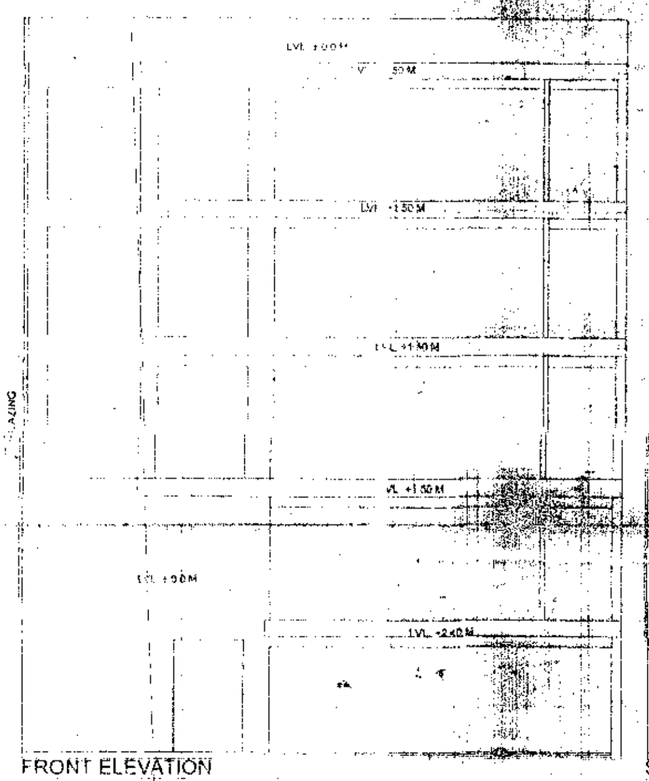
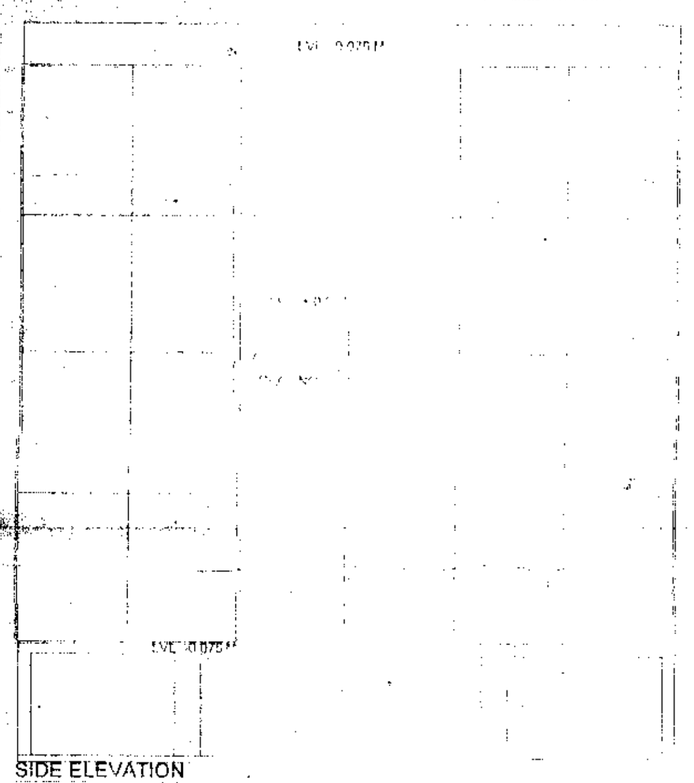
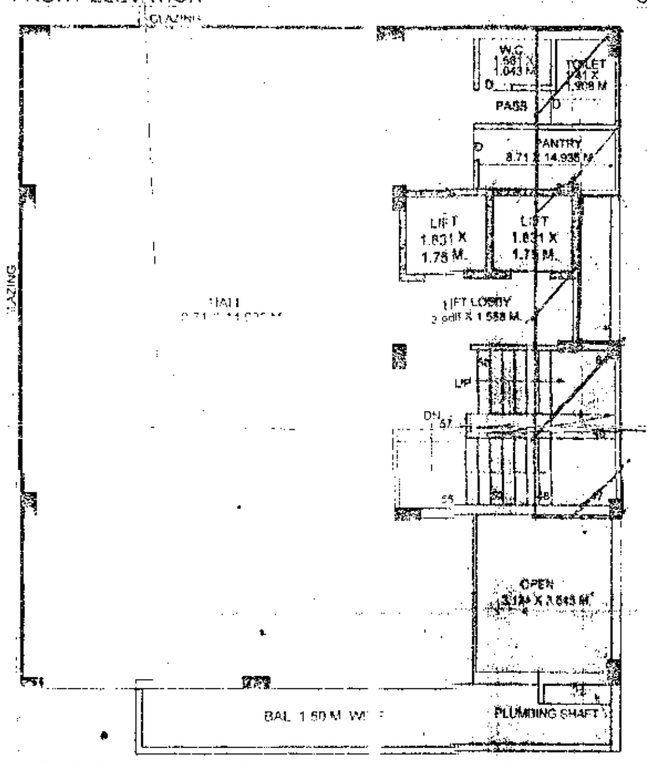


