

W/S

AREA CHART

| | | | | | |
|---|---|---------|---------|-----------|---------|
| TOTAL PLOT AREA | = | 2.32500 | Acres | 9408.93 | Sq. mt. |
| AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD | = | 0.03182 | Acres | 128.77 | Sq. mt. |
| NET PLANNED AREA | = | 9408.93 | Sq. mt. | | |
| PERMISSIBLE GROUND COVERAGE | = | 35.00% | | 3293.104 | Sq. mt. |
| PROPOSED GROUND COVERAGE | = | 35.00% | | 3293.104 | Sq. mt. |
| PERMISSIBLE F.A.R. | = | 150.00% | | 14113.389 | Sq. mt. |
| PROPOSED F.A.R. (TENTATIVE) | = | 140.00% | | 13172.414 | Sq. mt. |

GROUND COVERAGE

| SR. NO. | TYPE | LENGTH | X | WIDTH | = | AREA | X | TOTAL NO'S | = | TOTAL AREA | | |
|--------------------|-----------------------------|-----------|---|-----------|---|-----------|---|------------|---|------------|----------|-----------------|
| | | (Sq. Mt.) | | (Sq. Mt.) | | (Sq. Mt.) | | | | (Sq. Mt.) | | |
| 1 | S.C.O-A (1 to 3, 6 to 8) | 5.486 | X | 22.000 | = | 120.692 | X | 6 | = | 724.152 | | |
| 2 | S.C.O-B (4 & 5) | 8.097 | X | 22.000 | = | 178.134 | X | 2 | = | 356.268 | | |
| 3 | S.C.O-C (9 & 34) | 6.715 | X | 15.250 | = | 102.404 | X | 2 | = | 204.808 | | |
| 4 | S.C.O-D (10 to 33) | 5.486 | X | 15.250 | = | 83.652 | X | 24 | = | 2007.876 | | |
| GRAND TOTAL | | | | | | | | | | 34 | = | 3293.104 |

F.A.R. CALCULATION

| S.C.O-A (1 TO 3, 6 TO 8) | | | |
|--------------------------|-------------------|----------|-----------------|
| 1 | GROUND FLOOR AREA | = | 724.152 |
| 2 | FIRST FLOOR AREA | = | 724.152 |
| 3 | SECOND FLOOR AREA | = | 724.152 |
| 4 | THIRD FLOOR AREA | = | 724.152 |
| TOTAL | | = | 2896.608 |

| S.C.O-B (4 & 5) | | | |
|-----------------|-------------------|----------|-----------------|
| 1 | GROUND FLOOR AREA | = | 356.268 |
| 2 | FIRST FLOOR AREA | = | 356.268 |
| 3 | SECOND FLOOR AREA | = | 356.268 |
| 4 | THIRD FLOOR AREA | = | 356.268 |
| TOTAL | | = | 1425.072 |

| S.C.O-C (9 & 34) | | | |
|------------------|-------------------|----------|----------------|
| 1 | GROUND FLOOR AREA | = | 204.808 |
| 2 | FIRST FLOOR AREA | = | 204.808 |
| 3 | SECOND FLOOR AREA | = | 204.808 |
| 4 | THIRD FLOOR AREA | = | 204.808 |
| TOTAL | | = | 819.230 |

| S.C.O-D (10 TO 33) | | | |
|--------------------|-------------------|----------|-----------------|
| 1 | GROUND FLOOR AREA | = | 2007.876 |
| 2 | FIRST FLOOR AREA | = | 2007.876 |
| 3 | SECOND FLOOR AREA | = | 2007.876 |
| 4 | THIRD FLOOR AREA | = | 2007.876 |
| TOTAL | | = | 8031.504 |

| | | | | | | | | | | |
|---|--------------|-------|---|-------|---|--------|---|---|---|--------|
| 1 | PUS (TOILET) | 6,000 | X | 3,000 | = | 18,000 | X | 2 | = | 36,000 |
|---|--------------|-------|---|-------|---|--------|---|---|---|--------|

NOTE

1. PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.
2. TO BE READ WITH CODE 1.2 (1) (IX) & 3.5 OF THE HARYANA BUILDING CODE - 2017.

NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. THE DRAWING IS TO BE READ WITH SCALE.
3. ALL LEVELS ARE FROM B.M. LEVEL - 1.00.
4. ALL LEVELS ARE FROM B.M. LEVEL - 1.00.
5. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN IN THE DRAWING.
6. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN IN THE DRAWING.

