

MEMO. NO. 25589/ DATED : 13/12/2012

PLOT AREA = 10.0125 ACRE = 40520.588 SQ.M
 Permissible Ground Coverage @ 35% = 14182.206 SQ.M
 Permissible F.A.R. @ 175% = 70911.029 SQ.M
 Maximum Allocation for commercial @ 0.5% = 202.603 SQ.M
 Minimum Allocation for EWS units @ 15% of proposed D:U/S.
 Minimum Allocation for service personnel @ 10% of proposed D:U/S.
 Minimum Parking Requirement = 1 car per D.U.
 Minimum Green Area @ 15% of Plot area = 6078.088 SQ.M
 Maximum density = 250 persons per acre

DENSITY CALCULATIONS :-
 D.U.S. = 324 @ 5 P/DU = 1620
 E.W.S. = 58 @ 2 P/DU = 116
 SERVICE PERSONNEL = 33 @ 2 P/DU = 66
 TOTAL = 1802 PERSONS

F.A.R ACHIEVED = 113.54 %
 GROUND COVERAGE ACHIEVED = 16.41 %
 Parking Requirement for 324 D.U.s
 (100%) = 324cars (min. 162cov'd)
 Proposed Car Parking :-
 a) under stilt & under podium = 163 NO.S
 b) open parking = 191 NO.S
 TOTAL PROPOSED PARKING = 354 NO.S.
 Total population = 1802 persons
 Proposed density = 179.98 persons/acre
 * 10% OF SERVICE PERSONNEL ARE ACCOMMODATED IN TOWER A & TOWER A1
 i.e. 33 NO.S (REQD = 32.4), AREA OF SERVICE PERSONNEL'S ROOM = 22.092 SQ.M.

ALREADY SANCTIONED
 VIED MEMO. NO. 1890 DATED 22-04-08

PROPOSED F.A.R. AREA STATEMENT

BLOCKS	No. OF BLOCKS	HT.	No. OF UNITS	STR.FLOOR FLOOR (in Sq.M)	1ST FLOOR (in Sq.M)	2ND FLOOR (in Sq.M)	3RD FLOOR (in Sq.M)	4TH FLOOR (in Sq.M)	5TH FLOOR (in Sq.M)	6TH FLOOR (in Sq.M)	7TH FLOOR (in Sq.M)	8TH FLOOR (in Sq.M)	9TH FLOOR (in Sq.M)	10TH FLOOR (in Sq.M)	TOTAL (in Sq.M)
TOWER A	1	S+9	36	35,500	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	4640,280
TOWER B	1	S+9	36	36,060	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	4032,000
TOWER C1	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560
TOWER C2	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560
TOWER A1	1	S+9	36	91,860	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	5016,201
TOWER D1	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	5003,038
TOWER D2	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	5003,038
TOWER E	1	S+9	36	97,444	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	5545,504
TOWER F1	1	S+10	36	110,951	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	7440,048
E.W.S.	1	G+3	58	413,831	409,361	409,361	256,215	---	---	---	---	---	---	---	1488,768
SHOPS	1	Ground	---	201,213	---	---	---	---	---	---	---	---	---	---	201,213
Community Bldg	1	G+2	---	409,679	346,207	325,056	---	---	---	---	---	---	---	---	1080,942
Connecting TERRACES	1	---	---	---	76,913	---	---	---	---	---	---	---	---	---	153,826
TOTAL	12		324 + 58 EWS	1629,316	5413,433	5469,195	4914,080	4734,778	4657,865	4657,865	4657,865	4657,865	4635,965	581,746	46009,978

GROUND COVERAGE CALCULATION

BLOCKS	GROUND COVERAGE (in Sq.M)
TOWER A	515,590
TOWER B	595,890
TOWER C1	355,840
TOWER C2	355,840
TOWER A1	640,814
TOWER D1	641,789
TOWER D2	641,789
TOWER E	696,072
TOWER F1	852,017
E.W.S.	447,435
SHOPS	201,213
Community Bldg	453,331
Connecting Terraces	153,826
TOTAL	6651,446

REQUIRED GREEN AREA = 6078.088 SQ.M.
 PROPOSED GREEN AREA = 2222.609 SQ.M. = 5.8 %
 BALANCE AREA TO BE PROVIDED IN PHASE III

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	C.P.	CATCHPIT
2.	---	UNDER GROUND PIPE DRAIN
3.	---	---

- NOTES : DRAINAGE**
- THE SIZE OF CATCHPIT SHALL BE AS UNDER (INNER SIZES)
 - a) UP TO 900 M.M. DEPTH 600 X 600 M.M.
 - b) 900 TO 1500 M.M. DEPTH 900 M.M. DIA.
 - c) 1500 TO 2250 M.M. DEPTH 1200 M.M. DIA.
 - d) ABOVE 2250 M.M. DEPTH 1500 M.M. DIA.
 - THE LEVELS OF DRAINAGE LINES HAS TO BE STRICTLY FOLLOWED. HOWEVER, THE SLOPE OF LINE MAY BE SLIGHTLY CHANGED.
 - FOR ANY DISCREPANCY / OMISSION THE MATTER SHOULD REFER TO THE CONSULTANTS BEFORE EXECUTION.
 - CATCHPIT SHALL BE PROVIDED AT FOLLOWING PLACES -
 - a) AT THE START OF EACH DRAIN LINE.
 - b) AT EVERY JUNCTION AND POSITION WHERE THERE IS CHANGE OF SIZE, GRADIENT AND ALIGNMENT.
 - c) AT NOT MORE THAN 15 METER INTERVAL IN STRAIGHT LENGTH.
 - WHERE THE DIAMETER OF PIPE IS INCREASED THE CROWN OF THE PIPE SHALL BE FIXED AT THE SAME LEVEL AND NECESSARY SLOPE SHALL BE GIVEN IN THE INVERT OF THE CATCHPIT CHAMBER.
 - THE STRUCTURAL DESIGN OF CATCHPIT / PIPE BEDDING HAS TO BE DONE FOR ALL FIELD CONDITIONS SUCH AS FILLED UP SOIL, BLACK COTTON SOIL, HIGH SUB SOIL CONDITIONS.
 - THIS DRAWING SHALL BE READ ALONG WITH THE GROUND FLOOR PLAN OF RESPECTIVE BUILDING FOR EXACT LOCATION OF APPROPRIATE MAN HOLES ETC.
 - DRAINAGE LINE UNDER THE ROAD SHALL BE ENCASED WITH 100 THICK PCC 1:2:4 ALONGROAD.
 - CATCHPIT COVER SHOULD BE FINISHED WITH FINISHED FORMATION LEVEL AS PER LANDSCAPE ARCHITECTURE DRAWING.
 - THIS DRAWING SHALL BE COORDINATED WITH OTHER DRAWING I.E. ARCHITECTURE, STRUCTURAL, ELECTRICAL, LANDSCAPE & OTHER RELEVANT DRAWING.
 - MATERIAL OF PIPE - RCC (NP 2) PIPE (MIN. 3000) AS PER HUDA SUBMISSION.
 - IN THE AREAS SUBJECT TO SUBSIDENCE OR FILLED UP SOIL (DUE TO EXCESS EXCAVATION AT SITE FOR CONSTRUCTION OF BASEMENTS) THE DRAIN LINES & CATCHPIT SHOULD BE LAID ON SUITABLE SUPPORT OR CONCRETE GRADE SUPPORTED ON PILES OR SUITABLE FOUNDATION AS PER STRUCTURAL DESIGN.
 - SHORING / TIMBERING SHOULD BE ADEQUATE TO PREVENT CAVING-IN OF THE TRENCH WALLS OF SUBSIDENCE OF AREAS ADJACENT TO THE TRENCH AN ENGINEER HAS TO BE CONSULTED IN CONNECTION WITH A STRUCTURAL ENGINEER SHOULD PROVIDE ADEQUATE ARRANGEMENT TO PREVENT CAVING-IN.