FRONT ELEVATION

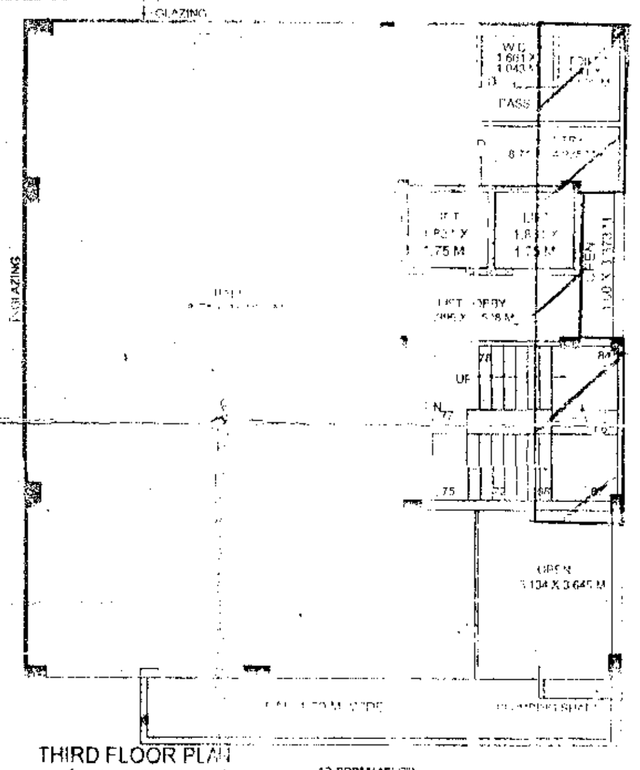


SIDE ELEVATION

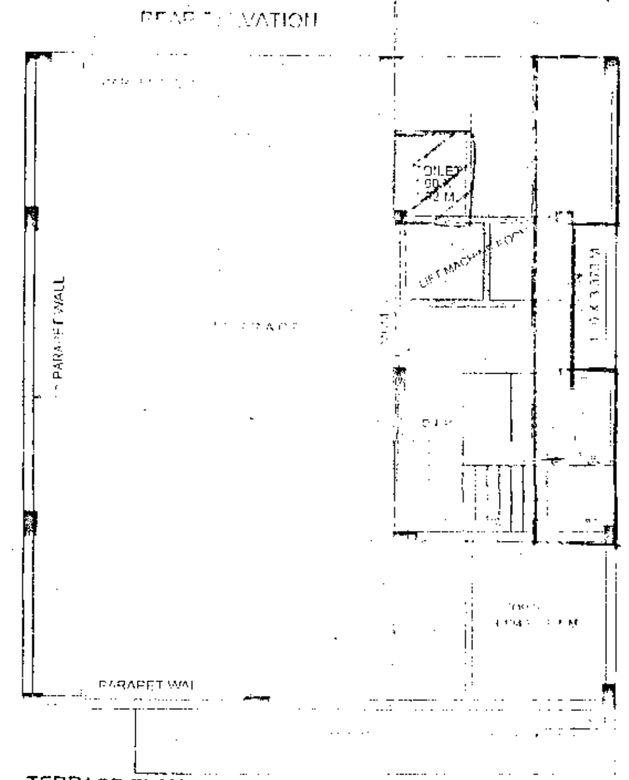
REAR ELEVATION



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TERRACE PLAN

E.C.S. CALCULATION

TOTAL AREA IS (PLOT 45.6' X 60'-0" = 2736.00 SQ.FT. OR 304.00 SQ.YDS. OR 254.18 SQ.MTR.

PERMIS. F.A.R. 300% OF 250.00 SQ.MTR. = 750.00 SQ.MTR.

PERMIS. MAX. COVERAGE OF LIMIT (37.50 SQ.MTR. OR 15% OF F.A.R.) WHICHEVER IS LESS = 263.50 SQ.MTR.