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR AN AREA MEASURING 2.325 ACRE, FALLING IN THE REVENUE ESTATE OF VILLAGE PHOOSGARH, SECTOR - 32, KARNAL, BEING DEVELOPED BY SAI BABA HABITAT PVT. LTD. IN COLLABORATION WITH ESMAX DEVELOPER PVT. LTD.

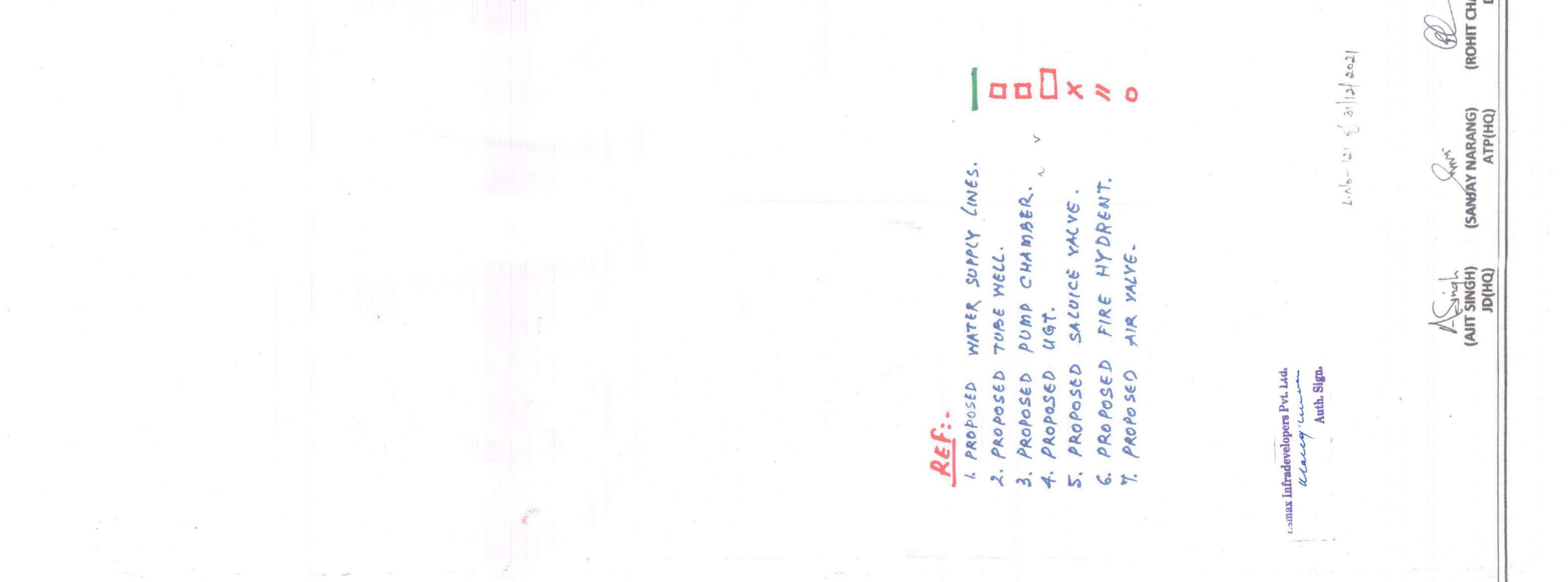
ARCHITECT SIGN: *[Signature]*
 OWNER SIGN: *[Signature]*
 For Esmax InfraDevelopers Pvt. Ltd.
 AUTHORIZED SIGNATORY
 AR. AMANDEEP BANSAI
 CA/201572167

DATE: / /
 DRAWN BY: / /
 CHECKED BY: / /
 SCALE: 1:50
 SHEET NO: 1
 LAYOUT PLAN

DRG. NO.: DGTCP - 2111 DATED: 01.12.2021

TO VILL BUDA KHERA
 24.00 METERS WIDE ROAD
 77.110
 53.642
 TO VILL PHOOSGARH

60.00 METERS WIDE PERIPHERY ROAD
 18.00 METERS WIDE GREEN BELT



AREA CHART

| | | | | | |
|---|---|---------|---------|-----------|---------|
| TOTAL PLOT AREA | = | 2.32500 | Acres | 9408.93 | Sq. mt. |
| AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD | = | 0.03182 | Acres | 128.77 | Sq. mt. |
| NET PLANNED AREA | = | 9408.93 | Sq. mt. | | |
| PERMISSIBLE GROUND COVERAGE | = | 35.00% | | 3293.104 | Sq. mt. |
| PROPOSED GROUND COVERAGE | = | 35.00% | | 3293.104 | Sq. mt. |
| PERMISSIBLE F.A.R. | = | 150.00% | | 14113.389 | Sq. mt. |
| PROPOSED F.A.R. (TENTATIVE) | = | 140.00% | | 13172.414 | Sq. mt. |