Rev. No.	Date	Revision

Project : **PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT.LTD. IN HUDA SEC. 19 AT PANIPAT**

Title : **SITE PLAN (PHASE-01 & 02)**

Subtitle : **EXTERNAL DRAINAGE SYSTEM**

Drawing Released For :

APPROVAL SUBMISSION
 ADVANCE COPY CONSTRUCTION

Owner's : **Stanza Developers & Infrastructure Pvt. Ltd.**

Authorized Signatory

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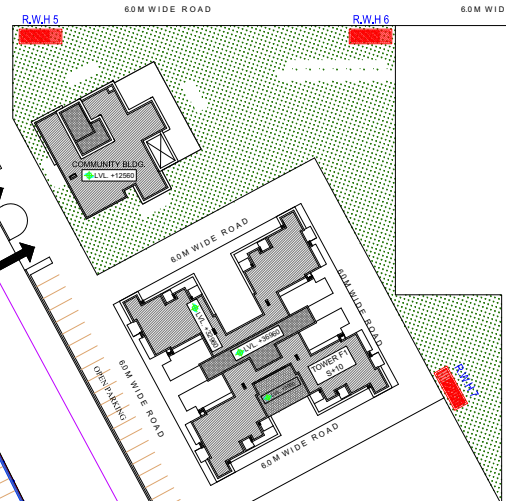
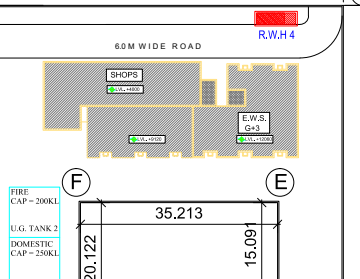
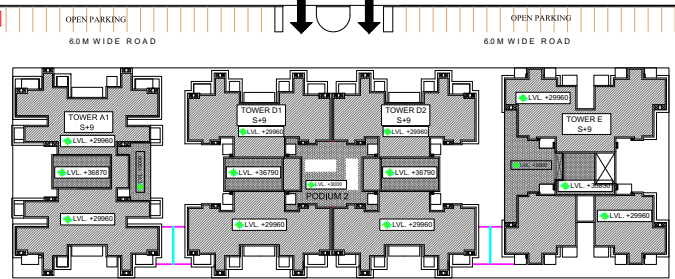
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PHASE-II

24M WIDE ROAD

E.W.S. ENTRY



PHASE-I

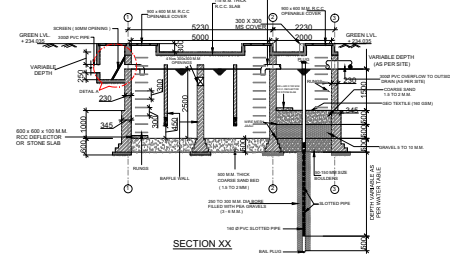
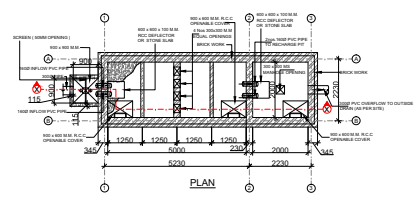


FUTURE EXPANSION
BALANCE AREA TO BE PROVIDED IN PH. III

Prop. G coverage = 14182.206 SQ.M (35%)
Permitted G coverage = 6681.475 SQ.M (16.4%)

- PLOT AREA = 10.0125 ACRE = 40520.588 SQ.M
- Permissible Ground Coverage @ 35% = 14182.206 SQ.M
- Permissible F.A.R. @ 175% = 70911.029 SQ.M
- Maximum Allocation for commercial @ 0.5% = 202.603 SQ.M
- Minimum Allocation for EWS units @ 15% of proposed D:U'S.
- Minimum Allocation for service personnel @ 10% of proposed D:U'S.
- Minimum Parking Requirement = 1 car per D.U.
- Minimum Green Area @ 15% of Plot area
- Maximum density = 250 persons per acre = 6078.088 SQ.M

- ALL BRICK WORK / BAFFLE WALL SHALL BE AS PER STR. DESIGN
- DESILTING TANK SIZE**
(L) = 5000 MM
(W) = 2000 MM
EFFECTIVE DEPTH (D) = 2500 MM
- RECHARGE PIT SIZE**
(L) = 2000 MM
(W) = 2000 MM
EFFECTIVE DEPTH = 1500 MM
- NOTE:**
THE BOREWELL PIPE OF RECHARGE PIT SHOULD BE LEFT ATLEAST 5M ABOVE THE KNOWN HIGHEST WATER TABLE TO AVOID ANY POSSIBLE POLLUTION TO THE AQUIFER.
- DETAIL A - M-S SCREEN DETAIL**
500mm dia opening
Welded dia bar
10mm dia bar (SS 16 GALVANIZED)
20mm dia flat
Flange (SPON COATED)



SANCTIONED
To be read in conjunction with Memo No. 2550/Dtd 12/11/14
D.T.P. (RONTAL) 12/11/14
G.P. (HARYANA) 12/11/14
Checked and found ok for Public Health
General Services and subject to compliance
following order No. 162ND/2013/11/14
12/11/14

LEGEND:

S.No.	SYMBOL	DESCRIPTION

RD	6408/2014	
Rev. No.	Date	Revision

Project: **PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT.LTD. IN HUDA SEC. 19 AT PANIPAT**
Title: **SITE PLAN (PHASE-01 & 02)**

