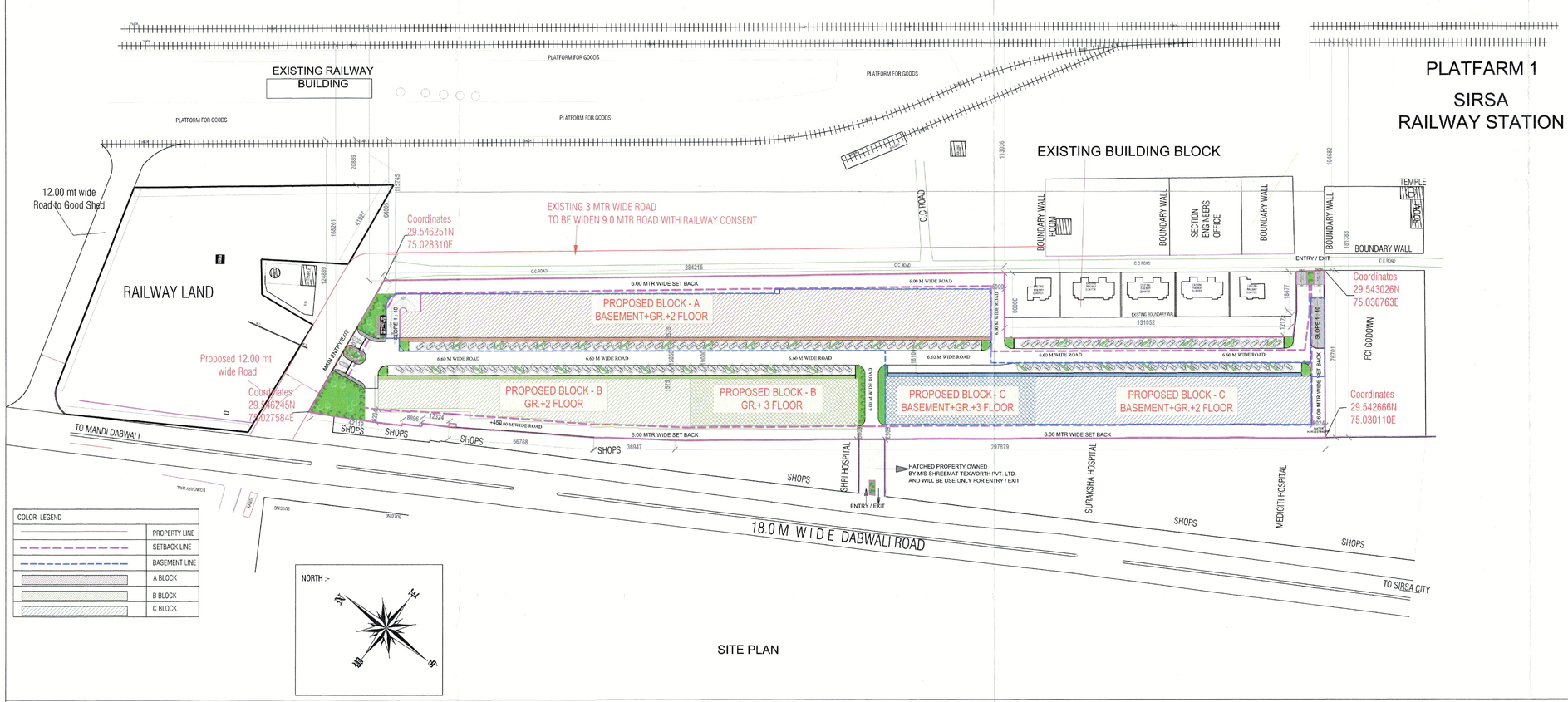
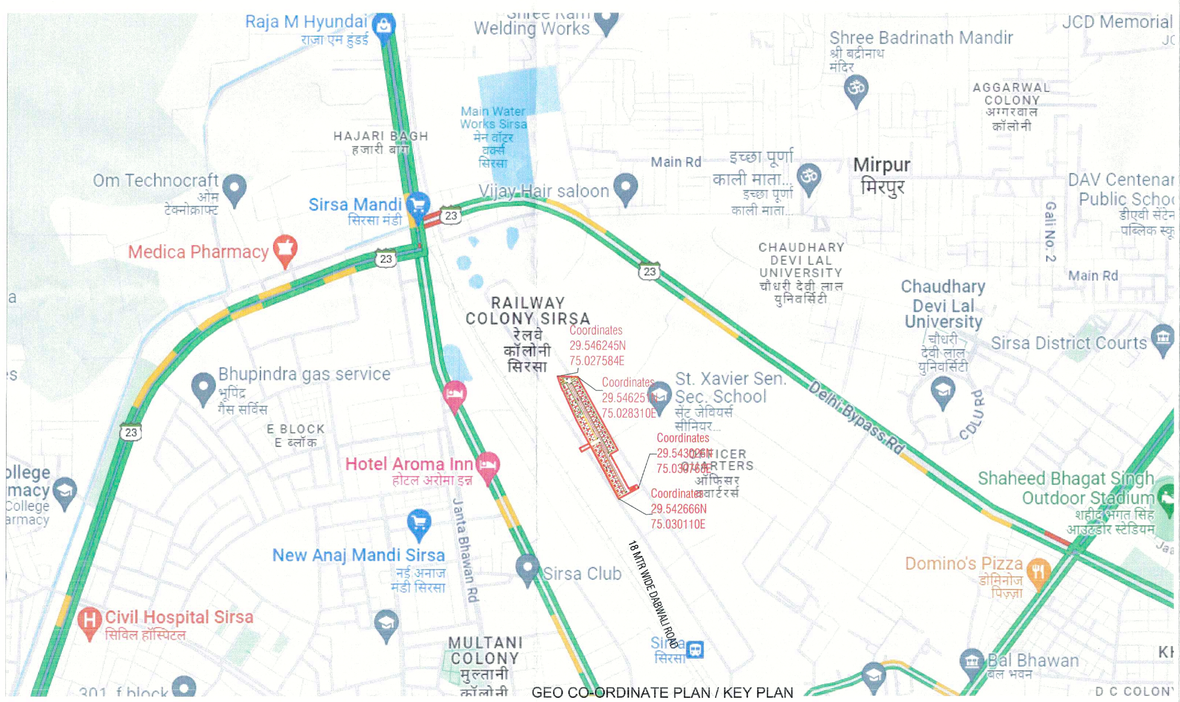