GROUND COVERAGE

| SR. NO. | TYPE | LENGTH | X | WIDTH | = | AREA | X | TOTAL NO'S | = | TOTAL AREA | | |
|--------------------|-----------------------------|-----------|---|-----------|---|-----------|---|------------|---|------------|----------|-----------------|
| | | (Sq. Mt.) | | (Sq. Mt.) | | (Sq. Mt.) | | | | (Sq. Mt.) | | |
| 1 | S.C.O-A (1 to 3, 6 to 8) | 5.486 | X | 22.000 | = | 120.692 | X | 6 | = | 724.152 | | |
| 2 | S.C.O-B (4 & 5) | 8.097 | X | 22.000 | = | 178.134 | X | 2 | = | 356.268 | | |
| 3 | S.C.O-C (9 & 34) | 6.715 | X | 15.250 | = | 102.404 | X | 2 | = | 204.808 | | |
| 4 | S.C.O-D (10 to 33) | 5.486 | X | 15.250 | = | 83.652 | X | 24 | = | 2007.876 | | |
| GRAND TOTAL | | | | | | | | | | 34 | = | 3293.104 |

F.A.R. CALCULATION

| S.C.O-A (1 TO 3, 6 TO 8) | | | |
|--------------------------|-------------------|----------|-----------------|
| 1 | GROUND FLOOR AREA | = | 724.152 |
| 2 | FIRST FLOOR AREA | = | 724.152 |
| 3 | SECOND FLOOR AREA | = | 724.152 |
| 4 | THIRD FLOOR AREA | = | 724.152 |
| TOTAL | | = | 2896.608 |

| S.C.O-B (4 & 5) | | | |
|-----------------|-------------------|----------|-----------------|
| 1 | GROUND FLOOR AREA | = | 356.268 |
| 2 | FIRST FLOOR AREA | = | 356.268 |
| 3 | SECOND FLOOR AREA | = | 356.268 |
| 4 | THIRD FLOOR AREA | = | 356.268 |
| TOTAL | | = | 1425.072 |

| S.C.O-C (9 & 34) | | | |
|------------------|-------------------|----------|----------------|
| 1 | GROUND FLOOR AREA | = | 204.808 |
| 2 | FIRST FLOOR AREA | = | 204.808 |
| 3 | SECOND FLOOR AREA | = | 204.808 |
| 4 | THIRD FLOOR AREA | = | 204.808 |
| TOTAL | | = | 819.230 |

| S.C.O-D (10 TO 33) | | | |
|--------------------|-------------------|----------|-----------------|
| 1 | GROUND FLOOR AREA | = | 2007.876 |
| 2 | FIRST FLOOR AREA | = | 2007.876 |
| 3 | SECOND FLOOR AREA | = | 2007.876 |
| 4 | THIRD FLOOR AREA | = | 2007.876 |
| TOTAL | | = | 8031.504 |

| | | | | | | | | | | |
|---|--------------|-------|---|-------|---|--------|---|---|---|--------|
| 1 | PUS (TOILET) | 6,000 | X | 3,000 | = | 18,000 | X | 2 | = | 36,000 |
|---|--------------|-------|---|-------|---|--------|---|---|---|--------|

NOTE

1. PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.
2. TO BE READ WITH CODE 1.2 (1) (IX) & 3.5 OF THE HARYANA BUILDING CODE - 2017.

NOTES:

1. ALL DIMENSIONS ARE IN MM.
2. THE DRAWING IS TO BE READ WITH SCALE.
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4. ALL LEVELS ARE FROM B.M. LEVEL - 1.00.
5. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN IN THE DRAWING.
6. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN IN THE DRAWING.