Subtitle: **RAIN WATER HARVESTING LAYOUT**

- Drawing Released For:
- APPROVAL
 - ADVANCE COPY
 - SUBMISSION
 - CONSTRUCTION

Drng. No: A-01/ES-10

Owner's: **Stanza Developers & Infrastructure Pvt. Ltd.**
Authorized Signatory

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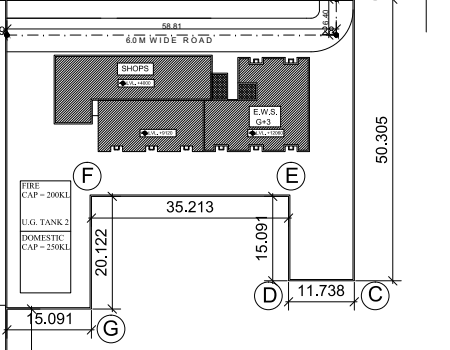
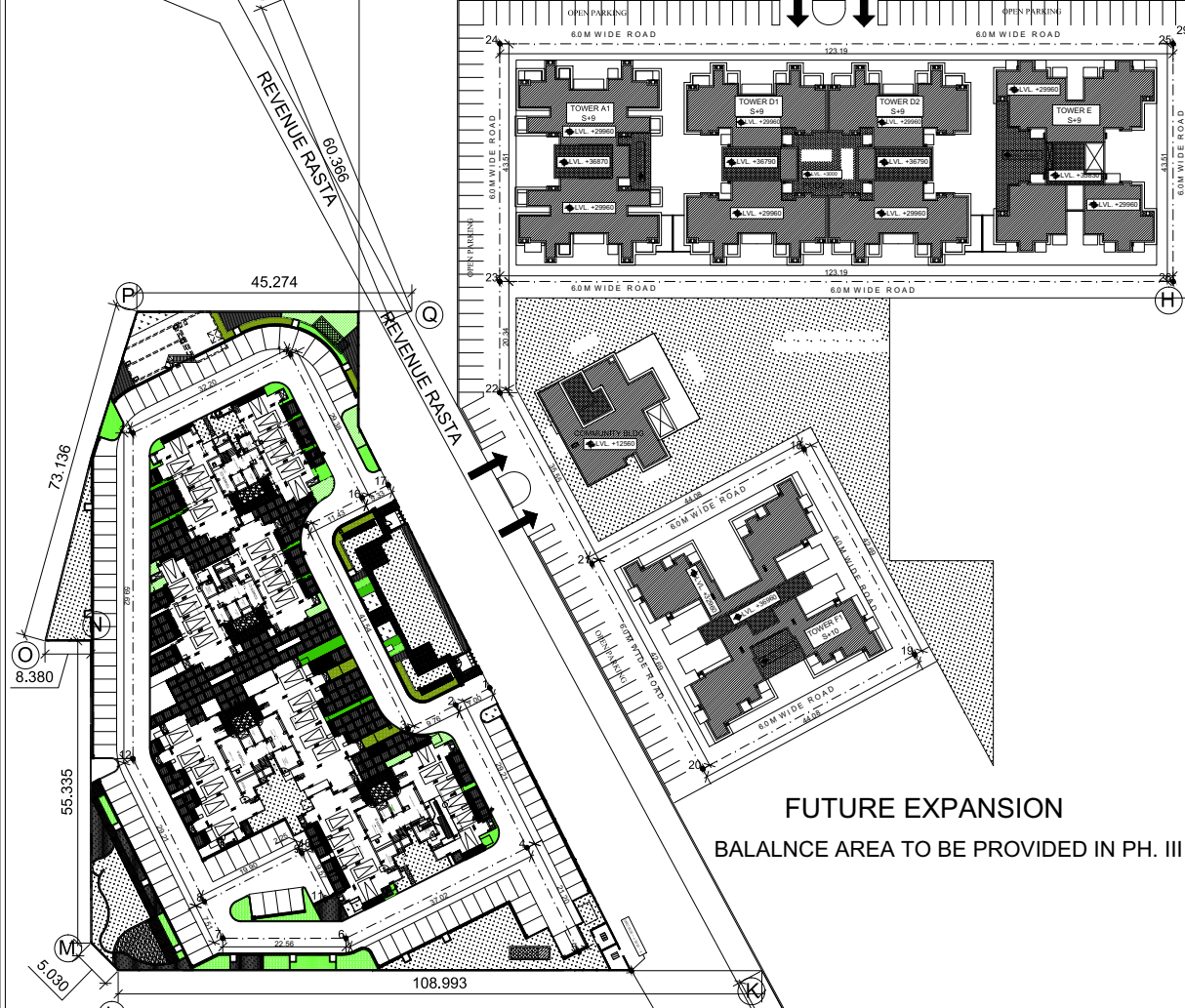


PHASE-II

24M WIDE ROAD

228.05

E.W.S. ENTRY



PLOT AREA = 10.0125 ACRE = 40520.588 SQ.M
 Permissible Ground Coverage @ 35% = 14182.206 SQ.M
 Permissible F.A.R. @ 175% = 70911.029 SQ.M
 Maximum Allocation for commercial @ 0.5% = 202.603 SQ.M
 Minimum Allocation for EWS units @ 15% of proposed D:U.S.
 Minimum Allocation for service personnel @ 10% of proposed D:U.S.
 Minimum Parking Requirement = 1 car per D.U.
 Minimum Green Area @ 15% of Plot area = 6078.088 SQ.M
 Maximum density = 250 persons per acre

DENSITY CALCULATIONS :-
 D.U.S. = 324 @ 5 P/DU = 1620
 E.W.S. = 58 @ 2 P/DU = 116
 SERVICE PERSONNEL = 33 @ 2 P/DU = 66
 TOTAL = 1802 PERSONS

F.A.R. ACHIEVED = 113.54 %
GROUND COVERAGE ACHIEVED = 16.41 %
 Parking Requirement for 324 D.U.s
 (100%) = 324cars (min. 162cov'd)
 Proposed Car Parking :- a) under stilt
 & under podium = 163 NO:S
 b) open parking = 191 NO:S
 TOTAL PROPOSED PARKING = 354 NO.S.
 Total population = 1802 persons
 Proposed density = 179.98 persons/acre

* 10% OF SERVICE PERSONNEL ARE ACCOMMODATED IN TOWER A & TOWER A1
 i.e. 33 NO.S (REQD. = 32.4), AREA OF SERVICE PERSONNEL'S ROOM = 22.092 SQ.M.

FUTURE EXPANSION
 BALANCE AREA TO BE PROVIDED IN PH. III

PHASE-I

PROPOSED F.A.R. AREA STATEMENT

BLOCKS	No. OF BLOCKS	HT.	No. OF UNITS	1ST FLOOR (in Sq.M)	2ND FLOOR (in Sq.M)	3RD FLOOR (in Sq.M)	4TH FLOOR (in Sq.M)	5TH FLOOR (in Sq.M)	6TH FLOOR (in Sq.M)	7TH FLOOR (in Sq.M)	8TH FLOOR (in Sq.M)	9TH FLOOR (in Sq.M)	10TH FLOOR (in Sq.M)	TOTAL (in Sq.M)	
TOWER A	1	S+9	36	35,500	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	4640,280	
TOWER B	1	S+9	36	36,060	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	4032,000	
TOWER C1	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560	
TOWER C2	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560	
TOWER A1	1	S+9	36	91,860	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	5016,201	
TOWER D1	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	5003,038	
TOWER D2	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	5003,038	
TOWER E	1	S+9	36	97,444	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	5545,504	
TOWER F1	1	S+10	36	110,951	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	7440,048	
TOWER F1	1	G+3	58	413,831	409,361	409,361	409,361	409,361	409,361	409,361	409,361	409,361	409,361	1488,768	
SHOPS	1	Ground	---	201,213	---	---	---	---	---	---	---	---	---	201,213	
Community Bldg.	1	G+2	---	409,679	346,207	325,056	---	---	---	---	---	---	---	1080,942	
Connecting TERRACES	---	---	---	---	76,913	---	76,913	---	---	---	---	---	---	153,826	
TOTAL	12	---	324 + 58 EWS	1629,316	5413,433	5469,195	4914,080	4734,778	4657,865	4657,865	4657,865	4657,865	4635,965	581,746	46009,878

GROUND COVERAGE CALCULATION

BLOCKS	GROUND COVERAGE (in sq.m.)
TOWER A	515,590
TOWER B	595,890
TOWER C1	355,840
TOWER C2	355,840
TOWER A1	640,814
TOWER D1	641,789
TOWER D2	641,789
TOWER E	696,072
TOWER F1	652,017
E.W.S.	447,435
SHOPS	201,213
Community Bldg.	453,331
Connecting Terraces	153,826
TOTAL	6651,446

REQUIRED GREEN AREA = 6078.088 SQ.M.
 PROPOSED GREEN AREA = 2222.609 SQ.M. = 5.8 %
 BALANCE AREA TO BE PROVIDED IN PHASE III

LEGEND :

S.No.	SYMBOL	DESCRIPTION
1.	---	ROAD CENTERLINE

Road Length Detail La-Regencia, Panipat Phase-1st and 2nd.