SITE PLAN



GEO CO-ORDINATE PLAN / KEY PLAN

AREA STATEMENT

S.NO.	DESCRIPTION	AS PER NORMS		PROVIDED		REFERENCE
1	PLOT AREA	29065 SQMTR				AS PER LEASE AGREEMENT
2	GR. COVERGAE	17439 SQMT	60%	15095.23 SQMT	51.94%	AS PER CODE 6.3 (3)(b)(ii) SR. NO 2, PAGE NO 44 OF HBC 2017
3	F.S.I./F.A.R/B.A.R	40691 SQMT	1.40	39946.91SQMT	1.374	AS PER LEASE AGREEMENT / SUBMITTED DRAWINGS
4	COMMERCIAL F.A.R.	19938.59 SQMT	49%	19933.86SQMT	48.99%	
5	RESIDENTIAL F.A.R.	20752.41 SQMT	51%	20013.05 SQMT	49.18%	

DESCRIPTION	AS PER NORM	PROVIDED	REFERENCE
BUILDING HEIGHT	UNRESTRICTED	14.82 MTR	AS PER CODE 6.3 (3)(b)(ii) SR. NO 2, PAGE NO 44 OF HBC 2017

DUBWALI ROAD WIDTH 18 MTR — FRONT ROAD WIDTH 12 MTR

SET-BACKS

S.NO.	SIDE	AS PER NORMS	PROVIDED	REFERENCE
1	FRONT SETBACK	4.5 M	7.5 M	AS PER CODE 6.3 (2)(iii) SR. NO 5, PAGE NO 42 OF HBC 2017
2	REAR SETBACK	4.0 M	6.0 M	
3	L. SIDE SETBACK	-	6.0 M	
4	R. SIDE SETBACK	-	6.0 M	

RAILWAY ZONE:NORTH WESTERN RAILWAY — DIVISION: BIKANER

SUBJECT: GRANT OF LEASE FOR RESIDENTIAL DEVELOPMENT (51% RESIDENTIAL AND 49% COMMERCIAL) OF APPROXIMATELY 29.065 SQM OF RAILWAY LAND AT SIRSA UNDER BIKANER DIVISION OF NORTH WESTERN RAILWAY FOR 99 YEARS LEASE PERIOD.