PERMIS. MAX. [illegible] OF 250.00 SQ.MTR. = 187.50 SQ.MTR.

TOTAL COMPOUNDING CHARGE LIMIT = 187.50 × 3.375 = 100.875 SQ.MTR.

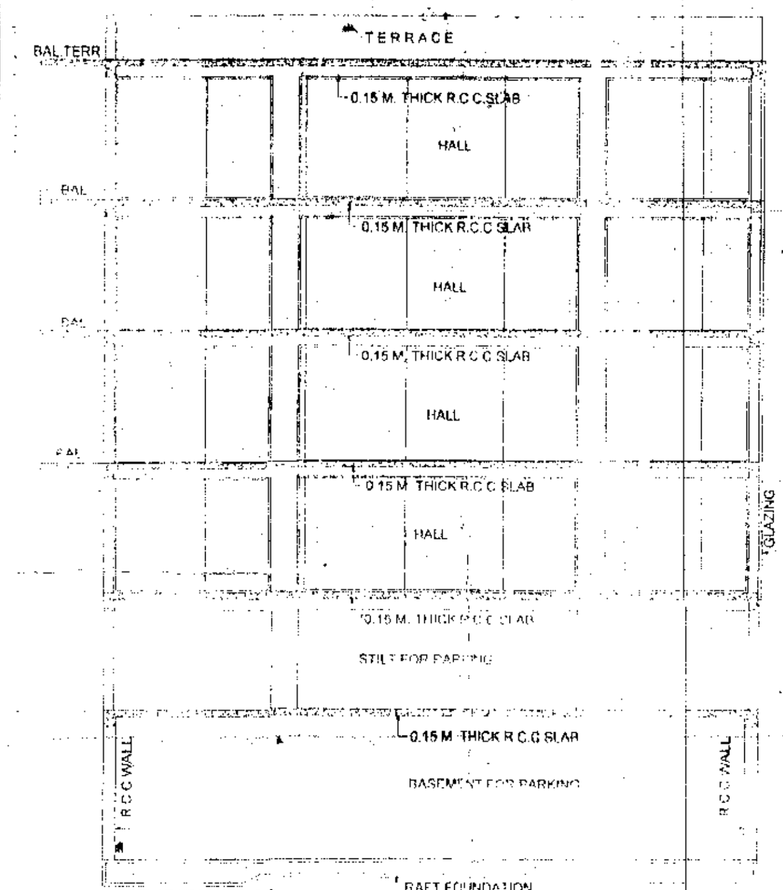
DETAILS OF OPEN AREA

A = 13.898 X 3.050 M = 42.38 SQ.MTR.
B = 3.134 X 3.645 M = 11.42 SQ.MTR.
C = 1.000 X 3.373 M = 3.37 SQ.MTR.
D = 1.831X1.750 M = 3.20 SQ.MTR.
E = 1.831X1.750 M = 3.20 SQ.MTR.
TOTAL = 63.57 SQ.MTR.