S.No.	Point Detail	Distance in Meter
1	1	7.00
2	2	9.76
3	2	29.21
4	4	21.70
5	4	37.02
6	6	22.56
7	7	7.51
8	8	19.90
9	9	2.25
10	9	9.57
11	8	29.21
12	12	59.62
13	13	32.70
14	14	29.38
15	16	11.43
16	16	5.33
17	15	41.54
18	18	42.69
19	19	44.08
20	20	42.69
21	18	44.08
22	21	35.55
23	22	20.34
24	23	43.51
25	24	123.19
26	25	43.51
27	26	123.19
28	27	6.40
29	28	58.81
Total length in Meter		1002.73

Rev. No.	Date	Revision
01	04/08/2014	

Project: **PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT.LTD. IN HUDA SEC. 19 AT PANIPAT**

Title: **SITE PLAN (PHASE-01 & 02)**

Subtitle: **ROAD LAYOUT PLAN**

Drawing Released For: APPROVAL SUBMISSION ADVANCE COPY CONSTRUCTION

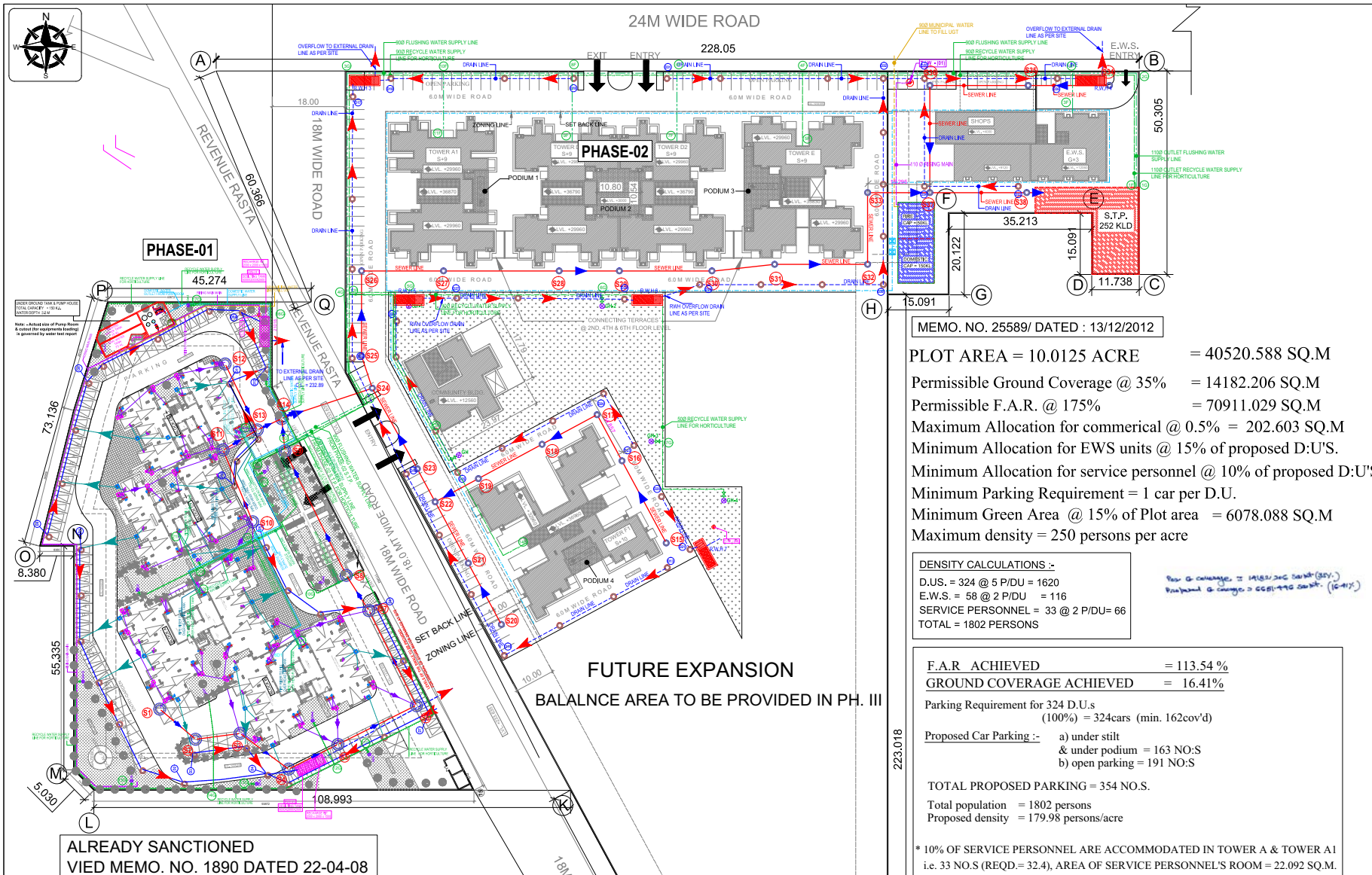
Dwg. No.: A-01/ES-09

Owner's: **Stanza Developers & Infrastructure Pvt. Ltd.**

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Authorized Signatory



LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.	—○—	SEWER LINE
3.	C.P.	CATCH PIT
4.	—○—	UNDER GROUND PIPE DRAIN
5.	—○—	DOMESTIC WATER SUPPLY LINE
6.	—○—	MUNICIPAL WATER SUPPLY PIPE LINE
7.	—○—	RISING MAIN LINE (T.W. TO U.G.)
8.	—○—	RECYCLED WATER SUPPLY PIPE LINE
9.	○	PROPOSED TUBE WELL
10.	GH	GARDEN HYDRANT
11.		