PROJECT : PROPOSED (51% RESIDENTIAL AND 49% COMMERCIAL) BUILDING FOR M/S SHREEMAT TEXWORTH PVT. LTD. ON MEASURING 29.065 Sq.m. OF RAILWAY LAND AT DABWALI ROAD, NEAR SIRSA RAILWAY STATION, SIRSA, HARYANA

DRAWING TITLE: SITE PLAN AND KEY /GEO CO-ORDINATE PLAN

LEASE AGREEMENT NO: RLDA/2023/LA/05/SIRSA, DATED:- 02.11.2023

DRAWING NO: 1 of 18 RLDA|MIXUSE|SIRSA|2024 SHEET NO 01 OF 18.

SCALE 1:750@A0

NAME OF MUNICIPIALITY/LOCAL AUTORITY: SIRSA MUNICIPAL CO OPERATION

NOTE :-

1. EXISTING PLOT IS SURROUNDED BY COMMERCIAL ACTIVITIES
2. AS PER HARYANA GOVT. GAZ., FEB 24, 2004 (PHGN.5, 1925 SAKA) RESIDENCES CAN BE PROPOSED ON FIRST AND HIGHER FLOORS IN COMMERCIAL ZONE. THIS IS ON PAGE NO. 141 APPENDIX B, PART II (COMMERCIAL ZONE), POINT NO (viii)

ARCHITECT KULDEEP VERMA
Registration No - CA/2010/48323
ARCHITECT, INTERIORS & ENGG.
R-97, Advocate Colony, Sector-12
Pratap Vihar,Ghaziabad (M)-8999161310

CERTIFICATE OF ARCHITECT:

I HEREBY CERTIFY THAT MYSELF AR. KULDEEP VERMA HAVE BEEN APPOINTED AS ARCHITECT BY M/S SHREEMAT TEXWORTH PVT. LTD.TO PROVIDE ARCHITECTURAL AND ALLIED SERVICES FOR THE PROJECT OF THE COMMERCIAL + RESIDENTIAL BUILDING AT RAILWAY LAND SIRSA. ALL THE DRAWINGS HAVE BEEN PREPARED EITHER BY MY FIRM OR BY MY CONSULTANTS AND THE SAME ARE BEING ISSUED TO RLDA, LOCAL AUTHORITIES AND THE LESSEE/DEVELOPERS.

I HEREBY UNDERTAKE THE RESPONSIBILITY OF ALL THE ARCHITECTURAL AND ALLIED SERVICES DRAWINGS AND STATE THAT ALL DRAWINGS ARE IN CONFORMITY WITH THE APPLICABLE BUILDING BYE LAWS OF GOVT OF HARYANA (HBC 2017) AND IT'S AMENDMENT AND THE BUILT UP AREA IS AS PER DEFINITION IN THE LEASE AGREEMENT OF RLDA AND INCLUDED COMPLIANCE OF APPLICABLE PROVISIONS OF NATIONAL BUILDING CODE 2016. I SHALL BE HELD RESPONSIBLE IF THERE IS (ARE) ANY DISCREPANCY (S) FOUND IN THE DRAWINGS.

REGISTRATION NO:CA/2010/48323
ADDRESS:R-97, SECTOR 12, ADVOCATE COLONY
PRATAP VIHAR
GHAZIABAD, UTTAR PRADESH. 201009

ARCHITECT KULDEEP VERMA
Registration No - CA/2010/48323
ARCHITECT, INTERIORS & ENGG.
R-97, Advocate Colony, Sector-12
Pratap Vihar,Ghaziabad (M)-8999161310

SIGNATURE

DEVELOPER

Shreemat Texworth Private Limited

Director

MR. ASHUTOSH GUPTA — SHREEMAT TEXWORTH PVT. LTD.