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR AN AREA MEASURING 2.325 ACRE, FALLING IN THE REVENUE ESTATE OF VILLAGE PHOOSGARH, SECTOR - 32, KARNAL, BEING DEVELOPED BY SAI BABA HABITAT PVT. LTD. IN COLLABORATION WITH ESMAX DEVELOPER PVT. LTD.

ARCHITECT SIGN: *[Signature]*
 OWNER SIGN: *[Signature]*
 For Esmax InfraDevelopers Pvt. Ltd.
 AUTHORIZED SIGNATORY
 AR. AMANDEEP BANSAI
 CA/201572167

DATE: / /
 DRAWN BY: / /
 CHECKED BY: / /
 SCALE: 1:50
 SHEET NO: 1
 LAYOUT PLAN

DRG. NO.: DGTCP - 2111 DATED: 01.12.2021

TO VILL BUDA KHERA
 24.00 METERS WIDE ROAD
 77.110
 53.642
 TO VILL PHOOSGARH

60.00 METERS WIDE PERIPHERY ROAD
 18.00 METERS WIDE GREEN BELT



REF:-

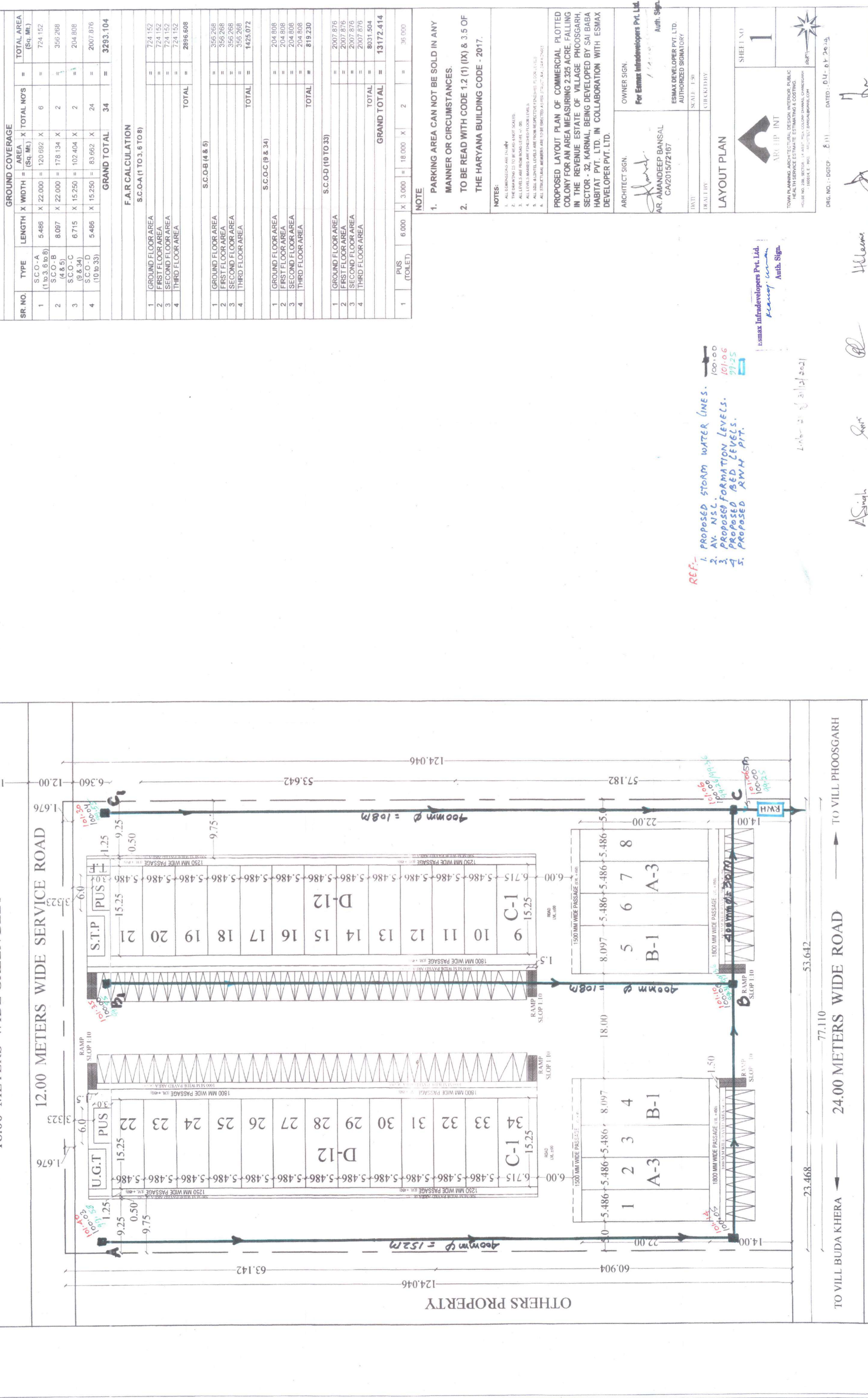
1. PROPOSED WATER SUPPLY LINES.
2. PROPOSED TUBE WELL.
3. PROPOSED PUMP CHAMBER.
4. PROPOSED UGT.
5. PROPOSED SALVAGE VALVE.
6. PROPOSED FIRE HYDRANT.
7. PROPOSED AIR VALVE.