- NOTES : SEWERAGE & DRAINAGE**
- THE SIZE OF MANHOLE & CATCH PITS SHALL BE AS UNDER (INNER SIZES)
 - 900 TO 1050 M.M. DEPTH 900 M.M. DIA.
 - 1050 TO 1200 M.M. DEPTH 1000 M.M. DIA.
 - 1200 TO 1500 M.M. DEPTH 1200 M.M. DIA.
 - ABOVE 1500 M.M. DEPTH 1500 M.M. DIA.
 - THE LEVELS OF SEWER DRAIN LINES HAS BEEN WORKED OUT ON THE BASIS OF CERTAIN GROUND LEVEL AND FOR CERTAIN PIPE LENGTHS BETWEEN TWO MANHOLES. THE INVERT LEVEL HAS TO BE STRICTLY FOLLOWED. HOWEVER, THE SLOPE OF LINE MAY BE SLIGHTLY CHANGED.
 - FOR ANY DISCREPANCY / OMISSION THE MATTER SHOULD REFER TO THE CONSULTANTS BEFORE EXECUTION.
 - MANHOLE CATCHPIT SHALL BE PROVIDED AT FOLLOWING PLACES -
 - a) AT THE START OF EACH SEWER LINE / DRAIN LINE.
 - b) AT EVERY JUNCTION AND POSITION WHERE THERE IS CHANGE OF SIZE, GRADE AND ALIGNMENT.
 - c) MANHOLES AT NOT MORE THAN 45 METER INTERVAL IN STRAIGHT LENGTH.
 - d) CATCHPITS AT NOT MORE THAN 15 METER INTERVAL IN STRAIGHT LENGTH.
 - THE DIAMETER OF THE MANHOLE SHALL BE INCREASED IN THE DRAIN OF THE PIPE SHALL BE FIXED AT THE SAME LEVEL AND NECESSARY SLOPE SHALL BE GIVEN IN THE INVERT OF THE MANHOLE CHAMBER.
 - THE STRUCTURAL DESIGN OF MANHOLES / PIPE BEDDING HAS TO BE DONE FOR LOCAL FIELD CONDITIONS SUCH AS FILLED UP SOIL / BLACK COTTON SOIL / HIGH SUB SOIL CONDITIONS.
 - THIS DRAWING SHALL BE RECORDED WITH THE GROUND FLOOR PLAN OF RESPECTIVE BUILDING FOR EXACT LOCATION OF APPOINTMENTS / MAN HOLES ETC.
 - SEWER DRAIN LINE UNDER THE ROAD SHALL BE ENCASED WITH 150 T.W. RCC 12 x 4 ALL ROUND.
 - MANHOLE CATCHPIT COVER SHOULD BE FINISHED WITH FINISHED FORMATION LEVEL AS PER LANDSCAPE DRAWING.
 - THIS DRAWING SHALL BE COORDINATED WITH OTHER DRAWING I.E. ARCHITECTURE, STRUCTURAL, ELECTRICAL, LANDSCAPE & OTHER RELEVANT DRAWING.
 - MATERIAL OF PIPE - RCC (NP 2) PIPE
 - IN THE AREAS SUBJECT TO SUBSIDENCE OR FILLED UP SOIL (DUE TO EXCESS EXCAVATION AT SITE FOR CONSTRUCTION OF BASEMENTS) THE SEWER LINES & MANHOLE SHOULD BE LAID ON SUITABLE SUPPORT OR CONCRETE GRADE SUPPORTED ON PILES OR SUITABLE FOUNDATION AS PER STRUCTURAL DESIGN.
 - IN CASE WHERE SEWERS ARE LAID IN HIGH SUBSOIL CONDITIONS MANHOLES SHOULD BE CONSTRUCTED IN R.C.C. GARDE M-25.
 - THE WIDTH OF TRENCH FOR SEWER AND DRAINAGE SHOULD BE 400MM. (D.O.D. OF PIPE).
 - SHORING / TAMBERING SHOULD BE ADEQUATE TO PREVENT CAVING-IN OF THE TRENCH WALLS OF SUBSIDENCE OF AREAS ADJACENT TO THE TRENCH AN ENGINEER-IN-CHARGE IN CONSULTATION WITH A STRUCTURAL ENGINEER SHOULD PROVIDE ADEQUATE ARRANGEMENT TO PREVENT CAVING-IN.

MEMO. NO. 25589/ DATED : 13/12/2012

PLOT AREA = 10.0125 ACRE = 40520.588 SQ.M
 Permissible Ground Coverage @ 35% = 14182.206 SQ.M
 Permissible F.A.R. @ 175% = 70911.029 SQ.M
 Maximum Allocation for commercial @ 0.5% = 202.603 SQ.M
 Minimum Allocation for EWS units @ 15% of proposed D:U'S.
 Minimum Parking Requirement = 1 car per D.U.
 Minimum Green Area @ 15% of Plot area = 6078.088 SQ.M
 Maximum density = 250 persons per acre

DENSITY CALCULATIONS :-
 D.U.S. = 324 @ 5 P/DU = 1620
 E.W.S. = 58 @ 2 P/DU = 116
 SERVICE PERSONNEL = 33 @ 2 P/DU = 66
 TOTAL = 1802 PERSONS

*Per G coverage = 113.54% (35%)
 Per FAR @ 175% = 66.14% (17.5%)*

F.A.R. ACHIEVED = 113.54 %
GROUND COVERAGE ACHIEVED = 16.41 %
 Parking Requirement for 324 D.U.s (100%) = 324 cars (min. 162 cov'd)
 Proposed Car Parking :- a) under still & under podium = 163 NO:S
 b) open parking = 191 NO:S
 TOTAL PROPOSED PARKING = 354 NO.S.
 Total population = 1802 persons
 Proposed density = 179.98 persons/acre

* 10% OF SERVICE PERSONNEL ARE ACCOMMODATED IN TOWER A & TOWER A1 i.e. 33 NO.S (REQD. = 32.4), AREA OF SERVICE PERSONNEL'S ROOM = 22.092 SQ.M.

FUTURE EXPANSION
 BALANCE AREA TO BE PROVIDED IN PH. III

ALREADY SANCTIONED
 VIED MEMO. NO. 1890 DATED 22-04-08

PROPOSED F.A.R. AREA STATEMENT

BLOCKS	No. OF BLOCKS	HT.	No. OF UNITS	STL/TGR. FLOOR (in Sq.M)	1ST FLOOR (in Sq.M)	2ND FLOOR (in Sq.M)	3RD FLOOR (in Sq.M)	4TH FLOOR (in Sq.M)	5TH FLOOR (in Sq.M)	6TH FLOOR (in Sq.M)	7TH FLOOR (in Sq.M)	8TH FLOOR (in Sq.M)	9TH FLOOR (in Sq.M)	10TH FLOOR (in Sq.M)	TOTAL (in Sq.M)
TOWER A	1	S+9	36	35,500	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	4640,280
TOWER B	1	S+9	36	36,060	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	4032,560
TOWER C1	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560
TOWER C2	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560
TOWER A1	1	S+9	36	91,860	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	6016,201
TOWER D1	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	6003,038
TOWER D2	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	6003,038
TOWER E	1	S+9	36	97,444	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	6545,504
TOWER F1	1	S+10	36	110,951	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	730,239	581,746	7440,048
E.W.S.	1	G+3	58	413,831	408,361	408,361	256,215	---	---	---	---	---	---	---	1488,708
SHOPS	1	Ground	---	201,213	---	---	---	---	---	---	---	---	---	---	201,213
Community Bldg.	1	G+2	---	408,679	346,207	325,056	---	---	---	---	---	---	---	---	1080,942
Connecting TERRACES	---	---	---	---	76,913	---	---	---	---	---	---	---	---	---	153,826
TOTAL	12		324 + 58 EWS	1629,316	5413,433	5469,195	4914,080	4734,778	4657,865	4657,865	4657,865	4657,865	4635,965	581,746	46009,878

