELLIN G UNITS	(TOWER D1,D2)38HK SMALL (END TOWER) NO. OF TOWERS	F.A.R. AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL AREA (SQ.M.)	DWELLING UNITS	(TOWER D2) 38HK SMALL (MIDDLE TOWER) NO. OF TOWERS	F.A.R. AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL AREA (SQ.M.)	DWELLING UNITS
1	BASEMENT-2																				
2	BASEMENT-1																				
3	STILT/GROUND FLOOR		308.395	475.317	783.712	-		321.470	399.343	720.813	-		258.841	303.273	562.114	-		258.841	303.273	562.114	-
4	1st FLOOR		649.398	98.899	748.297	4		573.240	100.754	673.994	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
5	2nd FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
6	3rd FLOOR		649.398	98.899	748.297	4		573.240	100.754	673.994	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
7	4th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
8	5th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
9	6th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
10	7th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
11	8th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
12	9th FLOOR		649.398	98.899	748.297	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
13	10th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
14	11th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
15	12th FLOOR		646.896	98.899	745.795	4		572.998	100.754	673.752	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
16	13th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
17	14th FLOOR		646.896	98.899	745.795	4		572.998	100.754	673.752	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
18	15th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
19	16th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
20	17th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
21	18th FLOOR		646.896	98.899	745.795	4		572.998	100.754	673.752	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
22	19th FLOOR (REFUGE FLOOR)	1	644.395	135.859	780.254	4	1	570.755	134.363	705.118	4	2	447.185	99.999	547.184	4	1	447.185	99.999	547.184	4
23	20th FLOOR	1	646.896	98.899	745.795	4	1	572.998	100.754	673.752	4	2	447.185	73.848	521.033	4	1	447.185	73.848	521.033	4
24	21st FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
25	22nd FLOOR		649.398	98.899	748.297	4		573.240	100.754	673.994	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
26	23rd FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
27	24th FLOOR		649.398	98.899	748.297	4		573.240	100.754	673.994	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
28	25th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
29	26th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
30	27th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
31	28th FLOOR (REFUGE FLOOR)		644.395	135.595	779.990	4		570.755	134.363	705.118	4		447.185	99.999	547.184	4		447.185	99.999	547.184	4
32	29th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
33	30th FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
34	31st FLOOR		644.995	98.899	743.294	4		570.755	100.754	671.509	4		447.185	73.848	521.033	4		447.185	73.848	521.033	4
35	32nd FLOOR		644.995	98.899	743.294	4		440.831	93.277	534.108	3		447.185	73.848	521.033	4		447.185	73.848	521.033	4
36	33rd FLOOR		644.995	98.899	743.294	4		314.235	85.516	399.751	2		447.185	73.848	521.033	4		447.185	73.848	521.033	4
37	34th FLOOR		328.352	90.035	418.387	2		357.920	87.191	445.111	2		447.185	73.848	521.033	4		447.185	73.848	521.033	4
38	35th FLOOR		328.352	90.035	418.387	2		357.920	87.191	445.111	2		447.185	73.848	521.033	4		447.185	73.848	521.033	4
39	36th FLOOR		328.352	90.035	418.387	2							250.420	71.846	322.266	2		250.420	71.846	322.266	2
40	37th FLOOR												244.926	71.988	316.914	2		244.926	71.988	316.914	2
41	38th FLOOR (REFUGE FLOOR)												244.926	98.139	343.065	2		244.926	98.139	343.065	2
42	39th FLOOR												250.420	71.846	322.266	2		250.420	71.846	322.266	2
43	TERRACE FLOOR MUMTY/MACHINE ROOM FLOOR		145.570 / 128.530	145.570 / 128.530				106.695 / 106.695	106.695 / 106.695				106.695 / 106.695	106.695 / 106.695				106.695 / 106.695	106.695 / 106.695		
	TOTAL AREA FOR SINGLE TOWER		22,825.673	4,353.009	27,178.682	139.00		19102.118	4067.634	23169.752	131.00		17,108.761	3,469.182	20,577.943	150.00		17,092.279	3,469.608	20,561.887	150.00
	GRAND TOTAL		22,825.673	4,353.009	27,178.682	139.00		19102.118	4067.634	23169.752	131.00		34,217.522	6,938.364	41,155.886	300.00		17,092.279	3,469.608	20,561.887	150.00

UNIT CALCULATIONS					
	TYPE	NO. OF UNITS PER FLOOR	NO.OF FLOOR	TOTAL NO. OF UNIT	TOTAL NO. OF UNITS
TOWER-B1	STILT/GROUND FLOOR	4	1	0	139
	FIRST TO 19ND FLOOR (1VEL)	4	33	132	
	18TH FLOOR	3	1	3	
	20TH AND 30TH FLOOR	2	3	4	
TOWER-B2	STILT/GROUND FLOOR	0	1	0	138
	FIRST TO 19ND FLOOR (1VEL)	4	33	132	
	18TH FLOOR TO 30TH FLOOR	2	3	6	
TOWER-B3	STILT/GROUND FLOOR	0	1	0	139
	FIRST TO 19ND FLOOR (1VEL)	4	33	132	
	18TH FLOOR	3	1	3	
	20TH AND 30TH FLOOR	2	3	4	
TOWER-C1	STILT/GROUND FLOOR	0	1	0	131
	FIRST TO 31ST FLOOR (1VEL)	4	31	124	
	32ND FLOOR	3	1	3	
	33RD AND 34TH FLOOR	2	2	4	
TOWER-D1	STILT/GROUND FLOOR	0	1	0	150
	FIRST TO 18TH FLOOR (1VEL)	4	36	144	
	17TH TO 20TH FLOOR (1VEL)	2	3	6	
TOWER-D2	STILT/GROUND FLOOR	0	1	0	150
	FIRST TO 18TH FLOOR (1VEL)	4	36	144	
	17TH TO 20TH FLOOR (1VEL)	2	3	6	
TOWER-D3	STILT/GROUND FLOOR	0	1	0	150
	FIRST TO 18TH FLOOR (1VEL)	4	36	144	
	17TH TO 20TH FLOOR (1VEL)	2	3	6	
	TOTAL NO. OF UNITS				997