Esmax InfraDevelopers Pvt. Ltd.
[Signature]
 Auth. Sign.

(AJIT SINGH) JD(HQ)
 (SANJAY NARANG) ATP(HQ)
 (ROHIT CHAUHAN) DTP(HQ)
 (HITESH SHARMA) (P. SINGH) CTP (HR)
 (K. MAKRAND PANDURANG, IAS) DTCP (HR)

Executive Engineer
 H.E.V.P. Division, Karnal
 BSNVP
 H.S. NARUL

60.00 METERS WIDE PERIPHERY ROAD
 18.00 METERS WIDE GREEN BELT
 12.00 METERS WIDE SERVICE ROAD



AREA CHART *SWD*

| | | |
|---|-------------------|---------------------|
| TOTAL PLOT AREA | = 2.32500 Acres | = 9408.93 Sq. mt. |
| AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD | = 0.03182 Acres | = 128.77 Sq. mt. |
| NET PLANNED AREA | = 9408.93 Sq. mt. | |
| PERMISSIBLE GROUND COVERAGE | = 35.00% | = 3293.124 Sq. mt. |
| PROPOSED GROUND COVERAGE | = 35.00% | = 3293.104 Sq. mt. |
| PERMISSIBLE F.A.R. | = 150.00% | = 14113.389 Sq. mt. |
| PROPOSED F.A.R. (TENTATIVE) | = 140.00% | = 13172.414 Sq. mt. |

| SR. NO. | TYPE | LENGTH | WIDTH | AREA (Sq. Mt.) | TOTAL NOS | TOTAL AREA (Sq. Mt.) |
|--------------------|---------------------------|--------|--------|----------------|-----------|----------------------|
| 1 | S.C.O.-A (1 to 3, 6 to 8) | 5.486 | 22.000 | 120.692 | 6 | 724.152 |
| 2 | S.C.O.-B (4 & 5) | 8.097 | 22.000 | 178.134 | 2 | 356.268 |
| 3 | S.C.O.-C (9 & 34) | 6.715 | 15.250 | 102.404 | 2 | 204.808 |
| 4 | S.C.O.-D (10 to 33) | 5.486 | 15.250 | 83.662 | 24 | 2007.876 |
| GRAND TOTAL | | | | | 34 | 3293.104 |

F.A.R. CALCULATION

| S.C.O.-A (1 TO 3, 6 TO 8) | | S.C.O.-B (4 & 5) | | S.C.O.-C (9 & 34) | | S.C.O.-D (10 TO 33) | |
|---------------------------|-------------------|------------------|--|-------------------|--|---------------------|--|
| 1 | GROUND FLOOR AREA | 724.152 | | | | | |
| 2 | FIRST FLOOR AREA | 724.152 | | | | | |
| 3 | SECOND FLOOR AREA | 724.152 | | | | | |
| 4 | THIRD FLOOR AREA | | | | | | |
| TOTAL | | 2896.608 | | | | | |
| S.C.O.-B (4 & 5) | | | | | | | |
| 1 | GROUND FLOOR AREA | 356.268 | | | | | |
| 2 | FIRST FLOOR AREA | 356.268 | | | | | |
| 3 | SECOND FLOOR AREA | 356.268 | | | | | |
| 4 | THIRD FLOOR AREA | | | | | | |
| TOTAL | | 1425.072 | | | | | |
| S.C.O.-C (9 & 34) | | | | | | | |
| 1 | GROUND FLOOR AREA | 204.808 | | | | | |
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| 3 | SECOND FLOOR AREA | 204.808 | | | | | |
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| TOTAL | | 819.230 | | | | | |
| S.C.O.-D (10 TO 33) | | | | | | | |
| 1 | GROUND FLOOR AREA | 2007.876 | | | | | |
| 2 | FIRST FLOOR AREA | 2007.876 | | | | | |
| 3 | SECOND FLOOR AREA | 2007.876 | | | | | |
| 4 | THIRD FLOOR AREA | | | | | | |
| TOTAL | | 8031.504 | | | | | |
| GRAND TOTAL | | 13172.414 | | | | | |