GROUND COVERAGE CALCULATION

BLOCKS	GROUND COVERAGE (in sq.m)
TOWER A	515,580
TOWER B	595,890
TOWER C1	335,940
TOWER C2	355,840
TOWER A1	640,814
TOWER D1	641,789
TOWER D2	641,789
TOWER E	696,072
TOWER F1	852,017
E.W.S.	447,435
SHOPS	201,213
Community Bldg.	433,331
Connecting Terraces	153,826
TOTAL	6651,446

REQUIRED GREEN AREA = 6078.088 SQ.M.
 PROPOSED GREEN AREA = 2222.609 SQ.M. = 5.8 %
 BALANCE AREA TO BE PROVIDED IN PHASE III

Rev. No.	Date	Revision

Project: **PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT.LTD. IN HUDA SEC. 19 AT PANIPAT**

Title: **SITE PLAN (PHASE-01 & 02)**

Sub-title: **SERVICES CO-ORDINATION PLAN**

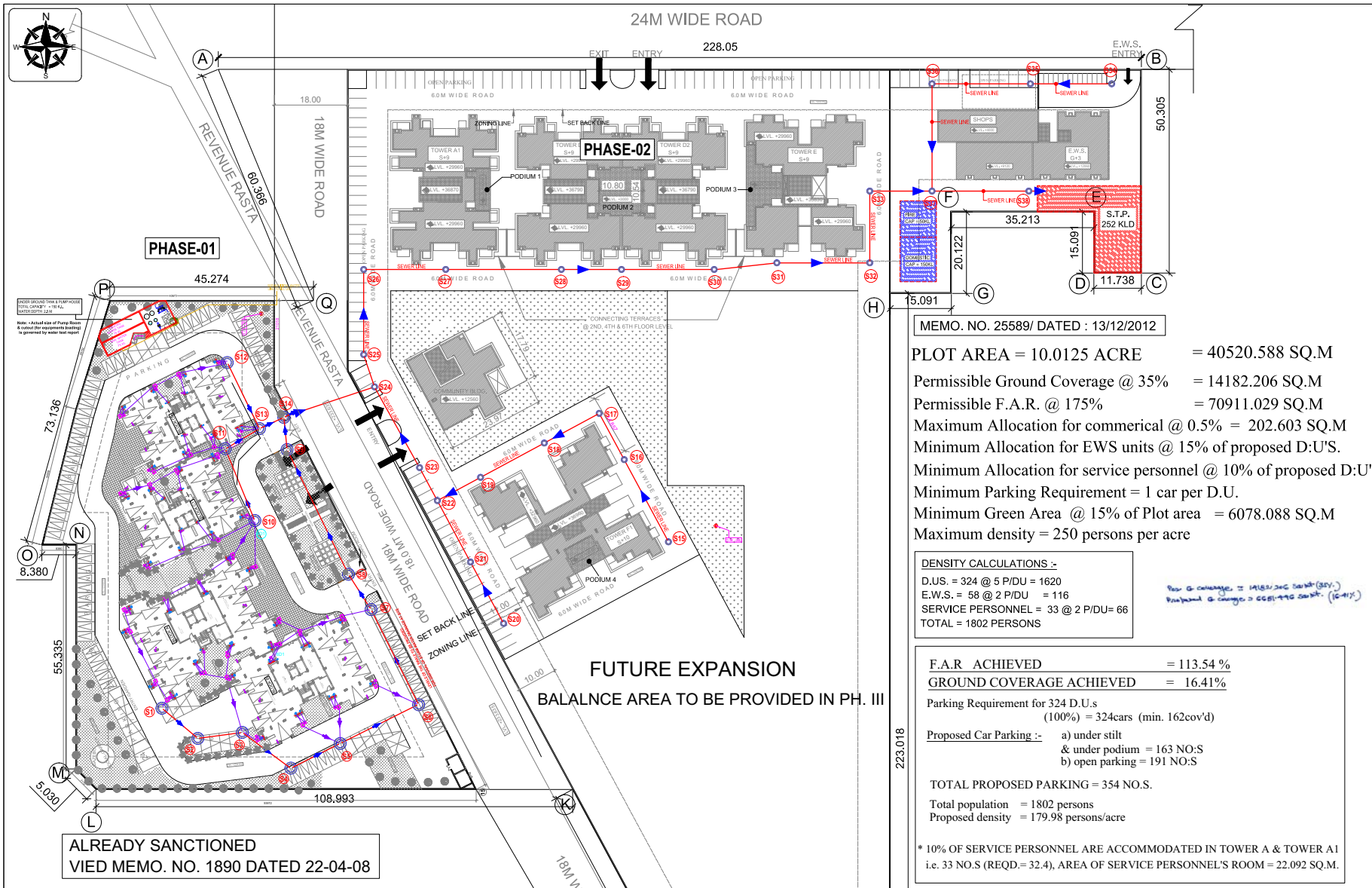
Dwg. No: A-00 ES-05

Owner's: **Stanza Developers & Infrastructure Pvt. Ltd.**

Authorized Signatory

Architects: **R.K. & ASSOCIATES**
 Architects, Engineers & Planners
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 e-mail: mail@cespln.in



MEMO. NO. 25589/ DATED : 13/12/2012

PLOT AREA = 10.0125 ACRE = 40520.588 SQ.M

Permissible Ground Coverage @ 35% = 14182.206 SQ.M

Permissible F.A.R. @ 175% = 70911.029 SQ.M

Maximum Allocation for commercial @ 0.5% = 202.603 SQ.M

Minimum Allocation for EWS units @ 15% of proposed D:U'S.

Minimum Allocation for service personnel @ 10% of proposed D:U'S.

Minimum Parking Requirement = 1 car per D.U.

Minimum Green Area @ 15% of Plot area = 6078.088 SQ.M

Maximum density = 250 persons per acre

DENSITY CALCULATIONS :-

D.U.S. = 324 @ 5 P/DU = 1620

E.W.S. = 58 @ 2 P/DU = 116

SERVICE PERSONNEL = 33 @ 2 P/DU = 66

TOTAL = 1802 PERSONS

*Per G coverage = 14182.206 covt (35%)
 Personnel G coverage = 661.492 covt (16.41%)*

F.A.R ACHIEVED = 113.54 %

GROUND COVERAGE ACHIEVED = 16.41%

Parking Requirement for 324 D.U.s (100%) = 324cars (min. 162cov'd)

Proposed Car Parking :- a) under stilt & under podium = 163 NO:S b) open parking = 191 NO:S

TOTAL PROPOSED PARKING = 354 NO.S.

Total population = 1802 persons

Proposed density = 179.98 persons/acre

* 10% OF SERVICE PERSONNEL ARE ACCOMMODATED IN TOWER A & TOWER A1 i.e. 33 NO.S (REQD. = 32.4), AREA OF SERVICE PERSONNEL'S ROOM = 22.092 SQ.M.

LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	M.H.	MANHOLE
2.	—	SEWER LINE
3.		