ARCHITECT:

ARCHITECT KULDEEP VERMA
Registration No - CA/2010/48323
ARCHITECT, INTERIORS & ENGG.
R-97, Advocate Colony, Sector-12
Pratap Vihar,Ghaziabad (M)-8999161310

AR KULDEEP VERMA

RAIL LAND DEVELOPMENT AUTHORITY (MINISTRY OF RAILWAYS)

JGM / P/EXPERT / DELHI (NODAL OFFICER)	CPM/JAIPUR
नीरज कुमार गुप्ता / NEERAJ KUMAR GUPTA महाप्रबंधक/योजना/मुख्यालय Zonal General Manager/Expert रेल भूमि विकास प्राधिकरण Rail Land Development Authority रेल मंत्रालय, भारत सरकार का वैधानिक प्राधिकरण A Statutory Authority under Ministry of Railways नई दिल्ली / New Delhi	
(NEERAJ KUMAR GUPTA)	(GYANI RAM KUMAWAT)

JGM/P-5/DELHI

DRAWING IS FOUND TO BE IN ACCORDANCE WITH STANDARD ARCHITECTURAL NORMS AND PRACTICES. In Accordance to Final Approval Letter Dated - 25.10.2024

NEW DELHI

राहुल सिंघल / Rahul Singhal
मुख्य महाप्रबंधक/योजना Zonal General Manager/PS Delhi
रेल भूमि विकास प्राधिकरण
Rail Land Development Authority
(रेल मंत्रालय, भारत सरकार का वैधानिक प्राधिकरण)
A Statutory Authority under Ministry of Railways
नई दिल्ली / New Delhi

(RAHUL SINGHAL)

AREA CALCULATION			
PLOT AREA	29065	SQMTR	
PERM. GROUND COVERAGE	17439	SQMTR	60%
PERM. F.S.I.	40691	SQMTR	1.40%
PERM. COMMERCIAL F.S.I.	19938.59	SQMTR	49.00%
PERM. RESIDENTIAL F.S.I.	20752.41	SQMTR	51.00%
PROPOSED GROND COVERAGE	15095.23	SQMTR	51.94%
PROPOSED F.S.I.	39946.91	SQMTR	1.374%
PROPOSED COMMERCIAL F.S.I.	19933.86	SQMTR	48.99%
PROPOSED RESIDENTIAL F.S.I.	20013.05	SQMTR	49.18%
TOTAL BASEMENT AREA	13432.12	SQMTR	
AREA DEDUCTION			
STAIRCASE	1326.69	SQMTR	
LIFT (1.8 X 1.8)	207.36	SQMTR	
RAMP 1	256.98	SQMTR	
RAMP 2	214.85	SQMTR	
NET BASEMENT AREA FOR PARKING	11426.24	SQMTR	
AREA OF GREEN	821.05	SQMTR	
AREA OF PATHWAY	1051.73	SQMTR	
NET AREA FOR OPEN PARKING	15566.22	SQMTR	
REQUIRED CAR PARKING			
ONE ECS ON 50 SQMTR			
TOTAL REQUIRED CAR PARKING (39870.73/ 50)	798.94	E.C.S.	
SAY	799	E.C.S.	
BASEMENT E.C.S. PROVIDED			
ONE ECS@32 SQMTR 11426.24 /32)	357	E.C.S.	
OPEN E.C.S. PROVIDED			
ONE ECS@23 SQMTR (15566.22/ 23)	677	E.C.S.	
TOTAL E.C.S. PROVIDED	1034	E.C.S.	

BLOCK	UNIT	FLOOR	COMMERCIAL F.A.R.	RESIDENTIAL F.A.R.	NON F.A.R
A BLOCK A-1 TO A-66	66	GROUND FLOOR	4740.98	795.22	
		FIRST FLOOR	3174.79	795.22	1566.18
		SECOND FLOOR		4396.03	1566.18
		THIRD FLOOR			
		MUMTY/MACH. RM.			1635.88
B BLOCK B-1 TO B-40	40	GROUND FLOOR	3546.38	643.96	
		FIRST FLOOR	2623.16	643.96	923.22
		SECOND FLOOR		3613.68	923.22
		THIRD FLOOR		1670.42	423.68
		MUMTY			890.10
C BLOCK C-1 TO C-35	35	GROUND FLOOR	3331.02	956.08	
		FIRST FLOOR	2517.53	956.08	813.49
		SECOND FLOOR		3780.88	813.49
		THIRD FLOOR		1761.51	423.68
		MUMTY			777.80
TOTAL	141		19933.86	20013.05	10756.92