| NOTE | |
|---|--|
| 1. | PUS (TOILET) 6,000 X 3,000 = 18,000 X 2 = 36,000 |
| 1. PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES. | |
| 2. TO BE READ WITH CODE 1.2 (1) (IX) & 3.5 OF THE HARYANA BUILDING CODE - 2017. | |

NOTES:

- ALL DIMENSIONS ARE IN METERS.
- THE DRAWING IS TO BE READ AS NOT SCALE.
- ALL LEVELS ARE FROM ROAD LEVEL 4.00.
- ALL LEVELS NUMBERS ARE FINISHED FLOOR LEVELS.
- ALL SOIL ALTIMETER LEVELS ARE FROM RESPECTIVE FINISHED FLOOR LEVELS.
- ALL STRUCTURAL MEMBERS ARE TO BE EXECUTED AS PER STRUCTURAL DRAWINGS.

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR AN AREA MEASURING 2.325 ACRE, FALLING IN THE REVENUE ESTATE OF VILLAGE PHOOSGARH, SECTOR - 32, KARNAL, BEING DEVELOPED BY SAI BABA HABITAT PVT. LTD. IN COLLABORATION WITH ESMAX DEVELOPER PVT. LTD.

OWNER SIGN: *[Signature]*
 For Esmax Infra Developers Pvt. Ltd. Auth. Sign.

ARCHITECT SIGN: *[Signature]*
 AR. AMANDEEP BANSAL
 CA2015/72167

DATE: _____
 DRAWN BY: _____

SCALE: 1:50
 CHECKED BY: _____

LAYOUT PLAN

SHEET NO. **1**

TOTAL PLANNING ARCHITECTURAL DESIGN INTERIOR PUBLIC HEALTH SERVICE ESTIMATE ESTIMATING & COSTING
 HOUSE NO. 308, SECTOR - 14, ASHTI, P.O. COLONY CHANDEL, CHANDIGARH
 150014 E-MAIL: SAIBANSAL@ESMAXINFRA.COM

DRG. NO.: - DGTCP / 8/11 / DATED: 04.06.2021

TO VILL BUDA KHERA ← 23.468
 77.110
 24.00 METERS WIDE ROAD → TO VILL PHOOSGARH

REF:-
 1. PROPOSED STORM WATER LINES.
 2. AV. N.S.L.
 3. PROPOSED FORMATION LEVELS.
 4. PROPOSED BED LEVELS.
 5. PROPOSED RWH PITS.

ESMAX Infra Developers Pvt. Ltd.
[Signature]
 Auth. Sign.

ESMAX DEVELOPER PVT. LTD.
 AUTHORIZED SIGNATORY

DATE: _____
 DRAWN BY: _____

Scale: 1:50
 CHECKED BY: _____

LAYOUT PLAN

SHEET NO. **1**

TOTAL PLANNING ARCHITECTURAL DESIGN INTERIOR PUBLIC HEALTH SERVICE ESTIMATE ESTIMATING & COSTING
 HOUSE NO. 308, SECTOR - 14, ASHTI, P.O. COLONY CHANDEL, CHANDIGARH
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DRG. NO.: - DGTCP / 8/11 / DATED: 04.06.2021

Executive Engineer
 H.S.V.P. Division, Karnal

(K. MAKRAND PANDURANG, IAS)
 D.C.P. (HR)

(HITESH SHARMA, P. SINGH)
 STP (HQ)

(ROHIT CHAUHAN)
 DTP (HQ)

(SAMWAY NARANG)
 ATP (HQ)

(AJIT SINGH)
 JD (HQ)