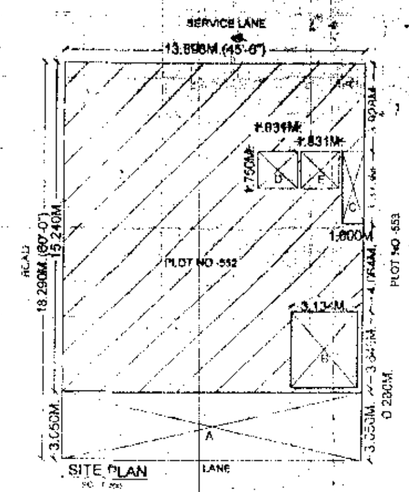
EXIST.COVD AREA ON GROUND FLOOR = 254.18-63.57 = 190.61 SQ.MTR.
EXIST.COVD AREA ON FIRST FLOOR (SAME AS G.F.) = 190.61 SQ.MTR.
EXIST.COVD AREA ON SECOND FLOOR (SAME AS F.F.) = 190.61 SQ.MTR.
EXIST.COVD AREA ON THIRD FLOOR (SAME AS S.F.) = 190.61 SQ.MTR.
EXIST.COVD AREA ON STILT FLOOR (SAME AS G.F.) = 190.61 SQ.MTR.
EXIST.COVD AREA ON BASEMENT = [13.898 X 15.24]-[(2.00 X 3.80)
+(1.00 X 3.057)+(2.13 X 3.644)+(1.831 X 1.75X 2)]
=211.81 - [7.60 +3.87 +7.28+6.40] = 211.81 - 24.63 = 187.18 SQ.MTR.

ACHIEVED F.A.R = 190.61+190.61+190.61+190.61 X 100 / 250.00 SQ.MTR.
= 762.44 X 100 / 250.00 SQ.MTR. = 304.976%

STILT AREA NOT TO BE COUNTED IN F.A.R.
BASEMENT AREA NOT TO BE COUNTED IN F.A.R.