GUARD ROOMS AREA CALCULATIONS							
S. No.	COEFFICIENT	DESCRIPTION	WIDTH	LENGTH	NOS.	AREA IN SQMT	
ADDITIONS (A)							
1	1	GR	2.000	1.500	2	6.000	
TOTAL ADDITION (A)					=	6.000	

METER ROOM AREA CALCULATIONS							
S. No.	COEFFICIENT	DESCRIPTION	WIDTH	LENGTH	NOS.	AREA IN SQMT	
ADDITIONS (A)							
1	1	MR1	15.530	5.695	1	88.443	
TOTAL ADDITION (A)					=	88.443	

STAIRCASE AREA CALCULATIONS							
S. No.	COEFFICIENT	DESCRIPTION	WIDTH	LENGTH	NOS.	AREA IN SQMT	
ADDITIONS (A)							
1	1	ST1	3.550	6.250	8	177.500	
TOTAL ADDITION (A)					=	177.500	

REFUGE AREA OF ALL TOWERS			
	TOWER-B	TOWER-C	TOWER-D
TYPICAL REFUGE AREA			
REQUIRED	36.40	33.30	26.10
PROPOSED	36.96	33.50	26.35
For Area Calculation refer respective tower detail			
	LEVEL	LEVEL	LEVEL
19TH	62.85 M	62.85 M	62.85 M
28TH	91.2 M	91.2 M	91.2 M
38TH		122.7 M	

PARKING (ECS) PROVIDED					
S.No.	PARKING DETAIL ACCORDING TO ECS	PARKING AREA IN (SQM)	AREA REQUIRED/ECS	ECS ACHEIVED	NOS OF BAYS PROVIDED
1	PARKING IN BASTMENT-01 (A)	37353.922	@ 52 SQ.MT PER ECS	1011.060	895
2	PARKING IN BASTMENT-02 (B)	34808.670	@ 52 SQ.MT PER ECS	1088.396	935
	TOTAL NOS OF BAYS PROVIDED			2099.456	1830

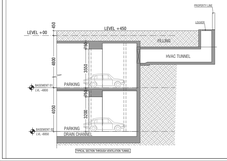
DETAILS OF CAR PARKING	
PARKING IN BASEMENT-01	895
PARKING IN BASEMENT-02	935
TOTAL PARKING	1830

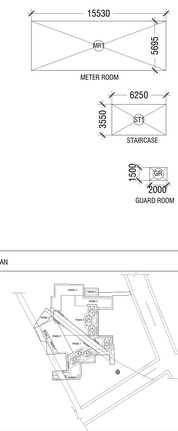
GROUND COVERAGE					
DESCRIPTION	TOWERS(B1,B2,B3,C1,D1,D2,& D3)	STAIRCASE	GUARD ROOMS	METER ROOM	TOTAL
TOTAL GROUND COVERAGE	4758.291	177.5	6	88.443	5030.234

TOTAL BUILTUP AREA		
S. NO.		AREA IN SQM
1	BASEMENTS	83684.702
2	TOWER-B1	27161.961
3	TOWER-B2	26932.837
4	TOWER-B3	27178.682
5	TOWER-C1	23169.752
6	TOWER-D1	20577.943
7	TOWER-D2	20561.887
8	TOWER-D3	20577.943
9	2 NOS. GUARD ROOMS	6.000
10	METER ROOM	88.443
11	8 NOS. STAIRCASE(BASEMENT)	177.500
	TOTAL	250117.650

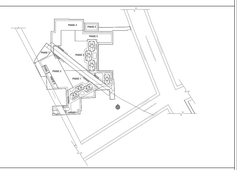
DENSITY CALCULATION				
PARTICULARS		UNITS	PERSON IN 1 UNIT	POPULATION
TOTAL MAIN DWELLING UNIT		997		
PERMISSIBLE NO OF PEOPLE IN DWELLING UNIT			5	
POPULATION		997	x 5	
TOTAL POPULATION				4985
DENSITY(PHASE 1 & PHASE 2)=4985/24.864			PPA	200.491

STANDARD CAR PARK WITH 5% CHARGING	PHASE 01	PHASE 02
4500X2500	49	7





KEY PLAN



PRINCIPAL ARCHITECT

ACPL Design Ltd
ISO 9001:2015
Architecture Management Planning
E-24, South Extension - Pl. +91 11 24622185
New Delhi 110049 India , +91 11 24646709
www.acplonline.com E: contact@acplonline.com , +91 11 24624069

CLIENT

EMAAR INDIA LTD.

PROJECT

PROPOSED RESIDENTIAL COLONY (UNDER NILP POLICY DATED 11.05.2022)ON THE ADDITIONAL AREA MEASURING 1.4625 ACRES (LICENCE NO. 75 OF 2025 DATED 22.05.2025) ADJOINING TO ALREADY LICENSE GRANTED AREA MEASURING 24.4375 ACRES (LICENCE NO. 10 OF 2025 DATED 16.01.2025)THERBY MAKING TOTAL AREA MEASURING 25.90 ACRES, SECTOR-86, GURUGRAM BEING DEVELOPED BY EMAAR INDIA LTD.

OWNER/AUTH. SIGNATURE | ARCHITECT'S SIGNATURE

DRAWING TITLE: SITE PLAN

DRAWING NO. A-02 | SCALE : 1:600