AREA CHART

| | | | | |
|---|-------------|--------|---------|--------|
| TOTAL PLOT AREA | = 2.32500 | Acres | 9406.93 | Sq mt. |
| AREA FALLING UNDER 12.0 M WIDE SERVICE ROAD | = 0.03182 | Acres | 128.77 | Sq mt. |
| NET PLANNED AREA | = 9408.93 | Sq mt. | | |
| PERMISSIBLE GROUND COVERAGE | = 3293.124 | Sq mt. | | |
| PROPOSED GROUND COVERAGE | = 3293.104 | Sq mt. | | |
| PERMISSIBLE F.A.R | = 1413.369 | Sq mt. | | |
| PROPOSED F.A.R (TENTATIVE) | = 13172.414 | Sq mt. | | |

GROUND COVERAGE

| SR. NO. | TYPE | LENGTH | X | WIDTH | AREA (Sq. Mt.) | TOTAL NO'S | TOTAL AREA (Sq. Mt.) | |
|--------------------|--------------------------|--------|---|--------|----------------|------------|----------------------|-------------------|
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F.A.R CALCULATION

S.C.O-A (1 TO 3, 6 TO 8)

| | | |
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S.C.O-B (4 & 5)

| | | |
|--------------|-------------------|-------------------|
| 1 | GROUND FLOOR AREA | = 356.268 |
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| TOTAL | | = 1425.072 |

S.C.O-C (9 & 34)

| | | |
|--------------|-------------------|------------------|
| 1 | GROUND FLOOR AREA | = 204.808 |
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| 3 | SECOND FLOOR AREA | = 204.808 |
| 4 | THIRD FLOOR AREA | = 204.808 |
| TOTAL | | = 819.230 |

S.C.O-D (10 TO 33)

| | | |
|--------------|-------------------|-------------------|
| 1 | GROUND FLOOR AREA | = 2007.876 |
| 2 | FIRST FLOOR AREA | = 2007.876 |
| 3 | SECOND FLOOR AREA | = 2007.876 |
| 4 | THIRD FLOOR AREA | = 2007.876 |
| TOTAL | | = 8031.504 |

GRAND TOTAL

| | |
|--------------------|--------------------|
| GRAND TOTAL | = 13172.414 |
|--------------------|--------------------|

NOTE

| | | | | | | | | |
|---|--------------|-------|---|-------|----------|---|---|----------|
| 1 | PUS (TOILET) | 6,000 | X | 3,000 | = 18,000 | X | 2 | = 36,000 |
|---|--------------|-------|---|-------|----------|---|---|----------|

NOTE

1. PARKING AREA CAN NOT BE SOLD IN ANY MANNER OR CIRCUMSTANCES.
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NOTES:

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3. ALL LEVELS ARE FROM B.S.M. LEVEL 10.00.
4. ALL LEVELS ARE FROM B.S.M. LEVEL 10.00.
5. ALL DIMENSIONAL LEVELS ARE FROM RESPECTIVE FLOOR LEVELS.
6. ALL DIMENSIONAL LEVELS ARE FROM RESPECTIVE FLOOR LEVELS.
7. ALL DIMENSIONAL LEVELS ARE FROM RESPECTIVE FLOOR LEVELS.

PROPOSED LAYOUT PLAN OF COMMERCIAL PLOTTED COLONY FOR AN AREA MEASURING 2.325 ACRE, FALLING IN THE REVENUE ESTATE OF VILLAGE PHOOSGARH, SECTOR - 32, KARNAL, BEING DEVELOPED BY SAI BABA HABITAT PVT. LTD. IN COLLABORATION WITH ESMAX DEVELOPER PVT. LTD.

ARCHITECT SIGN.
AR. AMANDEEP BANSAL
 CAZ2015/72167

OWNER SIGN.
For Esmax InfraDevelopers Pvt. Ltd.
 AUTHORIZED SIGNATORY

ESMAX DEVELOPER PVT. LTD.
 AUTHORIZED SIGNATORY
 SCALE: 1:50
 CHECKED BY:
 DATE:

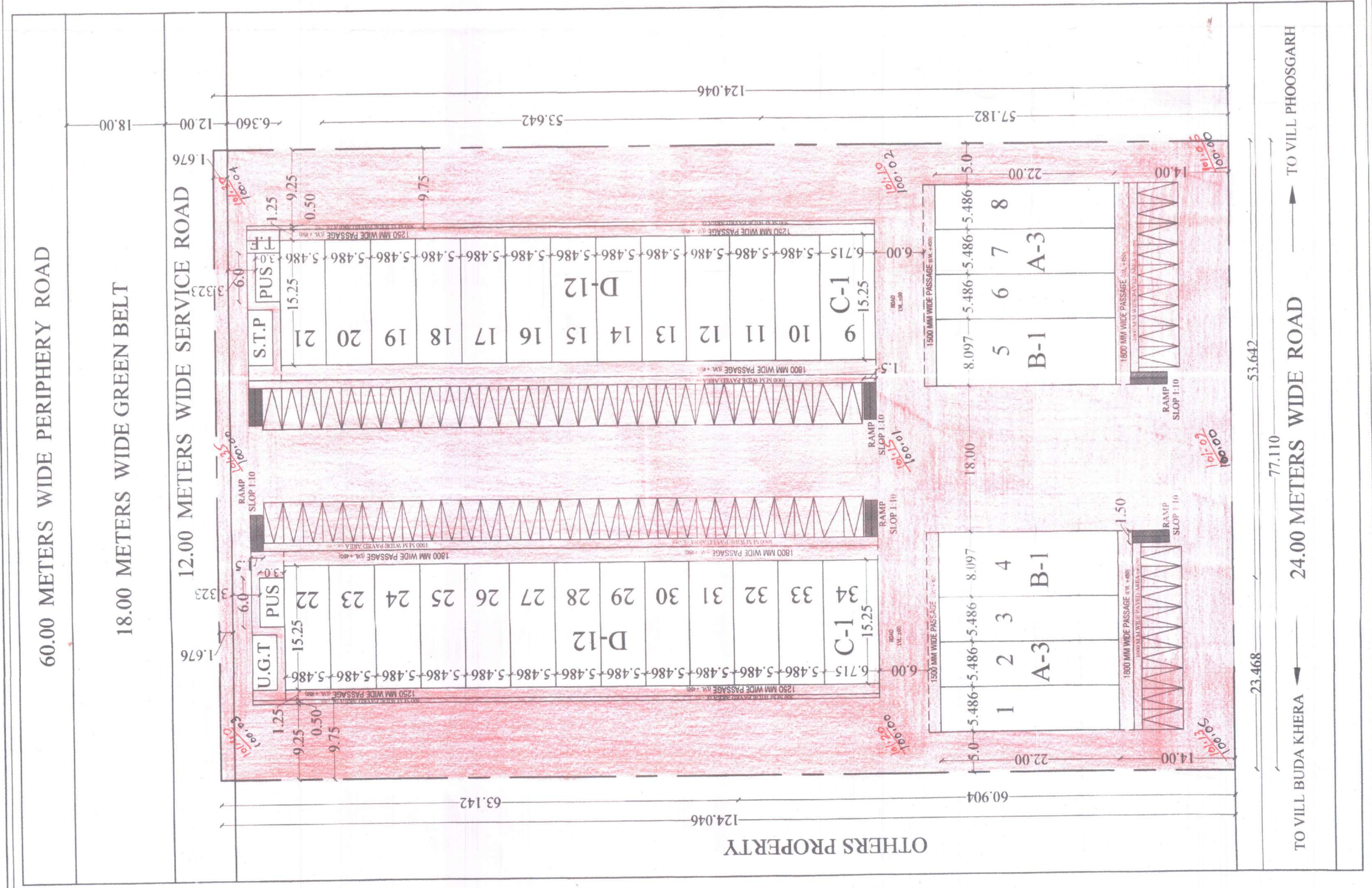
LAYOUT PLAN

SHEET NO. **1**

DATE: 04.12.2021

ARCHITECT SIGN.
For Esmax InfraDevelopers Pvt. Ltd.
 AUTHORIZED SIGNATORY

Executive Engineer
 H.S.N.P. Division, Karnal



REF:-

1. PROPOSED AREA UNDER ROADS & PARKINGS.
2. AVERAGE M.S.C.
3. PROPOSED FORMATION LEVELS.

InfraDevelopers Pvt. Ltd.
 K. Chauhan
 Auth. Sign.

1.16.21 to 1.31.12.2021

(HITESH SHARMA) (P. SINGH) (K. MAKRAND PANDURANG) (AS) (DTP) (HR)
 (ROHIT CHAUHAN) (SAMRAT NARANG) (AJP) (HQ)
 (AJIT SINGH) (DTP) (HQ)