SECTION AT AA

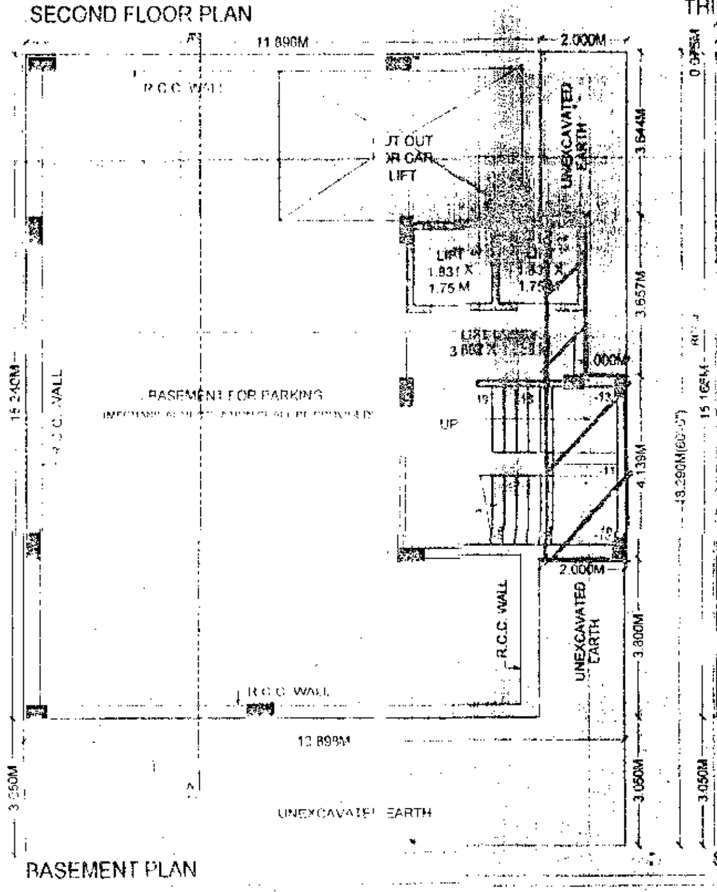


SITE PLAN

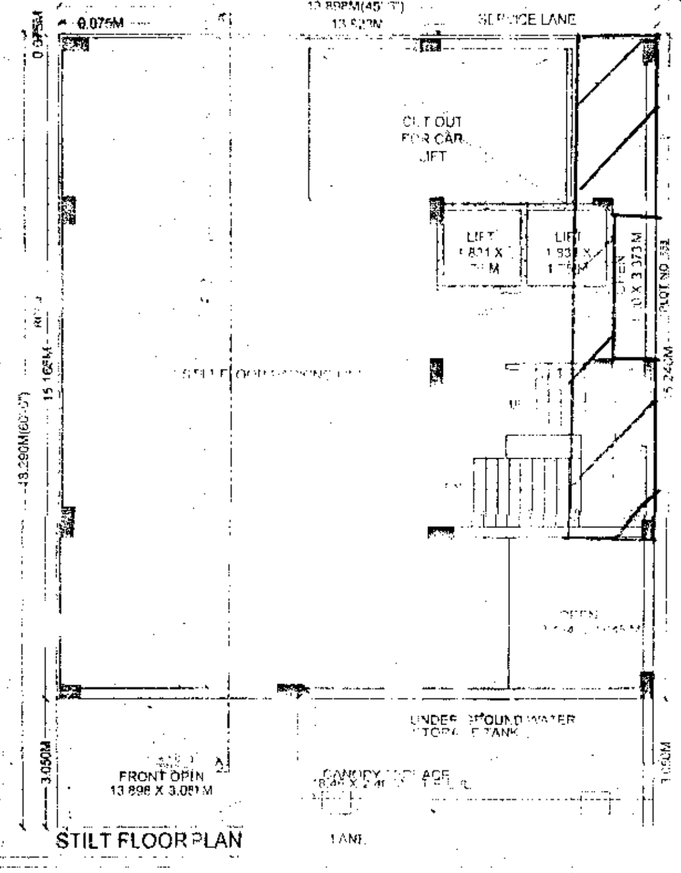
NOTES
1. AREA PORTION TO BE REGULARIZED SHOWN IN RED COLOR
2. MECHANICAL VENTILATION SHALL BE PROVIDED WHEREVER REQUIRED.

No ..... Dated 25-05-17
Reference application received vide No F-53
Date 27-08-17 the portion of the building shown in red colour stands regularised with respect to construction covered area only and not for its use if otherwise not in conformity with the sanctioned use as approved by E.E (B)-KB Zone
Vide order dated 23-8-17 the compounding charges amounting Rs 173500/-
Deposited vide G.R. No 70855 Dated 25-8-17
A.E (B)-KB Zone J.E (B)-KB Zone