- NOTES : SEWERAGE
- THE SIZE OF MANHOLE SHALL BE AS UNDER (INNER SIZES)
 - a) UP TO 900 M.M. DEPTH 600 X 600 M.M.
 - b) 900 TO 1050 M.M. DEPTH 900 M.M. DIA.
 - c) 1050 TO 2250 M.M. DEPTH 1200 M.M. DIA.
 - d) ABOVE 2250 M.M. DEPTH 1500 M.M. DIA.
 - THE LEVELS OF SEWER LINES HAS BEEN WORKED OUT ON THE BASIS OF CERTAIN GRADE LEVEL AND FOR CERTAIN PIPE LENGTHS BETWEEN TWO MANHOLES. THE INVERT LEVELS HAS TO BE STRICTLY FOLLOWED. HOWEVER, THE SLOPE OF LINE MAY BE SLIGHTLY CHANGED.
 - FOR ANY DISCREPANCY / OMISSION IN THE MATTER SHOULD REFER TO THE CONSULTANTS BEFORE EXECUTION.
 - MANHOLE SHALL BE PROVIDED AT FOLLOWING PLACES :-
 - a) AT THE START OF EACH SEWER LINE.
 - b) AT EVERY JUNCTION AND POSITION WHERE THERE IS CHANGE OF SIZE, GRADE AND ALIGNMENT.
 - c) AT NOT MORE THAN 45 METER INTERVAL IN STRAIGHT LENGTH.
 - WHERE THE DIAMETER OF PIPE IS INCREASED THE CROWN OF THE PIPE SHALL BE FIXED AT THE SAME LEVEL AND NECESSARY SLOPE SHALL BE GIVEN IN THE INVERT OF THE MANHOLE CHAMBER.
 - THE STRUCTURAL DESIGN OF MANHOLES / PIPE BEDDING HAS TO BE DONE FOR LOCAL FIELD CONDITIONS SUCH AS FILLED UP SOIL / BLACK COTTON SOIL / HIGH SUB-SURFACE CONDITIONS.
 - THIS DRAWING SHALL BE READ ALONG WITH THE GROUND FLOOR PLAN OF RESPECTIVE BUILDING FOR EXACT LOCATION OF APPURTENANCES / MAN HOLES ETC.
 - SEWER LINE UNDER THE ROAD SHALL BE ENCASED WITH 150 TH. PCC 1:2:4 ALL ROUND.
 - MANHOLE COVER SHOULD BE FINISHED WITH FINISHED FORMATION LEVEL AS PER LANDSCAPE DRAWING.
 - THIS DRAWING SHALL BE COORDINATED WITH OTHER DRAWING I.E. ARCHITECTURE, STRUCTURAL, ELECTRICAL, LANDSCAPE & OTHER RELEVANT DRAWING.
 - MATERIAL OF PIPE :- SW PIPE (MIN. 2000)
 - IN THE AREAS SUBJECT TO SUBSIDENCE OR FILLED UP SOIL (DUE TO EXCESS EXCAVATION AT SITE FOR CONSTRUCTION OF BASEMENTS) THE SEWER LINES & MANHOLE SHOULD BE LAID ON SUITABLE SUPPORT OR CONCRETE GRADE SUPPORTED ON PILES OR SUITABLE FOUNDATION AS PER STRUCTURAL DESIGN.
 - SHORING / TIMBERING SHOULD BE ADEQUATE TO PREVENT CAVING-IN OF THE TRENCH WALLS OR SUBSIDENCE OF AREAS ADJACENT TO THE TRENCH. AN ENGINEER-IN-CHARGE CONSULTATION WITH A STRUCTURAL ENGINEER SHOULD PROVIDE ADEQUATE ARRANGEMENT TO PREVENT CAVING-IN.

Rev. No.	Date	Revision

Project : **PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT.LTD. IN HUDA SEC. 19 AT PANIPAT**

Title : **SITE PLAN (PHASE-01 & 02)**

Subtitle : **EXTERNAL SEWERAGE SYSTEM**

Drawing Released For : APPROVAL SUBMISSION ADVANCE COPY CONSTRUCTION

Owner's : **Stanza Developers & Infrastructure Pvt. Ltd.**

Architects : **R.K. & ASSOCIATES**
 Architects, Engineers & Planners
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 Tel: (011) 626-2540 Fax: (011) 626-2540 E-mail: rkasso@rediffmail.com

Services Consultant : **Consumate Engineering Services (P) Ltd.**
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 31/17A, Vardh Rajpal, Grand Nagar, Lucknow - 226 010
 Tel: (0522) 4005451 / 2395487. Telefax: (0522) 2395487
 e-mail : mail@cepsl.in

PROPOSED F.A.R. AREA STATEMENT

BLOCKS	No. OF BLOCKS	HT.	No. OF UNITS	STR. FLOOR FLOOR (in Sq.M.)	1ST FLOOR (in Sq.M.)	2ND FLOOR (in Sq.M.)	3RD FLOOR (in Sq.M.)	4TH FLOOR (in Sq.M.)	5TH FLOOR (in Sq.M.)	6TH FLOOR (in Sq.M.)	7TH FLOOR (in Sq.M.)	8TH FLOOR (in Sq.M.)	9TH FLOOR (in Sq.M.)	10TH FLOOR (in Sq.M.)	TOTAL (in Sq.M.)
TOWER A	1	S+9	36	35,500	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	511,642	4640,280
TOWER B	1	S+9	36	36,060	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	443,993	4032,000
TOWER C1	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560
TOWER C2	1	S+9	36	32,310	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	352,250	3202,560
TOWER A1	1	S+9	36	91,860	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	547,149	5016,201
TOWER D1	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	5003,038
TOWER D2	1	S+9	36	84,079	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	546,551	5003,038
TOWER E	1	S+9	36	97,444	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	605,340	5543,504
TOWER F1	1	S+10	36	110,951	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	752,139	7440,048
E.W.S.	1	G+3	58	413,831	409,361	409,361	256,215	---	---	---	---	---	---	---	1488,768
SHOPS	1	Ground	---	201,213	---	---	---	---	---	---	---	---	---	---	201,213
Community Bldg	1	G+2	---	409,679	346,207	325,056	---	---	---	---	---	---	---	---	1080,942
Connecting TERRACES	---	---	---	76,913	---	---	---	76,913	---	---	---	---	---	---	153,826
TOTAL	12		324 + 58 EWS	1629,316	5413,433	5469,195	4914,000	4734,778	4657,865	4657,865	4657,865	4657,865	4635,965	581,746	46009,978

GROUND COVERAGE CALCULATION

BLOCKS	GROUND COVERAGE (in sq.m.)
TOWER A	515,590
TOWER B	595,890
TOWER C1	355,840
TOWER C2	355,840
TOWER A1	640,814
TOWER D1	641,789
TOWER D2	641,789
TOWER E	696,072
TOWER F1	852,017
E.W.S.	447,435
SHOPS	201,213
Community Bldg.	453,331
Connecting Terraces	153,826
TOTAL	6651,446

REQUIRED GREEN AREA = 6078.088 SQ.M.

PROPOSED GREEN AREA = 2222.609 SQ.M. = 5.8 %

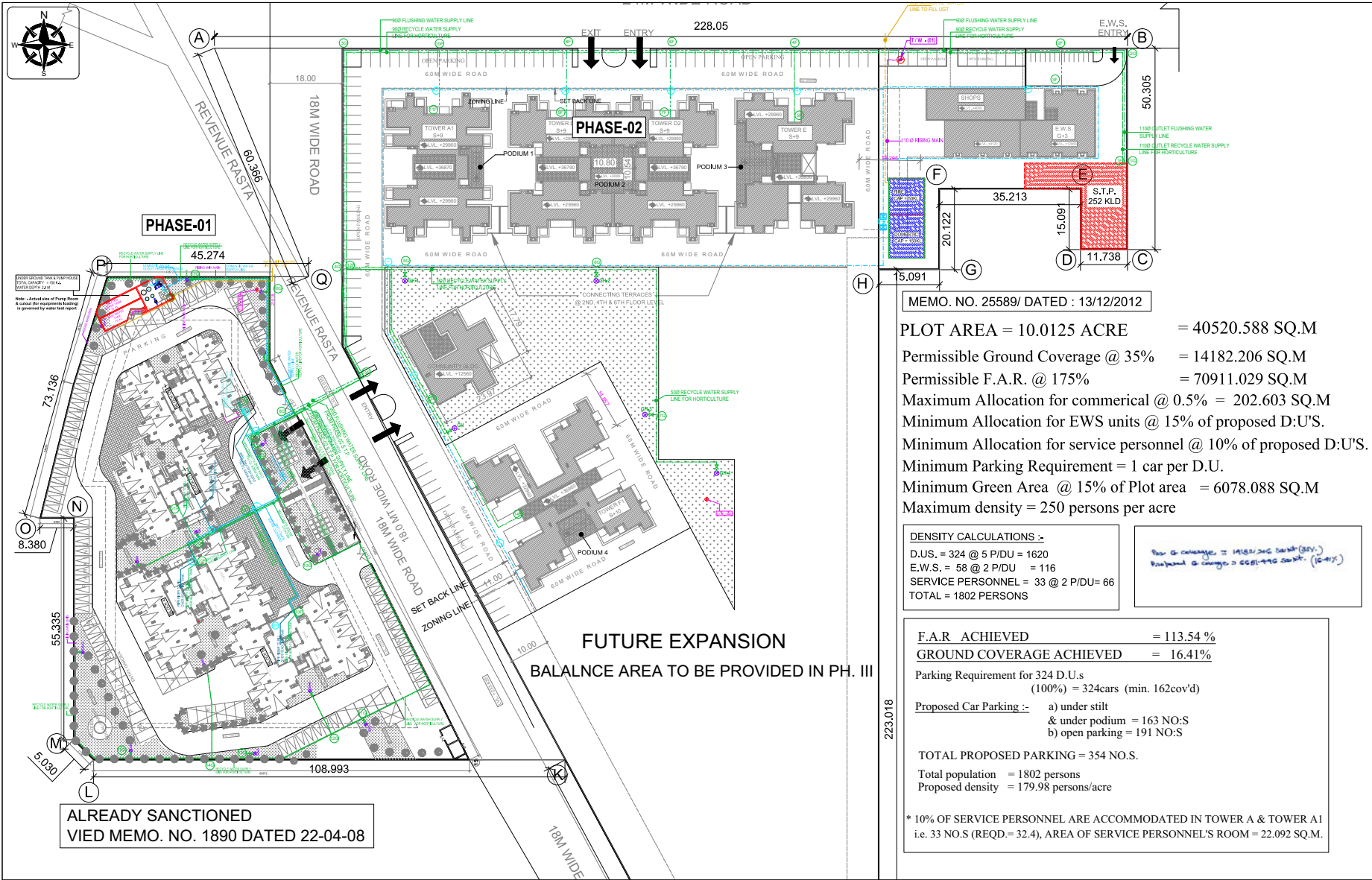
BALANCE AREA TO BE PROVIDED IN PHASE III

Checked and found as per Public Health Department Norms only subject to necessary letter No. 1020/AAS/17/11

SANCTIONED

To be read in conjunction with Memo No. 25589 Dtd 13/12/12

Handwritten signatures and initials.



LEGEND :

S. No.	SYMBOL	DESCRIPTION
1.	---	DOMESTIC WATER SUPPLY LINE
2.	---	MUNICIPAL WATER SUPPLY PIPE LINE
3.	---	RISING MAIN LINE (T.W TO U.G.)
4.	---	RECYCLED WATER SUPPLY PIPE LINE
5.	⊕	PROPOSED TUBE WELL
6.	⊕	GARDEN HYDRANT
7.	⊕	ISOLATING VALVE
8.	⊕	MASONRY CHAMBER FOR ISOLATING VALVE
9.		
10.		

- NOTES : WATER SUPPLY**
- THE DEPTH OF DOMESTIC WATER SUPPLY MAIN SHALL BE 1000 MM
 - THE DEPTH OF RISING MAIN SHALL BE 1000 MM
 - PIPE MATERIALS:
 - a) UNDERGROUND DOMESTIC MUNICIPAL & RECYCLE WATER LINE: HDPE (PE100) PN10
 - b) UNDERGROUND RISING MAIN LINE: D.I. (CLASS K7)
 - c) DOMESTIC & RECYCLE WATER RISER UNDER DUCT: UPVC (SCH 80)

MEMO. NO. 25589/ DATED : 13/12/2012

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 Minimum Allocation for EWS units @ 15% of proposed D:U.S.
 Minimum Allocation for service personnel @ 10% of proposed D:U.S.
 Minimum Parking Requirement = 1 car per D.U.
 Minimum Green Area @ 15% of Plot area = 6078.088 SQ.M
 Maximum density = 250 persons per acre

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 D.U.S. = 324 @ 5 P/DU = 1620
 E.W.S. = 58 @ 2 P/DU = 116
 SERVICE PERSONNEL = 33 @ 2 P/DU = 66
 TOTAL = 1802 PERSONS

Net G coverage = 14182.206 SQ.M (35%)
 Proposed G coverage = 6078.088 SQ.M (15%)

F.A.R. ACHIEVED = 113.54 %
 GROUND COVERAGE ACHIEVED = 16.41%

Parking Requirement for 324 D.U.s (100%) = 324cars (min. 162cov'd)
 Proposed Car Parking :-
 a) under stilt & under podium = 163 NO.S
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TOTAL PROPOSED PARKING = 354 NO.S.
 Total population = 1802 persons
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 BALANCE AREA TO BE PROVIDED IN PH. III

ALREADY SANCTIONED
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SANCTIONED

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Rev. No.	Date	Revision

Project: **PROPOSED GROUP HOUSING FOR STANZA DEVELOPERS & INFRASTRUCTURE PVT.LTD. IN HUDA SEC. 19 AT PANIPAT**

Title: **SITE PLAN (PHASE-01 & 02)**

Subtitle: **EXTERNAL WATER SUPPLY SYSTEM**

Drawing Released For:
 APPROVAL SUBMISSION
 ADVANCE COPY CONSTRUCTION

Owner's: **Stanza Developers & Infrastructure Pvt. Ltd.**

Authorized Signatory

Architects:
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