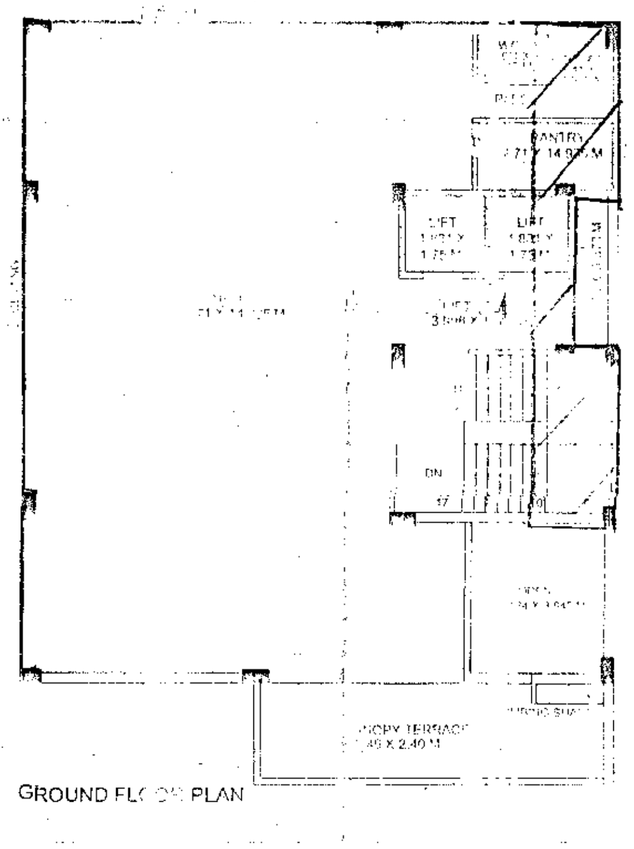
SCALE-1:100



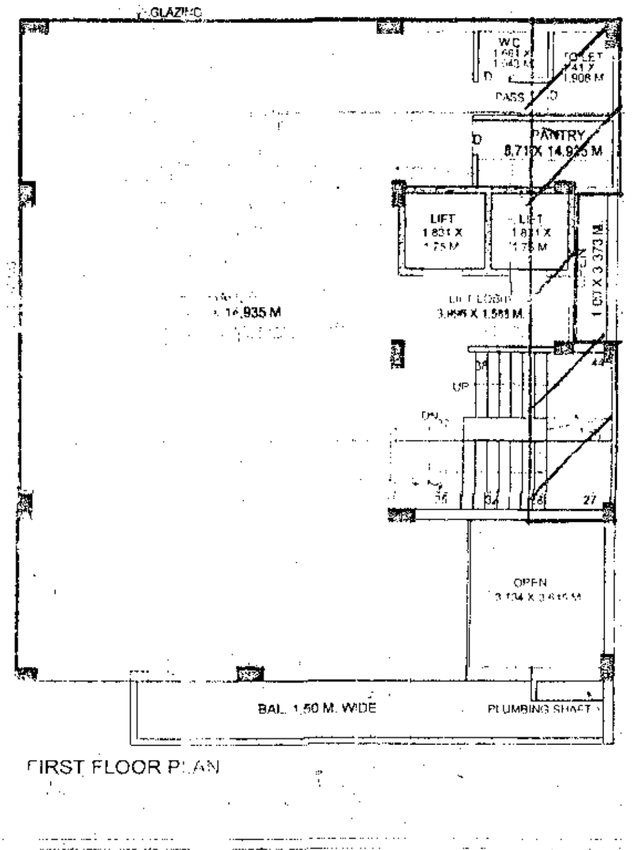
BASEMENT PLAN



STILT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REGULARIZATION PLAN OF A BUILDING ON PLOT NO 552,
BLOCK - R, SITUATED AT NEW RAJINDER NAGAR,
NEW DELHI.

OWNER: M/S ABEL SPACE SOLUTIONS LLP
THROUGH ITS AUTHORIZED SIGNATORY
SH. RADHEY SHYAM TALWAR

OWNER NAME	OWNER SIGNATURE
M/S ABEL SPACE SOLUTIONS LLP THROUGH ITS AUTHORIZED SIGNATORY SH. RADHEY SHYAM TALWAR	For Abel Space Solutions LLP Authorised Signatory

Ar. PRADEEP SHARMA
TIRUPATI BALAJI
ARCH CREATIONS
CA/ 2008 / 41840
D-833 SARASWATI VIHAR
PITAMPURA NEW DELHI-110034

ARCHITECT